



APPROVED: July 12, 2021

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

June 14, 2021

1. CALL TO ORDER

Chair Arnold called the meeting to order at 6:01 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Arnold led everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present:

Chairperson Ken Arnold
Vice Chairperson Gabriel Jimenez
Commissioner Francis Carbajal
Commissioner Johnny Hernandez
Commissioner William K. Rounds

Staff:

Kathya M. Firlik, City Attorney
Wayne Morrell, Director of Planning and also acting
Planning Secretary
Cuong Nguyen, Senior Planner
Vince Velasco, Associate Planner
Luis Collazo, Code Enforcement

Council:

None

Members absent:

None

4. ORAL COMMUNICATIONS

None.

5. MINUTES

Approval of the minutes of the June 14, 2021, Planning Commission Meeting

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

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

6. PUBLIC HEARING

Categorical Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 819

A request for a ten-year approval to allow the ongoing operation and maintenance of an existing mono-palm wireless telecommunication facility (46'-10" facility height) and related unmanned equipment room at 9500 1/2 Norwalk Boulevard (APN: 8002-017-014), within the M-2, Heavy Manufacturing, Zone. (Core Development Services on behalf of AT&T)

Recommendation:

- Open the Public Hearing, receive any comments from the public regarding Conditional use Permit (CUP) Case No. 819, and thereafter continue the case to the next regularly scheduled Planning Commission meeting on July 12, 2021

Chairperson Arnold stated that, at the applicant's request, Planning Staff is recommending that the item be continued to the July 12, 2021 Planning Commission meeting, and are they any questions from the Commissioners. Commissioner Rounds asked why the applicant is requesting that the item be continued. Senior Planner Cuong Nguyen replied that the applicant requested additional time to finalize some of the wording in the conditions of approval.

There being no further questions from the Planning Commissioners or audience, Chairperson Arnold opened the Public Hearing and requested the public hearing be kept opened and requested a motion and a second to continue Item No. 6 to the Planning Commission meeting of July 12, 2021.

It was moved by Commissioner Rounds and seconded by Vice Chairperson Gabriel Jimenez to continue Item No. 6 to the Planning Commission meeting of July 12, 2021. The recommendation regarding this item passed by the following roll call vote:

Ayes: Arnold, Jimenez, Carbajal, Hernandez, and Rounds

Nays: None

Absent: None

7. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15303, Class 1

Alcohol Sales Conditional Use Permit Case No. 78

Request for approval of Alcohol Sales Conditional Use Permit Case No. 78 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at LA Gift Basket located at 13724 Borate Street within the Heavy Manufacturing (M-2) Zone. (LA Gift Baskets)

Recommendations:

- Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 78, and thereafter close the Public Hearing; and
- Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law; and
- Recommend that the City Council review and approve Alcohol Sales Conditional

Use Permit Case No. 78 subject to the conditions of approval contained within Resolution No. 188-2021.

Chairperson Arnold called upon Code Enforcement Officer Luis Collazo to present Item No. 7. Present via Zoom was Mr. Steve Rawlins, representing L.A. Gift Baskets.

Chair Arnold called upon the Planning Commissioners for questions.

There being no questions from the Planning Commissioners, Chairperson Arnold opened the Public Hearing and requested if the applicant or anyone from the audience would like to speak on Item No. 7

Mr. Steve Rawlins, representing L.A. Gift Baskets, stated for the record that they have agreed to all of the conditions of approval.

There being no one else in the audience wishing to speak and the Planning Commissioners having no further questions, Chairperson Arnold closed the Public Hearing and requested a motion and second for Item No. 7.

It was moved by Commissioner Carbajal, seconded by Commissioner Hernandez to approve Alcohol Sales Conditional Use Permit Case No. 78. The recommendations regarding this item 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. 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

Development Plan Approval Case Nos. 930, 931, 932, and 933

A request for a time extension of Development Plan Approval (DPA) Case Nos. 930 - 933 to allow the construction of four (4) new concrete tilt-up industrial buildings, ranging from 58,463 sq. ft. to 121,124 sq. ft., located on the northwest corner of Telegraph Road and Santa Fe Springs Road (APNs 8005-015-047, 8005-015-048, 8005-015-049, 8005-015-050), within the M-2, Heavy Manufacturing Zone and Telegraph Road Corridor. (Maverick Natural Resources)

Chair Arnold requested asked if the Planning Commissioners have any questions before voting on Consent item No. No.8A.

Commissioner Rounds stated that he noticed a lot of movement again on that corner and

wondered if these are the same four building proposed two to three years ago. Associate Planner Vince Velasco stated that yes, there are the same four buildings proposed in 2018. Commissioner Rounds further inquired, what has changed because at one point the owner, Maverick, was very much against it. Associate Planner Vince Velasco stated that yes maverick is the existing owner, and were in the due diligence process of abandoning at least 12 wells, but were affected by the pandemic which has resulted in them selling the property to E&B Natural Resources. This new owner has plans to continue the cleanup effort and will work with a developer to make sure the proposed entitlements are utilized within the extended time period.

Commissioner Rounds thanked Associate Planner Vince Velasco for his answers and said that it made total sense.

It was moved by Commissioner Rounds and seconded by Commissioner Carbajal to approve Consent Item No. 8A. The recommendations regarding this item passed by the following roll call vote:

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

9. ANNOUNCEMENTS

Commissioners:

Commissioner Rounds stated that it will be hot next week and that we all should stay hydrated.

Commissioner Hernandez commended Commissioner Rounds for always being informed.

Commissioner Jimenez also stated that we should stay hydrated and safe. He further commented that he has probably attended nine graduations in three days and that we should all stay hydrated and safe.

Chairperson Arnold stated that his wife recently returned from the hospital and is getting better and stronger.

Staff:

Senior Planner Cuong Nguyen wished all the dads and Commissioners a Happy Father's Day and Fourth of July.

Planning Director Wayne M. Morrell stated that the next Planning Commission will be held within the Council Chamber and similar to how the recent City Council meetings have been held. He also explained the measures in place to address COVID-19. At this time, he was not sure if the meeting would be a hybrid system whereby the audience could participate through a Zoom link.

Chairperson Arnold asked if the other committees will start meeting soon. Staff responded

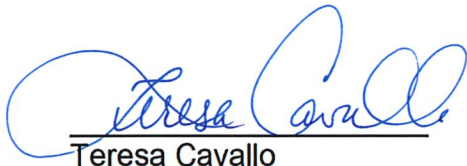
that we will find out and provide an answer before the next meeting.

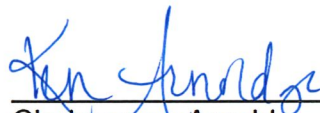
Prior to Chairperson Arnold closing the meeting, Planning Director Wayne M. Morrell noticed two members in the audience that were not there before. Ted Cordova from E&B Natural Resources identified himself, but did not want to speak. Johanna White also identified herself and stated that like Ted, she was present for the consent item. Planning Director Wayne M. Morrell informed both individuals that the consent item was passed by a majority vote.

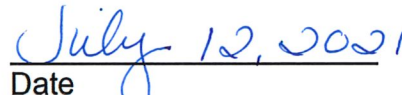
11. ADJOURNMENT

Chairperson Arnold adjourned the meeting at 6:27 p.m.

ATTEST:


Teresa Cavallo
Planning Secretary


Chairperson Arnold


Date

