



APPROVED: March 13, 2023

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

November 14, 2022

**1. CALL TO ORDER**

Chair Jimenez called the meeting to order at 6:04 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  
Commissioner Ayala  
Commissioner Hernandez arrived at 6:15 p.m.  
Commissioner Rounds

**Staff:**

Russell I. Miyahira, Deputy City Attorney  
Wayne M. Morrell, Director of Planning  
Vince Velasco, Associate planner  
Jimmy Wong, Associate Planner  
Claudia Jimenez, Assistant Planner  
Luis Collazo, Code Enforcement  
Michelle Norwood, Assistant Director to Police Services  
Teresa Cavallo, Planning Secretary

**Council:** None

**Members absent:** None

**4. EX PARTE COMMUNICATIONS**

None.

**5. ORAL COMMUNICATIONS**

None

**6. PUBLIC HEARING**

(Continued from Planning Commission Meeting of October 10, 2022)

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:**

- Continue the Development Plan Approval Case No. 933-1, Conditional Use Permit Case No. 833, and Modification Permit Case No. 1347 to the next regularly scheduled Planning Commission meeting to Monday, December 12, 2022.

Chair Jimenez called upon Associate Planner Jimmy Wong to present Item No. 6.

After the Presentation Chair Jimenez requested a motion for Item No. 6.

It was moved by Vice Chair Carbajal, seconded by Commissioner Rounds to continue the Public Hearing for Development Plan Approval Case No. 933-1, Conditional Use Permit Case No. 833, Modification Permit Case No. 1347 to the next regularly scheduled Planning Commission meeting scheduled for December 12, 2022 by the following roll call vote:

**Ayes:** Ayala, Carbajal, Jimenez and Rounds

**Nays:** None

**Absent:** Hernandez

**7. PUBLIC HEARING**

Categorically Exempt - CEQA Guidelines Sections 15301, Class 1

Alcohol Sales Conditional Use Permit (CUP) Case No. 81

**Recommendations:**

- Open the Public Hearing and receive the staff report and any comments from the public regarding Alcohol Sales Conditional Use Permit (ASCUP) Case No. 81, 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 ASCUP request meets the criteria set forth in §§155.628 and 155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Alcohol Sales Conditional Use Permit Case No. 81, subject to the conditions of approval as contained within Resolution No. 219-2022; and
- Adopt Resolution No. 219-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Jimenez called upon Code Enforcement Officer Luis Collazo to present Item No. 7.

Chair Jimenez asked if the Planning Commissioners had any questions on Item No. 7.

Commissioner Rounds inquired on how long the Applicant has been in business.

Chair Jimenez opened the Public Hearing at 6:17 p.m. and asked if the Applicant would like to address the Planning Commission.

In response to Commissioner Round's inquiry Applicant Alfredo Rocha responded that he has been in business for one (1) year and is moving to a larger facility within Santa Fe Springs.

A discussion ensued with regard to the nature of the business and its business practices.

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 6:20 p.m. and requested a motion.

It was moved by Vice Chair Carbajal, seconded by Commissioner Ayala to approve Resolution No. 219-2022 regarding Alcohol Sales Conditional Use Permit (CUP) Case No. 81, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

Deputy City Attorney Russell I. Miyahira read the City's appeal process.

## 8. PUBLIC HEARING

Categorical Exemption - CEQA Guidelines Section 15332, Class 32

Conditional Use Permit Case No. 824

### **Recommendations:**

- Open the Public Hearing and receive the staff report and any comments from the public regarding Conditional Use Permit Case No. 824, 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 programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15332, Class 32 (In-fill Development Projects) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and

- Approve Conditional Use Permit Case No. 824, subject to the conditions of approval as contained within Resolution No. 220-2022; and
- Adopt Resolution No. 220-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

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

After the presentation, Chair Jimenez asked if the Planning Commissioners had any questions on Item No. 8

Commissioner Ayala inquired on storage of hazardous chemicals at this location. Assistant Planner Jimenez responded that the storage trailers would be empty.

Chair Jimenez opened the Public Hearing at 6:30 p.m. and asked if the Applicant would like to address the Planning Commission.

Applicant Representative Stephane Wendell address the Planning Commission and thanked Planner Jimenez for her hard work on this project and the Planning Commission for their consideration.

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 6:34 p.m. and requested a motion.

It was moved by Commissioner Rounds, seconded by Chair Jimenez to approve Resolution No. 220-2022 regarding Conditional Use Permit Case No. 824 with the added Condition of Approval to add wheel stops, and the recommendations regarding this entitlement, which passed by the following roll call vote:

**Ayes:** Ayala, Carbajal, Hernandez, Jimenez, and Rounds

**Nays:** None

**Absent:** None

Deputy City Attorney Russell I. Miyahira read the City's appeal process.

## 9. PUBLIC HEARING

CEQA - Adoption of a Negative Declaration

Development Plan Approval (DPA) Case No. 987

### **Recommendations:**

- Open the Public Hearing and receive the staff report and any comments from the public regarding Development Plan Approval Case No. 987 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 Negative Declaration, 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 impacts on the environment; and
- Approve Development Plan Approval Case No. 987, subject to the conditions of approval as contained within Resolution No. 221-2022; and
- Adopt Resolution No. 221-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

\*\*\* Please See Item 10 below for Planning Commission Actions \*\*\*

## 10. PUBLIC HEARING

CEQA - Adoption of a Negative Declaration

Development Plan Approval (DPA) Case No. 988

### Recommendations:

- Open the Public Hearing and receive the staff report and any comments from the public regarding Development Plan Approval Case No. 988 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
- Section 155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Approve and adopt the proposed Negative Declaration, 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 impacts on the environment; and
- Approve Development Plan Approval Case No. 988, subject to the conditions of approval as contained within Resolution No. 222-2022; and
- Adopt Resolution No. 222-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Jimenez called upon Assistant Planner Claudia Jimenez to present Item Nos. 9 and 10.

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

Commissioner Rounds commented that these billboards were a win-win for the City.

Chair Jimenez commented that having billboards along 605 would be a good addition for the City.

Chair Jimenez opened the Public Hearing at 6:47 p.m. and asked if anyone via Zoom or in the audience wished to speak.

Samual Juarez on behalf of the Applicant thanked the Planning Commission for their consideration and Assistant Planner Claudia Jimenez for her dedication to this project.

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 6:49 p.m. and requested a motion.

It was moved by Vice Chair Carbajal, seconded by Commissioner Hernandez to approve Resolution No. 221-2022 regarding Development Plan Approval (DPA) Case No. 987 and Resolution No. 222-2022 regarding Development Plan Approval (DPA) Case No. 988, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

Deputy City Attorney Russell I. Miyahira read the City's appeal process.

#### 11. **NEW BUSINESS**

CEQA Categorically Exempt, Section 15305, Class 5  
Modification Permit Case No. 1354

**Recommendations:**

- 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 Modification Permit request meets the criteria set forth in §155.697 of the City's Zoning Ordinance, for the granting of a temporary modification; and
- Find and determine that pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Modification Permit Case No. 1354, subject to the conditions of approval as contained within Resolution No. 223-2022; and
- Adopt Resolution No. 223-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Jimenez called upon Associate Planner Jimmy Wong to present Item No. 11.

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

Vice Chair Carbajal inquired about the possibility of barbwire being added to the proposed rod iron fencing. Planner Wong responded that barbwire would not be added to the rod iron fencing.

Chair Jimenez called upon the Applicant's Representative Regional Facilities Manager Michael Magallon who indicated he did not have any comments.

Having no further questions or comments, Chair Jimenez requested a motion.

It was moved by Commissioner Ayala, seconded by Commissioner Rounds to approve Resolution No. 223-2022 regarding Modification Permit Case No. 1354, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

## 12. NEW BUSINESS

CEQA Categorically Exempt, Section 15305, Class 5  
Modification Permit Case No. 1355

### Recommendations:

- 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 Modification Permit request meets the criteria set forth in §155.697 of the City's Zoning Ordinance, for the granting of a temporary modification; and
- Find and determine that pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Modification Permit Case No. 1355, subject to the conditions of approval as contained within Resolution No. 224-2022; and
- Adopt Resolution No. 224-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Jimenez called upon Associate Planner Jimmy Wong to present Item No. 12.

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

Commissioner Rounds inquired what the applicant would be storing at the facility.

Chair Jimenez called upon the Applicant's Representative Service Manager Ismeal Chavez who responded that they stage heavy manufacturing equipment.

A discussion ensued regarding the serving of the heavy manufacturing equipment.

Having no further questions or comments, Chair Jimenez requested a motion.

It was moved by Commissioner Ayala, seconded by Commissioner Rounds to approve Resolution No. 224-2022 regarding Modification Permit Case No. 1355, and the

recommendations regarding this entitlement, which passed by the following roll call vote:

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

**13. 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. 23

Compliance Review of Alcohol Sales Conditional Use Permit Case No. 23 to allow the continued alcohol beverage sales use involving the sale of alcoholic beverages for onsite customer consumption at the Veracruz Restaurant, in the C-4, Community Commercial, Zone located at 9931 Orr and Day Road.

(Veracruz Restaurant)

**B. CONSENT ITEM**

Alcohol Sales Conditional Use Permit Case No. 34

Compliance Review of Alcohol Sales Conditional Use Permit Case No. 34 to allow the continued operation and maintenance of an alcohol beverage use involving the importing and wholesale distribution of distilled spirits, beer, and wine at Wismettac Asian Foods, located at 13409 Orden Drive in the M-2, Heavy Manufacturing, Zone, within the Consolidated Redevelopment Project Area.

(Wismettac Asian Foods)

**C. CONSENT ITEM**

Alcohol Sales Conditional Use Permit Case No. 40

Compliance review of Alcohol Sales Conditional Use Permit Case No. 40 to allow the continued operation and maintenance of an alcoholic beverage use involving the wholesale distribution of distilled spirits, beer and wine, at Southern Wine and Spirits located in the M-2, Heavy Manufacturing, Zone at 13500 Foster Road within the Consolidated Redevelopment Project Area.

(Southern Wine and Spirits of America, Inc.)

Chair Jimenez read the Consent Item Titles and requested a motion and a second for Consent Item Nos. 13A, 13B, and 13C.

It was moved by Vice Chair Carbajal, seconded by Commissioner Rounds to approve Consent Item Nos. 13A, 13B, and 13C and the recommendations regarding this matter, which passed by the following roll call vote:

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

**14. ANNOUNCEMENTS**

- ♦ Commissioners

Vice Chair Carbajal thanked Assistant Planner Claudia Jimenez for attending the HAAC and providing an update.

All Commissioners wished everyone a Happy Thanksgiving.

- ♦ Staff

None.

**15. ADJOURNMENT**

Chairperson Jimenez adjourned at 7:15 p.m. to the next Planning Commission meeting scheduled for December 12, 2022 at 6:00 p.m.

**ATTEST:**

  
Teresa Cavallo  
Planning Secretary

  
Chair Carbajal

  
Date

