



APPROVED: August 9, 2021

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

July 12, 2021

1. CALL TO ORDER

Chair Arnold called the meeting to order at 6:05 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
Vince Velasco, Associate Planner
Laurel Reimer, Planning Consultant
Michael Delgadillo, Planning Intern
Teresa Cavallo, Planning Secretary

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 Vice Chair Jimenez, seconded by Commissioner Hernandez 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 (*Continued from June 14, 2021 PC Meeting*)

Categorical Exempt – CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 819

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 819 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 Categorical Exempt; and
- Approve Conditional Use Permit Case No. 819, subject to the conditions of approval as contained within Resolution No. 189-2021 and
- Adopt Resolution No. 189-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Arnold called upon Senior Planner Cuong Nguyen to present Item No. 6. Present in the audience was applicant's representative Alexander Lew.

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

Commissioner Rounds inquired about the number of monopolms located within the City. Senior Planner Cuong Nguyen replied that there are approximately 15-20 monopolms located within the City.

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 Representative Alexander Lew thanked Senior Planner Cuong Nguyen for a great and thorough presentation. Mr. Lew indicated that the monopolms has been operating for 20 years and has fallen in disrepair and as part of the scope of work the monopolm is being upgraded.

Commissioner Hernandez inquired as to the frequency of maintenance. Mr. Lew responded that monthly inspections are the rule of thumb; however, sites go missed and it falls on the City's Code Enforcement to send notice to get the site repaired.

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 6:22 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Hernandez, seconded by Commissioner Carbajal to approve Conditional Use Permit Case No. 819, and the recommendations regarding this 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 32

Amendment to Conditional Use Permit (CUP) Case No. 61

Development Plan Approval (DPA) Case No. 983

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Amendment to Conditional Use Permit Case No. 61 and Development Plan Approval Case No. 983 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 for in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; 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) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Amendment to Conditional Use Permit Case No. 61 and Development Plan Approval Case No. 983, subject to the conditions of approval as contained within Resolution No. 191-2021; and
- Adopt Resolution No. 191-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Arnold called upon Senior Planner Cuong Nguyen to present Item No. 7. Present in the audience was applicant's representative Steve Masura, Director of Entitlements, and RJ Rieves, Sr. Project Manager.

Senior Planner Cuong Nguyen notified the Planning Commissioners that the City of Santa Fe Springs received comments from the City of Norwalk that stated no comments.

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

Commissioner Hernandez requested clarification if the site was a former landfill. Senior Planner Cuong Nguyen confirmed that the site was a former landfill.

Vice Chair Jimenez requested clarification as to the CEQA Exemption. Senior Planner Cuong Nguyen clarified that Class 32 was the correct CEQA Exemption.

Commissioner Rounds commented that the improvements proposed will improve the site.

There being no further questions from the Planning Commissioners Chair Arnold opened the Public Hearing at 6:45 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 7

Applicant's Representative Steve Masura, Director of Entitlements notified the Planning Commissioners that Rexford Industries recycles landfills and develops the sites with the intent to bring Top "A" tenants. Applicant's Representative RJ Rieves, Sr. Project Manager thanked Senior Planner Cuong Nguyen and the Planning Commissioners and commented that he looks forward to developing this site and working with the City.

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 6:50 p.m. and requested a motion and second for Item No. 7.

It was moved by Commission Rounds, seconded by Commissioner Hernandez to approve Amendment to Conditional Use Permit (CUP) Case No. 61 and Development Plan Approval (DPA) Case No. 983, 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

Adoption of Mitigated Negative Declaration

Development Plan Approval (DPA) Case No. 980

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 980 and related Environmental Documents, 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 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
- Approve and adopt the proposed Mitigated Negative Declaration and accompanying Mitigation Monitoring and Reporting Program (MMRP) which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
- Approve Development Plan Approval Case No. 980, subject to the conditions of approval as contained within Resolution No. 190-2021; and
- Adopt Resolution No. 190-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Arnold called upon Associate Planner Vince Velasco to present Item No. 8. Present in the audience were Bobby Nasir, Property Owner and Applicant's Representative Ignacio Crispo.

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

Commissioner Rounds commented to the applicant to consider a tenant that can generate tax revenue for the City.

There being no further questions from the Planning Commissioners Chair Arnold opened the Public Hearing at 7:08 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 8

Applicant's Representative Ignacio Crispo commented that the applicant will strive to secure a tax generated tenant. Mr. Crispo thanked Director of Planning Wayne Morrell, Senior Planner Cuong Nguyen, but especially Associate Planner Vince Velasco for doing a great job on this project.

Property Owner Bobby Nasir gave kudos to Commissioner Rounds and the Planning Commissioners for expressing a request to secure a tax generating tenant. The request makes a difference and helps the process all the way around.

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 7:11 p.m. and requested a motion and second for Item No. 8.

It was moved by Commissioner Carbajal, seconded by Vice Chair Jimenez to approve Development Plan Approval (DPA) Case No. 980, and the recommendations regarding this 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. PUBLIC HEARING

Zoning Text Amendment – Billboards Along Interstate 605

Ordinance No. 1118: An ordinance of the City Council of the City of Santa Fe Springs amending Sections 155.003, 155.051, 155.078, 155.109, 155.153, 155.211, 155.229, 155.259, 155.398, 155.515, 155.516, 155.398, 155.518, 155.519, 155.524, 155.529, 155.531, and 155.533 to Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code relating to Billboards. (City of Santa Fe Springs)

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Zoning Text Amendment – Billboards Along Interstate 605 and thereafter, close the Public Hearing; and
- Find that the proposed amendments to the text of the City's Zoning Ordinance are consistent with the City's General Plan; and
- Find and determine that pursuant to Section 15061(b)(3) (Activities Covered by General Rule) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Adopt Resolution No. 192-2020, which incorporates the Commission's findings and action regarding this matter; and
- Recommend that the City Council approve and adopt Ordinance No. 1118, to effectuate the proposed amendments to the text of the City's Zoning Ordinance.

Chair Arnold called upon Planning Consultant Laurel Reimer to present Item No. 9.

Planning Consultant Laurel Reimer notified the Planning Commissioners that the City of Santa Fe Springs received comments from the City of Norwalk that stated no comments.

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

Commissioner Hernandez requested clarification on the number of sites that this ordinance will affect. Planning Consultant Laurel Reimer replied that due to distancing requirements only three (3) sites will be affected by the ordinance.

Chair Arnold inquired if the City has taken into consideration the 605 freeway expansion. Planning Consultant Laurel Reimer notified the Planning Commissioners that Caltrans has notified the City that they do not have the funding to expand the 605 freeway. Ms. Reimer also commented that developers would rather build now to generate revenue and deal with the expansion at a later time.

Chair Arnold also inquired if the area with the Edison right away was considered for declassification. Planning Consultant Laurel Reimer responded that she was unfamiliar with Caltrans' declassification process but she knows that Caltrans was ok with declassifying the areas located within the City because of their location near the underpass which have no landscaping. Should Caltrans declassify the Edison/Park area then staff will have to return to amend the City code to allow for billboards to be located within the A-1 zone.

Commissioner Rounds commented that in a meeting with Caltrans regarding the 605 freeway expansion, Caltrans commented that it would be 20+ years before the 605 freeway expansion begins.

There being no further questions from the Planning Commissioners Chair Arnold opened the Public Hearing at 7:35 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 9.

Dollar Self Storage owner Jack Thomson thanked staff for their work and commented that this will benefit everyone driving along the 605 freeway.

Director of Planning Wayne Morrell thanked Planning Consultant Laurel Reimer and Senior Planner Cuong Nguyen for working on this project. Having them working on this project has made a difference.

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 7:37 p.m. and requested a motion and second for Item No. 9.

It was moved by Commissioner Hernandez, seconded by Commissioner Rounds to recommend that the City Council approve and adopt Ordinance No. 1118, to effectuate the proposed amendments to the text of the City's Zoning Ordinance, and the recommendations regarding this entitlement, 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.

10. ANNOUNCEMENTS

Commissioners:

Commissioner Rounds announced that he is glad to see everyone in the Chambers again and thanked Planning Staff for doing such a good job. Commissioner Rounds also indicated he can't wait for the parking lot improvements to be completed.

Commissioner Jimenez welcomed everyone back.

Commissioner Carbajal commented that under Director of Planning Wayne Morrell his staff is top notch.

Both Commissioners Hernandez and Chair Arnold expressed the same sentiments.

Staff:
None.

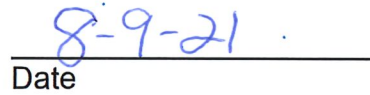
11. ADJOURNMENT

Chair Arnold adjourned the meeting at 7:45 p.m. to the next regular Planning Commission meeting scheduled for August 9, 2021 at 6:00 p.m.

ATTEST:


Teresa Cavallo
Planning Secretary


Acting Chair


Date