



APPROVED: June 8, 2020

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

May 11, 2020

1. CALL TO ORDER

Vice Chair Arnold called the meeting to order at 6:07 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chair Arnold led 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
Vince Velasco, Associate Planner
Claudia Jimenez, Assistant Planner
Teresa Cavallo, Planning Secretary

Council: None

Members absent: Chairperson Ybarra

4. ORAL COMMUNICATIONS

None

5. MINUTES

Approval of the minutes for the April 13, 2020 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, Aranda, Carbajal, and Jimenez
Nays: None
Absent: Ybarra

PUBLIC HEARING

6. PUBLIC HEARING - Continued from the April 13, 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

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 969, Modification Permit Case No. 1321, and Modification Permit Case No. 1322, 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), of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Development Plan Approval Case No. 969, Modification Permit Case No. 1321, and Modification Permit Case No. 1322, subject to the conditions of approval as contained within Resolution No. 157-2020; and
- Adopt Resolution No. 157-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Vice Chair Arnold called upon Associate Planner Vince Velasco to present Item No. 6.

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

Commissioner Aranda inquired if any operational incidents have occurred. Associate Planner Vince Velasco replied none had occurred.

Vice Chair Arnold opened the Public Hearing at 6:33 p.m. and requested if anyone from the audience would like to speak on Item No. 6. There being no one from the audience wishing to speak and the Planning Commissioners having no further questions, Vice Chair Arnold closed the Public Hearing at 6:34 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Aranda, seconded by Commissioner Carbajal to approve Development Plan Approval (DPA) Case No. 969, Modification Permit (MOD) Case No. 1321, and Modification Permit (MOD) Case No. 1322, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Arnold, Aranda, Carbajal, and Jimenez

Nays: None

Absent: Ybarra

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

7. PUBLIC HEARING - Continued from March 9, 2020 Planning Commission Meeting
Categorically Exempt - CEQA Guidelines Section 15282(h)
Zoning Text Amendment - Accessory Dwelling Unit

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Zoning Text Amendment – Accessory Dwelling Unit (Ordinance No. 1110) and, thereafter, close the Public Hearing; and
- Find that the proposed amendments to the text of the City's Zoning Ordinance are consistent with the City's General Plan; and
- Find that pursuant to Section 15282(h) of the California Environmental Quality Act (CEQA), this project is Statutorily Exempt; and
- Adopt Resolution No.155-2020, which incorporates the Commission's findings and action regarding this matter; and
- Recommend that the City Council approve and adopt Ordinance No. 1110, to effectuate the proposed amendments to the text of the City's Zoning Ordinance.

Vice Chair Arnold called upon Associate Planner Jimmy Wong to present Item No. 7.

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

A discussion ensued regarding ADU max heights, size, ingress and egress, and Junior ADU's. The Planning Commissioners also inquired about Development Impact Fees as it pertains to ADU's and Junior ADU's.

Vice Chair Arnold opened the Public Hearing at 6:59 p.m. and requested if anyone from the audience would like to speak on Item No. 7. There being no one from the audience wishing to speak and the Planning Commissioners having no further questions, Vice Chair Arnold closed the Public Hearing at 7:01 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Aranda, seconded by Commissioner Jimenez to approve Zoning Text Amendment - Accessory Dwelling Unit, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Arnold, Aranda, Carbajal, and Jimenez

Nays: None

Absent: Ybarra

8. PUBLIC HEARING
Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 698-1

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding

Conditional Use Permit Case No. 698-1 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 objectives of the Zoning Ordinance 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. 698-1, subject to the conditions of approval as contained with Resolution No.162-2020; and
- Adopt Resolution No. 162-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Vice Chair Arnold called upon Assistant Planner Claudia Jimenez to present Item No. 8. Present via Zoom was the Applicant's Representative Julian Newcomer.

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

Commissioner Jimenez inquired if this monopalm was going to provide 5G service. Ms. Newcomer replied that this monopalm was not slated for 5G service as of now.

Vice Chair Arnold opened the Public Hearing at 7:08 p.m. and asked if the applicant's representative or any of the attendees would like to speak. There being no one wishing to speak and the Planning Commissioners having no further questions, Vice Chair Arnold closed the Public Hearing at 7:08 p.m. and requested a motion and second for Item No. 8.

It was moved by Commissioner Jimenez, seconded by Commissioner Carbajal to adopt and approve the Conditional Use Permit Case No. 698-1, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

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

9. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 808

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 808 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 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. 808, subject to the conditions of approval as contained within Resolution No. 163-2020; and
- Adopt Resolution No. 163-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Vice Chair Arnold called upon Assistant Planner Claudia Jimenez to present Item No. 9. Present via Zoom was the Applicant's Representative Arvin Norouzi.

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

There were none.

Vice Chair Arnold opened the Public Hearing at 7:13 p.m. and asked if the applicant's representative or any of the attendees would like to speak. There being no one wishing to speak and the Planning Commissioners having no further questions, Vice Chair Arnold closed the Public Hearing at 7:14 p.m. and requested a motion and second for Item No. 9.

It was moved by Commissioner Carbajal, seconded by Commissioner Aranda to adopt and approve the Conditional Use Permit Case No. 808, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

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

10. ANNOUNCEMENTS

Commissioners:

Vice Chair Arnold announced that he will be celebrating his 50th Wedding Anniversary on June 20th.

All Commissioners wished everyone a Great Memorial Day and to be stay safe at home.

Staff:

Director of Planning Wayne Morrell thanked Vice Chair Arnold for conducting the Planning Commission meeting.

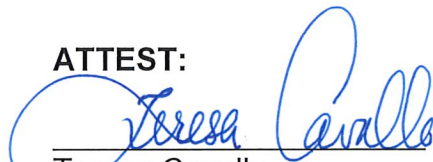
Senior Planner Cuong Nguyen thanked everyone who participated in the City's General Plan interviews.

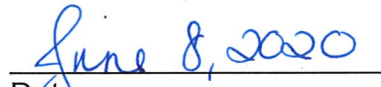
Planning Secretary announced that both her children, Anissa Ramirez and Damian Cavallo are Class of 2020 and would've have celebrated their high school graduations, if not for Covid-19 stay at home orders.

11. ADJOURNMENT

Vice Chair Arnold adjourned the meeting at 7:20 p.m. to the next regular Planning Commission meeting scheduled for June 8, 2020, at 6:00 p.m.


Frank Ybarra
Chair

ATTEST:

Teresa Cavallo
Planning Secretary


Date