



APPROVED: May 14, 2018

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

April 9, 2018

1. **CALL TO ORDER**

Chairperson Jimenez called the meeting to order at 6:03 p.m.

2. **PLEDGE OF ALLEGIANCE**

Chairperson Jimenez called upon Commissioner Arnold to lead everyone in the Pledge of Allegiance.

3. **ROLL CALL**

Members present:

Chairperson Jimenez
Commissioner Arnold
Commissioner Mora

Staff:

Richard L. Adams, II, City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Laurel Reimer, Planning Consultant
Jimmy Wong, Planning Consultant
Vince Velasco, Planning Consultant
Teresa Cavallo, Planning Secretary

Members absent:

Vice Chairperson Aranda
Commissioner Ybarra

4. **ORAL COMMUNICATIONS**

None

MINUTES

5. Approval of the minutes of the March 12, 2018 Planning Commission meetings

It was moved by Commissioner Arnold, seconded by Commissioner Mora to approve the minutes of March 12, 2018 as corrected, with the following vote:

Ayes: Arnold, Jimenez, and Mora

Nayes: None

Absent: Aranda and Ybarra

PUBLIC HEARING

6. PUBLIC HEARING

Zoning Text Amendment – Billboards within the Freeway Overlay Zone

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Zoning Text Amendment – Billboards within the Freeway Overlay Zone (Ordinance No. 1092) and, thereafter, close the Public Hearing; and
- Find that the proposed amendments to the text of the City's Zoning Regulations are consistent with the City's General Plan; and
- Find that pursuant to Section 21080(b)(1) of the California Environmental Quality Act (CEQA), this project is exempt as a ministerial project; and
- Adopt Resolution No. 76-2018, which incorporates the Commission's findings and actions regarding this matter; and
- Recommend that the City Council approve and adopt Ordinance No. 1092, to effectuate the proposed amendments to the text of the City's Zoning Regulations.

Chair Jimenez opened the Public Hearing at 6:06 p.m. and called upon Senior Planner Cuong Nguyen to present Item No. 6 before the Planning Commission.

Senior Planner noted that Planning Secretary Teresa Cavallo distributed a corrected Resolution reflecting the applicable CEQA finding.

Chair Jimenez called upon the other Planning Commissioners for questions and/or comments.

Commissioner Arnold inquired about the currently owned Caltrans properties and if billboard placement would decrease the number of allowed billboards. Senior Planner Cuong Nguyen confirmed Commissioner Arnold inquiry and further elaborated on billboard placement.

Commissioner Arnold further commented about the "first come, first serve" and about static billboards being no longer allowed.

Commissioner Mora inquired about billboards being located on private property and being leased. Senior Planner Cuong Nguyen briefly explained how billboards are leased and placed on private property.

Chair Jimenez asked if anyone present in the audience wished to speak on this matter.

Jacko Wong of Wealthy Ventures approached the podium and expressed his concerns regarding the Zone Text Amendment primarily the prohibition of permitting billboards from locating more than 200 feet from the centerline of the freeway, and the elimination of static billboards. Mr. Wong expressed that the City would be losing out on revenue with the elimination of static billboards and that it would be a loss of revenue to the property owners along the 5 freeway as well.

Director of Planning Wayne Morrell replied that the City reviewed other Cities ordinances and whereas the City wanted more visibility along the freeway.

Having no further questions, Chairperson Jimenez closed the Public Hearing at 6:40 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Mora, seconded by Commissioner Arnold to approve Zoning Text Amendment – Billboards within the Freeway Overlay Zone, and the recommendations regarding this matter, which passed by the following vote:

Ayes: Arnold, Jimenez, and Mora

Nays: None

Absent: Aranda and Ybarra

City Attorney Richard Adams commented that this item was being forward to the City Council for approval and if anyone wanted to commented must do so at that meeting.

7. PUBLIC HEARING (Continued from March 12, 2018 PC Meeting)
Categorically Exempt – CEQA Guideline Section 15303, Class 3
Conditional Use Permit (CUP) Case No. 497-4

Recommendation: That the Planning Commission:

- Find that the proposed changes to the existing precious metal reclamation facility operations, if it continues to be conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
- Find and determine that the proposal meets the criteria for “new construction of limited small new facilities”, pursuant to Section 15303-Class 3 of the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project, and no additional environmental analysis is necessary to meet the requirements of the CEQA; and
- Approve Amendment of CUP 497, subject to the conditions of approval as contained within Resolution 69-2018; and
- Adopt Resolution No. 69-2018, which incorporates the Planning Commission’s findings and actions regarding this matter.

Chair Jimenez opened the Public Hearing at 6:40 p.m. and called upon Senior Planner Cuong Nguyen to present Item No. 7 before the Planning Commission. Present in the audience on behalf of the applicant Heraeus Precious Metal Facility was Peter Eckert, Manager of Environmental Health & Safety, Quality, Facility & Maintenance.

Chair Jimenez called upon the other Planning Commissioners for questions and/or comments.

Commissioner Arnold inquired if the increase in production will increase contamination. Senior Planner Cuong Nguyen deferred inquiry to the applicant. Heraeus Precious Metal Facility Representative Peter Eckert replied that Heraeus Precious Metal Facility would be providing additional equipment to control air quality to the same levels as they currently

stand.

Chair Jimenez asked if anyone present in the audience wished to speak on this matter.

Having no one wishing to speak, Chairperson Jimenez closed the Public Hearing at 6:52 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Arnold, seconded by Commissioner Mora to approve Conditional Use Permit (CUP) Case No. 497-4, and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Arnold, Jimenez, and Mora

Nayes: None

Absent: Aranda and Ybarra

City Attorney Richard Adams read the City's appeal process to inform the Planning Commission and public.

8. PUBLIC HEARING

CEQA – Adoption of Supplemental Initial Study/ Mitigated Negative Declaration
Development Plan Approval Case No. 771-1

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding the Conditional Use Permit Case No. 771-1, and thereafter close the Public Hearing; and
- Find and determine that the proposed Conditional Use Permit Case No. 771-1 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 Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in Section 155.716 of the City Zoning Regulations for the granting of a Conditional Use Permit; and
- Approve and adopt the proposed Supplemental Mitigated Negative Declaration which, based on the findings of the Supplemental Initial Study indicates that there are no potentially significant environmental effects related to the proposed changes to Conditional Use Permit Case No. 771 or otherwise such effects have been mitigated to a less than significant level; and
- Approve Conditional Use Permit Case No. 771-1, subject to the conditions of approval as contained within Resolution 75-2018; and
- Adopt Resolution No. 75-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Jimenez opened the Public Hearing at 6:53 p.m. and called upon Planning Consultant Jimmy Wong to present Item No. 8 before the Planning Commission.

Jimmy Wong commented that the City received a comment letter from the Native National American Commission regarding concerns with the Mitigated Negative Declaration. Staff is requesting that Item No. 8 be continued to the next regularly scheduled Planning

Commission meeting currently set for May 14, 2018 at 6:00 p.m.

City Attorney Richard L. Adams, II inquired if the applicant was present and/or notified that this matter was being continued. Planning Consultant Jimmy Wong replied that the applicant is not present because they were notified that this matter was being continued and were in agreeance.

Chairperson Jimenez requested a motion and second for Item No. 8.

It was moved by Commissioner Arnold, seconded by Commissioner Mora to continue, Development Plan Approval Case No. 771-1, and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Arnold, Jimenez, and Mora

Nayes: None

Absent: Aranda and Ybarra

9. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Tentative Parcel Map No. 78240

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 78240 and, thereafter, close the Public Hearing; and
- Approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that the approval of Tentative Parcel Map No. 78420, will have significant adverse effects that cannot be mitigated to levels of insignificance; and
- Find that Tentative Parcel Map No. 78240 is consistent with the City's General Plan; and
- Find that Tentative Parcel Map No. 78240 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a tentative or final map; and
- Approve Tentative Parcel Map No. 78240, subject to the conditions of approval as stated within this report.

*** SEE ITEM NO. 13 ***

10. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

General Plan Amendment No. 27

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding General Plan Amendment Case No. 27 and, after receiving all public comments, close the Public Hearing; and
- Approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), which, based on the

findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that the approval of General Plan Amendment Case No. 27, will have significant adverse effects that cannot be mitigated to levels of insignificance; and

- Recommend to the City Council, approval of General Plan Amendment Case No. 27, a request to amend the Land Use Map of the City's General Plan for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road (APN: 8026-008-903), from the existing land use designation of Public Facilities to Multiple Family Residential; and
- Adopt Resolution No. 71-2018, which incorporates the Planning Commission's findings and recommendation regarding this matter.

*** SEE ITEM NO. 13 ***

11. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Zone Change Case No. 137

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Zone Change Case No. 137, and thereafter close the Public Hearing; and
- Approve and adopt the proposed Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), which, based on the findings of the Initial Study and the proposed mitigation measures, indicates that there is no substantial evidence that the approval of Zone Change Case No. 137, will have significant adverse effects that cannot be mitigated to levels of insignificance; and
- Find that Zone Change Case No. 137 involving the proposed Change of Zone from PF, Public Facilities to R-3-PD, Multiple Family Residential – Planned Development, is consistent with the City's General Plan; and
- Find that Zone Change Case No. 137 satisfies the criteria and conditions set forth in Section 155.825 et seq. of the City Code for the granting of a Change of Zone request and thus, recommend that the City Council approve said Change of Zone; and
- Adopt Resolution No. 72-2018, which incorporates the Commission's findings and recommendations regarding this matter.

*** SEE ITEM NO. 13 ***

12. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Development Plan Approval Case No. 935

Conditional Use Permit Case No. 785

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 935 and Conditional Use Permit Case No. 785 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 Regulations and

- consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in Section 155.739 of the City's Zoning Regulations, for the granting of Development Plan Approval; and
- Find that the applicant's request meets the criteria set forth in Section 155.716 of the City's Zoning Regulations for the granting of a Conditional Use Permit; and
- Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study 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 effect on the environment; and
- Approve the proposed Mitigation Monitoring and Reporting Program (MMRP) for the proposed project; and
- Approve Development Plan Approval Case No. 935 and Conditional Use Permit Case No. 785, subject to the conditions of approval as contained within the attached Resolution (73-2018).

*** SEE ITEM NO. 13 ***

13. PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15301, Class 1

Conditional Use Permit Case No. 786

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 786 and, thereafter, close the Public Hearing; and
- Find and determine that the subject preschool 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 Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in Section 155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Approve and adopt the proposed Initial Study/Mitigated Negative Declaration with Traffic Study which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the subject preschool use will have a significant adverse effect on the environment; and
- Find and determine that the proposal meets the criteria for "existing facilities", pursuant to Section 15301-Class 1 of the California Environmental Quality Act (CEQA); therefore, the proposed project is determined to be a categorically-exempt project, and no additional environmental analysis is necessary to meet the requirements of the CEQA.
- Approve Conditional Use Permit Case No. 786, subject to the conditions of approval as contained within the attached Resolution (74-2018).

Chair Jimenez opened the Public Hearing at 6:55 p.m. and called upon Planning Consultant Vince Velasco to present Item Nos. 9-13 before the Planning Commission. Present in the audience on behalf of the applicant Storm Properties, Inc. were representatives Angie Yee and Jay Ahluwalia.

Both Angie Yee and Jay Ahluwalia provided a brief presentation before the Planning Commission and thanked City Staff for all their assistance on this matter.

Chair Jimenez called upon the other Planning Commissioners for questions and/or comments.

Commissioner Mora inquired about the construction start date. Planning Consultant Vince Velasco deferred to Storm Representative Jay Ahluwalia. Mr. Ahluwalia replied that once the project is approved Storm Development intends to begin construction within 18-24 months.

Commissioner Mora further inquired if the land was being sold or leased. Mr. Ahluwalia replied that the school district still owns the land and was only leasing the land.

Chair Jimenez asked if anyone present in the audience wished to speak on this matter.

Whittier resident Butch Redman expressed his concerns about the project and feels the development is wrong for the community. Mr. Redman expressed the loss of use for the green fields for the soccer leagues and the local the school children.

Whittier resident Rosie Barragan expressed her concerns about the hearing noticing process. Ms. Barragan also expressed her concerns about traffic, about school overcrowding, and the loss of grass fields for the children. Ms. Barragan also provided a petition signed by surrounding residents against the project.

Planning Consultant Vince Velasco indicated that a traffic study was completed and commented on the findings of that traffic study.

Whittier resident Steven Winger spoke about history of how that land was acquired by eminent domain for the school. Mr. Winger commented that the area is lovingly called Sunshine Acres and residents currently have chickens, donkeys and farm animals. That the area is primarily single-family residences and would like to be kept that way.

Whittier resident Esmeralda Ramos also commented about the loss of the fields and the loss of sports. Ms. Ramos commented that the school district never notified the residents in writing about this project.

Whittier resident Lupe Borden commented that she is sadden that the school district is leasing this land at a loss to the school children. Ms. Borden commented that the development will bring overcrowding to the schools and increase traffic to the area.

Whittier resident Eva Barragan questioned why the school district installed the fence and cut off the kids from the grass area. Ms. Barragan commented about the traffic and the parking around the area. Ms. Barragan also requested that the development should take into consideration the drainage to the rear of the property.

Whittier resident Rosalia Contreras complained about traffic surrounding the area and the school. Ms. Contreras commented about a skate park being developed at Amelia

Mulberry Park.

Whittier resident Edgar Barragan commented that the general consensus of the surrounding residents is opposition for the development.

Whittier resident Baltazar Estrada commented that this project is not a good idea and that the project would bring more people to the area.

Whittier resident Heidi Corona is also against the development. She is upset that the school district fenced off the area and concerned that there are no activities for the kids. Ms. Corona is concerned with an increased in crime and traffic.

Storm Development Representative Jay Ahluwalia addressed the six (6) major concerns: noticing, noise, traffic, fields, kids going to school and parking; that were brought up by the audience members in attendance. Mr. Ahluwalia replied that a public hearing meeting, was held on September 13, 2017, with Supervisor's Janice Hahn's office personnel at the So. Whittier MASH neighborhood group. Everyone at tonight's meeting was notified and only 30 people showed up. The major concern at the September meeting was if the apartments were going to be Section 8 Housing. Mr. Ahluwalia commented that the setbacks are 15 feet but this project is set at 60 feet. A traffic study was done and we are 20 parking stalls above code requirements.

Mark Keriakous, Associate Superintendent of Business for So. Whittier School District commented that this process began in 2011. The School District does have contracts with various soccer clubs but they have been notified that they will be relocated to other fields. Another concern addressed was enrollment, Mr. Keriakous indicated that So. Whittier School District has been experiencing a decline in enrollment particularly at Carmela Elementary School. Mr. Keriakous also indicated that the district had assembled a 7-11 committee to discuss areas of concern and the district surplus of properties. Mr. Keriakous further stated that this project was placed on the Agenda 16 times in the past two (2) years.

Having no one wishing to speak any further, Chairperson Jimenez closed the Public Hearing at 7:53 p.m.

Planning Consultant Vince Velasco commented on the City's noticing requirements and mailing dates.

Marc Blodgett of Blodgett, Baylosis Environmental Planning was called upon to discuss the traffic study and discussed the State's housing requirements and that the City made every effort to meet all traffic requirements.

Commissioner Arnold made a statement that he was part of the 7-11 committee and the results of the 7-11 Committee is this project. Commissioner Arnold further commented that he this development is self-sustainable and stated that he believes he is a stickler and has locked horns with Mr. Blodgett but that he truly feels that traffic will not be a problem.

Commissioner Mora commented that he hears everyone's concerns and as a father of

five (5) he believes that kids need an open space but this area has been closed off since 2011.

Chair Jimenez being a parent and a coach respects everyone for coming out and questioned why weren't these concerns brought before the School District and/or District Representatives.

Commissioner Arnold moved to approve Item Nos. 9, 10, 11, 12 and 13. No second was received.

City Attorney Richard L. Adams, II commented should this item be continued the other Planning Commissioners must hear a recording of this meeting to participate in any actions taken on this matter.

It was moved by Commissioner Arnold, seconded by Commissioner Mora to continue Tentative Parcel Map No. 78240, General Plan Amendment No. 27, Zone Change Case No. 137, Development Plan Approval Case No. 935, Conditional Use Permit Case No. 785, Conditional Use Permit Case No. 786, and the recommendations regarding this matter to the next regularly scheduled Planning Commission meeting scheduled on May 14, 2018, which passed by the following vote:

Ayes: Arnold, Jimenez, and Mora
Nays: None
Absent: Aranda and Ybarra

ANNOUNCEMENTS


14. The following announcements were made:

Commissioners made the following announcements:
Commissioner Arnold announced that his team lost 3 to 2.

Staff made the following announcements:
Planning Consultant Laurel Reimer announced that by the next meeting she will be married and have gone on her honeymoon.

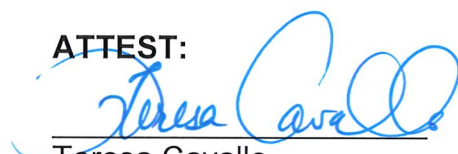
15. ADJOURNMENT

Chairperson Jimenez adjourned the meeting at 8:08 p.m.

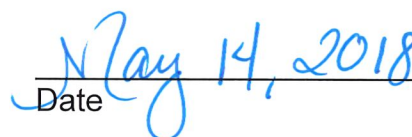


Gabriel Jimenez
Chairperson

ATTEST:



Teresa Cavallo
Planning Secretary



Date