



APPROVED: March 14, 2022

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

January 10, 2022

1. CALL TO ORDER

Chair Arnold called the meeting to order at 6:07 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 M. Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Laurel Reimer, Planning Consultant
Vince Velasco, Associate Planner
Jimmy Wong, Associate Planner
Claudia Jimenez, Assistant Planner
Teresa Cavallo, Planning Secretary
Tom Lopez, City Traffic Consultant

Council: None

Members absent: None

4. EX PARTE COMMUNICATIONS

None.

5. ORAL COMMUNICATIONS

None.

6. MINUTES

Approval of the minutes of the December 13, 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

PUBLIC HEARING

7. PUBLIC HEARING

(Continued from Planning Commission Meeting of November 8, 2021)

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:

- 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 (MMRP 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.

Chair Arnold called upon Director of Planning Wayne Morrell to present Item No. 7. Present in the audience on behalf of Melia Homes were representatives Chad Brown and David Hubbard. Also, present were CEQA representatives Konnie Dobrev, Meghan Macias, Renee Escario, and Brandon Alvarado from EPD Solutions, Inc.

Chad Brown representative for Melia Homes, provided a presentation before the Planning Commission.

Chair Arnold inquired if any of the Planning Commissioners had any questions.

Vice Chair Jimenez inquired if he would need to recuse himself from voting on Item No. 7, as he also sits on the Little Lake City School Board which would profit from the development of the Melia Homes project.

City Attorney Kathya M. Firlik, requested a five (5) minute recess to discuss this matter further with Vice Chair Jimenez at 7:44 p.m.

The Planning Commission meeting resumed at 7:49 p.m.

City Attorney Kathya M. Firlik informed the Planning Commissioners and audience members that she saw no conflict with Vice Chair Jimenez voting on Item No. 7.

Commissioner Rounds inquired about parking and advised Melia Homes to take the Villages at Heritage Springs lead on parking enforcement. Mr. Brown responded that he did not see a foreseeable parking problem as Melia Homes are purchased by starter families.

The following audience members spoke in opposition:

Alejandro Huitron
Irma Huitron
Marla Velasquez
Emma
Norma Hernandez
Leilani Martinez
Mara Siquieros

Chair Arnold called upon Representative Chad Brown for a rebuttal. Mr. Brown indicated that he had nothing further to say, except that he and Melia Homes have been responsive to the community and their inquiries, and that Melia Homes intends to adhere to the City's Municipal Code.

Having no one further wishing to speak, Chair Arnold closed the Public Hearing at 8:26 p.m. requested a motion and second for Item No. 7.

Commissioner Hernandez expressed as a resident and Planning Commissioner to keep aside personal feelings and to take all factors into consideration isn't always a win-win situation; however, with change there is room for improvement and communication. Everyone did a diligent job on behalf of the residents today.

Chair Arnold expressed that this is an opportunity for single family residences that is limited due to land requirements. That with the new housing AB's and the ADU laws, single family residence as we know it is changing.

It was moved by Chair Arnold, seconded by Vice Chair Jimenez to approve 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, 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

City Attorney Kathya M. Firlik read the City's appeal process.

8. PUBLIC HEARING

Categorical Exemption - CEQA Guidelines Section 15301, Class 1 & Section 15302, Class 2

Conditional Use Permit Case No. 658-1

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 658-1, 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 programs of the City's General Plan; and
- Require that Conditional Use Permit Case No. 658-1 be subject to a reconsideration in ten (10) years, on or before January 10th , 2032 to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report; 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; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) and Section 15302, Class 2 (Replacement & Reconstruction), of the California Environmental Quality Act (CEQA), the project is Categorical Exempt; and
- Approve Conditional Use Permit Case No. 658-1, subject to the conditions of approval as contained within Resolution No. 201-2022; and

- Adopt Resolution No. 201-2022, 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. Present on behalf of applicant was Representative Stella Shih.

Chair asked if any of the Planning Commissioners had any questions. There being none.

Chair Arnold opened the Public Hearing at 8:45 p.m. and asked if the applicant's representative or anyone in the audience wished to speak on this matter. Having no one further wishing to speak, Chair Arnold closed the Public Hearing at 8:47 p.m. requested a motion and second for Item No. 8.

It was moved by Commissioner Rounds, seconded by Commissioner Carbajal to approve Conditional Use Permit Case No. 658-1, 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

City Attorney Kathya M. Firlik read the City's appeal process.

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

Conditional Use Permit Case No. 594-10

Recommendations: That the Planning Commission:

- Find that the continued operation of the subject cement batch facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
- Require that Conditional Use Permit Case No. 594, be subject to a compliance review in ten (10) years, on or before January 10, 2032, to ensure the subject food processing facility is still operating in strict compliance with the conditions of approval as stated within this staff report.

B. CONSENT ITEM

Conditional Use Permit Case No. 736-3

Recommendations: That the Planning Commission:

- Find that the continued operation of the subject food processing facility, if conducted in strict compliance with the conditions of approval, will be

harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and

- Require that Conditional Use Permit Case (CUP) No. 736, be subject to a compliance review in ten (10) years, on or before January 10, 2032, to ensure the subject food processing facility is still operating in strict compliance with the conditions of approval as stated within this staff report.

C. CONSENT ITEM

Conditional Use Permit Case No. 793-1

Recommendations: That the Planning Commission:

- Find that the continued operation of the subject 60-foot-tall V-shaped digital billboard, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and, therefore, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
- Require that Conditional Use Permit Case (CUP) No. 793, be subject to a compliance review in five (5) years, on or before January 10, 2027, to ensure the subject 60-foot-tall V-shaped digital billboard is still operating in strict compliance with the conditions of approval as stated within this staff report.

Chair Arnold requested a motion regarding Consent Item Nos. 9A, 9B, and 9C.

It was moved by Commissioner Carbajal, seconded by Commissioner Rounds to approve Consent Item Nos. 9A, 9B, and 9C, 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:

All the Planning Commissioners wished everyone a Happy New Year and expressed how happy they were to hear Chair Ken Arnold back from fighting the fight against cancer and sent Chair Arnold positive vibes and well wishes on his road to recovery.

Chair Arnold announced that he will be undergoing another CT Scan to monitor the tumor.

Staff:

Assistant Director of Planning Cuong Nguyen announced that City Council was holding a Special Study Session regarding the General Plan at 9:00 a.m. tomorrow morning.

11. ADJOURNMENT

Chair Arnold adjourned the meeting at 8:58 p.m. to the next Adjourned Planning

Commission meeting scheduled for January 24, 2021 at 6:00 p.m.

ATTEST:


Ken Arnold, Chairperson


Teresa Cavallo
Planning Secretary

March 14, 2022

Date