



APPROVED: October 10, 2022

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

September 12, 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 Hernandez to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present:

Chairperson Jimenez
Vice Chairperson Carbajal
Commissioner Ayala
Commissioner Hernandez
Commissioner Rounds

Staff:

Kathya Firlik, Assistant City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Assistant Director of Planning
Jimmy Wong, Associate Planner
Teresa Cavallo, Planning Secretary

Council:

None

Members absent:

None

4. EX PARTE COMMUNICATIONS

None.

5. ORAL COMMUNICATIONS

John Ramirez, Director of Community Development for the City of Norwalk, via Zoom, to indicate that he would like to speak on Item No. 7.

6. MINUTES

Approval of the minutes of the August 8, 2022 Planning Commission Meeting

It was moved by Vice Chair Carbajal, seconded by Commissioner Rounds to approve the minutes as corrected, with the following vote:

Ayes: Jimenez, Carbajal, Hernandez, and Rounds

Nays: None

Abstained: Ayala

7. PUBLIC HEARING

CEQA - Adoption of Mitigated Negative Declaration

Development Plan Approval (DPA) Case No. 997

Recommendations:

- Open the Public Hearing and receive the staff report and any comments from the public regarding Development Plan Approval Case No. 997 and related Environmental Documents, 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
- Approve and adopt the proposed Mitigated Negative Declaration and accompanying Mitigation Monitoring and Reporting Program (MMRP) which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse immitigable impacts on the environment; and
- Approve Development Plan Approval Case No. 997, subject to the conditions of approval as contained within Resolution No. 214-2022; and
- Adopt Resolution No. 214-2022, which incorporates the Planning Commission's findings and actions regarding this matter

Chair Jimenez called upon Associate Planner Jimmy Wong to present Item No. 7. Also providing a presentation on behalf of the applicant was DJ Arrellano of Duke Realty, and CEQA Consultant Norah Jaffan of EPD Solutions.

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

Commissioner Rounds inquired about the number of trucks per day. Staff deferred to question the Environment Consultant Norah Jaffan.

Chair Jimenez opened the Public Hearing at 6:25 p.m. and asked if anyone via Zoom or in the audience wished to speak.

DJ Arellano, Representative for Duke Realty thanked Jimmy Wong, Wayne Morrell and staff for bringing this project before the Planning Commission. Mr. Arellano notified the Planning Commission that Duke Realty prides itself in developing high quality development that attracts high quality tenants.

John Ramirez, Director of Community Development for the City of Norwalk commented that staff never shared the ability to enforce the truck route via a condition. Mr. Ramirez

also inquired about the number of truck trips as Imperial Highway has become impacted with traffic. City of Norwalk understands that there is a limitation on enforcing a truck route but the City of Santa Fe Springs knows that the City of Norwalk has been having issues with the DAMCO site.

A discussion ensued regarding truck routes. CEAQ Consultant Norah Jaffan indicated that they expect 93 daily truck routes.

Commissioner Ayala inquired if Duke Realty already had a tenant for this site. Mr. Arellano responded that the site was being built as a spec building.

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 6:33 p.m. and requested a motion.

It was moved by Vice Chair Carbajal, seconded by Commissioner Hernandez to approve CEQA - Adoption of Mitigated Negative Declaration, Development Plan Approval (DPA) Case No. 997, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

Assistant City Attorney Kathya Firlik 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**

Conditional Use Permit (CUP) Case No. 787-3

Recommendations:

- Find and determine that granting a one (1) year time extension of Conditional Use Permit Case No. 787 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 one (1) year time extension of Conditional Use Permit Case No. 787, subject to compliance review in one (1) year, on or before, September 12, 2023, to ensure that the use is operating in strict compliance with the conditions of approval as contained within this staff report.

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

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

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

9. ANNOUNCEMENTS

♦ Commissioners

All Planning Commissioners welcomed newly appointed Commissioner Ayala and welcomed back Assistant Attorney Kathya Firlik.

Vice Chair Carbajal requested an update on approved developments. Both Wayne Morrell, Director of Planning and Teresa Cavallo, Planning Secretary provided updates.

♦ Staff

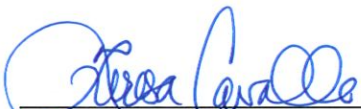
Assistant Director of Planning Cuong Nguyen welcomed Commissioner Ayala and welcomed back Assistant City Attorney Kathya Firlik. Mr. Nguyen provided a General Plan update.

10. ADJOURNMENT

Chairperson Jimenez adjourned at 6:44 p.m. to the next Planning Commission meeting scheduled for October 10, 2022 at 6:00 p.m.


Chair Jimenez

ATTEST:


Teresa Cavallo
Planning Secretary


Date