



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

May 14, 2018

1. CALL TO ORDER

Chairperson Jimenez called the meeting to order at 6:01 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
Vice Chairperson Aranda
Commissioner Arnold
Commissioner Mora
Commissioner Ybarra

Staff: Richard L. Adams, II, City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Jimmy Wong, Planning Consultant
Vince Velasco, Planning Consultant
Teresa Cavallo, Planning Secretary
Luis Collazo, Code Enforcement Officer
Camillia Martinez, Planning Intern

Council: Jay Sarno, Mayor
Joe Angel Zamora, Councilmember

Members absent: None

4. ORAL COMMUNICATIONS

None

MINUTES

5. Approval of the minutes of the April 9, 2018 Planning Commission meetings.
It was moved by Commissioner Arnold, seconded by Commissioner Mora to approve the minutes of April 9, 2018 as submitted, with the following vote:

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

PUBLIC HEARING

6. PUBLIC HEARING

Categorically Exempt – CEQA Guideline Section 15301, Class 1
Conditional Use Permit (CUP) Case No. 500-7

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit (CUP) Case No. 500-7, and thereafter, close the Public Hearing; and
- Find and determine that the proposed 405 sq. ft. addition and appurtenant improvements to the existing LACADA recovery center, if it continuous 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 project 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 CEQA; and
- Approve Conditional Use Permit Case No. 500-7, subject to the conditions of approval as contained within Resolution No. 77-2018; and
- Require that Conditional Use Permit Case No. 500-7 be subject to a compliance review in two (2) years, on or before May 14, 2020, to ensure that the use is still operating in strict compliance with the conditions of approval; and
- Adopt Resolution No. 77-2018, which incorporates the Planning Commission’s findings and actions regarding this matter.

Chair Jimenez opened the Public Hearing at 6:03 p.m. and called upon Senior Planner Cuong Nguyen to present Item No. 6 before the Planning Commission.

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

Vice Chair Aranda inquired about the proposed use for the outdoor area. Senior Planner Cuong Nguyen replied that the outdoor area is a required recreational area by the State.

Chair Jimenez asked if anyone present in the audience wished to speak on this matter. There being no one wishing to speak and having no further questions, Chairperson Jimenez closed the Public Hearing at 6:10 p.m. and requested a motion and second for Item No. 6.

It was moved by Commissioner Ybarra, seconded by Commissioner Arnold to approve Conditional Use Permit (CUP) Case No. 500-7, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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

7. PUBLIC HEARING

Adoption of Mitigated Negative Declaration
Tentative Parcel Map No. 82031

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 82031 and, thereafter, close the Public Hearing; and
- Find that Tentative Parcel Map No. 82031 is consistent with the City's General Plan; and
- Find that Tentative Parcel Map No. 82031 meets the standards set forth in Sections 66474 and 66474.6 of the Subdivision Map Act for the granting of a tentative or final map; and
- Approve and adopt the proposed Mitigated Negative Declaration which, based on the findings of the Initial Study indicates potentially significant environmental effects related to the project have been reduced or otherwise or mitigated to less than significant levels; and
- Approve the proposed Mitigated Monitoring and Reporting Program (MMRP) for the proposed project; and
- Approve Tentative Parcel Map No. 82031, subject to the conditions of approval as contained with the attached Resolution (80-2018).
- Adopt Resolution No. 80-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

*** SEE ITEM NO. 8 ***

8. PUBLIC HEARING

Adoption of Mitigated Negative Declaration
Development Plan Approval Case No. 936
Conditional Use Permit Case No. 787

Recommendation: That the Planning Commission:

- Open the public hearing and receive any comments from the public regarding Development Plan Approval Case No. 936 and Conditional Use Permit Case No. 787, 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 §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 §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and

- Approve and adopt the proposed Mitigated Negative Declaration which, based on the findings of the Initial Study indicates potentially significant environmental effects related to the project have been reduced or otherwise or mitigated to less than significant levels; and
- Approve the proposed Mitigated Monitoring and Reporting Program (MMRP) for the proposed project; and
- Approve Development Plan Approval Case No. 936 and Conditional Use Permit Case No. 787, subject to the conditions of approval as contained with the attached Resolution (81-2018); and
- Find that Conditional Use Permit Case No. 787 shall be subject to a compliance review in two years, on or before May 14, 2020.
- Adopt Resolution No. 81-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Jimenez opened the Public Hearing at 6:12 p.m. and called upon Planning Consultant Jimmy Wong to present Item No. 7 and Item No. 8 before the Planning Commission. Present in the audience were the applicant and their Environmental Consultant Marc Blodgett of Blodgett Baylosis Environmental Planning.

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

Commissioner Ybarra inquired about the door-to-door community outreach and if the City received any comments from the Public Hearing Notice that was sent out to the surrounding properties. Planning Consultant Jimmy Wong replied that the only response received was from the City of Norwalk regarding the Mitigated Negative Declaration (MND).

Commissioner Arnold inquired about the parking requirements for this use. Mr. Wong replied that it is 1 parking stall for every 10,000 sf. Commissioner Arnold commented that the City of Norwalk was concerned with the number of parking stalls considering the number of trips that were indicated in the MND. Planning Consultant Jimmy Wong deferred the question to Environmental Consultant Marc Blodgett who replied that the trips referred to within the report would be from patrons who are renting from the storage facility and would be quick in nature and wouldn't require a significant number of parking stalls.

Commissioner Mora inquired about the hours of operation and if the facility would be self-service or manned. Jimmy Wong deferred to the Applicant's Representative Regional Director Adam Lentz who replied that the applicant has been in the self-storage business for over 30 years and they currently have 70 projects nationwide and half of their portfolio consists of 1400 stores which are run by property management companies.

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

Regional Director Adam Lentz commented on the wonderful job that Planning Consultant Jimmy Wong performed on the project. Mr. Lentz further commented that his team knocked on over 70+ doors and none of the residents expressed concerns or oppositions to the project. Mr. Lentz further provided a letter of support from the property's neighbor

to the north as well.

Vice Chair Aranda asked the applicant what lead them to develop a mini-storage instead of a regular storage facility. Mr. Lentz replied that they are both the same it just depends on how the municipality titles the use within the City's code. Vice Chair Aranda further inquired about the clientele and if the applicant knew from what distance their clientele would be coming from to use their facility. Mr. Lentz replied that the City is undersupplied and this facility will reach out to a three (3) mile radius.

Danny Grajeda inquired about the possibility of hazardous waste being stored at this facility and the run-off going straight to the ocean affecting sea life and if the homeless will be allowed to rent a unit to live within that unit. Mr. Lentz responded that they have a 24/7 monitored facility and have very strict lease agreements. They have yet to encounter these problems at any of their other facilities since they have a manned facility that gets to know their patrons. The facility also follows strict state mandates regarding run-off water.

Having no further questions, Chairperson Jimenez closed the Public Hearing at 6:35 p.m. and requested a motion and second for Item No. 7 and Item No. 8.

It was moved by Vice Chair Aranda, seconded by Commissioner Ybarra to approve Tentative Parcel Map No. 82031, Development Plan Approval Case No. 936 and, Conditional Use Permit Case No. 787, and the recommendations regarding these matters, which passed by the following roll call vote:

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

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

9. PUBLIC HEARING

CEQA – Adoption of Supplemental Initial Study/ Mitigated Negative Declaration
Conditional Use Permit 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 6:37 p.m. and called upon Planning Consultant Jimmy Wong to present Item No. 9 before the Planning Commission. Present in the audience was the applicant.

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

Commissioner Ybarra requested clarification on the number of tires being stored at this location. Planning Consultant Jimmy Wong replied that the previous CUP approval did not mention the temporary storage of these tires at this location.

Commissioner Mora inquired about the temporary storage at this location. Jimmy Wong replied that 50,000 tires will be stored inside the building and the 40,000 tires will be stored temporarily inside the trucks for no more than 48 hours.

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

The Applicant's Representative April Garcia indicated that the Cornet location is a third building location for Lakin Tire and it is solely for temporary truck storage. When Lakin Tire originally applied for the CUP, Cal Recycle the State regulatory agency, was only asking for what was being stored inside the buildings but Cal Recycle is now making Lakin Tire to account for the total number of tires in and outside buildings and trailers. The Cornet location was solely for truck trailer storage but because tires may be inside those trailers Lakin Tire has to account for those tires inside those trailers for Cal Recycle on their permit.

Having no further questions, Chairperson Jimenez closed the Public Hearing at 6:49 p.m. and requested a motion and second for Item No. 9.

It was moved by Commissioner Ybarra, seconded by Commissioner Mora to approve Conditional Use Permit Case No. 771-1, and the recommendations regarding these matters, which passed by the following roll call vote:

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

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

10. PUBLIC HEARING (Continued from Planning Commission Meeting of April 9, 2018)
Adoption of Mitigated Negative Declaration
Tentative Parcel Map No. 78240

Recommendation: That the Planning Commission:

- Consider the information presented in this report, in combination with the April 9, 2018 staff report, which collectively provide necessary background and context; and
- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 78240 and, thereafter, close the Public Hearing; and
- Find and determine that the proposed Tentative Parcel Map 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 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 a tentative or final map; and
- Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), 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 Tentative Parcel Map No. 78240, subject to the conditions of approval as contained within the attached Resolution (No. 70-2018).
- Adopt Resolution No. 70-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

*** SEE ITEM NO. 14 ***

11. PUBLIC HEARING (Continued from Planning Commission Meeting of April 9, 2018)

Adoption of Mitigated Negative Declaration

General Plan Amendment No. 27

Recommendation: That the Planning Commission:

- Consider the information presented in this report, in combination with the April 9, 2018 staff report, which collectively provide necessary background and context; and
- Open the Public Hearing and receive any comments from the public regarding General Plan Amendment Case No. 27 and, thereafter, close the Public Hearing; and
- Find and determine that the proposed General Plan Amendment 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
- Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), 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
- 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
- Approve General Plan Amendment Case No. 27, subject to the conditions of approval as contained within the attached Resolution (No. 71-2018).

- Adopt Resolution No. 71-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

*** SEE ITEM NO. 14 ***

12. PUBLIC HEARING (Continued from Planning Commission Meeting of April 9, 2018)

Adoption of Mitigated Negative Declaration

Zone Change Case No. 137

Recommendation: That the Planning Commission:

- Consider the information presented in this report, in combination with the April 9, 2018 staff report, which collectively provide necessary background and context; and
- Open the Public Hearing and receive any comments from the public regarding Zone Change Case No. 137 and, thereafter, close the Public Hearing; and
- Find and determine that the proposed Zone Change 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
- Approve and adopt the proposed Mitigated Negative Declaration with Traffic Study and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), 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
- Recommend to the City Council, approval of Zone Change Case No. 137, a request to change the zoning designation for properties located on the west side of Carmenita Road, approximately 605 feet south of Lakeland Road, from PF (Public Faculties) to R-3-PD (Multiple Family Residential – Planned Development)
- Approve Zone Change Case No. 137, subject to the conditions of approval as contained within the attached Resolution (No. 72-2018).
- Adopt Resolution No. 72-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

*** SEE ITEM NO. 14 ***

13. PUBLIC HEARING (Continued from Planning Commission Meeting of April 9, 2018)

Adoption of Mitigated Negative Declaration

Development Plan Approval Case No. 935

Conditional Use Permit Case No. 785

Recommendation: That the Planning Commission:

- Consider the information presented in this report, in combination with the April 9, 2018 staff report, which collectively provide necessary background and context; and
- 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 and Mitigation Monitoring and Reporting Program (IS/MND/MMRP), 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 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 (No. 73-2018); and
- Adopt Resolution No. 73-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

*** SEE ITEM NO. 14 ***

14. PUBLIC HEARING (Continued from Planning Commission Meeting of April 9, 2018)

Categorically Exempt – CEQA Guideline Section 15301, Class 1

Conditional Use Permit Case No. 786

The following announcements were made:

- Consider the information presented in this report, in combination with the April 9, 2018 staff report, which collectively provide necessary background and context; and
- 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 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
- 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 (No. 74-2018).
- Adopt Resolution No. 74-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Jimenez announced that the Public Hearing remained opened from the previous Planning Commission meeting and called upon Planning Consultant Vince Velasco to present Item Nos. 10-14 before the Planning Commission. Present in the audience on behalf of the applicant Storm Properties, Inc. were representatives Angie Yee and Jay Ahluwalia, So. Whittier School District Representative Mark Keriakous and Environmental Consultant Marc Blodgett of Blodgett Baylosis Environmental Planning.

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

Commissioner Ybarra thanked Planning Consultant Vince Velasco for the well written and very detailed report.

Commissioner Arnold also commented that Mr. Velasco did an outstanding job on going over each and every question and concern that the community presented and that it was well presented.

Commissioner Mora inquired about the extent of the land lease. Planning Consultant deferred to the applicant.

Vice Chair Aranda inquired about egress from the facility is all going South on Carmenita and there is no left-hand turn going North on Carmenita. Vice Chair Aranda also inquired about the fencing along the Westside of the property and if the residents will be keeping their fences and is there a concern for a gap. Mr. Velasco confirmed that there will be no left hand turn onto Carmenita. Also, Mr. Velasco informed the Commissioners that a block wall is being constructed on the applicant's property and it will be up to the residents to decide if they want to keep their current fencing. Staff has also expressed that concern regarding the gap and has informed the applicant that the wall has to be built on their property line.

Chair Jimenez commented that Planning Consultant Vince Velasco did a great job on the presentation and responding to the publics comments and concerns.

Chair Jimenez called upon the Applicant Storm Properties, Inc.'s Representative Jay Ahluwalia who thanked the Planning Commissioners and the Planning Staff and responded to the Planning Commissioners questions. Mr. Ahluwalia indicated that the initial lease with the school district is 65 years with extensions up to 99 years. Mr. Ahluwalia replied that with regards to the wall Storm Properties goal is to work with the residents to build a nice wall that works for both sides, but built on our property, that won't leave a gap. With regards to traffic, Mr. Ahluwalia indicated that people making a left turn will be going towards the shopping center but not towards the school since it is assumed that they will be walking since the school is so close.

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

Whittier resident Josefina Tafoya thanked the Planning Commissioners for the opportunity to speak in support of the project. Ms. Tafoya expressed that as residents of an unincorporated area they don't have representation and the community does not have a progressive mindset. Ms. Tafoya provided signatures in support of the project and requested that the Planning Commission support the project to beautify the area and educate the students of the community.

Whittier resident Butch Redman "Mayor of Sunshine Acres" objected to the three (3) minute rule. He commented that the Planning Commission violated Robert Rules. He also expressed his concerns about all the money received from this project going into the general fund and not being transparent about how it is being spent. He also expressed his concerns about traffic referred to it as "slaughter alley". When his time was up he protested about the three (3) minute rule.

Whittier resident Nancy Barragan thanked the Planning Commission for listening to the Whittier residents. Ms. Barragan provided a signed petition against the project. Ms.

Barragan expressed her concerns about shrinking green space, the lack of services at Amelia Mayberry Park, the lack of representation in Unincorporated Whittier, and the traffic concerns. Ms. Barragan also commented that So. Whittier is an under performing school district and questioned how the money received from this project is being spent.

Whittier resident Steven Winger commented about history of the area and expressed how no one wants the project in the area. Mr. Winger commented that Governor Brown announced a windfall in the coffers, so why is the school giving away the property? Mr. Winger also indicated that the soccer league is playing on the field and is being used by the local community. When the school district installed the fence, they began to say the kids weren't using the field so that they can develop it.

Whittier resident Daniel Grajeda asked the following questions: 1) What type and how many solar panels will be installed so that they are not draining from the power grid? 2) What time will the trash be picked-up? 3) Will a light pole be installed in the future since no left-hand turn will not be allowed? 4) Is the project a gated community?

Whittier resident Esmeralda Ramos asked what plans the district had for the money for the students. The district has a new Superintendent and this project began with the previous Superintendent. Within the next 10 or 20 years there will be a new school board and this project will not meet the same needs of the community. The majority of the community are Hispanic and do not speak and/or read English so they were not properly notified of these hearings.

Chair Jimenez asked if there was anyone else wishing to speak on this matter. Having no one else wishing to come forward Chair Jimenez called upon the Applicant Storm Development Representative Jay Ahluwalia to address the audience's concerns.

Mr. Ahluwalia indicated that Storm Development has addressed some of these concerns within the plans and studies submitted, as well as in previous meetings and presentations. Mr. Ahluwalia indicated that the traffic study addressed that there was not enough traffic to demand a traffic light at that location. He also stated that the soccer league provided a letter in support of the project, and Storm will work with their trash hauler so that trash will be picked up at reasonable hour that is convenient to the neighbors. Mr. Ahluwalia also indicated that this project is a gated community and self-contained. He further indicated that Storm will be building this project per the State's Title 24 energy standards. With regards to the question about open space, Mr. Ahluwalia replied that there is a park located 460 feet way and no Agency would have two parks within 500 feet from each other. Mr. Ahluwalia deferred the question regarding how the monies, received from this project, were being spent to the So. Whittier School District.

Having no further questions or comments, Chairperson Jimenez closed the Public Hearing at 7:40 p.m. However, before Chair Jimenez requested a motion, he commented that he reached out to the So. Whittier School District's Superintendent and met with him and his assistants. Chair Jimenez indicated that from that meeting he was informed that the fields have not been used by the students since 2013 and there has been a decrease in student enrollment in the area for quite some time. Chair Jimenez thanked everyone in the audience for expressing their opinions and concerns and being at tonight's meeting.

Chair Jimenez requested a motion and a second for Item Nos. 10, 11, 12, 13 and 14.

It was moved by Commissioner Ybarra, seconded by Vice Chair Aranda 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 these matters, which passed by the following roll call vote:

Ayes: Aranda, Arnold, Jimenez, Mora and Ybarra

Nayes: None

Absent: None

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

Chair Jimenez recessed the meeting at 7:43 p.m.

Chair Jimenez convened the meeting at 7:48 p.m.

15. NEW BUSINESS

Modification Permit Case No. 1288 & 1289

- Find that the proposed project, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's Modification Permit request meets the criteria set forth in Section 155.695 of the City's Zoning Regulation for the granting of a Modification in nonresidential zones; and
- Find and determine that pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations), of the California Environmental Quality Act (CEQA), this project is, therefore, considered to be Categorically Exempt; and
- Approve Modification Permit Case No. 1288 & 1289, subject to the conditions of approval as contained within Resolution No. 78-2018; and
- Adopt Resolution No. 78-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

*** SEE ITEM NO. 16 ***

16. NEW BUSINESS

Modification Permit Case No. 1290

- Find that the proposed project, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the

area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and

- Find that the applicant's Modification Permit request meets the criteria set forth in Section 155.695 of the City's Zoning Regulation for the granting of a Modification in nonresidential zones; and
- Find and determine that pursuant to Section 15305, Class 5 (Minor Alterations to Land Use Limitations), of the California Environmental Quality Act (CEQA), this project is, therefore, considered to be Categorically Exempt; and
- Approve Modification Permit Case No. 1290, subject to the conditions of approval as contained within Resolution No. 78-2018; and
- Adopt Resolution No. 79-2018, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Jimenez called upon Planning Intern Camillia Martinez to present Item Nos. 15 and 16 before the Planning Commission. Present in the audience on behalf of the applicant was Jeff Hamilton of Goodman Santa Fe Springs SPE LLC.

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

Vice Chair Aranda commented that the project appears to have sufficient parking for the current number of employees; however, he inquired how does the City monitor the number of employees and the need for more parking should the business expand. Planning Intern Camillia Martinez replied that within the conditions of approval it is indicated that once the employee count exceeds a set number, the parking requirements will have to be reevaluated and the MOD would have to be adjusted accordingly. Senior Planner Cuong Nguyen also commented that there is a limit on the maximum employee count for each business associated with these MODs and there is a condition that allows staff to bring this matter before the Planning Commission at any time should there be a parking issue on site.

Commissioner Arnold asked how the City is monitoring the employee count. Senior Planner Cuong Nguyen replied that when the business applies for a Business Tax Certificate application requires that an employee count be provided since the fee is based on that count. Commissioner Arnold requested a condition to monitor the employee count.

Chair Jimenez opened the Public Hearing Notice for Item Nos. 15 and 16 at 8:01 p.m. and asked if anyone from the audience wished to speak on this matter. Having no one wishing to speak Chair Jimenez closed the Public Hearing at 8:01 p.m. and requested a motion and second for Item Nos. 15 and 16.

It was moved by Commissioner Mora, seconded by Commissioner Ybarra to approve continue Modification Permit Case No. 1288 & 1289, and Modification Permit Case No. 1290 with the condition to monitor the employee counts for these locations, and the recommendations regarding this matter, which passed by the following roll call vote:

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

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

17. CONSENT ITEMS

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. 40

That the Planning Commission, based on staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 40, and request that this matter be brought back before May 14, 2023, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

B. CONSENT ITEM

Conditional Use Permit Case No. 524-5

- Find that the continued operation and maintenance of a green-waste transfer facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 524-5, be subject to a compliance review in five (5) years, on or before, May 14, 2023, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

C. CONSENT ITEM

Conditional Use Permit Case No. 729-3

- Find that the continued operation and maintenance of a precious metals foundry facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan; and
- Require that Conditional Use Permit Case No. 729-3, be subject to a compliance review in five (5) years, on or before, May 14, 2023, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within

this staff report.

It was moved by Commissioner Ybarra, seconded by Vice Chair Aranda to approve Consent Item No. 17A, 17B, and 17C and the recommendations regarding these items, which passed by the following vote:

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

18. ANNOUNCEMENTS

Commissioners commended staff for their hard work and their efforts that they placed into May's Agenda.

Staff:

Vince Velasco thanked the Planning Commissioners for their compliments. He also announced that a new business by the name of *La Michoacana* came in for a business license and will be occupying the Payless Shoes location.

Luis Collazo announced that his Supervisor Margarita Matson will be leaving for the City of Paramount.

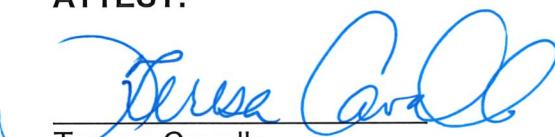
19. ADJOURNMENT

Chairperson Jimenez adjourned the meeting at 8:07 p.m.



Gabriel Jimenez
Chairperson

ATTEST:



Teresa Cavallo
Planning Secretary

7-9-18
Date