

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
FEBRUARY 28, 2011**

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Planning Secretary led the Pledge of Allegiance.

3. 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
Paul Garcia, Summer Intern

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 February 15, 2011 meeting, upon unanimous consent, were approved and filed as submitted.

PUBLIC HEARING

Chairperson Madrigal opened the public hearing and called on Mr. Paul Garcia for the staff presentation.

6. Conditional Use Permit Case No. 718

RC Metals is proposing to establish, operate, and maintain an auto parts recycling facility within the existing structures on site. The subject site is located on the north side of Los Nietos Road, east of Painter Avenue and west of Greenleaf Avenue, at 13039 Los Nietos Road, in the M-2, Heavy Manufacturing, Zone. Additionally, the site is located within the Consolidated Redevelopment Project Area. (RC Metals)

The applicant, Mike Rico, and property owner, Angelica Montes, were present in the audience.

Mr. Skolnik announced that Commissioner Oblea requested to recluse himself, citing that he lived close to the business.

Vice Chairperson Rios asked for clarification on Condition of Approval No. 5. Mr. Skolnik explained that the Industrial Discharge Permit is only necessary if required by the Fire Department.

Vice Chairperson Rios asked about Condition of Approval No. 6, pertaining to odors. Mr. Garcia stated that this condition is included as precautionary only and is not anticipated to be a concern with this particular use.

Vice Chairperson Rios asked about Condition of Approval No. 34, pertaining to cleaning process. The applicant clarified that they do a simple pressure wash. Mr. Morrell added that if there were wastewater issues from the cleaning process, then the Fire Department would address them by requiring a wastewater discharge permit.

Commissioner Ybarra asked if there are chemicals on site. Mr. Garcia stated that the facility is chemical-free.

Commissioner Rodgers asked to clarify the applicant's use, as the letter on page 19 states the site is mainly used for warehouse and storage.

The applicant explained that they purchase used tires in bulk in order to reclaim and recycle the aluminum alloy wheels/rims. The applicant mentioned that the business has a State permit to dispose of used tires. Good or new tires are stored and re-sold to local businesses.

Commissioner Ybarra asked about commercial trucks. The applicant stated that the business only uses 2-axle trucks. They current use three pick-up trucks.

Commissioner Ybarra asked about landscaping along the street frontage as shown on the PowerPoint slide. Mr. Garcia answered that the scrubs shown in front of the property will remain, but the front setback area will be required to be landscaped once the existing parking stall is removed.

Chairperson Madrigal asked about parking on site. Mr. Garcia referred to page 12 in which the site plan shows a total of four onsite parking stalls.

Commissioner Ybarra asked where the actual work is performed. Mr. Rico said all work is done in the rear of the property. Commissioner Ybarra also asked how many employees work on site. Mr. Rico said RC Metals is an owner-operated company with one other employee.

Having no other questions or comments, Chairperson Madrigal closed the public hearing.

Vice Chairperson Rios made a motion to approve Item No. 6. Commissioner Ybarra seconded the motion, which passed, with Commission Oblea abstaining.

7. **Appointment to Heritage Artwork in Public Places Advisory Committee**

That the Planning Commission appoint one of its members to the Heritage Artwork in Public Places Advisory Committee.

Mr. Skolnik clarified that the appointee will be required to attend one monthly meeting; however, since the three eligible Planning Commissioners have full-time jobs, attending the mid-morning meetings could be a problem.

After some discussion, Commissioner Ybarra accepted the appointment. In the event that he is not available, Commissioner Rodgers volunteered to serve as alternate. Planning Secretary will so report to City Clerk.

COMMUNICATIONS

Commissioners:

Vice Chairperson Rios asked that the meeting be adjourned in memory of Glenn Allen, fallen LAFD Firefighter.

Vice Chairperson Rios asked staff if they could prepare similar presentations done last year as summer topics. Mr. Ashworth confirmed that staff intends to periodically keep Planning Commissioners informed. A city tour will also be arranged in the near future for new Planning Commissioners.

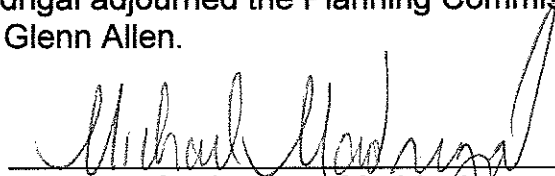
Staff:

Paula Minnehan, Chairperson of Heritage Artwork Committee addressed the Planning Commission and thanked Commissioner Ybarra for his willingness to serve on the advisory committee. She did correct that Ordinance 1018 was passed October 28, 2010.

Mr. Skolnik briefed Commissioners on guidelines for conditional use permits, returning to the original procedures. He reminded Commissioners that conditional use permits run with the property and a date assigned by staff will be for periodic review for compliance with the conditions of approval. He also explained that some cases, whereby all conditions have been met and no code or property maintenance issues exist, will be presented under the Consent Agenda with only a brief staff report.

12. **ADJOURNMENT**

At 5:03 p.m., Chairperson Madrigal adjourned the Planning Commission meeting, in memory of fallen firefighter Glenn Allen.


Chairperson Madrigal

ATTEST:


Susan R. Beasley, Planning Secretary