



APPROVED: August 8, 2022

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

July 11, 2022

**1. CALL TO ORDER**

Chair Jimenez called the meeting to order at 6:06 p.m.

**2. PLEDGE OF ALLEGIANCE**

Chair Jimenez called upon Commissioner Rounds to lead everyone in the Pledge of Allegiance.

**3. ROLL CALL**

**Members present:**

Chairperson Jimenez  
Vice Chairperson Carbajal – via Zoom  
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  
Jimmy Wong, Associate Planner  
Luis Collazo, Code Enforcement Officer  
Teresa Cavallo, Planning Secretary

**Council:**

None

**Members absent:**

None

**4. EX PARTE COMMUNICATIONS**

None.

**5. ORAL COMMUNICATIONS**

None.

**6. MINUTES**

Approval of the minutes of the June 13, 2022 Planning Commission Meeting

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

**Ayes:** Jimenez, Carbajal, Fresquez, Hernandez, and Rounds  
**Nays:** None  
**Absent:** None

## 7. PUBLIC HEARING

Adoption of Mitigated Negative Declaration  
Development Plan Approval (DPA) Case No. 989

### **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 Assistant Director of Planning Cuong Nguyen to present Item No. 7. Also providing a presentation on behalf of Rexford Industries was Representative Steve Masura.

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

Commissioner Rounds suggested that Rexford take into consideration to lease to a tenant that will provide a tax revenue stream for the City.

Chair Jimenez opened the Public Hearing at 6:27 p.m. and asked if anyone via Zoom or in the audience wished to speak.

The following spoke in favor of DPA 989:

John Tafoya, Southwest Carpenter's Union Representative

Bill Quisenberry, LIUNA Representative

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 6:31 p.m. and requested a motion.

It was moved by Commissioner Rounds, seconded by Commissioner Hernandez to approve Development Plan Approval (DPA) Case No. 989, 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. CONSENT ITEM**

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. 8

**Recommendations:**

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before July 11, 2027, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

**B. CONSENT ITEM**

Alcohol Sales Conditional Use Permit Case No. 16

**Recommendations:**

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before July 11, 2027, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

**C. CONSENT ITEM**

Conditional Use Permit Case No. 480-5

**Recommendations:**

- Find and determine that granting a two (2) year time extension of Conditional Use Permit Case No. 480, 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

- Approve a two (2) year time extension of Conditional Use Permit Case No. 480 (until July 11, 2024), subject to the conditions of approval as contained within the staff report.

**D. CONSENT ITEM**

Conditional Use Permit Case No. 641-4 & Zone Variance Case No. 68-4

**Recommendations:**

- Find and determine that granting a two (2) year time extension of Conditional Use Permit Case No. 641 and Zone Variance Case No. 68, 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.
- Approve a two (2) year time extension of Conditional Use Permit Case No. 641 and Zone Variance Case No. 68, until July 11, 2024, subject to the original conditions of approval as contained within this staff report.

Chair Jimenez notified Planning Commissioners that Consent Item 8D was being pulled and a presentation would be provided since City Staff received a letter in opposition to CUP No. 641-4 and ZV No. 68-4.

Chair Jimenez requested a motion regarding Consent Item Nos. 8A, 8B, and 8C.

It was moved by Vice Chair Carbajal, seconded by Commissioner Rounds to approve Consent Item No. 8A, 8B, and 8C, and the recommendations regarding this matter, which passed by the following roll call vote:

**Ayes:** Jimenez, Carbajal, Fresquez, Hernandez, and Rounds  
**Nays:** None  
**Absent:** None

Chair Jimenez called upon Assistant Director of Planning Cuong Nguyen to provide a presentation for Item No. 8D.

Commissioner Fresquez inquired about the number of extensions granted for Item No. 8D.

Mr. Thompson provided written opposition and spoke against the entitlement.

A discussion ensued regarding Item No. 8D.

Chair Jimenez requested a motion and second for Item No. 8D.

It was moved by Commissioner Rounds, seconded by Commissioner Vice Chair Carbajal to approve Consent Item No. 8D with a two year extension and direct staff to provide a status report within one year to the Planning Commission, and the recommendations regarding this matter, which passed by the following roll call vote:

**Ayes:** Jimenez, Carbajal, Hernandez, and Rounds  
**Nays:** Fresquez  
**Absent:** None

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

**9. ANNOUNCEMENTS**

♦ Commissioners

Vice Chair Carbajal invited everyone to purchase tickets for the Fashion Show, hosted by the Women's Club, on August 14, 2022.

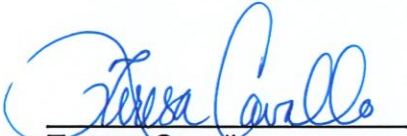
♦ Staff

None.

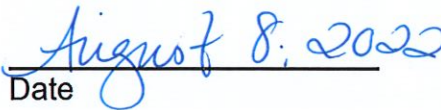
**10. ADJOURNMENT**

Chairperson Jimenez adjourned at 7:13 p.m. to the next Planning Commission meeting scheduled for August 8, 2022 at 6:00 p.m.

**ATTEST:**

  
Teresa Cavallo  
Planning Secretary

  
Chair Jimenez

  
Date