



APPROVED: October 18, 2021

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

September 13, 2021

1. CALL TO ORDER

Director of Planning Wayne Morrell explained that Vice Chair Jimenez would be conducting the Planning Commission Meeting as Chair Arnold attended the meeting via Zoom. Vice Chair Jimenez called the meeting to order at 6:05 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:

Chairperson Arnold – attended via Zoom
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
Jimmy Wong, Associate Planner
Claudia Jimenez, Assistant Planner
Luis Collazo, Code Enforcement
Teresa Cavallo, Planning Secretary
Alex Tong, Director of Technology Services
Jeff Bailey, Computer Specialist III

Council:

None

Members absent:

None

4. EX PARTE COMMUNICATIONS

Commissioner Rounds notified the Planning Commissioners that he invited Mr. & Mrs. Huitron to the Planning Commission meeting to voice their concerns; however, he did not

discuss the project with Mr. & Mrs. Huitron.

5. ORAL COMMUNICATIONS

None.

6. MINUTES

Approval of the minutes of the August 9, 2021 Planning Commission Meeting

It was moved by Commissioner Carbajal, 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

7. PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15303, Class 1

Alcohol Sales Conditional Use Permit Case No. 79

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit Case No. 79, 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. 79 subject to the conditions of approval contained within Resolution No. 193-2021 (attached).

Vice Chair Jimenez called upon Code Enforcement Officer Luis Collazo to present Item No. 7.

Commissioner Rounds inquired if the ASCUP allowed for the sale of to-go alcoholic beverages.

A discussion ensued regarding the pros and cons of alcoholic beverages being delivered.

Commissioner Hernandez requested confirmation if Hiro Nori was located within the old sandwich establishment. Code Enforcement Officer Luis Collazo confirmed that it was.

There being no further questions from the Planning Commissioners, Vice Chair Jimenez opened the Public Hearing at 6:18 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 7

There being no one in the audience wishing to speak and the Planning Commissioners having no further questions, Vice Chair Jimenez closed the Public Hearing at 6:19 p.m.

and requested a motion and second for Item No. 7.

It was moved by Commissioner Rounds, seconded by Commissioner Carbajal to approve Alcohol Sales Conditional Use Permit Case No. 79, 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 and via Zoom.

8. PUBLIC HEARING

Categorical Exempt - CEQA Guidelines Section 15301, Class 1
Amendment to Conditional Use Permit (CUP) Case No. 753

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Amendment to Conditional Use Permit Case No. 753, and thereafter, close the Public Hearing; and
- Find and determine that amending the Waste Management conditions of approval for the existing metal recycling facility, 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 the CUP amendment 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 Amendment to Conditional Use Permit Case No. 753, subject to the conditions of approval as contained within Resolution No. 195-2021; and
- Adopt Resolution No. 195-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Vice Chair Jimenez called upon Assistant Planner Claudia Jimenez to present Item No. 8. The applicant and their representatives were present via Zoom.

Chair Arnold inquired about the CUP and the business being out of compliance due to fire damage. Assistant Planner Claudia Jimenez responded that although a portion of the building caught fire, the applicant was still conducting business in the portion of the building that was still operable.

There being no further questions from the Planning Commissioners, Vice Chair Jimenez opened the Public Hearing at 6:28 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, Vice Chair Jimenez closed the Public Hearing at 6:30 p.m. and requested a motion and second for Item No. 8.

It was moved by Commissioner Hernandez, seconded by Commissioner Rounds to approve Amendment to Conditional Use Permit (CUP) Case No. 753, 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 and via Zoom.

9. PUBLIC HEARING

CEQA - Exemption: Section 15332, Class 32 (In-fill Development Projects)

Lot Line Adjustment (LLA) Case No. 01-2021

Development Plan Approval (DPA) Case No. 984

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Lot Line Adjustment Case No. 01-2021 and Development Plan Approval Case No. 984, 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 subject Lot Line Adjustment is consistent with the City's General Plan, Zoning Ordinance, and Building Code, and will not create a greater number of parcels than originally existed; and
- Find that the applicant's request meets the criteria set forth in Section 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 Projects), of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Lot Line Adjustment Case No. 01-2021 and Development Plan Approval Case No. 984, subject to the conditions of approval as contained within Resolution No. 197-2021; and
- Adopt Resolution No. 197-2021, which incorporates the Planning Commission's findings, recommendations, and actions regarding this matter.

Vice Chair Jimenez called upon Associate Planner Jimmy Wong to present Item No. 9.

There being no questions from the Planning Commissioners, Vice Chair Jimenez opened the Public Hearing at 6:40 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 9.

There being no one in the audience wishing to speak and the Planning Commissioners having no questions, Vice Chair Jimenez closed the Public Hearing at 6:41 p.m. and requested a motion and second for Item No. 9.

It was moved by Commissioner Carbajal, seconded by Commissioner Hernandez to approve Lot Line Adjustment (LLA) Case No. 01-2021 and Development Plan Approval (DPA) Case No. 984, 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 and via Zoom.

10. PUBLIC HEARING

CEQA - Adoption of Mitigated Negative Declaration

General Plan Amendment (GPA) Case No. 31

Zone Change (ZC) Case No. 140

Tentative Tract Map (TTM) No. 83383

Development Plan Approval (DPA) Case No. 982

Modification Permit (MOD) Case No. 1340

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding General Plan Amendment Case No. 31, Zone Change Case No. 140, Tentative Tract Map No. 83383, Development Plan Approval Case No. 982 and Modification Permit Case No. 1340, 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 and determine that the proposed General Plan Amendment meets the criteria set forth in Section 65353-65356 of the State Planning, Zoning and Development Law as set forth in the procedures for amending the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in Section 155.829 of the City's Zoning Ordinance, for the granting of a Zone Change; and
- Find that Tentative Tract Map No. 83383 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 that the applicant's request meets the criteria set forth in Section 155.739 of the City's Zoning Ordinance, for the granting of Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in Section 155.694 of the City's Zoning Ordinance, for the granting of a Modification Permit in residential zones; and
- Recommend to the City Council, approval and adoption of the proposed Mitigated Negative Declaration which, based on the findings of the initial study, indicates that although potential significant effects on the environment have been identified, revisions in the project plan or proposal made by, or agreed to by, the applicant, would avoid the effects or mitigate the effects to a point where clearly no significant effects, with mitigation, on the environment would occur, and there is no substantial evidence in light of the whole record that the project, as proposed, may have a significant effect on the environment; and
- Recommend to the City Council, approval of the proposed Mitigation Monitoring and Reporting Program (MMR) of Tentative Tract Map 83383, General Plan Amendment Case No. 31, Zone Change Case No. 140, Development Plan Approval Case No. 982, and Modification Permit Case No. 1340; and
- Adopt Resolution No. 196-2021, which incorporates the Planning Commission's findings, recommendations and actions regarding this matter.

Vice Chair Jimenez called upon Associate Planner Jimmy Wong to present Item No. 10.

Director of Planning Wayne Morrell addressed the Planning Commissioners and the audience that Staff is recommending that this matter be continued to the November 8, 2021 Planning Commission Meeting to allow Staff an opportunity to address any and all concerns regarding traffic raised by the residents of Santa Fe Springs.

Vice Chair Jimenez opened the Public Hearing Notice at 6:45 p.m. and called upon the audience to address the Planning Commission:

The following members of the public spoke against the project:

Irma Huitron
Monica Ayala
Marla Velasquez
Dulce Cisneros
Ingrid Varela
Karam Ayad
Norma Hernandez
Alejandro Huitron
Sergio Ramirez – via Zoom
Lucia Najera
Loudres Cisneros
Kathy Reed
Maras Siquieros Bucanas

Vice Chair thanked everyone in attendance to express their concerns. Vice Chair Jimenez stated that Planning Commissioners are also Santa Fe Springs residents and the Planning Commissioners do take everyone's concerns into consideration when making a decision on entitlements.

Commissioner Rounds also thanked everyone for coming out to express their concerns. Commissioner Rounds commented that he has lived in the City for 70 years and he has seen the City develop around him. Commissioner Rounds was glad to see that the residents are in attendance for our City expressing their concerns that are being heard.

Commissioner Carbajal also thanked everyone in attendance and commented that she was raised on the Northside of Santa Fe Springs by the train tracks and understands the residents' concerns. Commissioner Carbajal also invited the residents in attendance to the General Plan Advisory Committee meetings since the City is undergoing updating the General Plan.

Commissioner Hernandez also expressed that for he has lived and worked in City for years. Commissioner Hernandez commented that Santa Fe Springs is generational city with grandparents, parents, kids, and grandkids all living within the City. Commissioner Hernandez also thanked everyone for coming out and expressing their concerns.

Chair Arnold also invited members of the audience to the General Plan Advisory Committee meetings to voice their opinions to shape the future of Santa Fe Springs. Chair Arnold thanked everyone for their attendance, expressing their concern, and their cooperation as the Planning Commission considers this project.

There being no further questions from the Planning Commissioners or audience, Vice Chair Jimenez requested the public hearing be kept opened and requested a motion and a second to continue Item No. 10 to the Planning Commission meeting of November 8, 2021.

It was moved by Commissioner Hernandez and seconded by Chair Arnold to continue Item No. 10 to the November 9, 2021 Planning Commission Meeting. The recommendation regarding this item passed by the following roll call vote:

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

11. NEW BUSINESS

CEQA Categorically Exempt, Section 15305, Class 5
Modification Permit Case No. 1341

Recommendations: That the Planning Commission:

- 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 Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's MOD request meets the criteria set forth in §155.697 of

the City's Zoning Ordinance, for the granting of a temporary modification of property development standards; and

- Find and determine that pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Modification Permit Case No. 1341, subject to the conditions of approval as contained within Resolution No. 194-2021; and
- Adopt Resolution No. 194-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Vice Chair Jimenez called upon Associate Planner Vince Velasco to present Item No. 11. The applicant, Scott Murray was present in the audience.

Commissioner Round inquired about the minimum parking size requirements since present day vehicles are larger than they were back in 1955.

Chair Arnold responded that car spaces were 9' x 20' back in the 50's.

Associate Planner Vince Velasco commented that current code calls for parking size requirements to be 8 1/5' x 19'.

There being no further questions from the Planning Commissioners, Vice Chair Jimenez called upon the applicant or anyone from the audience who would like to speak on Item No. 11. The applicant Scott Murray approached the podium to address any questions and/or concerns that the Planning Commissioners may have.

There being no one else in the audience wishing to speak and the Planning Commissioners having no further questions, Vice Chair Jimenez requested a motion and second for Item No. 9.

It was moved by Commissioner Rounds, seconded by Chair Arnold to approve Modification Permit Case No. 1341, 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 and via Zoom.

12. NEW BUSINESS

CEQA Categorically Exempt, Section 15305, Class 5

Modification Permit Case No. 1345

Recommendations: That the Planning Commission:

- 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 Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's MOD request meets the criteria set forth in §155.697 of the City's Zoning Ordinance, for the granting of a temporary modification; and
 - Find and determine that pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
 - Approve Modification Permit Case No. 1345, subject to the conditions of approval as contained within Resolution No. 198-2021; and
 - Adopt Resolution No. 198-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

Vice Chair Jimenez called upon Planning Intern Michael Delgadillo to present Item No. 12. Representatives for McMaster-Carr were present in the audience.

Chair Arnold commented that the location of the fence is unclear and requested further clarification.

A discussion ensued regarding the fence height, setbacks, and location.

There being no further questions from the Planning Commissioners, Vice Chair Jimenez called upon the applicant or anyone from the audience who would like to speak on Item No. 12.

There being no one else in the audience wishing to speak and the Planning Commissioners having no further questions, Vice Chair Jimenez requested a motion and second for Item No. 12.

It was moved by Commissioner Carbajal, seconded by Commissioner Hernandez to approve Modification Permit Case No. 1345, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Jimenez, Carbajal, Hernandez, and Rounds

Nays: Arnold

Absent: None

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

13. ANNOUNCEMENTS

Commissioners and Staff:

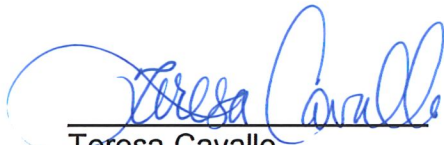
Planning Commissioners and Staff expressed their well wishes and prayers for Chair Arnold as he battles cancers.

Chair Arnold thanked everyone for their well wishes and prayers and indicated that his cancer is aggressive but that he feels 50% better.

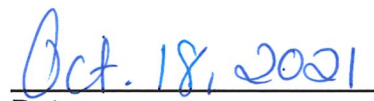
14. ADJOURNMENT

Vice Chair Jimenez adjourned the meeting at 7:56 p.m. to the next regular Planning Commission meeting scheduled for October 11, 2021 at 6:00 p.m.

ATTEST:


Teresa Cavallo
Planning Secretary


Vice Chair Jimenez


Date