

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
APRIL 25, 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

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
Cuong Nguyen, Associate Planner
Luis Collazo, Code Enforcement Inspector
Susan Beasley, Executive Secretary
Steve Skolnik, City Attorney
Richard Kallman, Fire Department

Absent: Wayne Morrell, Principal Planner
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 April 11, 2011 meeting were approved upon unanimous consent, and filed as submitted.

CONSENT ITEMS

6. Conditional Use Permit Case No. 620-5

Reconsideration of CUP Case No. 620, to allow the continued operation and maintenance of a centralized wastewater treatment facility on a 1.5-acre portion of the 55-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 was called upon for a brief presentation. Mr. Mike Barranco, Environmental Specialist, was present in the audience on behalf of the applicant.

Vice Chairperson Rios commended applicants for getting their new equipment operational.

Commissioner Rodgers made the comment that while driving by the north side of the subject site, he detected a foul smell.

Mr. Barranco replied that they were not aware of any odor problems.

Mr. Richard Kallman encouraged all Planning Commissioners to call the Fire Department on any issue within the city pertaining to odors and they will respond appropriately. However, Mr. Kallman indicated that there had not been any recent calls or reports of odors coming from this subject site. He did indicate that there is a wastewater discharge point at the north property line adjacent to Florence Avenue that discharges into the LA County sewer system.

Commissioner Oblea requested confirmation that all work had been properly inspected and approved. Mr. Nguyen confirmed that the Building Department had issued electrical permits, inspected and approved the work. He added that no other building permits were required (as the equipment is skid-mounted).

Commissioner Oblea asked about the demolition situation for the remaining refinery. Mr. Barranco indicated that LDC is in negotiations with potential buyers for various pieces remaining.

Commissioner Ybarra asked for status on the use of the open pit for wastewater operations. Mr. Barranco indicated that the open pit is only used in specific situations where the particular wastewater is so thick or contains so much grit that it would clog the new filter press equipment. Mr. Barranco did emphasize that the pit is covered and low to the ground, so it should not omit odor.

Commissioner Oblea asked about treated water in the sewer system. Mr. Barranco answered that they are using a closed pipe system that discharges directly into the Florence Avenue sewer connection.

Chairperson Madrigal asked at what point staff would recommend a longer time extension.

Mr. Nguyen indicated that staff normally recommends a longer extension period following the initial one year period, given there is complete compliance with the conditions of approval and no problems. In this instance, because the heavy solids treatment system is new, staff is recommending a one year extension. Following this one year period, provided there are no problems, the applicant can request a longer extension period.

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

7. Conditional Use Permit Case No. 632-1

Reconsideration to allow the continued maintenance and operation of an open storage yard use for the temporary storage and parking of automobiles on a 31,600 sq ft property located at 11584 Perkins Avenue in the M-2, Heavy Manufacturing, Zone. (Sue Afzal, Automotive Roadside Assistance)

Mr. Luis Collazo gave a brief presentation. The applicant was not present.

Commissioner Oblea asked about the need for conditions of approval #1, #2, and #6 based on the current use of the site.

Mr. Skolnik recommended amending the conditions of approval by removing Items #2 and #6, but leaving #1. Planning Secretary so noted.

Commissioner Ybarra asked if the aerial photo in the staff report was current, as it shows a boat. Mr. Collazo answered that the aerial is outdated and was used for location purposes only.

Chairperson Madrigal mentioned that on his site visit, the subject property looked good compared to neighboring properties and asked what could be done with the unkept property to the west.

Mr. Collazo said several properties have been cited, but he will revisit the street and issue property maintenance violations where warranted.

There being no further questions, Vice Chairperson Rios made a motion to approve Item No. 7, as amended. Commissioner Oblea seconded the motion, which passed unanimously.

8. **COMMUNICATIONS**

Staff:

Mr. Skolnik discussed the next Planning Commission meeting conflict and made the suggestion that the Planning Commission can adjourn the May 9th meeting to Tuesday, May 10th 2011, which the Commission unanimously approved. A notice will be posted on the doors to the Council Chambers to notify the public of this meeting date change.

Planning Secretary announced that Mr. Skolnik's birthday is Friday, April 28. Staff and Planning Commissioners wished him a happy birthday.

9. **ADJOURNMENT**

At 5:10p.m., Chairperson Madrigal adjourned the meeting to Tuesday, May 10.

5-10-11

Chairperson Madrigal

ATTEST:


Susan R. Beasley, Planning Secretary