



APPROVED: July 13, 2020

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

June 8, 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
Vince Velasco, Associate Planner
Claudia Jimenez, Assistant Planner
Teresa Cavallo, Planning Secretary

Council: None

Members absent: None

4. ORAL COMMUNICATIONS

None

5. MINUTES

Approval of the minutes for the May 11, 2020 Planning Commission meeting

It was moved by Commissioner Carbajal, seconded by Vice Chair Arnold 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 15303, Class 3 & 15315 Class 15
Development Plan Approval (DPA) Case No. 968

Conditional Use Permit (CUP) Case No. 804

Tentative Parcel Map (TMP) Case No. 82986

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 968, Conditional Use Permit Case No. 804, and Tentative Parcel Map Case No. 82986, 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 programs 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 CUP request meets the criteria set forth in §155.329 and §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit approval; and
- Find that Tentative Tract Map No. 82986 meets the standards set forth in §66474 and §66474.6 of the Subdivision Map Act for the granting of approval of a tentative or final map; and
- Find that Tentative Parcel Map No. 82986, together with the provisions for its design and improvement, is consistent with the City's General Plan; 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), the project is Categorical Exempt; and
- Find and determine that Tentative Parcel Map No. 82986 is an exempt activity (Subdivision of certain properties in urban areas into four or fewer parcels) pursuant to Section 15315-Class 15 of the California Environmental Quality Act (CEQA) and is therefore, listed as a categorically exempt project; and.
- Approve Development Plan Approval Case No. 968, Conditional Use Permit Case No. 804, and Tentative Parcel Map Case No. 82986 subject to the conditions of approval as contained within Resolution No. 164-2020; and
- Adopt Resolution No. 164-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

*** Please see Item No. 7 ***

7. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15303, Class 3
Development Plan Approval (DPA) Case No. 972

Conditional Use Permit (CUP) Case No. 807

Modification Permit Case No. 1329

Modification Permit Case No. 1330

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 972, Conditional Use Permit Case No. 807, and Modification Permit Case Nos. 1329 and 1330, 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 programs 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 CUP request meets the criteria set forth in §155.329 and §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit approval; and
- Find that the applicant's request meets the criteria set forth in §155.325 of the Zoning Ordinance, for permitting deviations from certain requirements of this chapter (Chapter 155: Zoning) regarding the granting of a Modification Permit; 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), the project is Categorically Exempt; and
- Approve Development Plan Approval Case No. 972, Conditional Use Permit Case No. 807, and Modification Permit Case Nos. 1329 and 1330, subject to the conditions of approval as contained within Resolution No. 165-2020; and
- Adopt Resolution No. 165-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Director of Planning Wayne Morrell to present both Item Nos. 6 and 7. Present via Zoom was the applicant and their representative Jeff Hopkins.

City Attorney Richard Adams, II requested that a roll call be conducted due to technical difficulties. Mr. Adams wanted to state for the record that all Planning Commissioners were accounted for and present.

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

A discussion ensued regarding Target parking accessibility, right turn lane, loading and unloading of product for this development, possibility of obtaining the Target property behind this project, and that the site plan did not reflect the correct property line.

Chair Ybarra opened the Public Hearing at 7:08 p.m. and requested if anyone from the audience would like to speak on Item Nos. 6 and 7. Representative Jeff Hopkins and Application Devon Wesselink both thanked the Planning Commission for taking the time to hear this matter and Planning Staff for their assistance on this project. Both Mr. Hopkins and Mr. Wesselink expressed the importance of the left-hand turn land along Florence and that they did reach out to Target for acquisition of the property but was informed that Target had no intentions of selling that portion of land.

Commissioner Carbajal requested to be excused as she had to disconnect from the Zoom Planning Commission meeting.

There being no one else from the audience wishing to speak and the Planning Commissioners having no further questions, Chair Ybarra closed the Public Hearing at 7:18 p.m. and requested a motion and second for Item Nos. 6 and 7.

It was moved by Vice Chair Arnold, seconded by Commissioner Jimenez to approve Development Plan Approval (DPA) Case No. 968, Conditional Use Permit (CUP) Case No. 804, Tentative Parcel Map (TMP) Case No. 82986, Development Plan Approval (DPA) Case No. 972, Conditional Use Permit (CUP) Case No. 807, Modification Permit Case No. 1329, Modification Permit Case No. 1330, and the recommendations regarding these entitlement, which passed by the following roll call vote:

Ayes: Arnold, Aranda, Jimenez, and Ybarra

Nays: None

Absent: Carbajal

8. ANNOUNCEMENTS

Commissioners:

Vice Chair Arnold wished everyone a Happy Father's Day.

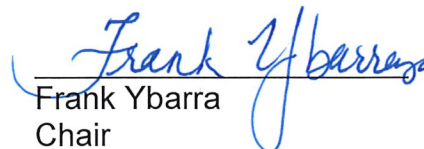
Staff:

Senior Planner Cuong Nguyen announced that response rate for the Census is as follows: Nationwide is 60.77%, California is 61.92% and Santa Fe Springs 61.77%. Cuong reminded everyone to send in their Census response forms because door knocks will begin soon.

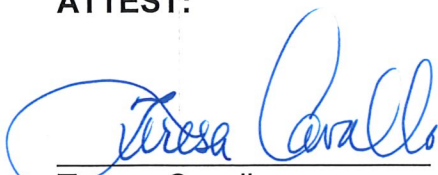
Senior Planner Cuong Nguyen also announced that the General Plan has a website reimaginesantafesprings.org for residents to find information and answer questions. Cuong also informed everyone that the second round of interviews will begin to advise the General Plan Advisory Committee.

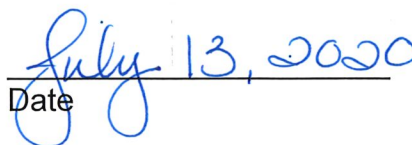
9. ADJOURNMENT

Chair Ybarra adjourned the meeting at 7:25 p.m. to the next regular Planning Commission meeting scheduled for July 13, 2020, at 6:00 p.m.


Frank Ybarra
Chair

ATTEST:


Teresa Cavallo
Planning Secretary


Date