



APPROVED: March 9, 2020

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

February 12, 2020

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chair Ybarra led everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present:

Chairperson Ybarra
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
Vince Velasco, Associate Planner
Jimmy Wong, Associate Planner
Teresa Cavallo, Planning Secretary

Council:

Councilmember Joe Angel Zamora

Members absent:

None

4. ORAL COMMUNICATIONS

None

5. MINUTES

Approval of the minutes for the January 13, 2020 Planning Commission meeting

It was moved by Vice-Chair Arnold, seconded by Commissioner Carbajal to approve the minutes as submitted, with the following vote:

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

Nays: None

Absent: None

PUBLIC HEARING

6. PUBLIC HEARING – Continued from the January 13, 2020 Planning Commission meeting

CEQA Exemption Section 15061(b)(3)

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:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit (CUP) Case No. 795, Zone Variance (ZV) Case No. 82, Zone Variance (ZV) Case Nos. 84-87, and Development Agreement (DA) No. 01-2020, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project, as proposed, will not be in conformance with the overall purpose and objective of the City's Zoning Ordinance and thus will also be inconsistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request does not meet the necessary criteria set forth in §155.716 of the City's Zoning Ordinance for the granting of a Conditional Use Permit; and
- Find that the applicant's project does not meet the necessary finding set forth in §155.384 (C) of the City's Zoning Ordinance for the granting of a Conditional Use Permit for a billboard project; and
- Find that the applicant has not adequately demonstrated that the required conditions for approval of a Variance can be found for the subject billboard project, as set forth in §155.675 of the City of Santa Fe Springs Zoning Ordinance; and
- Deny Conditional Use Permit Case No. 795; Zone Variance Case No. 82, Zone Variance Case Nos. 84-87; and Development Agreement No. 01-2020; and
- Find and determine that pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, the project is Exempt from CEQA since no project is being recommended for approval at this time.
- Adopt Resolution No. 150-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Director of Planning Wayne Morrell and Senior Planner Cuong Nguyen to present Item No. 6 before the Planning Commission. Present in the audience was the Applicant's Representatives Joseph White and Danielle Hayman.

Director of Planning Wayne Morrell provided the history of the billboard ordinance.

Senior Planner Cuong Nguyen presented the reasons the City is not in favor of the proposed entitlements.

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

A discussion ensued regarding the proposed entitlements, set-backs, and other billboard entitlements.

Chair Ybarra opened the Public Hearing at 6:55 p.m. and asked if the Applicant's Representative Joseph White would like to approach the podium to address the Planning Commission. The Applicant's Representative Joseph White approached the podium and provided a PowerPoint Presentation in favor of Item No. 6.

Chair Ybarra asked if anyone from the audience wished to speak on Item 6. The following spoke against Item No. 6:

George Saelzler
K.C. Heidler of Tom's Truck Center

Chair Ybarra called back Mr. Joseph White for rebuttal.

Chair Ybarra asked the Commissioners if they had any questions or comments. A discussion ensued regarding the audience's comments, the Applicant's rebuttal and the City's position regarding the proposed entitlements.

Having no further questions, Chair Ybarra closed the Public Hearing at 7:22 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Aranda, seconded by Vice Chair Arnold to deny 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, Aranda, Jimenez, and Ybarra

Abstained: Carbajal

Absent: None

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

7. PUBLIC HEARING – Continued from the January 13, 2020 Planning Commission meeting

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:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 82709; Development Plan Approval Case No. 964; Specific Plan Amendment Case No. 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 objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that Tentative Parcel Map No. 82709 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of a tentative or

final map; and

- Find that Specific Plan Amendment Case No. 1 meets the criteria set forth in Section 65454 of the State Planning, Zoning and Development Laws, for amending the Waste Disposal Inc. (WDI) Specific Plan; and
- Find that the applicant's DPA requests meet 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 which, based on the findings of the initial study, indicates that although potential significant effects on the environment have been identified, revisions in the project plan or proposal made by, or agreed to by, the applicant, would avoid the effects or mitigate the effects to a point where clearly no significant effects on the environment would occur, and there is no substantial evidence in light of the whole record that the project, as revised, may have a significant effect on the environment; and
- Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project; and
- Approve Tentative Parcel Map No. 82709; Development Plan Approval Case No. 964; and Specific Plan Amendment Case No. 1, subject to the conditions of approval as contained with Resolution No. 152-2020; and
- Adopt Resolution No. 152-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Associate Planner Jimmy Wong to present Item No. 7 before the Planning Commission. Present in the audience was the Applicant's Representatives Senior Vice President William Lu, P.E., and Traffic Engineer Hassan Ahmed, T.E. with Kittelson & Associates, Inc.

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

A discussion ensued regarding the traffic engineer's report, trucks along Greenleaf Avenue, the only truck entrance on Santa Fe Springs Road and Conditions of Approval.

Planning Consultant Laurel Reimer addressed the Planning Commissioners' comments and concerns.

Chair Ybarra opened the Public Hearing at 7:52 p.m. and asked if the Applicant's Representatives Senior Vice President William Lou and Traffic Engineer Hassan Ahmed would like to approach the podium to address the Planning Commission. The Applicant's Representatives approached the podium and addressed the Planning Commissioners' concerns regarding the traffic report's traffic analysis, truck trip scenarios and truck traffic along Greenleaf Avenue, Los Nietos Road and the truck entrance along Santa Fe Springs Road. A discussion ensued regarding the truck routes and the Department of California Transportation correspondence.

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 8:19 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Aranda, seconded by Commissioner Jimenez to approve

Tentative Parcel Map (TPM) No. 82709, Specific Plan Amendment Case No. 1, Development Plan Approval (DPA) Case No. 964, with the addition of a condition of approval regarding signage and the recommendations regarding this matter, which passed by the following roll call vote:

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

Nays: None

Absent: None

8. PUBLIC HEARING

CEQA Exemption Section 15061(b)(3)

Zone Determination Case No. 2020-01

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Zone Determination Case No. 2020-01, and thereafter, close the Public Hearing; and
- Find that Zone Determination Case No. 2020-01 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 community in general; and
- Find that pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA), the proposed Zone Determination is exempt; and
- Approve Zone Determination Case No. 2020-01, determining that the manufacturing and assembly of trade show displays is a similar and compatible use with other similarly listed uses permitted in the ML, Limited Manufacturing – Administration and Research, Zone; and
- Adopt Resolution No. 154-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Associate Planner Vince Velasco to present Item No. 8 before the Planning Commission. Present in the audience was the Applicant's Representative Allen Chung.

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

Vice-Chair Arnold inquired about any requirements from AQMD as it pertains to the dust collection system. Associate Planner Vince Velasco replied that conditions have not been imposed but when the applicant goes through the building process for the dust collection system then conditions from AQMD will apply.

Chair Ybarra opened the Public Hearing at 8:31 p.m. and asked if the Applicant's Representative would like to approach the podium. The Applicant's Representative Allen Chung thanked the Planning Commission and stated that Santa Fe Springs is a great location for the growth of his business.

Having no further questions or comments, Chair Ybarra closed the Public hearing and requested a motion and second for Item No. 8.

It was moved by Commissioner Jimenez, seconded by Commissioner Carbajal to

approve Zone Determination Case No. 2020-01, and the recommendations regarding this matter, which passed by the following roll call vote:

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

Nays: None

Absent: None

9. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15282(h)

Zoning Text Amendment – Accessory Dwelling Unit

Recommendation: That the Planning Commission:

- Continue Zoning Text Amendment – Accessory Dwelling Unit to the Planning Commission meeting of March 9, 2020.

Chair Ybarra called upon Associate Planner Jimmy Wong to present Item No. 9 before the Planning Commission.

Chair Ybarra opened the Public Hearing at 8:34 p.m.

There being no one from the audience wishing to speak and the Planning Commission having no further questions, Chair Ybarra kept the Public Hearing open and requested a motion and second for Item No. 9.

It was moved by Vice-Chair Arnold, seconded by Commissioner Carbajal to continue Zoning Text Amendment – Accessory Dwelling Unit, and the recommendations regarding this matter, which passed by the following roll call vote:

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

Nays: None

Absent: None

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

Conditional Use Permit Case No. 590-6

- Find that the continued operation and maintenance of a church 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. 590-6 be subject to a compliance review in ten (10) years, on or before February 12, 2030, to ensure the use is still

operating in strict compliance with the conditions of approval as contained within this staff report.

B. CONSENT ITEM

Conditional Use Permit Case No. 608-4

- Find that the continued operation and maintenance of an open storage 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 Ordinance and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 608-4 be subject to a compliance review in five (5) years, on or before February 12, 2025, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

C. CONSENT ITEM

Conditional Use Permit Case No. 782-1

- Find that the continued operation and maintenance of a mini-warehouse facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses 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. 782-1 be subject to a compliance review in three (3) years, on or before February 12, 2023, 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 regarding Item Nos. 10A-10C.

It was moved by Commissioner Carbajal, seconded by Commissioner Aranda approve Consent Items No. 10A – 10C, and the recommendations regarding this matter, which passed by the following roll call vote:

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

11. ANNOUNCEMENTS

Commissioners:
None.

Staff:

Planning Consultant Laurel Reimer invited the Planning Commissioners to the City Council meeting to show support for approving the consultants who will be preparing the City's General Plan.

Senior Planner Cuong Nguyen invited the Planning Commissioners to the City's Penny Carnival as the Planning Department will be conducting Census Outreach. Associate Planner Vince Velasco announced the new full-time hires: Associate Planner Jimmy Wong, Assistant Planner Claudia Jimenez, and himself.

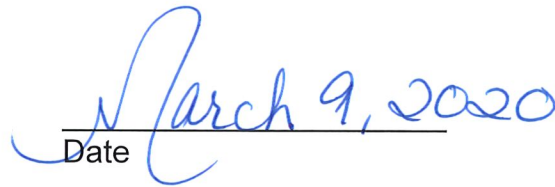
12. ADJOURNMENT

Chairperson Ybarra adjourned the meeting at 8:39 p.m. to the next regular Planning Commission meeting scheduled for March 9, 2020, at 6:00 p.m.


Frank Ybarra
Chairperson

ATTEST:


Teresa Cavallo
Planning Secretary


Date