

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
APRIL 26, 2010**

1. CALL TO ORDER

Chairperson Oblea called the Regular Meeting of the Planning Commission to order at 4:35 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Ybarra led the Pledge of Allegiance.

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

Present: Chairperson Oblea
Vice Chairperson Madrigal
Commissioner Moore
Commissioner Rios
Commissioner Ybarra

Staff: Paul Ashworth, Director of Planning and Development
Cuong Nguyen, Associate Planner
Wayne Morrell, Principal Planning
Steve Masura, Redevelopment Manager
Susan Beasley, Executive Secretary
Steve Skolnik, City Attorney
Paul Garcia, Intern
Janet Ortiz, Director of Environment Protection Services
Richard Kallman, Fire Department

Absent: Luis Collazo, Code Enforcement

4. ORAL COMMUNICATIONS

Oral Communications were declared closed by Chairperson Oblea.

5. APPROVAL OF MINUTES

The minutes of April 12, 2010, upon unanimous consent, were declared approved as submitted by Chairperson Oblea.

6. Reconsideration of Conditional Use Permit Case No. 620

Request for a time extension to allow the continued 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)

Mr. Cuong Nguyen presented the subject case.

Messrs Mike Egner, CFO; Mike Abbasfard, Site Manger; and Mike Barranco, Waste Water Engineer, were present.

Vice Chairperson Madrigal discussed his concerns and asked for clarification on the closed loop system and past odor problems. He surveyed the surrounding business owners and all agreed there had not been an odor problem within the past 18 months.

Mr. Skolnik noted that the closed loop system is for processing wastewater which contains at least 10% solids by volume.

Mr. Ashworth clarified that the issue concerns the treatment of wastewater containing more than 10% solids by volume. Odors result from the recovered solids decaying during the open-air drying process. The original agreement between staff and the applicant was to purchase equipment to handle the high solids prior to the warm weather months or discontinue accepting shipments of high solids wastewater. It is the City's position that open pit drying was never permitted.

Mr. Mike Barranco explained the history of the wastewater treatment operations on the site. Currently, LDC uses the semi-enclosed carport area for the first stage of drying of wet solids, and then the partially dried solids are moved to a container for further drying.

When asked how much high solids are processed, Mr. Barranco said that LDC hauls away approximately 100 tons of solids per month.

Commissioner Ybarra requested clarification on the process and how long it takes to dry the recovered solids.

Mr. Barranco explained that the concrete pit has a capacity to hold up to 5-6 truckloads of high solids wastewater. This pit is used to allow the solids to settle-out of the wastewater solution. Once settled, wastewater is pumped out leaving the solids in the bottom of the pit. These solids are then removed from the pit and taken to the drying area where the solids are mixed with sawdust. The drying process can take up to two weeks in the open-air system, depending on weather conditions.

Mr. Mike Abbasfard addressed the Planning Commission and requested a one-year extension to work on a closed loop system for processing high solids.

Commissioner Moore asked who owns the property.

Mr. Ashworth answered that Lakeland Development Company owns the former refinery property, of which the wastewater facility occupies only a small portion of the site.

Commissioner Moore asked for clarification on equipment needs and who approves the proposal.

Mr. Ashworth states that the applicant has been actively seeking new ways to treat high solid wastes but, for cost reasons, has abandoned the acquisition of the equipment originally approved by staff. The applicant is requesting additional time to identify an acceptable alternative.

Ms. Janet Ortiz, representing the CUPA, further clarified the process for approval.

Mr. Skolnik summarized that staff is recommending a three-month extension, whereas the applicant is requesting a one year extension.

Mr. Ashworth offered a third option for the Commission to consider involving a longer extension with a provision that the Applicant not accept, treat, or store high solids content wastewater until an approved high solids wastewater treatment system is installed.

Commissioner Moore mentioned that PSCI's website refers to other equipment options and asked if the applicant had considered rental options. There was also a question whether the applicant had used the Hydrocyclone device.

Mr. Barranco answered that renting is cost prohibitive, with estimates of \$5,000/day for the size of the equipment needed. The applicant did test the Hydrocyclone device but it was not effective. LDC is currently looking at several options that could be purchased within the United States with an estimated three-month lead-time.

Chairperson Oblea asked where the sources of high solid wastewater comes from.

Mr. Barranco answered that car washes, commercial laundries, concrete washouts and drilling mud have been the typical generators. The processing of high solids waste amounts to 35-50% of the facility's revenue, estimated at a gross of \$200,000 per month.

Commissioner Moore expressed his concerns with approving an extension without any definite plans for handling the high solids wastewater.

Commissioner Rios concurs with Commissioner Moore's statements.

Vice Chairperson Madrigal made the motion to approve a one-year extension with 3-month compliance benchmarks. By the first benchmark, July 26, 2010, the applicant must submit plans for a high solids treatment system to the Planning Department and CUPA. The next benchmark, by October 26, 2010, the applicant must obtain the appropriate building permits for said equipment installation, and the final benchmark, by January 26, 2011 the applicant shall

have completed installation of the new treatment system and have had it granted final building permit approval to operate. The applicant is required to provide the City with updates on all operational activities involved with the wastewater treatment facility. Failure to comply with these benchmarks invalidates the subject conditional use permit.

Commissioner Ybarra seconded the motion. A roll call vote was taken with the following results:

Ayes - Madrigal, Oblea, Rios, Ybarra
Noes - Moore

7. Reconsideration of Conditional Use Permit Case No. 677

Request for Reconsideration of Conditional Use Permit Case No. 677 to allow the continued operation and maintenance of a recycling/collection facility within the westerly rear parking lot area of Gateway Plaza, located at 10541 Carmenita Road, in the C-4, Community Commercial Zone, within the Consolidated Redevelopment Project Area. (Brian Jackson for Tomra Pacific, Inc.)

Mr. Paul Garcia presented the subject case.

The applicant, Mr. Brian Jackson, was in the audience.

Commissioner Moore commented that the site is not operational and asked the applicant for an explanation.

Mr. Jackson stated that the electrical for the reversed vending is not completed, but he expects to be operational by the end of the month.

Commissioner Rios commented that the site was very clean.

Vice Chairperson Madrigal thanked the applicant for complying with the city's request. He did ask about the bins next to the site.

Mr. Jackson explained they are temporary collection bins until the reversed vending is implemented.

Commissioner Moore made a motion to approve Item No 7 as presented. Commissioner Rios seconded the motion, which passed unanimously.

8. COMMUNICATIONS

Commissioners:

Commissioner Rios asked that the meeting be adjourned in memory of long time resident Amat Barcelon, former City Councilmember and Planning Commissioner.

Chairperson Oblea asked about the screened in area of the parking lot behind Target.

Mr. Morrell said that it was in connection with the tentative improvement for Target.

Commissioner Moore asked about the Whittier Daily News article on the County lawsuit being settled with the City.

Mr. Ashworth responded that, because the City reduced the original proposed expansion areas, the County was satisfied and agreed to drop the lawsuit. A revised expansion area map will be sent via email to the Planning Commissioners.

Staff:

Mr. Masura informed Commissioners that complaints involving inoperable parking lot lights behind Target have been forwarded to both the shopping center management and the Police Services.

Mr. Morrell announced that six or seven families are now residing at the Villages. There are approximately 25 units in escrow.

9. ADJOURNMENT

Chairperson Oblea adjourned the Planning Commission meeting at 6:15 p.m. in memory of Amat Barcelon.


Chairperson Oblea

ATTEST:


Susan R. Beasley, Planning Secretary