



APPROVED: May 11, 2020

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

April 13, 2020

1. CALL TO ORDER

Chair Ybarra called the meeting to order at 6:03 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
Claudia Jimenez, Assistant Planner
Luis Collazo, Code Enforcement
Teresa Cavallo, Planning Secretary

Council: None

Members absent: None

4. ORAL COMMUNICATIONS

None

5. MINUTES

Approval of the minutes for the March 9, 2020 Planning Commission meeting

It was moved by Commissioner Carbajal, 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 – Continued from the March 9, 2020 Planning Commission Meeting
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

DPA Case No 969: A request for approval to construct 19 new steel tanks, a new pipe bridge, and a new utility; and

MOD Case No. 1321: A request to replace a portion of the required front yard landscape strip with 8 new standard parking stalls; and

MOD Case No. 1322: A request to not provide full screening of the proposed tanks from the public right-of-way (Emmens Way).

The project site is located at 10747 Patterson Place (APN: 8011-017-054), within the M-2, Heavy Manufacturing, Zone. (Brenntag Pacific, Inc.)

Chair Ybarra reminded everyone that the Public Hearing remained opened and called upon the Commissioners for questions and/or comments. There were none.

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. 6.

It was moved by Commissioner Carbajal, seconded by Commissioner Aranda to continue Development Plan Approval (DPA) Case No. 969, Modification Permit (MOD) Case No. 1321, and Modification Permit (MOD) Case No. 1322 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

7. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Class 1 and Class 3

Amendment of Conditional Use Permit (CUP) Case No. 781

- Open the Public Hearing and receive any comments from the public regarding Amendment of Conditional Use Permit Case No. 781, 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 CUP request meets the criteria set forth in §155.716 of the

- City's Zoning Ordinance, for the granting of a Conditional Use 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 Conditional Use Permit Case No. 781, subject to the conditions of approval as contained within Resolution No. 161-2020; and
- Adopt Resolution No. 161-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Associate Planner Vince Velasco to present Item No. 7. Present via Zoom was the Applicant Michael Vargas and his representative Crystal Wong.

Chair Ybarra called upon the Planning Commissioners for questions or comments.

A discussion ensued regarding parking, soccer tournaments, and business time frames.

Chair Ybarra opened the Public Hearing at 6:28 p.m. and asked if the applicant would like to speak. Both, Mr. Vargas and Ms. Wong spoke on behalf of their entitlement and requested changes.

There being no one else from the attendees wishing to speak and the Planning Commissioners having no further questions, Chair Ybarra closed the Public Hearing at 6:43 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Aranda, seconded by Chair Arnold to approve Amendment of Conditional Use Permit (CUP) Case No. 781, and that the requested weekend hours be revised to state 7:00 a.m. on Saturday and Sundays, 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.

8. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Development Plan Approval Case No. 971

Amendment of Conditional Use Permit Case No. 780

Modification Permit Case No. 1325

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 971, Amendment of Conditional Use Permit Case No. 780, Modification Permit Case No. 1325, 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 Ordinance and consistent with the goals, policies and program of the City's General Plan; and

- Find that the applicant's request meets the criteria set forth in §155.739 of the Zoning Ordinance for the granting of Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in §155.716 of the Zoning Ordinance for the granting of a Conditional Use Permit; and
- Find that the applicant's request meets the criteria set forth in §155.695 and §155.696 of the Zoning Ordinance for the granting of a Modification Permit; and
- Approve and adopt the proposed Mitigated Negative Declaration 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 the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project; and
- Adopt Resolution No. 160-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Planning Consultant Laurel Reimer to present Item No. 8. Present via Zoom was the Applicant Doug Off.

Chair Ybarra called upon the Planning Commissioners for questions or comments.

Commissioner Aranda inquired about the meandering sidewalk and easements. Ms. Reimer replied that an easement would be filed and the City will maintain the meandering sidewalk.

Chair Ybarra opened the Public Hearing at 7:00 p.m. and asked if the applicant or anyone from the attendees would like to speak. There being no one wishing to speak and the Planning Commissioners having no further questions, Chair Ybarra closed the Public Hearing at 7:01 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Carbajal, seconded by Commissioner Jimenez to adopt and approve the Mitigated Negative Declaration, Development Plan Approval Case No. 971, Amendment of Conditional Use Permit Case No. 780 and Modification Permit Case No. 1325, and the recommendations regarding this entitlement, 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.

9. PUBLIC HEARING

Exemption – CEQA Guidelines §15061(b)(3) - Activities Covered by General Rule
General Plan Amendment No. 29

- Open the Public Hearing and receive any comments from the public regarding General Plan Amendment Case No. 29 and, after receiving all public comments, close the Public

Hearing; and

- Find and determine the an action to amend the Land Use Element of the City's General Plan, to correct a typographical error related to the maximum building coverage for all properties designated as Business Park, is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines section 15061(b)(3)-Activities Covered by General Rule; and
- Recommend to the City Council, approval of General Plan Amendment Case No. 29, request for approval to amend the Land Use Element of the City's General Plan, to correct a typographical error related to the maximum building coverage for all properties designated as Business Park; and
- Adopt Resolution No. 158-2020, which incorporates the Planning Commission's findings and recommendation regarding this matter.

Chair Ybarra called upon Senior Planner Cuong Nguyen to present Item No. 9 before the Planning Commission.

Chair Ybarra called upon the Commissioners for questions and/or comments. There being none.

Chair Ybarra opened the Public Hearing at 7:10 p.m. and asked if any of the attendees wished to speak. There being no one from the attendees wishing to speak and the Planning Commissioners having no further questions, Chair Ybarra closed the Public Hearing at 7:11 p.m. and requested a motion and second for Item No. 9.

It was moved by Commissioner Carbajal, seconded by Commissioner Aranda to recommend to City Council to approve General Plan Amendment No. 29, 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. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Tentative Parcel Map (TPM) No. 82433

Development Plan Approval (DPA) Case Nos. 947-949

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 82433, Development Plan Approval Case Nos. 947-949, 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. 82433 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 the applicant's DPA requests meet the criteria set forth in §155.739 of the City's Zoning Ordinance, 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. 8256 and Development Plan Approval Case Nos. 947-949, subject to the conditions of approval as contained with Resolution No. 159-2020; and
- Adopt Resolution No. 159-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Senior Planner Cuong Nguyen to present Item No. 10 before the Planning Commission. Present via Zoom was Jeremy Krout on behalf of the Applicant Brookhollow Group.

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

A discussion ensued regarding the definition of a business park and logistic centers, reduction of small businesses in the area, amendment to City's General Plan and Zoning Code.

Chair Ybarra opened the Public Hearing at 7:46 p.m. and asked if the applicant's representative would like to address the Planning Commission. Mr. Jeremy Krout on behalf of Brookhollow Group thanked staff and the Planning Commission for their consideration. Mr. Krout furthermore spoke on behalf of Brookhollow's entitlement and how Brookhollow took into consideration the City's needs and the need to rebuild due to the lifespan of the current buildings and how financially it would be best to rebuild than maintain the existing buildings.

Chair Ybarra asked if any of the attendees wished to speak. There being no one from the attendees wishing to speak and the Planning Commissioners having no further questions, Chair Ybarra closed the Public Hearing at 7:51 p.m. and requested a motion and second for Item No. 10.

It was moved by Commissioner Carbajal, seconded by Chair Ybarra to adopt and approve the Mitigated Negative Declaration, Tentative Parcel Map (TPM) No. 82433, and Development Plan Approval (DPA) Case Nos. 947-949, and the recommendations regarding this matter, which passed by the following roll call vote:

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

City Attorney Richard Adams II read the City's appeal process to inform the Planning

Commission and public.

CONSENT ITEMS

11. 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

Development Plan Approval Case Nos. 930, 931, 932, and 933

- Find and determine that granting a one (1) year time extension of Development Plan Approval Nos. 930, 931, 932, and 933 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 programs of the City's General Plan; and
- Approve a one (1) year time extension for Development Plan Approval Case Nos. 930, 931, 932, and 933 (until September 10, 2021), subject to the original conditions of approval for Development Plan Approval Nos. 930, 931, 932, and 933.

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 14

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 April 13, 2025, 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. 43

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 April 13, 2025, 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. 76

That the Planning Commission, based on the attached compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 76, and request that this matter be brought back in five-years, before April 13, 2025, for another

compliance review report.

Chair Ybarra requested a motion regarding Item Nos. 11A-11D.

It was moved by Commissioner Carbajal, seconded by Commissioner Arnold to approve Consent Items No. 11A thru 11D, 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

12. ANNOUNCEMENTS

Commissioners:

Commissioners reminded everyone to keep their distance and be safe.

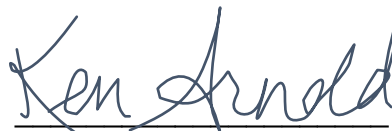
Commissioner Jimenez noted that his 8th graders school was not holding an 8th Grade Promotion due to Covid-19.

Staff:

Planning Consultant Laurel Reimer notified the Planning Commissioners that the City's General Plan Consultants would like to hold a group interview and Ms. Reimer would be sending a follow-up email with details.

13. ADJOURNMENT

Chairperson Ybarra adjourned the meeting at 7:58 p.m. to the next regular Planning Commission meeting scheduled for April 13, 2020, at 6:00 p.m.


Ken Arnold
Vice Chair

ATTEST:

Teresa Cavallo
Planning Secretary

05/11/2020

Date