

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
July 8, 2013**

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Vice Chairperson Johnston called upon Commissioner Velasco to lead the Pledge of Allegiance.

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

Present: Vice Chairperson Johnston
Commissioner Madrigal
Commissioner Velasco
Commissioner Zevallos

Staff: Wayne Morrell, Director of Planning
Cuong Nguyen, Associate Planner
Teresa Cavallo, Planning Secretary
Luis Collazo, Code Enforcement Officer
Steve Skolnik, City Attorney

Absent: Frank Ybarra, Chairperson

Council: Councilmember Rios

4. ORAL COMMUNICATIONS

There being no one else wishing to speak, Oral Communications were closed.

5. APPROVAL OF MINUTES

The minutes of the June 10, 2013 meeting were unanimously approved and filed as submitted.

6. ELECTION OF OFFICERS FOR 2013-14

The bylaws require the election of Commission Officers.

The Planning Commissioners voted that Chairperson Ybarra and Vice Chairperson Johnston continue as Planning Commission Officers.

7. APPOINTMENT TO THE HERITAGE ARTS ADVISORY COMMITTEE

Commissioner Zevallos requested that he be appointed to the Heritage Arts Advisory Committee. Commissioner Velasco moved to approve Commissioner Zevallos' appointment and Commissioner Madrigal seconded the appointment which was unanimously approved.

9. PUBLIC HEARING – NEW BUSINESS

Tentative Parcel Map No. 71888

A request to subdivide an existing one parcel commercial shopping center of 8.63-acres, into six parcels: Parcel 1 of 0.74-acres; Parcel 2 of 0.48-acres; Parcel 3 of 0.19-acres; Parcel 4 of 0.24-acres; Parcel 5 of 0.36-acres and Parcel 6 of 6.62-acres. The 8.63-acre commercial shopping center (APN: 8008-004-086), known as the Promenade Shopping Center, with an address of 11452 Telegraph Road, is located on the south side of Telegraph Road, between Orr and Day Road to the west and Jersey Avenue to the east, in the C-4-PD, Community Commercial-Planned Development Overlay, Zone. (Stan Morse for Milan Capital)

Vice Chairperson Johnston declared the Public Hearing for Item No. 9 open at 4:35 p.m.

Director of Planning Wayne Morrell presented Item No. 9. Present in the audience were Stan Morse, Project Engineer, and Landon Wright, Director of Acquisitions, representatives for property owner SFS Promenade, LLC.

Landon Wright addressed the Planning Commissioners. He wanted to clarify that the reasoning behind Tentative Parcel Map No. 71888 was so that the divided parcels can be sold in the future, if desired.

Promenade resident Denise Roman also addressed the Planning Commissioners. Her comments and concerns were addressed by Mr. Wright.

Commissioner Madrigal inquired about the 99¢ Store opening date. Director of Planning Wayne Morrell responded that the opening date was scheduled for later in July.

Having no further questions, Vice Chairperson Johnston closed the Public Hearing at 4:45 p.m. and requested a motion.

Commissioner Madrigal moved to approve Item No. 9; Commissioner Zevallos seconded the motion, which passed unanimously.

10. NEW BUSINESS

Modification Permit Case No. 1238

Request for a Modification of Property Development Standards to allow the reduction of the minimum rear yard setback requirement from 15'-0" to 1'-6" and allow the construction of a 483 sq. ft. addition (family room, bedroom, bathroom, and laundry room) on a property located at 11344 Davenrich Street, within the R-1, Single-Family Residential, Zone. (Vicente Villa)

Associate Planner Cuong Nguyen presented Item No. 10.

Commissioner Madrigal wished the residents the best with their upcoming construction project.

Having no further questions, Vice Chairperson Johnston requested a motion.

Commissioner Velasco moved to approve Item No. 10; Commissioner Madrigal seconded the motion, which passed unanimously.

8. PUBLIC HEARING - NEW BUSINESS

Conditional Use Permit Case No. 733 and Development Plan Approval Case No. 879, and Environmental Document (Mitigated Negative Declaration/Initial Study-SCH#2013061045)

A request for approval to establish, operate and maintain a Material Recovery Facility (MRF), Transfer Station (TS) and Food Waste Processing Facility (FWPF) and also to construct a 20,000 sq. ft. building associated with the MRF, TS and FWPF, on the 3.81 acre property at 9010 and 9016 Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone. (Roy Furuto for Universal Waste Systems, Inc.)

Vice Chairperson Johnston declared the Public Hearing open for Item No. 8 at 4:51 p.m.

Director of Planning Wayne Morrell informed everyone that although Item No. 8 was scheduled for the Planning Commission to take action, that Item No. 8 had to be continued to the August 12, 2013 Planning Commission meeting due to the State Clearinghouse not receiving timely notice via electronic submittal.

Director of Planning Wayne Morrell gave an informational presentation with regards to Item No. 8. Present in the audience were: Mark Blackburn, President of Universal Waste Systems, Inc.; Roy Furuto, Architect; Mike Mendez, Consultant; Marc Blodgett, Environmental Consultant for City of Santa Fe Springs; Jim Strahovich, Construction Consultant; Dennis Pascua, Traffic Consultant; Chip Clements, Environmental Consultant; Matt Blackburn, General Manager for Universal Waste Systems, Inc.

Both Marc Blodgett, Environmental Consultant for the City of Santa Fe Springs, and Chip Clements, Environmental Consultant for Universal Waste Systems, Inc., gave an overview of the project regarding Universal Waste Systems, Inc.'s operating standards, required permits, government agency roles, CEQA Review, existing environmental conditions, scope of analysis, potential impacts, mitigation measures, and need for project.

Commissioner Velasco inquired about the tonnage being processed at this facility in comparison to other surrounding MRF facilities and requested clarification on the studies done at maximum daily tonnage allowed and about the hours of operation. Chip Clements, Environmental Consultant for Universal Waste Systems, Inc. responded to Commissioner Velasco's inquiries. Mr. Clements indicated that this facility will begin small and process about 500 tons daily but that there are a handful of facilities in the surrounding area that are processing 5,000 tons or more daily. Mr. Blodgett responded that the third shift is primarily for cleaning, maintenance and preparation for the next day peak hours.

Wayne Morrell indicated that one of the conditions of approval is to abide by the City's noise ordinance.

Commissioner Velasco also inquired about violating the tonnage thresholds and where would one report such violation. Both City Attorney Steve Skolnik and Director of Planning Wayne Morrell responded by indicating that residents would come to the City to address any concerns with the proposed use and that the Planning Department would bring the CUP back to the Planning Commission for reconsideration should the applicant be in violation with any of the conditions of approval.

Commissioner Zevallos was concerned about the size of the new buildings and being able to handle the tonnage that is being proposed. Chip Clements responded that the

difference between this facility and other facilities is that this property is being built with individual buildings that are appropriately sized for each of its intended function.

Commissioner Zevallos also inquired as to odor control for this facility. Marc Blodgett, Environmental Consultant for City of Santa Fe Springs, indicated that as a mitigation measure the facility will be equipped with deodorizing misters and that the facility doors will not stay open. When the doors do open; however, the air will be sucked into the building through the ventilation and air filtration systems. AQMD has a zero tolerance policy and odor control is a priority.

Commissioner Madrigal discussed the La Puente landfill closure and commented on the traffic study, and inquired about soils testing and the Food Waste Processing Facility. Chip Clements responded that soils testing is not required since no hazardous materials will be accepted for processing. Mark Blackburn, President of Universal Waste Systems, Inc. also responded that he stands by his word that the Food Waste Processing Facility is listed for future development but will be removed if the City finds it unfavorable.

Director of Planning Wayne Morrell informed everyone that all environmental documents in their entirety are available for review on the City's website.

The following citizens spoke about their concerns regarding Item No. 8:

Butch Redman
Larry Patsouras, El Greco
Benjamin Martinez, Jr.
Christina Amira
John Guzman

The citizens brought up the following concerns: potential noise, odor control, pest control, future violations, property values, overall capacity, traffic impacts, and spot zoning.

Having no further questions, Vice Chairperson Johnston continued Item No. 8 to the August 12, 2013 Planning Commission meeting.

11. ANNOUNCEMENTS

Commissioners:

None.

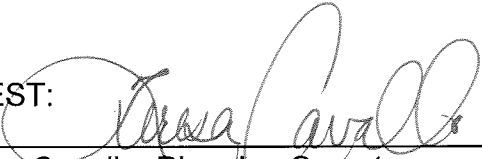
Staff:

None.

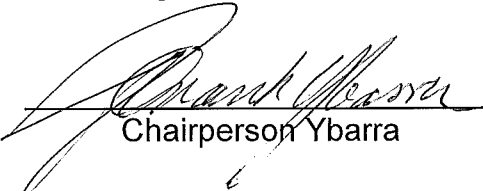
12. ADJOURNMENT

Vice Chairperson Johnston adjourned the Planning Commission meeting at 6:55 p.m.

ATTEST:



Teresa Cavallo, Planning Secretary



Chairperson Ybarra