



APPROVED: April 13, 2020

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

March 9, 2020

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chair Ybarra called upon Commissioner Carbajal to lead 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
Vince Velasco, Associate Planner
Jimmy Wong, Associate Planner
Teresa Cavallo, Planning Secretary

Council:

None

Members absent:

None

4. ORAL COMMUNICATIONS

None

5. MINUTES

Approval of the minutes for the February 12, 2020 Planning Commission meeting

It was moved by Vice-Chair Arnold, seconded by Commissioner Aranda 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

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
- Find that the aluminum foundry facility, for which Conditional Use Permit Case No. 724 was granted, is being exercised contrary to the conditions of approval.
- Determine one (1) of the following actions:
 - a. Revoke and nullify Conditional Use Permit Case No. 724;
 - b. Revoke and nullify Conditional Use Permit Case No. 724, stay enforcement for a period of 60 days from the date of revocation;
 - c. Revoke and nullify Conditional Use Permit Case No. 724, stay enforcement for a period of ____ days from the date of revocation.
- Adopt Resolution No. 156-2020, which incorporates the Commission's findings and actions regarding this matter, should the Planning Commission decide to move forward with revoking the subject Conditional Use Permit.

Chair Ybarra called upon Associate Planner Vince Velasco to present Item No. 6 before the Planning Commission. Present in the audience was Mr. Peter Lake.

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

There being no questions, Chair Ybarra opened the Public Hearing at 6:08 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. The Applicant Mr. Peter Lake approached the podium and addressed the Planning Commission. Mr. Lake stated his reasons why the Planning Commission should vote against the recommendation of revocation.

A discussion ensued regarding recommendations, upcoming General Plan changes, and CUP compliance.

Chair Ybarra asked if anyone from the audience wished to speak on Item 6. There being no one wishing to speak, Chair Ybarra closed the Public Hearing at 6:45 p.m. and requested a motion and second on Item No. 6:

It was moved by Commissioner Aranda, seconded by Commissioner Carbajal to revoke and nullify Conditional Use Permit 724, with a stay of enforcement for a period of 270 days from the date of revocation, 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

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

7. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301, Class 1

Development Plan Approval (DPA) Case No. 969

Modification Permit (MOD) Case No. 1321

Modification Permit (MOD) Case No. 1322

Recommendation: That the Planning Commission:

- Continue Development Plan Approval Case No. 969, Modification Permit Case No. 1321, and Modification Permit Case No. 1322 to the Planning Commission meeting of April 13, 2020.

Chair Ybarra called upon the Commissioners for questions and/or comments. There being none, Chair Ybarra opened the Public Hearing at 6:45 p.m.

There being no one from the audience wishing to speak and the Planning Commissioners having no further questions, Chair Ybarra kept the Public Hearing open and requested a motion and second for Item No. 7.

It was moved by Commissioner Jimenez, seconded by Commissioner Carbajal to continue Development Plan Approval (DPA) Case No. 969, Modification Permit (MOD) Case No. 1321, and Modification Permit (MOD) Case No. 1322 to the April 13, 2020 Planning Commission meeting, which passed by the following roll call vote:

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

8. PUBLIC HEARING – Continued from the February 12, 2020 Planning Commission Meeting

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 May 11, 2020.

Chair Ybarra called upon the Commissioners for questions and/or comments. There being none, Chair Ybarra opened the Public Hearing at 6:48 p.m.

There being no one from the audience wishing to speak and the Planning Commissioners having no further questions, Chair Ybarra kept the Public Hearing open and requested a motion and second for Item No. 8.

It was moved by Vice-Chair Arnold, seconded by Commissioner Aranda to continue

Zoning Text Amendment – Accessory Dwelling Unit to the May 11, 2020 Planning Commission meeting, which passed by the following roll call vote:

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

Nays: None

Absent: None

CONSENT ITEMS

9. 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. 643-3

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a meat processing 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. 643-3 be subject to a compliance review in ten (10) years, on or before March 9, 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

Tentative Parcel Map No. 82031-1

Development Plan Approval Case No. 936-1

Conditional Use Permit Case No. 787-1

Recommendation: That the Planning Commission:

- Find and determine that granting an one (1) year time extension of Tentative Parcel Map Case No. 82031-1, Development Plan Approval No. 936-1, and Conditional Use Permit Case No. 787-1 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, polies, and programs of the City's General Plan; and
- Approve an one (1) year time extension for Development Use Permit Case No. 936-1 (until March 11, 2021), subject to the original conditions of approval for Development Plan Approval 936; and
- Approve an one (1) year time extension for Tentative Parcel Map No.82031-1 (until March 11, 2021), subject to the original conditions of approval for Tentative Parcel Map No.82031; and
- Require that Conditional Use Permit Case No. 787-1 be subject to a compliance review in one (1) years, on or before, March 11, 2021, to ensure that 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 Vice-Chair Arnold, seconded by Commissioner Jimenez to approve Consent Items No. 9A and 9B, 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

10. PRESENTATION

A brief presentation on the 2020 Census

Senior Planner Cuong Nguyen presented the 2020 Census Presentation and invited everyone to be counted.

11. ANNOUNCEMENTS

Commissioners:

Commissioner Jimenez announced that his SFHS Freshman Baseball team is 6-0.

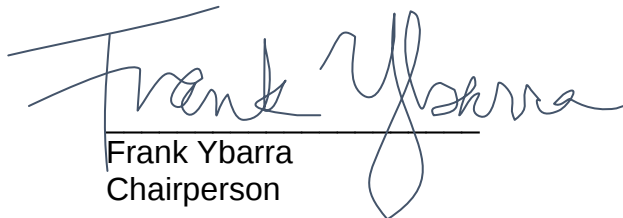
Staff:

Planning Secretary Teresa Cavallo announced that her youngest daughter Anissa will be 18 years old on March 11th.

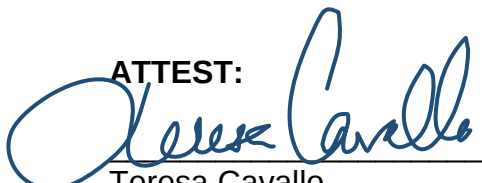
Staff wished everyone a Happy St. Patrick's Day.

12. ADJOURNMENT

Chairperson Ybarra adjourned the meeting at 7:00 p.m. to the next regular Planning Commission meeting scheduled for April 13, 2020, at 6:00 p.m.



Frank Ybarra
Chairperson

ATTEST:


Teresa Cavallo
Planning Secretary

April 13, 2020

Date