



APPROVED: March 14, 2022

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

January 24, 2022

1. CALL TO ORDER

Chair Arnold called the meeting to order at 6:00 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
Jimmy Wong, Associate Planner
Claudia Jimenez, Assistant Planner
Teresa Cavallo, Planning Secretary
Tom Lopez, Traffic Consultant
Russell Hildebrand, City Attorney
Laura Stetson – General Plan Consultant
Jose Rodriguez – General Plan Consultant
Kent Norton – General Plan Consultant

Council:

None

Members absent:

None

4. EX PARTE COMMUNICATIONS

None.

5. ORAL COMMUNICATIONS

None.

PUBLIC HEARING

6. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Tentative Parcel Map No. 83238

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 083238 and, thereafter, close the Public Hearing; and
- Approve and adopt the Initial Study and Mitigated Negative Declaration, including the Comments and Responses to Comments, Initial Study and Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that the approval of Tentative Parcel Map No. 083238, will have significant adverse effects that cannot be mitigated to levels of insignificance; and
- Find that Tentative Parcel Map No. 083238 is consistent with the City's General Plan; and
- Find that Tentative Parcel Map No. 083238 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
- Approve Tentative Parcel Map No. 083238, subject to the conditions of approval as contained within the attached Resolution (205-2022).

SEE ITEM NO. 9 FOR PLANNING COMMISSION ACTIONS

7. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Development Plan Approval Case Nos. 974

Conditional Use Permits Case Nos. 811

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive the staff report and any comments from the public regarding Development Plan Approval Case Nos. 974 and Conditional Use Permit Case Nos. 811 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 Regulations 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 Regulations, for the granting of Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in Section 155.730 of the City's Zoning Regulations for the granting of a Conditional Use Permit; and;

- Approve and adopt the proposed Initial Study and Mitigated Negative Declaration, including the Comments and Responses to Comments, and based on the findings of the Initial Study, the proposed project is not expected to have any significant adverse environmental impacts after implementation of mitigation measures; and
- Approve and adopt the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project; and
- Approve Development Plan Approval Case Nos. 974 and Conditional Use Permits Case Nos. 811, subject to the conditions of approval as contained within the attached Resolution 202-2022.

SEE ITEM NO. 9 FOR PLANNING COMMISSION ACTIONS

8. PUBLIC HEARING

Adoption of Mitigated Negative Declaration
Development Plan Approval Case Nos. 975
Conditional Use Permits Case No. 812

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive the staff report and any comments from the public regarding Development Plan Approval Case No. 975 and Conditional Use Permit Case Nos. 812 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 Regulations 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 Regulations, for the granting of Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in Section 155.730 of the City's Zoning Regulations for the granting of a Conditional Use Permit; and;
- Approve and adopt the proposed Initial Study and Mitigated Negative Declaration, including the Comments and Responses to Comments, and based on the findings of the Initial Study, the proposed project is not expected to have any significant adverse environmental impacts after implementation of mitigation measures; and
- Approve and adopt the proposed Mitigation Monitoring and Reporting Program for the proposed project; and
- Approve Development Plan Approval Case Nos. 975 and Conditional Use Permits Case Nos. 812, subject to the conditions of approval as contained within the attached Resolution 203-2022.

SEE ITEM NO. 9 FOR PLANNING COMMISSION ACTIONS

9. PUBLIC HEARING

Adoption of Mitigated Negative Declaration
Development Plan Approval Case Nos. 991
Conditional Use Permits Case No. 827

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive the staff report and any comments from the public regarding Development Plan Approval Case No. 991 and Conditional Use Permit Case Nos. 827 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 Regulations 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 Regulations, for the granting of Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in Section 155.730 of the City's Zoning Regulations for the granting of a Conditional Use Permit; and;
- Approve and adopt the proposed Initial Study and Mitigated Negative Declaration, including the Comments and Responses to Comments, and based on the findings of the Initial Study, the proposed project is not expected to have any significant adverse environmental impacts after implementation of mitigation measures; and
- Approve and adopt the proposed Mitigation Monitoring and Reporting Program for the proposed project; and
- Approve Development Plan Approval Case No. 991 and Conditional Use Permits Case No. 827, subject to the conditions of approval as contained within the attached Resolution 204-2022.

Chair Arnold called upon Director of Planning Wayne Morrell to present Item Nos. 6, 7, 8 and 9. Present in the audience were Representatives Rick Westberg of Richman Group, and Constanza Pachon of The Whole Child.

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

There being no questions from the Planning Commissioners, Chair Arnold opened the Public Hearing at 6:35 p.m. and requested if the applicant or anyone from the audience would like to speak on Item No. 6, 7, 8, and 9.

Rick Westberg, Executive Vice President Richman Group provided the Planning Commissioners with a brief company bio indicating that the Richman Group has built over 140,000 units in 49 US States.

Constanza Pachon of The Whole Child group indicated this is the first time The Whole Child is developing housing units. That building this facility will provides families with much needed resources and assist families on their journey to becoming first time homebuyers.

Director of Planning Wayne M. Morrell notified the Planning Commissioners that the following Conditions of Approval needed to be corrected:

Condition 26 – incorrect Municipal Code referenced should be Section 93.03

Condition 24 – should reference Municipal Code Section 117.131

Condition 72 – reference Regional Water Quality Board should be DTSC

Condition 91 – should indicate parking nor paring

Commissioner Rounds commented that he is very excited and pleased to see this project come to this point in developing the land. Commissioner Rounds further commented that the groups selected to develop this land stood out.

Chair Arnold thanked Commissioner Rounds for bringing this project to the City when he was a Councilmember. Chair Arnold also thanked Director of Planning Wayne M. Morrell for all his hard work and has done an outstanding job, along with Planning Staff, on this project.

Having no one further wishing to speak, Chair Arnold closed the Public Hearing at 6:52 p.m. requested a motion and second for Item No. 6, 7, 8, and 9.

It was moved by Vice Chair Jimenez, seconded by Commissioner Rounds to approve Item Nos. 6, 7, 8, and 9, with the amended Conditions of Approval, 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.

10. PUBLIC HEARING

Draft Environmental Impact Report (State Clearinghouse No.2021050193)

2040 Comprehensive General Plan Update, including the 2021-2029 Housing Element

Recommendations: That the Planning Commission:

Chair Arnold called upon the following staff members and consultants to present Item No. 10 in the following order:

Wayne M. Morrell, Director of Planning

Laura Stetson of MIG, General Plan Consultant

Jose Rodriguez of MIG, General Plan Consultant

Laurel Reimer, Planning Consultant

Cuong Nguyen, Assistant Director of Planning

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

Commissioner Carbajal thanked staff for all their hard work.

Planning Commissioners inquired about the following:

Water well

Option 5 that was presented

The Bloomfield Buffer Zone

The potential designation along Excelsior

The frontage at the Vons site

A discussion ensued to answer the Planning Commissioners inquiries.

Chair Arnold opened the Public Hearing at 7:56 p.m. and invited members of the audience to comment on Item No. 10.

The following audience members spoke on the changes being implemented to the General Plan:

Mike Foley

Jerry Bueno

Rafi Monasian

Lang Contrell

Terri Ledesma

Jeff Hamilton

Stephane Wandel

Andy Sands

Steve Masura

Jeff Farano

Francis Park

Kevin Staley

Brady McShane

Marla Velasquez

Rick McGeagh

Alejandro Huitron

Irma Huitron

With no one else wishing to speak, Chair Arnold closed the Public Hearing at 8:46 p.m.

Commissioners Carbajal and Hernandez expressed the need to clean up the wording for the General Plan.

Commissioner Rounds commented that he does not want to be pushed into a decision even if a deadline and lost of funding is at stake.

Director of Planning Wayne M. Morrell reiterated that \$300,000 in grant funding is tied to the approval of the Housing Element being approved by February 2022.

A discussion ensued regarding the deadline and the grant monies.

Chair Arnold requested a motion, and a second for Item No. 10.

It was moved by Chair Arnold, seconded by Vice Chair Jimenez to approve Draft Environmental Impact Report (State Clearinghouse No.2021050193), and the 2040 Comprehensive General Plan Update, including the 2021-2029 Housing Element, with the recommendation to work with the Community at the next Study Session of the City Council, 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.

11. ANNOUNCEMENTS

Commissioners:

Chair Arnold congratulated the Planning Commissioners on doing a great job tonight listening to the concerns of our citizens and business partners. Chair Arnold also thanked staff for providing a General Plan that will serve the City for many more years.

Commissioner Rounds wanted to thank his fellow Commissioners on working together on the General Plan.

Commissioner Carbajal thanked staff and her fellow Commissioners on working for the betterment of our community.

Commissioner Hernandez thanked his colleagues for working together and taking everyone's concerns into consideration.

Vice Chair Jimenez thanked the residents and the business community for coming out to express their concerns, he also thanked Planning Staff for all their work for getting the General Plan completed. Mr. Jimenez thanked Chair Arnold for being a great leader and getting the Planning Commissioners through this. Vice Chair Jimenez wished Planning Secretary Teresa Cavallo a Happy Birthday.

Chair Arnold congratulated City Staff and the City Consultants for all their time in preparing the General Plan that was presented today - a stellar job. Chair Arnold announced that he had a setback in his fight against cancer. His cancer is aggressive and he is continuing with chemotherapy and appreciates everyone's thoughts and prayers.

Staff:

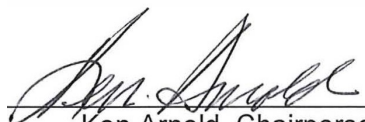
Planning Secretary Teresa Cavallo wished Commissioner Hernandez a Happy Birthday.

Director of Planning Wayne M. Morrell requested that the business entities, still present, email either himself or Assistant Director Cuong Nguyen to begin scheduling meetings to

discuss the General Plan.

12. ADJOURNMENT

Chair Arnold adjourned the meeting at 9:42 p.m. to the Adjourned Planning Commission meeting scheduled for February 23, 2022 at 6:00 p.m.


Ken Arnold, Chairperson

ATTEST:


Teresa Cavallo
Planning Secretary

March 14, 2022
Date