



APPROVED: December 13, 2021

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

November 8, 2021

1. CALL TO ORDER

Vice Chair Jimenez called the meeting to order at 6:05 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chair Jimenez called upon Commissioner Rounds to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present:

Chairperson Arnold – via Zoom
Vice Chairperson Jimenez
Commissioner Carbajal – via Zoom
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
Teresa Cavallo, Planning Secretary
Steven Salas, Computer Specialist

Council:

None

Members absent:

None

4. EX PARTE COMMUNICATIONS

None.

5. ORAL COMMUNICATIONS

Via Zoom RD Fierros requested to speak on Item No. 9.

6. MINUTES

Approval of the minutes of the October 18, 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

7. **PUBLIC HEARING** - continued from the September 13, 2021 Planning Commission Meeting
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:

- Continue the 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; and Modification Permit (MOD) Case No. 1340 to the next regularly scheduled Planning Commission meeting on Monday, December 13, 2021.

Vice Chair Jimenez called upon Director of Planning Wayne Morrell to present Item No. 7.

Vice Chair Jimenez reopened the Public Hearing at 6:13 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 7.

Representative Chad Brown on behalf of Melia Homes requested that Item No. 7 not be continued and presented his reasons as to why a continuance was not in the best interest of the project.

Vice Chair Jimenez requested if anyone from the audience wished to speak on Item No. 7. The following residents spoke in favor of a continuance:

Irma Huitron
Martha Velasquez
Alejandro Huitron

Having no one further wishing to speak, Vice Chair Jimenez requested a motion and second for Item No. 7.

It was moved by Commissioner Carbajal, seconded by Chair Arnold to continue Item No. 7 to the December 13, 2021 Planning Commission meeting, which did not pass by the following roll call vote:

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

It was moved by Commissioner Rounds, seconded by Commissioner Hernandez to continue Item No. 7 to the January 10, 2022 Planning Commission Meeting, which passed by the following roll call vote:

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

8. PUBLIC HEARING

CEQA - Negative Declaration

Amendment to Conditional Use Permit (CUP) Case No. 497

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Amendment to Conditional Use Permit Case No. 497, and thereafter, close the Public Hearing; and
- Find and determine that the continued operation and maintenance of a precious metal reclamation and product manufacturing use, including a new rhodium purification line, on the subject site will not 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
- Approve and adopt the proposed Negative Declaration 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 Amendment to Conditional Use Permit Case No. 497, subject to the conditions of approval as contained within Resolution No. 199-2021; and
- Adopt Resolution No. 199-2021, 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. 8.

Commissioner Rounds inquired about the existing equipment that is visible. Associate Planner Vince Velasco responded that all new equipment will not be visible.

There being no further questions from the Planning Commissioners, Vice Chair Jimenez opened the Public Hearing at 6:56 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 8.

Peter Eckert commented that this Heraeus' fourth time before the Planning Commission to extend this CUP with a modification. Heraeus has invested over \$100 million dollars

to improve their operations and has the most sophisticated automated equipment for previous metal refinery.

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 6:58 p.m. and requested a motion and second for Item No. 8.

It was moved by Commissioner Rounds, seconded by Commissioner Hernandez to approve Amendment to Conditional Use Permit (CUP) Case No. 497, 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

9. PUBLIC HEARING

CEQA - Exemption: Section 15302, Class 2 (b) (Replacement or Reconstruction)
Development Plan Approval (DPA) Case No. 985
Conditional Use Permit (CUP) Case No. 822

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 985 and Conditional Use Permit Case No. 822, 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 Section 155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; 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 approval; and
- Find and determine that pursuant to Section 15302, Class 2 (b) (Replacement or Reconstruction), of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Development Plan Approval Case No. 985 and Conditional Use Permit Case No. 822, subject to the conditions of approval as contained within Resolution No. 200-2021; and
- Adopt Resolution No. 200-2021, 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 who requested Item No. 9 be continued the December 13, 2021 Planning Commission meeting.

Vice Chair Jimenez opened the Public Hearing at 7:02 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 9

Commissioner Hernandez inquired about the location of this project, which Associate

Planner Jimmy Wong confirmed that this project would be replacing the S & P Restaurant.

Via Zoom the following resident spoke against Item No. 9.
RD Fierros

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

It was moved by Commissioner Hernandez, seconded by Commissioner Carbajal to continue Development Plan Approval (DPA) Case No. 985, Conditional Use Permit (CUP) Case No. 822 to the December 13, 2021 Planning Commission meeting, which passed by the following roll call vote:

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

10. 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. 671-4

Recommendations: That the Planning Commission:

- Find that the continued operation and maintenance of an ambulance service use, 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. 671 be subject to a compliance review in five (5) years, on or before November 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

Conditional Use Permit Case No. 677-3

Recommendations: That the Planning Commission:

- Find that the continued operation and maintenance of a recycling/collection 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. 677 be subject to a compliance review in five (5) years, on or before November 8, 2026, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

C. CONSENT ITEM

Conditional Use Permit Case No. 762-2

Recommendations: That the Planning Commission:

- Find that the continued operation and maintenance of a sandblasting 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. 762 be subject to a compliance review in five (5) year, on or before November 8, 2026, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

Vice Chair Jimenez requested a motion regarding Consent Item Nos. 10A, 10 B, and 10C.

It was moved by Commissioner Rounds, seconded by Chair Arnold to approve Consent Item Nos. 10A, 10B, and 10C, 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

11. ANNOUNCEMENTS

Commissioners:

All the Planning Commissioners wished everyone a Happy Thanksgiving.

Everyone sent well wishes to Chair Arnold on his fight against cancer.

Commissioner Carbajal thanked City Staff and General Plan Consultants for how the General Plan information was disseminated and for all their hard work.

Staff:

Associate Planner Vince Velasco provided development updates on the following sites:

9920 Pioneer
13767 Freeway

13215 Cambridge

Asst. Director of Planning Cuong Nguyen provided an update on the City's General Plan and invited everyone to the Community Workshop scheduled for November 17, 2021 at 6:00 p.m. at Town Center Hall.

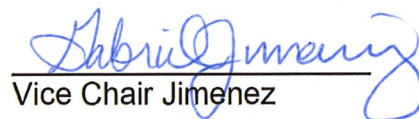
Mr. Nguyen also announced that the screening on the corner of Norwalk/Telegraph is being replaced due to high wind damage.

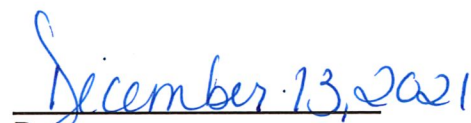
12. ADJOURNMENT

Vice Chair Jimenez adjourned the meeting at 7:14 p.m. to the next regular Planning Commission meeting scheduled for December 13, 2021 at 6:00 p.m.

ATTEST:


Teresa Cavallo
Planning Secretary


Vice Chair Jimenez


Date

