



APPROVED: June 14, 2021

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

May 10, 2021

**1. CALL TO ORDER**

Chair Arnold called the meeting to order at 6:00 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  
Commissioner Rounds

**Staff:**

Kathya M. Firlik, City Attorney  
Wayne Morrell, Director of Planning  
Cuong Nguyen, Senior Planner  
Jimmy Wong, Associate Planner  
Claudia Jimenez, Assistant Planner  
Luis Collazo, Code Enforcement  
Teresa Cavallo, Planning Secretary

**Council:**

None

**Members absent:**

None

**4. ORAL COMMUNICATIONS**

None.

**5. MINUTES**

Approval of the minutes of the April 12, 2021 Planning Commission Meeting

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

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

## **PUBLIC HEARING**

### **6. PUBLIC HEARING**

Categorically Exempt – CEQA Guidelines Section 15332, Class 32 and Class 15  
Tentative Parcel Map (TPM) No. 083429  
Development Plan Approval (DPA) Case No. 978

**Recommendations:** That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 083429 and Development Plan Approval Case No. 978, 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 TPM request meets all criteria as set forth in the State's Subdivision Map Act, for granting a Tentative or Final Parcel Map; and
- Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Find and determine that pursuant to Section 15332, Class 32 (In-fill Development Project) and pursuant to Section 15315, Class 15 (Minor Land Division) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Tentative Parcel Map No. 083429 and Development Plan Approval Case No. 978, subject to the conditions of approval as contained within Resolution No. 185-2021; and
- Adopt Resolution No. 185-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Arnold called upon Assistant Planner Claudia Jimenez to present Item No. 6. Present via Zoom were applicant's representatives Jake LeBlanc & Jay Tanjuan

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

Commissioner Rounds inquired if this building has a tenant yet? Assistant Planner Claudia Jimenez replied that no tenant has been acquired as this is just a speculative building. Commissioner Rounds commented that when seeking a tenant, please make sure the tenant is a sales tax generator with this building being the point of sale location.

Chair Arnold inquired about the Environmental Report and questioned the proposed project trip count. Environmental Consultant Mark Blodgett explained the proposed trip count to the Planning Commissioners.

There being no further questions from the Planning Commissioners Chair Arnold opened the Public Hearing at 6:17 p.m. and requested if the applicant or anyone from the

audience would like to speak on Item No. 6

Applicant's Representatives introduced themselves but had no comments.

There being no one else in the audience wishing to speak and the Planning Commissioners having no further questions, Chair Arnold closed the Public Hearing at 6:23 p.m. and requested a motion and second for Item No. 6.

It was moved by Vice Chair Jimenez, seconded by Commissioner Carbajal to approve Tentative Parcel Map (TPM) No. 083429 and Development Plan Approval (DPA) Case No. 978, and the recommendations regarding these entitlements, which passed by the following roll call vote:

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

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(a) & Section 15305 Class 5(a)  
Development Plan Approval Case No. 981  
Zone Variance Case No. 90

**Recommendations:** That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 981 and Zone Variance Case No. 90, 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 that the applicant's request meets the criteria set forth in §155.675 of the Zoning Ordinance for the granting of a Zone Variance; and
- Find and determine that pursuant to Section 15301 Class 1(a) & Section 15305, Class 5(a) of the California Environmental Quality Act (CEQA), the project is Categorical Exempt; and
- Adopt Resolution No. 186-2021, which incorporates the Planning Commission's findings and actions regarding this matter:

Chair Arnold called upon Associate Planner Jimmy Wong to present Item No. 7. Present via Zoom were applicant's representative Architect Steve Hong of HPA Architects and owners Kevin Staley and Eric Staley.

Chair Arnold called upon the Planning Commissioners for questions or comments

Commissioner Rounds inquired if this building has a tenant yet? Associate Planner Jimmy Wong replied that no tenant has been acquired as this is just a speculative building.

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

Owner Kevin Staley notified the Planning Commissioners that his team is actively searching for a tenant hopefully with a tax generating point of sales. Mr. Staley went on to thank everyone for their guidance and support throughout this process, especially Associate Planner Jimmy Wong, and Director of Planning Wayne Morrell.

There being no one else in the audience wishing to speak and the Planning Commissioners having no further questions, 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 Development Plan Approval Case No. 981, and Zone Variance Case No. 90, and the recommendations regarding these entitlements, which passed by the following roll call vote:

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

Planning Commission Attorney Kathya M. Firlik 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 15315, Class 15  
Tentative Parcel Map (TPM) No. 83392

**Recommendations:** That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 83392, 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 Ordinances and consistent with the goals, policies and program of the City's General Plan; and
- Find that Tentative Parcel Map No. 83392 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of a tentative or final map; and
- Find and determine that pursuant to Section 15315, Class 15 of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Tentative Parcel Map No. 83392, subject to the conditions of approval as contained with Resolution No. 187-2021; and
- Adopt Resolution No. 187-2021, 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.

Chair Arnold called upon the Planning Commissioners for questions or comments

There being no further questions from the Planning Commissioners Chair Arnold opened the Public Hearing at 6:43 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 8

There being no one in the audience wishing to speak and the Planning Commissioners having no further questions, Chair Arnold closed the Public Hearing at 6:44 p.m. and requested a motion and second for Item No. 8.

It was moved by Vice Chair Jimenez, seconded by Commissioner Hernandez to approve Tentative Parcel Map (TPM) No. 83392, and the recommendations regarding these entitlements, which passed by the following roll call vote:

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

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

**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**

Alcohol Sales Conditional Use Permit Case No. 29

**Recommendations:** 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 May 10, 2026, 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.

Chair Arnold requested a motion regarding Consent Item No. 9A.

It was moved by Commissioner Rounds, seconded by Vice Chair Jimenez to approve Consent Item No. 9A, and the recommendations regarding this matter, which passed by the following roll call vote.

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

**Absent:** None

**10. ANNOUNCEMENTS**

Commissioners:

Commissioner Carbajal announced that the Women's Club raised over \$1,400 in raffle ticket sales and the Women's Club will be awarding five (5) scholarships this year. Commissioner Carbajal also wished her parents a heavenly 53 year anniversary.

Commissioner Rounds announced that things seem to be opening up and he looks forward to seeing people again.

Commissioner Rounds also announced the City's Anniversary and his wedding anniversary are the same date, May 15<sup>th</sup>.

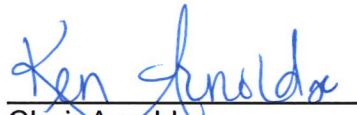
All Commissioners wished all the mother's a Happy Mother's Day.

Staff:

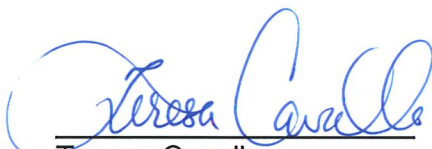
Senior Planner Cuong Nguyen provided a progress report on the City's General Plan. Mr. Nguyen that the City is seven (7) months away to completion of the General Plan. Mr. Nguyen also thanked Commissioners Rounds and Carbajal for attending the General Plan workshop on March 31<sup>st</sup>. Mr. Nguyen also reported that due to cost saving measures the City is able to create an Economic Development Element to the General Plan.

**11. ADJOURNMENT**

Chair Arnold adjourned the meeting at 6:54 p.m. to the next regular Planning Commission meeting scheduled for June 14, 2021 at 6:00 p.m.

  
Chair Arnold

**ATTEST:**

  
Teresa Cavallo  
Planning Secretary

  
Date