



APPROVED: November 9, 2021

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

October 12, 2020

1. CALL TO ORDER

Chair Ybarra called the meeting to order at 6:02 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
Jimmy Wong, Associate Planner
Claudia Jimenez, Assistant Planner
Andrew Gonzales, Planning Intern
Teresa Cavallo, Planning Secretary
Noe Negrete, Director of Public Works
Tom Lopez, Principal Civil Engineer

Council:

None

Members absent:

None

4. ORAL COMMUNICATIONS

None

5. MINUTES

Approval of the minutes for the September 14, 2020 Planning Commission meeting

It was moved by Commissioner Jimenez, seconded by Commissioner Carbajal to approve the minutes as submitted, with the following vote:

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

Planning Secretary Teresa Cavallo conducted a second roll call to confirm that all Planning Commissioners were in attendance.

PUBLIC HEARING

6. PUBLIC HEARING

Conditional Use Permit Case No. 810

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 810; 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 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. 810, subject to the conditions of approval as contained with Resolution No. 173-2020; and
- Adopt Resolution No. 173-2020, which incorporates the Planning Commissions' findings and actions regarding this matter.

Chair Ybarra called upon Assistant Planner Claudia Jimenez to present Item No. 6. Present via Zoom was the applicant's various representatives.

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

Vice Chair Arnold inquired about the number of trips being added to this site and if a traffic study was being prepared.

Traffic Consultant Marc Blodgett responded that three traffic engineers had reviewed the traffic study and after requested revisions the report had a net reduction of 600 daily truck trips for this site.

Commissioner Aranda inquired about truck traffic when school is back in session and inquired about pedestrian traffic at the intersection of Pioneer and Florence. Vice Chair Arnold inquired about the truck route(s) and service area.

Representative for Amazon Melissa Watkins responded that there will be two cycles of truck traffic: peak state and steady state. At peak state 94 vans are dispatched at 7:00 a.m. with 200 packages being delivered within the surrounding area.

A discussion ensued discussing truck traffic, truck routes, peak and steady hours.

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. 6. Amazon Representatives Harry Gates, Francis Park responded to the Planning Commissioners inquiries and concerns and thanked the Planning Commissioners for hearing this item via 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 7:10 p.m. and requested a motion and second for Item No. 6.

It was moved by Vice Chair Arnold with a stipulation that Amazon drivers be instructed not to use Telegraph Road for travel except when delivering packages, seconded by Commissioner Aranda to approve Conditional Use Permit Case No. 810, and the recommendations regarding these entitlements, which passed by the following roll call vote:

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

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

NEW BUSINESS

7. NEW BUSINESS

General Plan Conformity-GPC 2020-02

Recommendation: That the Planning Commission:

- Find that the City's Acquisition of Various and Certain Real Property Interests for the Valley View Avenue and Alondra Boulevard Intersection Improvement Project ("Project") is in Conformance with the City of Santa Fe Springs General Plan as Required by California Government Code Section 65402; and
- Find that the subject General Plan Conformity finding, involving the acquisition of various certain real property interests for the Valley View Avenue and Alondra Boulevard intersection improvement project, is pursuant to and in furtherance of the scope of the existing Mitigated Negative Declaration which was previously prepared by the Los Angeles County Metropolitan Transportation Authority for Valley View Avenue / Alondra Boulevard Intersection Improvement Project (including the acquisition of real property); and
- Adopt Resolution No. 174-2020, which incorporates the Planning Commission's findings and actions regarding this matter, and to recommend that the City Council concur with the findings of the Planning Commission.

Chair Ybarra called upon Director of Public Works Noe Negrete to present Item No. 7.

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

Chair Ybarra inquired about the sidewalk being moved toward the business drive-thru and will the drive-thru be impacted. Director of Public Works Noe Negrete replied that the drive-thru will remain intact.

Commissioner Aranda commented that the sidewalk would be right up to the drive-thru and asked if any barrier, fencing and/or small buffer would be installed between. Mr. Negrete replied that no such buffer or barrier would be installed.

Vice Chair Arnold inquired if they foresee any driving restrictions into or out of this shopping center. Mr. Negrete replied that there are two driveways one along Alondra and the other along Valley View going into this center.

There being no one 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 Commissioner Jimenez, seconded by Commissioner Carbajal to approve General Plan Conformity-GPC 2020-02, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

8. NEW BUSINESS

Exemption – CEQA Guidelines §15061(b) (3)-Activities Covered by General Rule
General Plan Conformity-GPC 2020-01

Recommendation: That the Planning Commission:

- Find that the sale of four (4) parcels (APN: 8011-012-902, 8011-011-906, 8011-011-907, and 8011-011-912) conforms to the stated provisions of the City of Santa Fe Springs General Plan; and
- Find that the sale of the four (4) parcels (APN: 8011-012-902, 8011-011-906, 8011-011-907, and 8011-011-912), is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines section 15061(b)(3)-Activities Covered by General Rule; and
- Adopt Resolution No. 175-2020, which incorporates the Planning Commission's findings and actions regarding this matter, and recommend that the City Council concur with the findings of the Planning Commission.

Chair Ybarra called upon Director of Planning Wayne Morrell to present Item No. 8.

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

Commissioner Carbajal inquired about the proximity of the future housing project to residential homes and if these homes resale value be affected by this housing project. Mr. Morrell responded that there are residential homes located less than 50ft from the future housing development.

Commissioner Jimenez inquired about the agency acquiring property. Mr. Morrell

replied that the report was for the sale of the property only at this time.

Commissioner Aranda inquired if anyone has made inquiries for purchase of the corner house. Mr. Morrell responded that at this point no inquiries have been made to these property owners and that it would be up to the developers.

There being no one from the audience wishing to speak and the Planning Commissioners having no further questions, Chair Ybarra requested a motion and second for Item No. 8.

It was moved by Vice Chair Arnold to adopt resolution as corrected, seconded by Commissioner Aranda to approve General Plan Conformity-GPC 2020-01, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

CONSENT ITEM

9. 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

Conditional Use Permit Case No. 685-4

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a transportation terminal 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. 685 be subject to a compliance review in five (5) years, on or before October 12, 2025, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

B. CONSENT ITEM

Conditional Use Permit Case No. 777-1

Recommendation: That the Planning Commission:

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 777, 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

- Approve a one (1) year time extension of Conditional Use Permit Case No. 777 (until October 12, 2021), subject to the original conditions of approval for Conditional Use Permit Case No. 777 as contained within this staff report.

C. CONSENT ITEM

Conditional Use Permit Case No. 800-1

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a transportation terminal 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. 800-1 be subject to a compliance review in five (5) years, on or before October 14, 2025, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

D. CONSENT ITEM

Development Plan Approval (DPA) Case No. 967-1

Recommendation: That the Planning Commission:

- Find and determine that granting a one (1) year time extension of Development Plan Approval No. 967 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 programs of the City's General Plan; and
- Approve a one (1) year time extension of Development Plan Approval Case No. 967, until December 3, 2021, subject to the original conditions of approval for Development Plan Approval Case No. 967.

Chair Ybarra requested a motion regarding Consent Item Nos. 9A-9D.

It was moved by Commissioner Jimenez, seconded by Commissioner Carbajal to approve Consent Items No. 9A thru 9D, and the recommendations regarding this matter, which passed by the following roll call vote:

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

10. ANNOUNCEMENTS

Commissioners:

Vice Chair Arnold wished everyone a Happy Halloween.

Commissioner Carbajal encouraged everyone to participate in the City's Study Sessions. She indicated that it was just herself and three other families that participated in the last study session.

Commissioner Carbajal also pleaded with everyone not to drink and drive, she informed the Planning Commission that she lost her uncle last night in an automobile accident where the other driver was found drunk driving.

Staff:

Associate Planner Vince Velasco announced the details of the Photo Contest for Planning Month and the generous donation of \$200 in prize monies for the photo contest winners donated by Planning Director Wayne Morrell.

Senior Planner Cuong Nguyen invited the Planning Commissioners to the General Plan Community Meeting and announced that we have various gift cards from local businesses to raffle.

Mr. Nguyen also notified the Planning Commissioners that Planning Consultant Laurel Reimer will be presenting the Active Transportation Plan at the November Planning Commission meeting.

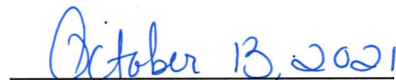
11. ADJOURNMENT

Chair Ybarra adjourned the meeting at 7:59 p.m. to the next regular Planning Commission meeting scheduled for November 9, 2020, at 6:00 p.m.


Frank Ybarra
Chair

ATTEST:


Teresa Cavallo
Planning Secretary


Date

