MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
JANUARY 24, 2011

1. **CALL TO ORDER**
Chairperson Madrigal called the Regular Meeting of the Planning Commission to order at 4:33 p.m.

2. **OATH OF OFFICE**
Deputy City Clerk administered the Oath of Office to Douglas Rodgers.

3. **PLEDGE OF ALLEGIANCE**
Commissioner Rodgers led the Pledge of Allegiance.

4. **ROLL CALL** was taken, with the following results:
Present: Chairperson Madrigal
Vice Chairperson Rios
Commissioner Oblea
Commissioner Rodgers
Commissioner Ybarra
Staff: Paul Ashworth, Director of Planning and Development
Wayne Morrell, Principal Planner
Cuong Nguyen, Associate Planner
Luis Collazo, Code Enforcement Inspector
Susan Beasley, Executive Secretary
Steve Skolnik, City Attorney
Richard Kallman, Fire Department
Also present: City Councilmembers Moore and Rounds

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

6. **APPROVAL OF MINUTES**
The minutes of the January 10, 2011 meeting, upon unanimous consent, were approved and filed as submitted.

7. **EXISTING BUSINESS - STATUS UPDATE**
Conditional Use Permit Case No. 620
Update the Planning Commission on the status of meeting the 2nd and 3rd month benchmark established by the Commission for 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).

Mr. Cuong Nguyen presented the oral status update.

Representing the applicant, Messrs Mike Egner, CFO, and Mike Barranco, Waste Management, were present in the audience.

As part of the status report, Mr. Nguyen mentioned that the applicant is requesting a 90-day extension for use of the pit to allow a transition period for switching from the old system to the new system.

Mr. Skolnik reminded the Planning Commission that CUP No. 620 will be up for reconsideration in April 2011.

Mr. Ashworth noted that while not on line, the applicant has shown significant good faith progress toward meeting the benchmarks set forth in the Commission's action at its meeting on April 26, 2010. Staff will notify the Planning Commissioners when the new high solids treatment system is fully operational.

Vice Chairperson Rios asked if the applicant is in agreement with Conditions of Approval #9a,b, and c. Mr. Nguyen stated that the only condition in question was #9d, dealing with the requested 90-day extension to continue use of the open pit.

Mr. Ashworth reminded the Planning Commissioners that the open pit was the source of potential odors, particularly during hot weather months.

Commissioner Oblea asked if it was possible that the Sanitation District would deny the request. Mr. Ashworth clarified that the Los Angeles County Sanitation District is not likely to deny the plan, but may require corrections or system modifications prior to granting approval.

Commissioner Ybarra asked for clarification of the old system vs. the new system.

Mr. Nguyen clarified that the old system refers to the "open air" process utilizing the open pit for drying waste sludge, and the new high solids treatment system is a "closed-loop" system that mechanically dries the wastes and captures the odors.

Mr. Skolnik advised the Planning Commissioners that the 90-day temporary waiver is the action that needs a motion.

Chairperson Madrigal thanked LDC for working with the City and making such good progress on the high solids treatment system.

Commissioner Oblea made a motion to approve a 90-day temporary waiver to April 24, 2011. Vice Chairperson Rios seconded the motion, which passed unanimously.

8. COMMUNICATIONS

Commissioners:

Vice Chairperson Rios welcomed Commissioner Rodgers and acknowledged Councilmembers Rounds and Moore in the audience.

Commissioner Rodgers said he looked forward to serving on the Planning Commission.

Commissioner Oblea welcomed Commissioner Rodgers and made a recommendation that he be allowed to attend any upcoming training opportunities. Mr. Ashworth directed staff to look into upcoming training opportunities, in particular the upcoming Planners Institute offered by the League of California Cities.

Commissioner Ybarra and Chairperson Madrigal also welcomed Commissioner Rodgers.

Commissioner Oblea asked about the demolition of the remaining refinery. Mr. Ashworth reported that LDC officials advised last week that the remaining towers and other visible equipment are scheduled to be demolished by summer.

Vice Chairperson Madrigal asked for a briefing on redevelopment impacts in light of the Governor's budget proposal to eliminate all redevelopment agencies.

Mr. Ashworth gave a brief summary of the Governor's proposal, noting that the Governor has not released any details. As a result, the full extent of the impact on Santa Fe Springs is unknown but expected to be significant. Mr. Ashworth will continue to keep the Planning Commission informed as this proposal continues to evolve.

Staff:
Mr. Collazo mentioned that the next Planning Commission will be on Tuesday, February 15 due to Lincoln's Birthday holiday on Monday, February 14.

Planning Secretary distributed Form 700, Economic Interest, to all Planning Commissioners and advised that the completed form is due to the City Clerk by March 10. A new City Council-Planning Commission-Traffic Commission chart was also distributed to the Planning Commissioners.

12. ADJOURNMENT

At 5:05 p.m., Chairperson Madrigal adjourned the Planning Commission meeting to Tuesday February 15, 2011.

Michael Madrigal

Chairperson Madrigal

ATTEST:

Susan R. Beasley, Planning Secretary