



APPROVED: May 13, 2024

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

September 11, 2023

**1. CALL TO ORDER**

Vice Chair Ayala called the meeting to order at 6:12 p.m.

**2. PLEDGE OF ALLEGIANCE**

Commissioner Mora led everyone in the Pledge of Allegiance.

**3. ROLL CALL**

**Members present:** Vice Chairperson Ayala  
Commissioner Flores  
Commissioner Jimenez  
Commissioner Mora

**Staff:** Russell I. Miyahira, City Attorney  
Wayne M. Morrell, Director of Planning  
Cuong Nguyen, Assistant Director of Planning  
Claudia Jimenez, Assistant Planner  
Alejandro De Leora, Planning Consultant  
Teresa Cavallo, Planning Secretary

**Members absent:** Chairperson Carbajal

**4. EX PARTE COMMUNICATIONS**

None

**5. 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**

Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 11 A – SFS Swap Meet

**B. CONSENT ITEM**

Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 11 – SFS Swap Meet

C. CONSENT ITEM

Compliance Review Report for Alcohol Sales Conditional Use Permit Case No. 69 – ALDI Food Market

D. CONSENT ITEM

Conditional Use Permit (“CUP”) Case No. 729-4  
A Compliance Review of a precious metals foundry facility at 8444 12150 Secura way, within the M-1, Light Manufacturing, Zone. (The Buyers Inc.)

Vice Chair Ayala requested a motion and a second for Consent Item Nos. 5A, 5B, 5C, and 5D.

It was moved by Commissioner Mora, seconded by Commissioner Jimenez to approve Consent Item Nos. 5A, 5B, 5C, and 5D., which passed by the following roll call vote:

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

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

**6. PUBLIC HEARING**

Conditional Use Permit (“CUP”) Case No. 838 – To allow an outpatient counseling and substance use disorder (“SUD”) treatment center at 9300 Santa Fe Springs Road, within the M-2. Heavy Manufacturing, Zone and Adopting a notice of exemption under CEQA Section 15301 (Existing Facilities) (LA CADA)

**Recommendation:**

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

Vice Chair Ayala asked if any of the Planning Commissioners had any questions.

Having no questions, Vice Chair Ayala opened the Public Hearing at 6:24 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Having no one wishing to address the Planning Commission, Vice Chair Ayala inquired if any comments were received via email. Planning Secretary Teresa Cavallo responded no comments were received.

Having no questions or comments, Vice Chair Ayala closed the Public Hearing at 6:26 p.m. and requested a motion.

It was moved by Commissioner Jimenez, seconded by Commissioner Flores to approve Resolution 249-2023 for Conditional Use Permit Case No. 838, and the recommendations regarding this entitlement, which passed by the following roll call vote:

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

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

**7. PUBLIC HEARING**

To determine that a battery energy storage system with direct connection to a public utility grid is a similar and compatible use with other similarly principally permitted uses listed in the M-L, Limited Manufacturing, Zone, and Adopting a Notice of Exemption under CEQA section 15061(B)(3) (Common Sense Exemption). (Gridstor LLC)

Recommendation:

Vice Chair Ayala called upon Planning Consultant Alejandro De Leora to present Item No. 7. Planning Consultant Alejandro De Leora requested to receive public comment today and continue the item to the October 09, 2023 Planning Commission Meeting.

Vice Chair Ayala asked if any of the Planning Commissioners had any questions.

Having no questions, Vice Chair Ayala opened the Public Hearing at 6:30 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Jackson McNeill representing Bridgeland Resources spoke in favor of moving the item to the next meeting.

The applicant, Brian Shock, Director of Development for Gridstor spoke in favor of moving the item to the next meeting.

Vice Chair Ayala requested a motion.

It was moved by Commissioner Jimenez, seconded by Commissioner Mora to continue Zone Determination Case No. 2023-01 to the October 09, 2023 Planning Commission Meeting, which passed by the following roll call vote:

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

**8. NEW BUSINESS**

Parkway Tree Removal Appeal Decision - Resident Request for Removal of Parkway Tree at 10318 Harvest Avenue

Vice Chair Ayala called upon Municipal Services Manager Kevin Periman to present Item No. 8. Applicant Ray Ishii was not available so Kevin Periman requested to continue the item to the October 09, 2023 Planning Commission Meeting.

Vice Chair Ayala asked if any Planning Commissioners had any questions.

Chair Carbajal requested a motion.

It was moved by Commissioner Mora, seconded by Commissioner Flores to continue parkway tree removal appeal decision to the October 09, 2023 Planning Commission Meeting, which passed by the following roll call vote:

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

**9. PUBLIC COMMENT**

None

**10. ANNOUNCEMENTS**

- Commissioners

Commissioner Jimenez and Mora thanked LA CADA for doing great work by helping people get back on their feet.

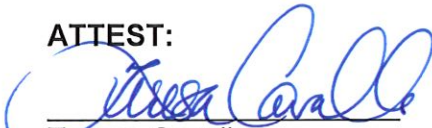
- Staff


Assistant Director of Planning, Cuong Nguyen spoke about National Community Planning Month in October and that the Planning Department will be hosting a photo contest. Also, a Development Plan Approval was received for Raising Canes and should be presented to the Planning Commission by the end of year.

**11. ADJOURNMENT**

Vice Chair Ayala adjourned the meeting at 6:44 p.m.

**ATTEST:**

  
\_\_\_\_\_  
Teresa Cavallo  
Planning Secretary

  
\_\_\_\_\_  
Chair Ayala  
5/13/24  
\_\_\_\_\_  
Date