



APPROVED: May 9, 2022

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

March 14, 2022

1. CALL TO ORDER

Chair Arnold called the meeting to order at 6:03 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
Vince Velasco, Associate Planner
Claudia Jimenez, Assistant Planner
Teresa Cavallo, Planning Secretary

Council:

None

Members absent:

None

4. EX PARTE COMMUNICATIONS

None.

5. ORAL COMMUNICATIONS

None.

6. MINUTES

A. Approval of the minutes of the January 10, 2022 Special Planning Commission Meeting

- B. Approval of the minutes of the January 10, 2022 Planning Commission Meeting
- C. Approval of the minutes of the January 24, 2022 Adjourned Planning Commission Meeting
- D. Approval of the minutes of the February 23, 2022 Adjourned 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

NEW BUSINESS

7. **NEW BUSINESS** (Continued from February 23, 2022 PC Meeting) Election of Commission Officers for 2022

Recommendations: That the Planning Commission:

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

Chair Arnold called upon Planning Secretary Teresa Cavallo to proceed with the Election of the Planning Commission Officers for 2022.

Planning Secretary Teresa Cavallo declared the Office of the Chairperson vacant and opened nominations.

Commissioner Carbajal nominated Commissioner Jimenez for Chairperson. There being no further nominations, Planning Secretary Teresa Cavallo closed the nominations for Chairperson and requested a motion, and second. Commissioner Carbajal moved for the nomination of Commissioner Jimenez, Commissioner Arnold second the motion, which passed by the following roll call vote:

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

Congratulations to Chairperson Jimenez!

Planning Secretary declared the office of Vice Chairperson vacant and opened nominations.

Commissioner Rounds nominated Commissioner Hernandez.

Chairperson Jimenez nominated Commissioner Carbajal.

Commissioner Hernandez conceded the nomination.

There being no further nominations, Planning Secretary Teresa Cavallo closed the nominations and requested a motion, and second. Chairperson Jimenez moved for the nomination of Commissioner Carbajal, Commissioner Arnold seconded the motion, which passed by the following roll call vote:

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

Congratulations to Vice Chairperson Carbajal!

PUBLIC HEARING

8. **PUBLIC HEARING** (Continued from February 23, 2022 PC Meeting)
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:

- Open the Public Hearing and receive the staff report and any comments from the public regarding Zone Text Amendment – Water-Pumping and Treatment Plants in the M-2 Zone (Ordinance No. 1122), and thereafter close the Public Hearing; and
- Find that the addition of water-pumping and treatment plants to the existing list of conditional uses in the M-2 zone is consistent with the established purpose of the M-2 Zone, as described within Section 155.240 of the City's Zoning Ordinance, and is therefore similar to and compatible with other conditionally permitted uses that are currently listed in the M-2; and
- Find that the proposed amendment to the text of the City's Zoning Ordinance is consistent with the City's General Plan; and
- Find that pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Adopt Resolution No. 208-2022, which incorporates the Commission's findings and actions regarding this matter; and
- Recommend that the City Council approve and adopt Ordinance No. 1122, to execute the proposed amendment to the text of the City's Zoning Ordinance.

Chair Jimenez called upon Assistant Planner Claudia Jimenez to present Item No. 8.

Chair Jimenez asked if any of the Planning Commissioners had any questions. The following questions were asked:

Commissioner Rounds inquired about the applicant.

Asst. Director Cuong Nguyen responded that a subsequent CUP will be brought before the Planning Commission should the ZTA be approved.

A discussion ensued amongst staff and the Planning Commissioners.

Chair Jimenez opened the Public Hearing at 6:26 p.m. and asked if the applicant's representative or anyone in the audience wished to speak on this matter.

Representative Jack Keener thanked the Planning Commission for their consideration and indicated that they are planning to install a water pumping and treatment plant all contained within the building.

Resident Irma Huitron requested clarification as to the water treatment process.

City Attorney Kathya Firlik indicated that questions need to be specific to the ZTA not use specific.

Having no one further wishing to speak, Chair Jimenez closed the Public Hearing at 6:32 p.m. requested a motion and second for Item No. 8.

It was moved by Vice Chair Carbajal, seconded by Commissioner Hernandez to approve Zoning Text Amendment – Water-Pumping and Treatment Plants in the M-2 Zone, 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. NEW BUSINESS

Categorically Exempt - CEQA Guidelines Sections 15301, Class 1 & 15303, Class 3 Modification Permit (MOD) Case No. 1351

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 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 Permit; and
- Find and determine that pursuant to Sections 15301, Class 1 (Existing Facilities) and 15303, Class 3 (New construction or conversion of small structures) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Modification Permit Case No. 1351, subject to the conditions of approval as contained within Resolution No. 209-2022; and
- Adopt Resolution No. 209-2022, which incorporates the Planning Commission's

findings and actions regarding this matter.

Chair Jimenez called upon Associate Vince Velasco to present Item No. 9.

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

There being no questions, Chair Jimenez asked if the applicant's representative or anyone in the audience wished to speak on this matter.

There being no one wishing to speak, Chair Jimenez requested a motion, and a second for Item No. 9.

It was moved by Commissioner Hernandez, seconded by Vice Chair Carbajal to approve Modification Permit (MOD) Case No. 1351, 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. PRESENTATION

Senate Bill 743 Implementation

Recommendations: That the Planning Commission:

- Receive the presentation provided by the City's consultant, Fehr & Peers, and provide feedback as desired.

Chair Jimenez called upon Assistant Director of Planning Cuong Nguyen to present Item No. 10.

Asst. Director of Planning Cuong Nguyen indicated that the City in response to SB375 sought out consulting services and Fehr & Peers were selected. Sarah Brandenburg, Representative from Fehr & Peers presented Item No. 10.

A discussion ensued amongst the Planning Commissioners and the Fehr & Peers representative.

11. PRESENTATION

A Presentation of 2021 Planning and Development Accomplishments

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

Due to technical issues this presentation will be presented at the next Planning Commission meeting.

12. ANNOUNCEMENTS

♦ Commissioners

Vice Chair Carbajal invited everyone to the Sister City Pancake Breakfast. Vice Chair Carbajal also congratulated City Attorney Kathya Firlik for finishing the City's 5K Walk/Run at 8.5 months pregnant.

Commissioner Arnold thanked everyone for their support and was grateful for the Planning Commission for completing great projects this year. Commissioner Arnold notified everyone that he is currently on hospice care and this Planning Commission meeting would be his last meeting. He is grateful for everyone's prayers and for the amount of accolades he has received from the community, and his kids that he has coached. Commissioner Arnold feels so blessed to have everyone's friendship and loves each of us.

All the Planning Commissioners and staff thanked Commissioner Arnold for his years of service and showered him with a multitude of love and accolades.

All the Planning Commissioners congratulated newly appointed Chairperson Jimenez and Vice Chair Carbajal and look forward to working with them on future projects.

♦ Staff

Director of Planning Wayne Morrell and Assistant Director of Planning Cuong Nguyen both congratulated newly appointed Chairperson Jimenez and Vice Chair Carbajal.

City Attorney Kathya Firlik announced that she will be going on maternity leave for the next three (3) months. Everyone also wished City Attorney Kathya Firlik a Happy Birthday.

13. ADJOURNMENT

Chairperson Jimenez adjourned the meeting at 7:39 p.m. to the next Planning Commission meeting scheduled for April 11, 2022 at 6:00 p.m.

ATTEST:


Teresa Cavallo
Planning Secretary


Chair Jimenez


Date