



APPROVED: April 12, 2021

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

March 8, 2021

1. CALL TO ORDER

Chair Arnold called the meeting to order at 6:03 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Arnold led everyone in the Pledge of Allegiance.

3. ROLL CALL

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

Staff: Scott E. Porter, City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Vince Velasco, Associate Planner
Jimmy Wong, Associate Planner
Claudia Jimenez, Assistant Planner
Teresa Cavallo, Planning Secretary

Council: None

Members absent: Commissioner Rounds

4. ORAL COMMUNICATIONS

None.

5. MINUTES

Approval of the minutes of the February 8, 2021 Planning Commission Meeting

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

Ayes: Arnold, Jimenez, Carbajal, and Hernandez

Nays: None

Absent: Rounds

PUBLIC HEARING

6. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15303, Class 3
Conditional Use Permit (CUP) Case No. 815

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 815, 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 15303, Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 815, subject to the conditions of approval as contained within Resolution No. 182-2021; and
- Adopt Resolution No. 182-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Arnold called upon Associate Planner Vince Velasco to present Item No. 6. Present via zoom was Representative Mike Griswold on behalf of Brenntag.

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

Vice Chair Jimenez commented that he was unsure about tankers being stored over night at this location. Associate Planner Vince Velasco responded that the tankers will be empty.

Chair Arnold inquired if the gates will remain open so that the trucks do not have to queue on public streets. Mr. Velasco replied that during business hours the gates will remain open but locked during afterhours. Representative Mike Griswold corrected Mr. Velasco and replied that the gates will remain locked and truck drivers will open the gates via remote control.

There being no further questions from the Planning Commissioners Chair Arnold opened the Public Hearing at 6:24 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 6

Representative Mike Griswold thanked the Planning Commissioners for their time and Vince Velasco for the work and consideration given to this project. Mr. Griswold further stated that this location has been cleared up and will be held at high standards like their Patterson location.

Audience member and next door property owner David Warner inquired to the kind of chemicals being stored at this location.

Representative Mike Griswold replied that all chemicals will be stored in UL containers. The nature of the chemicals being stored are for pharmaceuticals, municipalities for water treatment, they do not store explosive chemicals.

Chair Arnold inquired if they store flammable chemicals. Mr. Griswold replied that all flammable chemicals are store in enclosed containers.

There being no one else the audience wishing to speak and the Planning Commissioners having no further questions, Chair Arnold closed the Public Hearing at 6:29 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Carbajal, seconded by Commissioner Hernandez to approve Conditional Use Permit (CUP) Case No. 815, and the recommendations regarding these entitlements, which passed by the following roll call vote:

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

Planning Commission Attorney Scott E. Porter 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. 817

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 817 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. 817, subject to the conditions of approval as contained within Resolution No. 183-2021 and
- Adopt Resolution No. 183-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Arnold called upon Assistant Planner Claudia Jimenez to present Item No. 7. . Present via zoom was Representative Julianne Newcomer.

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

There being no questions from the Planning Commissioners Chair Arnold opened the Public Hearing at 6:35 p.m. and requested if anyone from the audience would like to speak on Item No. 7.

Representative Julianne Newcomer thanked Claudia for her presentation and thanked the Planning Commissioners for their consideration to this project.

There being no one from the audience wishing to speak, Chair Arnold closed the Public Hearing at 6:37 p.m. and requested a motion and second for Item No. 7.

It was moved by Vice Chair Jimenez, seconded by Commissioner Carbajal to approve Conditional Use Permit (CUP) Case No. 817, and the recommendations regarding these entitlements, which passed by the following roll call vote:

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

Planning Commission Attorney Scott E. Porter read the City's appeal process to inform the Planning Commission and public in attendance via zoom.

8. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15301 (g) & Section 15305 (a)
Zone Variance Case No. 89

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Zone Variance Case No. 89, 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 ZV request meets the criteria set forth in §155.675 of the City's Zoning Ordinance, for the granting of a Zone Variance; and
- Find and determine that pursuant to Section 15305 (a) and Section 15301 (g) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Zone Variance Case No. 89, subject to the conditions of approval as contained within Resolution No. 184-2021; and
- Adopt Resolution No. 184-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Arnold called upon Associate Planner Jimmy Wong to present Item No. 8. Present via zoom was 7-11 Operator Danny Lee.

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

Commissioner Hernandez commented that the sign would only promote business at this location.

Chair Arnold inquired about the distance and suggested moving the sign from the corner to allow for code compliance and provided distances. Director of Planning Wayne Morrell replied that in moving the sign where Chair Arnold suggested there would be a 2 ft. overhang.

A discussion ensued regarding City Code, setting precedence, sign design, and possible other locations for the sign.

There being no further questions from the Planning Commissioners Chair Arnold opened the Public Hearing at 6:35 p.m. and requested if anyone from the audience would like to speak on Item No. 8.

7-11 Operator Danny Lee thanked Jimmy Wong and Wayne Morrell for their assistance on this project. Mr. Lee indicated that visibility is key and that shifting the sign from the proposed location takes away from the visibility. Also, Mr. Lee indicated that safety is a concern for delivery trucks.

Director of Planning Wayne Morrell commented that he physically has gone out to this site and that this location is the optimal location.

There being no one from the audience wishing to speak, Chair Arnold closed the Public Hearing at 6:37 p.m. and requested a motion and second for Item No. 8.

Upon further discussion the Planning Commissioners discussed alternative motions. Chair Arnold moved to continue Item No. 8 to the April 12, 2021 Planning Commission Meeting and for the applicant to provide a scaled site plan and line of sight plan for the monument sign, seconded by Vice Chair Jimenez, which passed with the following roll call vote:

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

9. 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. 500-8

Recommendations: That the Planning Commission:

- Find that the continued operation and maintenance of a combined outpatient counseling center and substance abuse recovery resident 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. 500-8 be subject to a compliance review in five (5) year, on or before March 8, 2026, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

B. CONSENT ITEM

Development Plan Approval Case No. 914-3

Recommendations: That the Planning Commission:

- Find and determine that granting a one (1) year time extension of Development Plan Approval No. 914, 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, polies, and programs of the City's General Plan; and
- Approve a one (1) year time extension of Development Use Permit Case No. 914 (until March 8, 2022), subject to the most recent conditions of approval for Development Plan Approval 914.

Chair Arnold requested a motion regarding Consent Items Nos. 9A and 9B.

It was moved by Commissioner Arnold, seconded by Commissioner Hernandez to approve Consent Items Nos. 9A and 9B, and the recommendations regarding this matter, which passed by the following roll call vote.

Ayes: Arnold, Jimenez, Carbajal, and Hernandez

Nays: None

Absent: Rounds

10. ANNOUNCEMENTS

Commissioners:

All Planning Commissioners welcomed Chair Arnold back and were grateful that both Chair Arnold and his wife are doing well.

Chair Arnold discussed their battle with Covid-19 and thanked everyone for their prayers, and well wishes.

Chair Arnold also welcomed Commissioner Hernandez.

Commissioner Carbajal indicated that she and Commissioner Hernandez have known each other since elementary school.

Staff:

Director of Planning Wayne Morrell also welcomed Chair Arnold back and will continue to keep him and his family in prayers.

Senior Planner Cuong Nguyen invited everyone to the upcoming March 31, 2021 Housing

& Environmental Injustice Community Workshop at 6:00 p.m. – 8:00 p.m. Mr. Nguyen also notified everyone that gift cards to local eating establishments will be raffled and he also welcomed Commissioner Hernandez.

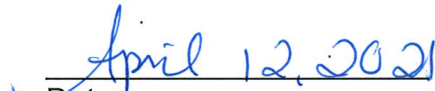
11. ADJOURNMENT

Chair Arnold adjourned the meeting at 7:40 p.m. to the next regular Planning Commission meeting scheduled for April 12, 2021 at 6:00 p.m.


Chair Arnold

ATTEST:


Teresa Cavallo
Planning Secretary


Date

