



APPROVED: March 14, 2022

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

February 23, 2022

1. CALL TO ORDER

Chair Arnold called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Arnold called upon Commissioner Rounds to lead 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
Jimmy Wong, Associate Planner
Teresa Cavallo, Planning Secretary
Luis Collazo, Code Enforcement Officer

Council:

None

Members absent:

None

4. EX PARTE COMMUNICATIONS

None.

5. ORAL COMMUNICATIONS

None.

6. NEW BUSINESS

Election of Commission Officers for 2022

Entertain nominations for the positions of Chairperson and Vice Chairperson for the Planning Commission.

Chair Arnold announced that Item No. 6 is being tabled at this time.

7. PUBLIC HEARING

Addendum to the Pioneer Boulevard Development Project IS/MND

Amendment to Development Plan Approval (DPA) Case Nos. 948 and 949

Recommendations: That the Planning Commission:

- Open the Public Hearing and receive the staff report and any comments from the public regarding Amendment to Development Plan Approval Case Nos. 948 and 949 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 amendment 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 that none of the circumstances identified in Public Resources Code Section 21166 or Section 15162 of the CEQA Guidelines apply, and that an Addendum to the Pioneer Boulevard Development Project IS/MND is appropriate to analyze the reasonably foreseeable environmental impacts of the modified project and to record the project's minor technical changes; and
- Approve Amendment to Development Plan Approval Case Nos. 948 and 949, subject to the conditions of approval as contained within Resolution No. 207-2022; and
- Adopt Resolution No. 207-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Arnold called upon Assistant Director of Planning Cuong Nguyen to present Item No. 7. Present in the audience on behalf of Rexford Industries were representatives Heather Roberts, Konnie Dobрева, Norah Jaffan, RJ Rieves, and Steve Masura.

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

There being none, Chair Arnold opened the Public Hearing at 6:25 p.m. and requested if the Applicant or anyone from the audience wished to speak on this matter.

Representative RJ Rieves thanked the Planning Commissioners, and Assistant Director of Planning Cuong Nguyen for his presentation.

Due to Chair Arnold experiencing technical difficulties Vice Chair Jimenez assumed the role of Chair.

Having no one else wishing to speak, Vice Chair Jimenez closed the Public Hearing at 6:33 p.m. and requested a motion, and a second on Item No. 7.

It was moved by Commissioner Carbajal, seconded by Commissioner Hernandez Addendum to the Pioneer Boulevard Development Project IS/MND, Amendment to Development Plan Approval (DPA) Case Nos. 948 and 949, 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

Categorically Exempt - CEQA Guidelines Section 15061(b)(3)

Zoning Text Amendment – Water-Pumping and Treatment Plants in the M-2 Zone

Recommendations: That the Planning Commission:

- Continue this matter to the next regularly scheduled Planning Commission meeting on March 14, 2022.

Vice Chair Jimenez called upon Assistant Director Cuong Nguyen to present Item No. 8.

Assistant Director Cuong Nguyen explained to the Planning Commissioners that Staff is requesting a continuance to the next regularly scheduled Planning Commission meeting of March 14, 2022.

Vice Chair Jimenez asked if the Public Hearing had to be open for a continuance. City Attorney Kathya M. Firlik informed Vice Chair Jimenez if anyone is present that we can request that they return to the March 14, 2022 Planning Commission meeting.

Planning Secretary Teresa Cavallo confirmed that no one was present to speak on Item No. 8.

Being no one present Vice Chair Jimenez asked for a motion, and second to continue Item No. 8.

It was moved by Commissioner Rounds, seconded by Commissioner Hernandez, which passed by the following roll call vote:

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

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

Alcohol Sales Conditional Use Permit Case No. 11

Compliance review of Alcohol Sales Conditional Use Permit Case No. 11 to allow the continued operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages for off-site consumption at the premises doing business as Springlake Liquor located at 10945 Norwalk Boulevard, in the C-4, Community Commercial, Zone. (Cassandra Oum)

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 56

Compliance review for Alcohol Sales Conditional Use Permit Case No. 56 to allow the continued operation and maintenance of an alcoholic beverage use involving the sales of alcoholic beverages for off-site consumption by 7-Eleven, Inc., located at 13203 Telegraph Road, located in the C-4, Community Commercial, Zone. (7-Eleven, Inc.)

C. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 64

Compliance review for Alcohol Sales Conditional Use Permit Case No. 64 to allow the operation and maintenance of an alcoholic beverage use involving the sale of alcoholic beverages (beer and wine only) for on-site consumption at Dickey's Barbecue Pit located at 13403 Telegraph Road, in the Community Commercial-Planned Development (C-4-PD) Zone, within the Consolidated Redevelopment Project Area. (Kevin Vuu for Dickey's Barbecue Pit)

Vice Chair Jimenez requested a motion, and a second for Consent Item Nos. 9A, 9B, and 9C.

It was moved by Commissioner Carbajal, seconded by Commissioner Rounds, to approved 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. PRESENTATIONS

A Presentation of 2021 Planning and Development Accomplishments

Recommendations: That the Planning Commission:

- Receive the presentation the Planning staff and provide feedback as desired.

Vice Chair Jimenez called upon Assistant Director Cuong Nguyen to provide the 2021 Planning and Development Accomplishments presentation; however, due to technical difficulties this item will be presented at the March 14, 2022 Planning Commission meeting.

11. ANNOUNCEMENTS

Commissioners:

Commissioner Carbajal invited everyone to the Santa Fe Springs Women's Courtamania Luncheon at TCH. The event cost is \$20 per person and includes lunch.

Chair Arnold notified everyone that he has started a new chemotherapy regimen today and the new drugs he has been given to fight off his cancer has a 30% of success. Chair Arnold appreciates everyone's thoughts and prayers.

Vice Chair Jimenez announced that we are all lucky to have Chair Arnold with us and very grateful.

Commissioner Rounds' echoed the same sentiments of Vice Chair Jimenez, but that we are here for you and have been praying for you. We like the 30% but I know you are a tough cookie and will be here with us for a very long time.

Commissioner Hernandez told Chair Arnold that he is tougher then Rocky and will beat cancer.

Commissioner Carbajal told Chair Arnold that he is a great leader, a wealth of knowledge, that she appreciates him and his family, and prays in Jesus name for a complete healing.

Staff:

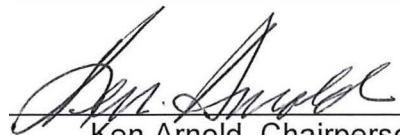
Director of Planning Wayne M. Morrell also sends prayers and positive thoughts to Chair Arnold.

12. ADJOURNMENT

Vice Chair Jimenez adjourned the meeting at 6:52 p.m. to the Planning Commission meeting scheduled for March 14, 2022 at 6:00 p.m.

ATTEST:


Teresa Cavallo
Planning Secretary


Ken Arnold, Chairperson

March 14, 2022
Date