



APPROVED: March 13, 2023

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

December 12, 2022

1. CALL TO ORDER

Vice Chair Carbajal called the meeting to order at 6:10 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chair Carbajal 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:

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 Officer
Teresa Cavallo, Planning Secretary

Council:

None

Members absent:

None

4. EX PARTE COMMUNICATIONS

None

5. PUBLIC COMMENT

None

6. PUBLIC HEARING

(Continued from Planning Commission Meeting of November 14, 2022)

Receive and File - Withdrawal of Application

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

Recommendation:

- Open the Public Hearing and receive any comments from the public regarding DPA Case No. 933-1, CUP Case No. 833 & MOD 1347, and thereafter, close the Public Hearing; and
- Accept the applicant's withdrawal of the Zone Determination application

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

Vice Chair Carbajal closed the Public Hearing at 6:14 p.m. and requested a motion for Item No. 6.

It was moved by Commissioner Rounds, seconded by Commissioner to Ayala accept and file the Applicant's request to withdrawal their Zone Determination Application, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

7. PUBLIC HEARING

Categorical Exemption - CEQA Guidelines Section 15332, Class 32

Conditional Use Permit (CUP) Case No. 832

Recommendation:

- Open the Public Hearing and receive the staff report and any comments from the public regarding CUP Case No. 832, 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 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. 832, subject to the conditions of approval as contained within Resolution No. 225-2022; and
- Adopt Resolution No. 225-2022, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Jimenez called upon Associate Planner Jimmy Wong to present Item No. 8.

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

Having no questions, Vice Chair Carbajal opened the Public Hearing at 6:24 p.m. and asked if anyone from the audience would like to address the Planning Commission.

Vice 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 6:25 p.m. and requested a motion.

It was moved by Commissioner Hernandez, seconded by Chair Jimenez to approve Resolution No. 225-2022 regarding Conditional Use Permit (CUP) Case No. 832, 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

Vice Chair Carbajal read the City's appeal process.

8. SPECIAL BUSINESS

Citywide Photo Contest - Planning Commission Selections

Recommendation:

- Review the top 6 photo entries selected by the Planning Department Staff; and
- Based on originality and how well each image captures the vibrancy, vitality and livability of the City, select the top photo entry.

Vice Chair Carbajal called upon Planning Intern Jeffrey Kessler to present Item No. 8.

After the Planning Commissioners votes were tallied, Planning Intern Jeffrey Kessler announced the top three winners.

9. 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. 17

Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 17 to allow the continued sale of alcoholic beverages for on-site consumption at the restaurant commonly known as Maggie's Pub located at 11900 Telegraph Road in

the ML, Light Manufacturing Zone, within the Consolidated Redevelopment Project Area.

(Hani Tabetlo, Maggie's Pub)

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 20

Compliance review of Alcohol Sales Conditional Use Permit Case No. 20 to allow the continued operation and maintenance of the serving of alcoholic beverages for on-site consumption at the Rachada Thai Cuisine located in the M-2, Heavy Manufacturing Zone at 13416 Imperial Highway, within the Consolidated Redevelopment Project Area. (Narumol Phlongsom)

C. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 39

Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 39 to allow the continued operation and maintenance of an alcohol beverage sales use for off-site consumption involving H&N Tobacco Beer and Wine located at 11217 Washington Boulevard within the Santa Fe Springs Market Place in the C-4, Community Commercial, Zone (Raif Mouri, Owner)

D. CONSENT ITEM

Entertainment Conditional Use Permit Case No. 12

Compliance review report to allow the continued operation and maintenance of Entertainment Conditional Use Permit Case No. 12 involving live performances at the Rachada Thai Cuisine located in the M-2, Heavy Manufacturing Zone at 13416 Imperial Highway, within the Consolidated Redevelopment Project Area. (Narumol Phlongsom)

E. CONSENT ITEM

Entertainment Conditional Use Permit Case No. 14

Compliance Review Report for Entertainment Conditional Use Permit Case No. 14 involving live performances and other entertainment at the restaurant commonly known as Maggie's Pub located at 11900 Telegraph Road in the ML, Light Manufacturing Zone, within the Consolidated Redevelopment Project Area. (Hani Tabetlo, Maggie's Pub)

F. CONSENT ITEM

Conditional Use Permit Case No. 810-2

A compliance review to allow the continued operation and maintenance of a parcel delivery service use, primarily consisting of step vans, parcel trucks, or similar non-trailer vehicles on property located at 11811-11831 Florence Avenue (APN: 8009-025-038), within the M-2, Heavy Manufacturing, Zone and adjacent satellite parking located at 10513 -10551 Hathaway Drive (APN: 8009-025-059). (Amazon.com Services LLC)

Vice Chair Carbajal read the Consent Item Titles and requested a motion and a second for Consent Item Nos. 9A, 9B, 9C, 9D, 9E, and 9F.

It was moved by Commissioner Rounds, seconded by Commissioner Hernandez to

approve Consent Item Nos. 9A, 9B, 9C, 9D, 9E, and 9F and the recommendations regarding these matters, which passed by the following roll call vote:

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

10. ANNOUNCEMENTS

- Commissioners
Commissioner Rounds thanked everyone and wished everyone well as he was elected to the City Council.

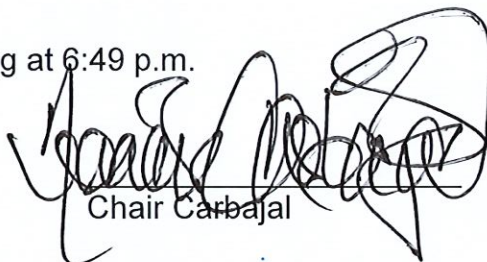
All the Planning Commissioners congratulated Commissioner Rounds on winning his Council election.

All the Planning Commissioners also wished everyone a Merry Christmas, Compliments of the Season, and a Happy New Year.

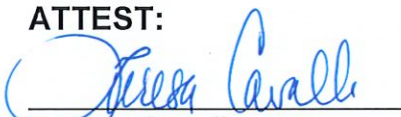
- Staff
Staff echoed the same sentiments.

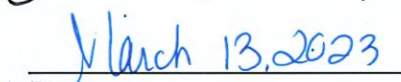
11. ADJOURNMENT

Vice Chair Carbajal adjourned the meeting at 6:49 p.m.


Chair Carbajal

ATTEST:


Teresa Cavallo
Planning Secretary


March 13, 2023
Date

