



APPROVED: February 8, 2023

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

October 10, 2022

1. **CALL TO ORDER**

Chair Jimenez called the meeting to order at 6:00 p.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 Ayala
Commissioner Rounds

Staff:

Kathya Firlik, Deputy City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Assistant Director of Planning
Vince Velasco, Associate planner
Jimmy Wong, Associate Planner
Teresa Cavallo, Planning Secretary
Noe Negrete, Director of Public works
Eric Borunda, Grounds Supervisor
Kevin Periman, Municipal Services Manager
Christian Calisaan, Planning Intern
Jeffrey Kessler, Planning Intern

Council:

None

Members absent:

Commissioner Hernandez

4. **EX PARTE COMMUNICATIONS**

None.

5. **ORAL COMMUNICATIONS**

None

6. MINUTES

Approval of the minutes of the September 12, 2022 Planning Commission Meeting

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

Ayes: Ayala, Jimenez, Carbajal, and Rounds

Nays: None

Absent: Hernandez

New Business Items were heard requested to be heard first.

10. NEW BUSINESS

Parkway Tree Removal Appeal Decision - Resident Request for Removal of Parkway Tree at 9837 Bartley Avenue

Chair Jimenez called upon Director of Public Works Noe Negrete to present item No 10.

Chair Jimenez asked if any Commissioners had any questions.

Commissioner Rounds requested a break to speak with Deputy City Attorney Kathya Firlik at 6:11 p.m.

Planning Commission took a recess at 6:11 p.m.

Planning Commission resumed at 6:18 p.m.

Commissioner Rounds after discussion with Deputy City Attorney Firlik requested to be recused from Item No. 10.

Vice Chair Carbajal inquired about the pruning schedule, tree shock and protected tree status Negrete deferred to Barunda 25% of the canopy is pruned to reduce shock. Not protected

Chair Jimenez inquired when is the sidewalk going to be repaired. Negrete replaced within the next 3-4 months.

Commissioner Ayala inquired about the applicant's residency. Public Works Director Noe Negrete was unsure

It was moved by Vice Chair Carbajal, seconded by Commissioner Ayala to deny the City of removing the tree; however, appellant can remove tree at their cost, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Ayala, Jimenez, and Carbajal

Nays: None

Absent: Hernandez
Abstained: Rounds

11. NEW BUSINESS

Parkway Tree Removal Appeal Decision - Resident Request for Removal of Parkway Tree at 11323 Fredson Street

Item No. 11 was removed at the request of the homeowner and was not presented for further Planning Commission Action.

7. PUBLIC HEARING

CEQA - Adoption of Mitigated Negative Declaration
Development Plan Approval (DPA) Case No. 933-1
Conditional Use Permit (CUP) Case No. 833
Modification Permit (MOD) Case No. 1347

Recommendations:

Chair Jimenez called upon Associate Planner Jimmy Wong to present Item No. 7.

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

Chair Jimenez opened the Public Hearing at 6:38 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Jack Keener, OU2 Project Coordinator of the OU2 spoke on behalf of the applicant.

Chair Jimenez inquired if any of the commissioners had any questions for the applicant. Vice Chair Carbajal inquired about off-site parking.

Chair Jimenez inquired if anyone from the audience or via Zoom wished to speak. The following person spoke:

Aaron Contreras, Carpenter Union Representative spoke before PC to enforce union labor upon applicant

Chair Jimenez called upon the applicant for a rebuttal. Representative Jack Keener indicated that this development was not a housing development but a concrete building for a water treatment facility for a public trust not a private venture.

A discussion ensued amongst the Planning Commissioners and staff regarding the 288-page letter submitted on behalf of the Carpenter's Union.

A motion was made by Commissioner Ayala, seconded by Commissioner Rounds to continue the Adoption of Mitigated Negative Declaration Development Plan Approval (DPA) Case No. 933-1 Conditional Use Permit (CUP) Case No. 833 Modification Permit (MOD) Case No. 1347, and the recommendations regarding this entitlement, to the November 14, 2022 Planning Commission meeting for additional information, which

passed by the following roll call vote:

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

8. PUBLIC HEARING

CEQA - Exemption: Section 15332, Class 32 (In-Fill Development)
Tentative Parcel Map (TPM) No. 83729
Development Plan Approval (DPA) Case Nos. 993-995
Conditional Use Permit (CUP) Case No. 828
Recommendations:

Chair Jimenez called upon Associate Planner Vince Velasco to present Item No. 8.

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

Commissioner Rounds inquired if the Storage Facility will have staff living on-site.

Chair Jimenez opened the Public Hearing at 7:13 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Applicant Representative Aaron Anderson thanked staff for all their hard work and due to that; hard work resulted into two projects. Mr. Anderson agrees with staff report and the Conditions of Approval. Mr. Anderson also assured Planning Commissioners that although staff was not living on-site, that security cameras were being installed that were being monitored off-site 24 hours a day.

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

Having no further questions or comments, Chair Jimenez closed the Public Hearing at 7:17 p.m. and requested a motion.

It was moved by Commissioner Rounds, seconded by Commissioner Ayala to approve Tentative Parcel Map (TPM) No. 83729 Development Plan Approval (DPA) Case Nos. 993-995 Conditional Use Permit (CUP) Case No. 828, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

Deputy City Attorney Kathya Firlik read the City's appeal process.

9. PUBLIC HEARING

CEQA - Categorical Exemption: Sections 15302, 15303, and 15311

Development Plan Approval (DPA) Case No. 998

Modification Permit (MOD) Case Nos. 1352-1353

Recommendations:

Chair Jimenez called upon Assistant Director of Planning Cuong Nguyen to present Item No. 9. Prior to Assistant Director of Planning Cuong Nguyen presenting Item No. 9 he called upon Applicant Representative David Chacon who provided a presentation on behalf of Applicant Trojan Battery.

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

Planning Commissioners did not have any questions.

Chair Jimenez opened the Public Hearing at 7:41 p.m. and asked if anyone via Zoom or in the audience wished to speak.

No one wished to speak.

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 7:42 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. 998 Modification Permit (MOD) Case Nos. 1352-1353, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Ayala, Jimenez, Carbajal, and Rounds

Nays: None

Absent: Hernandez

Deputy City Attorney Kathya Firlik read the City's appeal process.

12. 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 Case No. 760-2

A compliance review to allow the continued operation and maintenance of an indoor café with a drive-thru lane located at 7930 Norwalk Boulevard (APN: 8176-017-029), within the C-4-PD, Community Commercial - Planning Development Overlay, Zone

(Starbucks Coffee Company).

Recommendations:

B. CONSENT ITEM

Conditional Use Permit Case No. 809-2

A compliance review to allow the continued operation and maintenance of a warehouse and distribution use involving oils and lubricants use totaling 647,600 gallons, on property located at 14112 Pontlavoy Avenue. (APN: 8059-030-035), within the M-2, Heavy Manufacturing, Zone. (SC Fuels)

Chair Jimenez requested a motion and a second for Consent Item Nos. 8A and 8B.

It was moved by Vice Chair Carbajal, seconded by Commissioner Ayala to approve Consent Item Nos. 8A and 8B, and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Ayala, Jimenez, Carbajal, and Rounds

Nays: None

Absent: Hernandez

13. ANNOUNCEMENTS

♦ Commissioners

Vice Chair Carbajal commented that it was a stellar night for presentations and Planning Department is the best.

Commissioner Rounds indicated that Wayne should be proud of his staff.

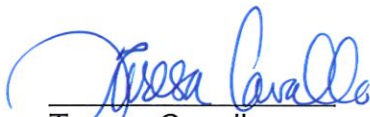
♦ Staff

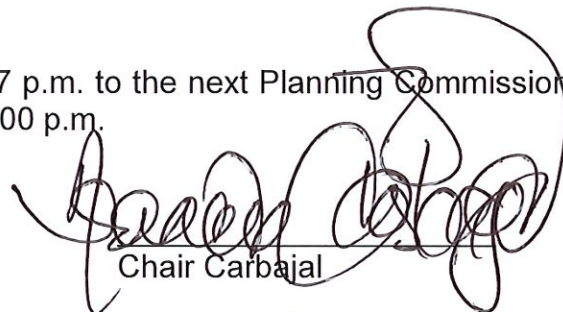
Assistant Director of Planning Cuong Nguyen introduced the new Planning Interns.

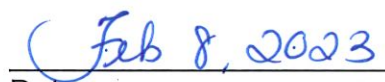
14. ADJOURNMENT

Chairperson Jimenez adjourned at 7:47 p.m. to the next Planning Commission meeting scheduled for November 14, 2022 at 6:00 p.m.

ATTEST:


Teresa Cavallo
Planning Secretary


Chair Carbajal


Date