



APPROVED: September 14, 2020

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

July 13, 2020

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chair Ybarra led everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present: Chairperson Ybarra
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
Luis Collazo, Code Enforcement Officer
Thomas Lopez, Traffic Engineer

Council: None

Members absent: Vice Chairperson Arnold

4. ORAL COMMUNICATIONS

None

5. MINUTES

Approval of the minutes for the June 8, 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: Aranda, Carbajal, and Ybarra

Nays: None

Absent: Arnold, and Jimenez

PUBLIC HEARING

6. PUBLIC HEARING

Adoption of Negative Declaration

Conditional Use Permit Case No. 748-5

Modification Permit (MOD) Case No. 1334

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 748-5, Modification Permit Case No. 1334, 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 §155.716 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 Negative Declaration which, based on the findings of the initial study, indicates there is no substantial evidence in light of the whole record that the project may have a significant effect on the environment; and
- Approve Conditional Use Permit Case No. 748-5 and Modification Permit Case No. 1334, subject to the conditions of approval as contained with Resolution No. 166-2020; and
- Adopt Resolution No. 166-202, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Planning Associate Jimmy Wong to present Item No. 6. Present via Zoom was the applicant's representative Rafik Albert, of EPD Solutions Greenstone Land Co.

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

Commissioner Aranda inquired about the block wall and visibility. A discussion ensued.

Chair Ybarra opened the Public Hearing at 6:17 p.m. and requested if anyone from the audience would like to speak on Item No. 6. Representative Rafik Albert, of EPD Solutions Greenstone Land Co. thanked the Planning Commission for taking the time to hear this matter and Planning Staff for their assistance on this project

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 6:18 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Aranda, seconded by Commissioner Carbajal to approve Adoption of Negative Declaration, Conditional Use Permit Case No. 748-5, Modification Permit (MOD) Case No. 1334, and the recommendations regarding these entitlements,

which passed by the following roll call vote:

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

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

City Attorney Richard Adams requested that I conduct a Roll Call of all Planning Commissioners present.

Commissioners Aranda, Carbajal, Jimenez, and Ybarra were present.

7. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 806

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 806 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 Ordinance 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. 806, subject to the conditions of approval as contained within Resolution No. 167-2020; and
- Adopt Resolution No. 167-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Senior Planner Cuong Nguyen to present Item No. 7. Present via Zoom was the applicant's representative Alexander Lew.

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

The Planning Commissioners had no questions.

Chair Ybarra opened the Public Hearing at 6:30 p.m. and requested if anyone from the audience would like to speak on Item No. 7. Representative Alexander Lew thanked Cuong Nguyen for his thorough staff report. Mr. Lew indicted that Crown Castle replaced the palm fronds to adhere to the City's Cell Ordinance.

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 6:32 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Jimenez, seconded by Commissioner Carbajal to approve Conditional Use Permit Case No. 806, along with the recommendation to correct the conditions of approval, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

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

8. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15332, Class 32

Conditional Use Permit (CUP) Case No. 809

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 809, 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 15332, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 809, subject to the conditions of approval as contained within Resolution No. 168-2020; and
- Adopt Resolution No. 168-2020, 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. Present via Zoom was the applicant's representative Thomas Tyler and Patrick Fiedler on behalf of SC Fuels.

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

The Planning Commissioners had no questions.

Chair Ybarra opened the Public Hearing at 6:42 p.m. and requested if anyone from the audience would like to speak on Item No. 8. Representatives Thomas Tyler and Patrick Fiedler thanked City Staff for their professionalism and indicated that they are in full agreement with the conditions of approval.

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 6:43 p.m. and requested a motion and second for Item No. 87.

It was moved by Commissioner Aranda, seconded by Commissioner Carbajal to approve Conditional Use Permit Case No. 809, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Aranda, Carbajal, Jimenez, and Ybarra

Nays: None

Absent: Arnold

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

9. NEW BUSINESS

Categorically Exempt - CEQA Guidelines Section 15305, Class 5

Lot Line Adjustment No. 2020-01

Recommendation: That the Planning Commission:

- Find that the Lot Line Adjustment No. 2020-01 meets the criteria for “Minor Alterations to Land Use Limitations”, pursuant to the California Environmental Quality Act (CEQA); Specifically, the proposed project is a Categorically-Exempt project, pursuant to Section 15305–Class 5 of CEQA; Consequently, no other environmental documents are required by law; and
- Find that the subject Lot Line Adjustment No. 2020-01 is consistent with the City’s General Plan, and Zoning Regulations and Building Code, and will not create a greater number of parcels than originally existed; and
- Approve Lot Line Adjustment No. 2020-01; and
- Adopt Resolution No.170-2020 which incorporates the Planning Commission’s findings and actions regarding the matter.

Chair Ybarra called upon Associate Planner Vince Velasco to present Item No. 9.

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

Commissioner Jimenez inquired about buffer parking. Associate Planner Vince Velasco responded that it was simply an overlay for the M-2 Zone that creates a greater buffer between the property and the property across the street

There being no further questions from the Planning Commissioners, Chair Ybarra requested a motion and second for Item No. 9.

It was moved by Commissioner Jimenez, seconded by Commissioner Aranda to approve Lot Line Adjustment No. 2020-01, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Aranda, Carbajal, Jimenez, and Ybarra

Nays: None

Absent: Arnold

10. NEW BUSINESS

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Modification Permit (CUP) Case No. 1319, 1326, and 1327

Recommendation: That the Planning Commission:

- 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 MOD requests meet the criteria set forth in §155.697 of the City's Zoning Ordinance, for the granting of a Temporary 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 Modification Permit Case Nos. 1319, 1326, and 1327, subject to the conditions of approval as contained within Resolution No. 169-2020; and
- Adopt Resolution No. 169-2020, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Ybarra called upon Associate Planner Vince Velasco to present Item No. 10.

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

Chair Ybarra, along with Commissioners Jimenez and Aranda inquired about the parking stalls and the parking requirements. Associate Planner Vince Velasco responded to all the Commissioners parking inquiries.

Matt Benson raised his hand to speak. Mr. Benson thanked the Planning Commissioners for hearing this entitlement. Mr. Benson indicated that they are trying to create a more spacious work environment within the building.

There being no further questions from the Planning Commissioners, Chair Ybarra requested a motion and second for Item No. 10.

It was moved by Commissioner Aranda, seconded by Commissioner Jimenez to approve Modification Permit (CUP) Case No. 1319, 1326, and 1327, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Aranda, Carbajal, Jimenez, and Ybarra

Nays: None

Absent: Arnold

11. CONSENT ITEM

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

Alcohol Sales Conditional Use Permit Case No. 9

Recommendation: That the Planning Commission:

Staff recommends that the Planning Commission extend the time to present a comprehensive compliance review to February 8, 2021.

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 68

Recommendation: That the Planning Commission:

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. 68, and request that this matter be brought back in five-years, before July 13, 2025, for another compliance review report.

C. CONSENT ITEM

Conditional Use Permit Case No. 696-3

Recommendation: That the Planning Commission:

- 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. 696-3 be subject to a compliance review in ten (10) years, on or before July 13, 2030, 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. 11A-11C.

It was moved by Commissioner Jimenez, seconded by Commissioner Carbajal to approve Consent Items No. 11A thru 11C, and the recommendations regarding this matter, which passed by the following roll call vote:

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

12. ANNOUNCEMENTS

Commissioners:

Commissioner Carbajal requested that everyone go out and support the City's local businesses and wear their masks.

Staff:

Code Enforcement Officer Luis Collazo stated that Police Services did not issue any fireworks citations this year.

13. ADJOURNMENT

Chair Ybarra adjourned the meeting at 7:25 p.m. to the next regular Planning Commission meeting scheduled for August 10, 2020, at 6:00 p.m.

Frank Ybarra
Chair

ATTEST:

Teresa Cavallo
Planning Secretary

Date