



APPROVED: October 12, 2020

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

September 14, 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  
Vice Chairperson Arnold  
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  
Andrew Gonzales, Planning Intern  
Teresa Cavallo, Planning Secretary  
Luis Collazo, Code Enforcement Officer

**Council:**

None

**Members absent:**

Commissioner Aranda

**4. ORAL COMMUNICATIONS**

None

**5. MINUTES**

Approval of the minutes for the July 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, Jimenez, Carbajal, and Ybarra

**Nays:** None

**Absent:** Aranda

## **PUBLIC HEARING**

### **6. PUBLIC HEARING**

Categorically Exempt - CEQA Guidelines Section 15332, Class 32

Development Plan Approval (DPA) Case No. 973

**Recommendation:** That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval (DPA) Case No. 973, 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 and determine that pursuant to Class 32, Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve DPA 973, subject to the conditions of approval as contained within Resolution No 171-2020; and
- Adopt Resolution No. 171-2020, 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 Eduardo Carrillo.

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

There being no questions from the Planning Commissioners Chair Ybarra opened the Public Hearing at 6:11 p.m. and requested if anyone from the audience would like to speak on Item No. 6. Representative Eduardo Carrillo thanked the Planning Commissioners for hearing this item via Chat on Zoom.

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 6:13 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Carbajal, seconded by Commissioner Jimenez to approve Development Plan Approval (DPA) Case No. 973, and the recommendations regarding these entitlements, which passed by the following roll call vote:

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

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

## NEW BUSINESS

### 7. NEW BUSINESS

Categorically Exempt - CEQA Guidelines Section 15303, Class 3  
Modification Permit (MOD) Case No. 1335

**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 request meets the criteria set forth in §155.694 of the City's Zoning Ordinance, for the granting of a Modification Permit in residential zones; 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 Modification Permit Case No. 1335, subject to the conditions of approval as contained within Resolution No. 172-2020; and
- Adopt Resolution No. 172-2020, 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's representative Abram Garcia.

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

The Planning Commissioners had no questions.

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

It was moved by Vice Chair Arnold, seconded by Commissioner Carbajal to approve Modification Permit (MOD) Case No. 1335, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

## CONSENT ITEM

### 8. 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. 2

**Recommendation:** That the Planning Commission:

That the Planning Commission, based on Staff's compliance review report, find that the alcohol sales use is in compliance with all of the conditions of approval and request that this matter be brought back before September 14, 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.

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 36

**Recommendation:** That the Planning Commission:

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 September 14, 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

Conditional Use Permit Case No. 625-4

**Recommendation:** That the Planning Commission:

- Find that the continued operation and maintenance of a moving van line logistics company, 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. 625-4 be subject to a compliance review in five (5) years, on or before September 14, 2025, 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 Consent Item Nos. 8A-8C.

It was moved by Commissioner Jimenez, seconded by Vice Chair Arnold to approve Consent Items No. 8A thru 8C, and the recommendations regarding this matter, which passed by the following roll call vote:

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

**9. ANNOUNCEMENTS**

Commissioners:

None.

Staff:

Senior Planner Cuong Nguyen invited the Planning Commissioners to the General Plan Community Conversation being held on Wednesday, September 16, 2020 at 6:00 p.m.

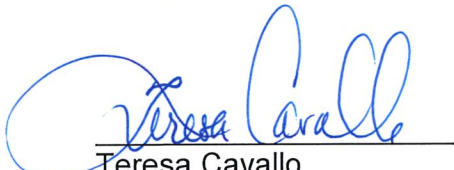
Mr. Nguyen also notified the Planning Commissioners to keep an eye out for City Council and Staff on Thursday, September 17, 2020 at 6:00 p.m. as they parade around the City promoting the Census and providing giveaways.

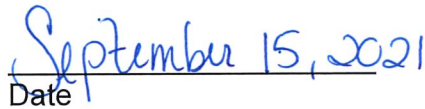
**10. ADJOURNMENT**

Chair Ybarra adjourned the meeting at 6:26 p.m. to the next regular Planning Commission meeting scheduled for September 14, 2020, at 6:00 p.m.

  
Frank Ybarra  
Chair

**ATTEST:**

  
Teresa Cavallo  
Planning Secretary

  
Date

