



APPROVED: March 8, 2021

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

February 10, 2021

1. CALL TO ORDER

Vice Chair Jimenez called the meeting to order at 6:08 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chair Jimenez called upon Commissioner Carbajal to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present: Vice Chairperson Jimenez
Commissioner Carbajal
Commissioner Hernandez
Commissioner Rounds

Staff: Kathya M. Firlik, City Attorney
Wayne Morrell, Director of Planning
Jimmy Wong, Associate Planner
Claudia Jimenez, Assistant Planner
Teresa Cavallo, Planning Secretary

Council: None

Members absent: Chairperson Arnold

4. ORAL COMMUNICATIONS

A member of the audience commented that Item No. 7 was a good benefit for the community.

5. MINUTES

Minutes of the Joint Meeting of the City Council and Planning Commission Meeting

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

Ayes: Jimenez, Carbajal, Hernandez, and Rounds
Nays: None
Absent: Arnold

PUBLIC HEARING

6. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 487-5

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 487-5, 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
- Require that Conditional Use Permit Case No. 487-5 be subject to a reconsideration in ten (10) years, on or before February 10th, 2031, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report; 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 15301, Class 1 (Existing Facility), of the California Environmental Quality Act (CEQA), the project is Categorical Exempt; and
- Approve Conditional Use Permit Case No. 487-5, subject to the conditions of approval as contained within Resolution No. 180-2021; and
- Adopt Resolution No. 180-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Vice Chair Jimenez called upon Associate Planner Jimmy Wong to present Item No. 6. Present via zoom was Representative Robert Karam with American Tower.

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

There being no questions from the Planning Commissioners Vice Chair Jimenez opened the Public Hearing at 6:19 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 Jimenez closed the Public Hearing at 6:21 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Carbajal, seconded by Commissioner Rounds to approve Conditional Use Permit (CUP) Case No. 487-5, and the recommendations regarding these entitlements, which passed by the following roll call vote:

Ayes: Jimenez, Carbajal, Hernandez, and Rounds

Nays: None
Absent: Arnold

Planning Commission Attorney Kathya M. Firlik read the City's appeal process to inform the Planning Commission and public in attendance via zoom.

7. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 816

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 816, 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
- Require that Conditional Use Permit Case No. 816 be subject to a compliance review in one (1) year, on or before February 10, 2022, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report; 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 15301, Class 1 (Existing Facility), of the California Environmental Quality Act (CEQA), the project is Categorical Exempt; and
- Approve Conditional Use Permit Case No. 816, subject to the conditions of approval as contained within Resolution No. 181-2021; and
- Adopt Resolution No. 181-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

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

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

Commissioner Rounds inquired if the business would be using the parking lot located behind the building and if there was an entrance in the back of the building. Associate Planner Jimmy Wong indicated that the business will only have a front entrance only and will be using the rear parking lot.

Commissioner Rounds also inquired about security issues in that area and the need for a CUP.

A discussion ensued regarding City Code, security issues, and Telegraph corridor.

There being no further questions from the Planning Commissioners Vice Chair Jimenez opened the Public Hearing at 6:41 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, Vice Chair Jimenez closed the Public Hearing at 6:42 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Carbajal, seconded by Commissioner Rounds to approve Conditional Use Permit (CUP) Case No. 816, and the recommendations regarding these entitlements, which passed by the following roll call vote:

Ayes: Jimenez, Carbajal, Hernandez, and Rounds
Nays: None
Absent: Arnold

Planning Commission Attorney Kathya M. Firlik read the City's appeal process to inform the Planning Commission and public in attendance via zoom.

8. CONSENT ITEMS

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. 662-3

A request for approval to allow the continued operation and maintenance of a college and theological seminary with accessory church activities on property located at 13353 Alondra Boulevard (Building A) and 15605 Carmenita Road (Building B), within the M-2, Heavy Manufacturing, Zone.

The subject site is located at 13353 Alondra Boulevard (Building A) and 15605 Carmenita Road (Building B) (APN: 7005-004-049) within the M-2, Heavy Manufacturing, Zone. (Presbyterian Theological Seminary in America)

B. CONSENT ITEM

Conditional Use Permit Case No. 771-4

A request to allow the continued operation and maintenance of a tire recycling facility and the open storage of trailers on the subject property located at 15605 Cornet Street (APN: 7005-033-061), within the M-2, Heavy Manufacturing, Zone. (Lakin Tire Company)

Vice Chair Jimenez requested a motion regarding Consent Items Nos. 8A and 8B.

It was moved by Commissioner Carbajal, seconded by Commissioner Hernandez to approve Consent Items Nos. 8A and 8B, and the recommendations regarding this matter, which passed by the following roll call vote.

Ayes: Jimenez, Carbajal, Hernandez, and Rounds
Nays: None
Absent: Arnold

9. ANNOUNCEMENTS

Commissioners:

Commissioner Carbajal welcomed Planning Commissioners Hernandez and Rounds

Commissioner Rounds commented that he looks forward to being active and noted that everything that is built within the City goes through the Planning Commission.

Commissioner Hernandez thanked everyone and for taking him onto the Commission. Commissioner Hernandez hopes to learn quickly and will look to everyone to guide him.

Vice Chair Jimenez welcomed Rounds and Hernandez to the Planning Commission.

Staff:

Staff welcomed Commissioners Rounds and Hernandez to the Planning Commission.

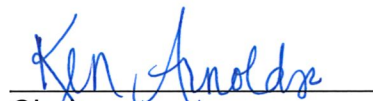
Associate Planner Jimmy Wong wished everyone a Happy Lunar New Year.

10. ADJOURNMENT

Vice Chair Jimenez adjourned the meeting at 6:49 p.m. to the next regular Planning Commission meeting scheduled for March 8, at 6:00 p.m.

ATTEST:


Wayne M. Morrell
Director of Planning


Chair


Date

