



APPROVED: May 13, 2024

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

April 10, 2023

1. **CALL TO ORDER**

Vice Chair Carbajal called the meeting to order at 6:02 p.m.

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

Members present:

Chairperson Carbajal
Vice Chairperson Ayala
Commissioner Flores
Commissioner Jimenez
Commissioner Mora

Staff:

Russell I. Miyahira, Deputy City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Vince Velasco, Associate Planner
Claudia Jimenez, Assistant Planner
Teresa Cavallo, Planning Secretary

Council:

None

Members absent:

None

4. **EX PARTE COMMUNICATIONS**

None

5. **PUBLIC COMMENT**

None

6. **PUBLIC HEARING**

(Continued from the March 13, 2023 Planning Commission Meeting)

CEQA - Adoption of Mitigated Negative Declaration

Development Plan Approval (DPA) Case No. 999

Recommendation:

- Consider the information presented in this report, in combination with the March 13, 2023 staff report, which collectively provide necessary background and context; 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 Initial Study/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, with mitigations, that the proposed project will have a significant adverse immitigable impacts on the environment; and
- Approve Development Plan Approval Case No. 999, subject to the conditions of approval as contained within Resolution No. 229-2023; and
- Adopt Resolution No. 229-2023, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Carbajal called upon Assistant Planner Claudia Jimenez to present Item No. 6.

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

Having no questions, Chair Carbajal made note that the Public Hearing is open and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Planning Commissioners inquired on the truck route, trash enclosures, and overnight truck parking.

Applicant Representatives Jeff Hamilton and Traffic Engineer Jose Alire addressed the Planning Commissioners inquiries.

Director of Planning Wayne Morrell clarified that truck route enforcement by the Planning Commission is not legally defensible.

A discussion ensued regarding traffic along Florence.

Chair Carbajal inquired if any comments were received. Planning Secretary Teresa Cavallo confirmed that no further comments were received.

Having no further questions or comments, Chair Jimenez closed the Public Hearing at 6:22 p.m. and requested a motion.

It was moved by Commissioner Jimenez, seconded by Commissioner More to approve Resolution 229-2023 for Adoption of Mitigated Negative Declaration and Development Plan Approval (DPA) Case No. 999, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Carbajal, Jimenez, Flores, and Mora
Nays: Ayala
Absent: None

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

7. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit (CUP) Case No. 834

Recommendation:

- Open the Public Hearing and receive the staff report and any comments from the public regarding Conditional Use Permit Case No. 834, and thereafter, close the Public Hearing; and
- Find and determine that the proposed use 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 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 834, subject to the conditions of approval as contained within Resolution No. 230-2023; and
- Adopt Resolution No. 230-2023, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Carbajal called upon Planning Consultant Alejandro DeLoera to present Item No. 7.

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

Commissioner Mora inquired about the licensed therapist qualification requirements and surprise visits. Planning Consultant Alejandro DeLoera responded that individual licensed therapist are required to renew their licenses yearly and according to Police Services Center the applicant has maintained their licenses and Police Service Center would take the lead on random visits due to a code enforcement.

Commissioner Ayala inquired about any code enforcement violations. Per Police Services Center, the applicant has not had any violations.

Director of Planning Wayne Morrell inquired if Police Services Center was contacted to provide any conditions or concerns. Planning Consultant DeLoera indicated that Police Services Center was contacted and no concerns were expressed.

Chair Carbajal inquired about other tenants in that area being relocated. Asst. Director Cuong Nguyen responded that the City is aware of the Chris n' Pitts site is being

developed; however, we have not been notified which businesses will be relocated within the City.

Commissioner Flores inquired about the lighting conditions and how is the condition enforced. Asst. Director of Planning Cuong Nguyen responded that the existing site will be under code compliance inspections and at that time all conditions will be enforced.

Having no further questions, Chair Carbajal opened the Public Hearing at 6:35 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Applicant's Representative Paul Gonzalez thanked Planning Consultant Alejandro DeLeora for the very thorough report and provided a synopsis of the history of In Step Massage and the success of the business due to the residents of Santa Fe Springs. Commissioner Jimenez thanked the applicant for staying in the Santa Fe Springs Community.

Commissioner Ayala addressed a website that eludes the massage business as providing services other than massages. Applicant's Representative expressed that no such "side business" is being conducted at their business.

A discussion ensued about safety concerns and social media postings.

Chair Carbajal inquired if any comments were received. Planning Secretary Teresa Cavallo confirmed that no further comments were received.

Having no further questions or comments, Chair Jimenez closed the Public Hearing at 6:44 p.m. and requested a motion.

It was moved by Commissioner Jimenez, seconded by Commissioner Flores to approve Resolution 230-2023 for Conditional Use Permit (CUP) Case No. 834, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Jimenez, Flores, and Mora
Nays: None
Absent: None

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

8. NEW BUSINESS

Statutorily Exempt - CEQA Guidelines Sections 15378 (b)(5) and 15061(b)(3)
City of Santa Fe Springs Transportation Study Guidelines

Chair Carbajal called upon Assistant Director of Planning Cuong Nguyen to introduce the City's Transportation Consultant Fehr & Peers to present Item No. 8.

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

Having no questions, Chair Carbajal requested a Motion for Item No. 8.

It was moved by Commissioner Mora, seconded by Commissioner Ayala to approve staff's recommendation to adopt Resolution 228-2023 to recommend that the City Council adopt the City of Santa Fe Springs Transportation Study Guidelines and to find that the Guidelines are CEQA Statutorily Exempt, which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Jimenez, Flores, and Mora
Nays: None
Absent: None

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

Conditional Use Permit Case No. 777-3

Recommendation:

A request for a time extension of Conditional Use Permit (CUP) Case No. 777 which allowed the establishment, operation, and maintenance of a convenience store at 13417 Rosecrans Avenue (APN: 8059-003-035), within the M-1, Light Manufacturing, Zone. (Muhamet Cifligu)

It was moved by Commissioner Jimenez, seconded by Commissioner Mora to approve Consent Item No. 9A, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Ayala, Carbajal, Jimenez, Flores, and Mora
Nays: None
Absent: None

10. ANNOUNCEMENTS

- Commissioners

Commissioner Jimenez and Mora announced that the City's EGGstravaganza had a great turn out and it seemed that the pancake line never ended.

Chair Carbajal thanked Commissioners Jimenez and Mora for volunteering as the event's cooks.

The Commissioners invited everyone to the City's upcoming Art Fest.

- Staff

Assistant Director of Planning Cuong Nguyen announced that the City prepares

conflict of interest radius maps for each Commissioner and if the Commissioners can be mindful of projects within their radius maps.

11. ADJOURNMENT

Chair Carbajal adjourned the meeting at 7:15 p.m.



Chair Ayala

ATTEST:



Teresa Cavallo
Planning Secretary

5/13/24

Date