

**MINUTES
ADJOURNED MEETING
SANTA FE SPRINGS PLANNING COMMISSION
MAY 10, 2011**

1. CALL TO ORDER

Chairperson Madrigal called the Adjourned Meeting of the Planning Commission to order at 4:30 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Madrigal led the Pledge of Allegiance.

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

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

Staff: Paul Ashworth, Director of Planning and Development
Wayne Morrell, Principal Planner
Luis Collazo, Code Enforcement Inspector
Susan Beasley, Executive Secretary
Steve Skolnik, City Attorney
Paul Garcia, Summer Intern

Absent: Cuong Nguyen, Associate Planner

4. ORAL COMMUNICATIONS

There being no one wishing to speak, Oral Communications were declared closed by Chairperson Madrigal.

5. APPROVAL OF MINUTES

The minutes of the April 25, 2011 meeting were approved upon unanimous consent and filed as submitted.

Chairperson Madrigal opened the Public Hearing.

PUBLIC HEARING

- 6.** A request to allow the establishment, operation, and maintenance of a recycling buy-back facility of California Redemption Value (CRV) materials (glass, aluminum, plastic) within a new 518 sq. ft. portable structure within the southwestern portion of the parking lot at 11503 Carmenita Road, in the C-4, Community Commercial Zone. (A&S Recycling)

Mr. Paul Garcia presented the subject case. The Applicants, Farid Mahbobian-Fard and Sahak Shilgevorkian, were present in the audience. Their legal advisor, Ana Devidion, was also present.

Vice Chairperson Rios commended the applicant for keeping their operation clean.

Commissioner Oblea asked about the code violations. Mr. Collazo answered that the minor code violations involved a pay phone on the premise and a banner, which had been removed. The men who own the pay phone had already been to City Hall and will be relocating the pay phone to another area of the commercial center. There is also a trash enclosure in the parking lot that needs to be enclosed.

Commissioner Oblea asked about re-striping the parking lot. Mr. Garcia stated that Condition of Approval #12 states that the re-striping shall be completed within 90 days of this approval.

Commissioner Oblea asked about the management company. Mr. Collazo indicated that all stores lease from a property management company and staff is working with Property Manger to correct these violations.

Commissioner Ybarra asked about the term "proposed recycling center". Mr. Garcia used proposed for this request for the recycling structure. The applicant has been operating under a State Permit from CalRecycle, using a pick-up truck as a temporary measure. With approval of this CUP, the applicants will proceed with their permanent center.

Chairperson Madrigal asked for clarification of major code violations. Mr. Collazo answered that he is dealing with a structure/small building that needs to be demolished and removal of the illegal car wash.

Commissioner Ybarra asked how many recycling centers are in the city. Mr. Collazo identified five, shown on a PowerPoint slide. Mr. Ashworth further explained that due to State Recycling Laws, there are also reclamation centers in various stores and businesses in the industrial area that serve as recycling centers.

There being no further questions, Chairperson Madrigal closed the Public Hearing.

Vice Chairperson Rios made a motion to approve Item No. 6. Commissioner Ybarra seconded the motion, which passed unanimously.

CONSENT ITEMS

7. Conditional Use Permit Case No. 638-3

A request for reconsideration to allow the continued operation and maintenance of a recycling/collection facility within the parking lot area of the Santa Fe Springs Marketplace, located at 7810 Norwalk Boulevard, in the C-4, Community Commercial Zone, within the Washington Boulevard Redevelopment Project Area. (Bruce Welch for Tomra Recycling)

Mr. Luis Collazo presented the subject case. The applicant was not present.

Vice Chairperson Rios commented that the facility always looks clean and orderly when she drives by.

Chairperson Madrigal asked about manned vs. unmanned recycling/collection facilities. Mr. Collazo explained the operation plans.

Chairperson Madrigal mentioned that he has seen families with children around these types of centers and asked about the feasibility of placing them in more secluded areas with less vehicle traffic. Mr. Ashworth answered that experience has shown that the more hidden, the less used and the public feel less safe in a secluded area. More vehicle traffic may create a greater risk, but that liability lies with the property owners.

Commissioner Ybarra asked if staff is aware of any incidents. Mr. Ashworth indicated no.

Having no further questions, Commissioner Ybarra moved to approve Item No. 7. Commissioner Oblea seconded the motion, which passed unanimously.

8. COMMUNICATIONS

Commissioners:

Vice Chairperson Rios complimented the City's Fire and Police Services on their quick response to a truck fire on Terradel and Bradwell.

Commissioner Ybarra thanked the City for the opportunity of joining fellow Planning Commissioners Oblea and Rodgers at the Chamber Golf Tournament.

Commissioner Oblea mentioned a street that he was not aware belonged in our City. Mr. Ashworth gave the history of how the City of Santa Fe Springs boundaries were created. Vice Chairperson Rios said staff gave her a city map several years back, which had been very helpful. Planning Secretary will make sure all Planning Commissioners get a copy of the Chamber of Commerce map.

Staff:

Mr. Morrell advised Planning Commissioners of upcoming freeway expansion items that will be coming before the Planning Commissioner in the near future.

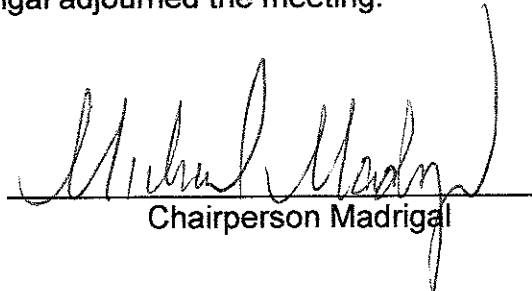
Mr. Collazo gave an update on the property maintenance issues on Perkins Street.

Mr. Ashworth advised the Planning Commissioner that construction on Far West Industries "Traditions Homes" continues to be strong, with 8 houses sold and 12 houses in the escrow process. Far West will be hosting a "Taste of Traditions" Neighborhood Block Party on Sunday, May 15 from 2:00 pm - 5:00 p.m that will include food and tours of their homes.

Mr. Ashworth also announced that the L.A. Business Journal released sales activity, stating that Santa Fe Springs had sold 11 homes in April 2011 and showed an increase of sales by 3%.

9. **ADJOURNMENT**

At 5:18p.m., Chairperson Madrigal adjourned the meeting.



Chairperson Madrigal

ATTEST:



Susan R. Beasley, Planning Secretary