MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
OCTOBER 25, 2010

1. **CALL TO ORDER**
Vice Chairperson Madrigal called the Regular Meeting of the Planning Commission to order at 4:30 p.m.

2. **PLEDGE OF ALLEGIANCE**
Commissioner Ybarra led the Pledge of Allegiance.

3. **ROLL CALL** was taken, with the following results:

Present: Vice Chairperson Madrigal
Commissioner Rios
Commissioner Ybarra

Staff: Paul Ashworth, Director of Planning and Development
Wayne Morrell, Principal Planner
Steve Masura, Redevelopment Manager
Cuong Nguyen, Associate Planner
Luis Collazo, Code Enforcement
Steve Skolnik, City Attorney
Susan Beasley, Executive Secretary

Absent: Chairperson Oblea (Excused)
Commissioner Moore (Excused)

4. **ORAL COMMUNICATIONS**
Having no one wishing to speak, Oral Communications were declared closed by Vice Chairperson Madrigal.

5. **APPROVAL OF MINUTES**
The minutes of October 11, 2010, upon unanimous consent, were declared approved by Vice Chairperson Madrigal.

NEW BUSINESS - CONTINUED

6. **Conditional Use Permit Case No. 694**
Request for a one (1) year extension of CUP Case No. 694 to allow the planned development of a new 50-unit residential condominium project (totaling approximately 107,384 sq. ft.) for property located at 9830 Jersey Avenue (APN: 8005-002-059), 9841 Alburtis Avenue (APN: 8005-002-016) and 9851 Alburtis Avenue (APN: 8005-002-058), in the ML, Limited Manufacturing Administration and Research, Zone, within the Consolidated Redevelopment Project Area. (Keana Development, LLC)

The applicant's representative, Greg Nordback, was present in the audience.

Mr. Skolnik reviewed the case with the Planning Commissioners.

Commissioner Rios asked if the extension was for one year. Mr. Skolnik confirmed that if approved, this CUP extension would be consistent with the expiration of the tract map that was approved in 2009 for two years.

Commissioner Rios questioned some of the tenant lease expiration dates.

Mr. Nordback stated that the property owner intends to honor every lease and offer lease extensions of one year to every tenant. Mr. Nordback noted that a couple of the tenants have no leases, by their own choice. Mr. Nordback did acknowledge that he expects that, due to economic conditions, this project will be on hold for two years.

Vice Chairperson Madrigal commented that he had discussed the case with a couple of councilmembers who agreed with his view that this case would have to be re-negotiated at the end of this 12-month extension if the project had not begun.

Mr. Nordback acknowledged his concern and was agreeable.

Commissioner Rios made a motion to extend CUP No. 694 for one year. Commissioner Ybarra seconded the motion, which passed unanimously.

7. **STATUS UPDATE**

Conditional Use Permit Case No. 620

Update the Planning Commission on the status of meeting the second 3-month benchmark established by the Commission on CUP Case No. 620, which allows the operation and maintenance of a centralized wastewater treatment facility on a 1.5-acre portion of the 45-acre site located at 12345 Lakeland Road, in the M-2, Heavy Manufacturing, Zone within the Consolidated Redevelopment Project Area. (Lakeland Development Company).

Representing the applicant, Messrs. Egner, Abbasfard, and Barranco were present in the audience.

Mr. Nguyen updated the Planning Commissioners on the status of the second benchmark, stating that the applicant is waiting for the purchase and delivery of the centrifuge system. The staff report mentioned that the applicant had located equipment; however, an agreement has been made with Petroleum Solids Control for such equipment. The centrifuge is still being researched, but the applicant is confident that they will meet the final benchmark by January 2011 when the entire high solids removal system is to be installed, granted final building permit approval, and fully operational.

Mr. Ashworth noted that Staff is satisfied with the good faith progress demonstrated by the applicant so far.

Vice Chairperson Madrigal and Commissioner Rios voiced their appreciation of actions taken to date and wished them continued success to satisfy the final benchmark. No action required.

8. **COMMUNICATIONS**

Commissioners:

Commissioner Rios asked that the Planning Commission meeting be adjourned in memory of Horacio Montoya, long-time resident and father of city employee Mary Tavera. A card will be sent to the family mentioning that the meeting was adjourned in his memory.

Vice Chairperson Madrigal mentioned that he had attended his 50th reunion at Pioneer High School.

Commissioner Ybarra commented on positive feedback on Measure "S" that he has received from residents. Vice Chairperson Madrigal also agreed that he has recently received positive comments once residents were more informed.

Staff:

Mr. Ashworth discussed the L.A. Times article on affordable housing and his response memo correcting inaccuracies reported on the LA Times website.

Mr. Nguyen briefed the Commissioners on the restroom inquiry previously requested by Commissioner Moore. One of the criteria considered by the building inspector is having a community restroom in the multi-tenant complex, which satisfies the Building Code requirement (similar to a community restroom serving a food court at a mall).

Vice Chairperson Madrigal asked about handicap requirements. Mr. Ashworth stated that federal ADA law triggers the need for handicap facilities.

Commissioner Rios asked about the next step in the process for PhibroTech. Mr. Ashworth answered that DTSC has the option of conducting further public hearings or simply responding to public comments already made, as required by law. The Planning Commission will only consider Phibro-Tech's CUP request if DTSC extends Phibro-Tech's permit to operate for another ten year period.

Commissioner Rios asked for an update on the medical marijuana ordinance. Mr. Ashworth advised that, per Council direction, staff is working on the new ordinance to ban medical marijuana facilities in the City. No date has been set for City Council consideration of the new ordinance.

9. **ADJOURNMENT**

At 4:55 p.m., Vice Chairperson Madrigal adjourned the Planning Commission meeting, in memory of Mr. Montoya.

Michael Madrigal

Vice Chairperson Madrigal

ATTEST:

Susan R. Beasley

Susan Beasley, Secretary