



APPROVED:

July 11, 2022

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

June 13, 2022

1. CALL TO ORDER

Chair Jimenez called the meeting to order at 6:04p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Members present:

Chairperson Jimenez
Vice Chairperson Carbajal
Commissioner Fresquez – via Zoom
Commissioner Hernandez
Commissioner Rounds

Staff:

Baron J. Bettenhausen, City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Assistant Director of Planning
Vince Velasco, Associate 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 May 9, 2022 Planning Commission Meeting

B. Approval of the minutes of the May 16, 2022 Planning Commission Meeting

It was moved by Commissioner Rounds, seconded by Commissioner Hernandez to approve the minutes as submitted, with the following vote:

Ayes: Jimenez, Carbajal, Fresquez, Hernandez, and Rounds

Nays: None

Absent: None

7. PUBLIC HEARING

Categorical Exempt – CEQA Guidelines Section 15332, Class 32

Development Plan Approval (DPA) Case No. 992

Recommendations:

- Open the Public Hearing, receive the staff report and any comments from the public regarding Development Plan Approval Case No.992, 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 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 and determine that pursuant to Section 15332, Class 32 (In-Fill Development), of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Development Plan Approval Case No. 992, subject to the conditions of approval as contained within Resolution No. 211-2022; and
- Adopt Resolution No. 211-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Jimenez called upon Associate Planner Vince Velasco to present Item No. 7. Present via Zoom was Applicant's Representative Mike Griswold.

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

Commissioner Rounds inquired about the number of hydrogen peroxide tanks on the property and the use of the hydrogen peroxide.

Chair Jimenez opened the Public Hearing at 6:13 p.m. and asked if anyone via Zoom or in the audience wished to speak.

Project Manager Mike Griswold responded that the property has two hydrogen peroxide tanks that contain food grade hydrogen peroxide.

Chair Jimenez inquired if any comments were submitted via email. Planning Secretary Teresa Cavallo responded no comments were received.

Having no further questions or comments, Chair Jimenez closed the Public Hearing at 6:15 p.m. and requested a motion.

It was moved by Vice Chair Carbajal, seconded by Commissioner Rounds to approve Development Plan Approval (DPA) Case No. 992, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Jimenez, Carbajal, Fresquez, Hernandez, and Rounds

Nays: None

Absent: None

City Attorney Baron J. Bettenhausen read the City's appeal process.

8. PRESENTATION

New Single-Room Occupancy Housing Development

Director of Planning Wayne Morrell presented social media posts that have been circulating online and clarified the erroneous information presented on this particular social media account.

Vice Chair Carbajal thanked Planning staff for their transparency and clarification.

Chair Jimenez called upon Associate Planner Vince Velasco to provide a presentation on SRO Phase 1 and Phase 2 and California's SB35.

A discussion ensued regarding the current businesses at this location, the City streets surrounding this project possibly being repaired, and the Single-Room Occupancy Housing Development.

9. ANNOUNCEMENTS

♦ Commissioners

Vice Chair Carbajal wished everyone a Happy 4th of July.

Commissioners expressed their condolences to Assistant Planner Cuong Nguyen and his family on the passing of his father.

Vice Chair Jimenez welcomed new Planning Commissioner Mark Fresquez.

Commissioner Fresquez looks forward to being on the Planning Commission.

♦ Staff

Assistant Planner Cuong Nguyen announced that staff is currently working on advanced planning and staff has a few upcoming ADU workshops scheduled in June and July.

Mr. Nguyen also announced the upcoming Special Joint Meetings with both City Council and Planning Commissioners scheduled for July 19th and August 2nd.

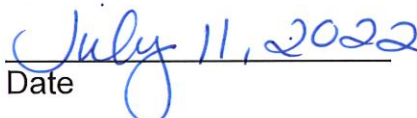
10. ADJOURNMENT

Chairperson Jimenez adjourned at 6:45 p.m. to the next Planning Commission meeting scheduled for July 11, 2022 at 6:00 p.m.

ATTEST:


Teresa Cavallo
Planning Secretary


Chair Jimenez


Date