

**MINUTES  
ADJOURNED MEETING  
SANTA FE SPRINGS PLANNING COMMISSION  
MAY 22, 2006**

**1. CALL TO ORDER**

Chairperson Puentes called the Planning Commission meeting to order at 4:02 p.m.

**2. PLEDGE OF ALLEGIANCE**

Commissioner Rios led the Pledge of Allegiance.

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

Present:           Chairperson Puentes  
                      Commissioner McEntee  
                      Commissioner Rios

Staff Present:   Robert Orpin, Director of Planning & Development  
                      Wayne Morrell, Principal Planner  
                      Luis Collazo, Code Enforcement  
                      Cuong Nguyen, Associate Planner  
                      Octavio Silva, Planning Intern  
                      Steve Skolnik, City Attorney  
                      Susan Beasley, Planning Secretary

Absent:           Vice-Chairperson Madrigal  
                      Commissioner Rounds  
                      Paul Ashworth, Assistant to the Director  
                      Steve Masura, Redevelopment Manager

**4. ORAL COMMUNICATIONS:**

There being no one wishing to speak, oral communications were declared closed by Chairperson Puentes.

**5. APPROVAL OF MINUTES**

Commissioner McEntee moved to approve the corrected minutes of the Regular Meeting of May 8, 2006. Commissioner Rounds seconded the motion, which carried unanimously.

**NEW BUSINESS**

**6. PUBLIC HEARING**

**Tentative Parcel Map No. 066605**

Request for approval of Tentative Parcel Map No. 066605 to subdivide two existing buildings to create eight (8) industrial condominium units (Building 1 will have 5 units and Building 2 will have 3 units) at 13055-13081 Rosecrans Avenue (APN #8059-002-012), in the M-1-BP, Light Manufacturing – Buffer Parking, Zone. (Ferrero Investment Partners)

Chairperson Puentes opened the public hearing and invited interested parties to come forward to speak on the matter.

**Recommendation:**

That the Planning Commission continues Item #6 to June 12, 2006.

**7. Development Plan Approval Case No. 821**

Request for Development Plan Approval to allow the proposed remodel of the subject property at 13055-13081 Rosecrans Avenue (APN #8059-002-012), in the M-1-BP, Light Manufacturing – Buffer Parking, Zone (Ferrero Investment Partners)

**Recommendation:**

That the Planning Commission continues Item #7 to June 12, 2006

Commissioner Rios made a motion to continue Items #6 and #7 to the regular meeting of June 12, 2006. Commissioner McEntee seconded the motion, which carried unanimously.

**8. Reconsideration of Conditional Use Permit Case No. 206 and Environment Documents**

Request for approval of Reconsideration of Conditional Use Permit Case No. 206 to allow an increase in the capacity of the existing transfer station from 27 tons of municipal solid waste (MSW) per day to 100 tons per day, an increase in the capacity to process greenwaste from 200 to 500 tons per day, and to allow on-site chipping and grinding of greenwaste at 13780 Imperial Highway, in the M-2, Heavy Manufacturing Zone, within the Consolidated Redevelopment Project Area. (Norwalk Industries)

**Recommendation:**

That the Planning Commission approves Conditional Use Permit Case No. 206, subject to the conditions of approval.

The subject case was presented by Mr. Nguyen.

Mr. Nguyen introduced applicant/President, Chuck Siroonian, and Director of Environmental Compliance, Roger Griffin, of Norwalk Industries.

Commissioner Rios asked about condition #18 pertaining to the pavement.

Applicant indicated that the entire area has already been paved with asphalted concrete.

Commissioner Rios asked about condition #25 pertaining to the odor control system failure.

Mr. Griffin indicated that large fans were strategically placed, along with particulate filters, misting agent and perfume to control the odor.

Commissioner McEntee asked how vehicle tipping is estimated and if their operation expands, will spillage empty onto Imperial.

Mr. Siroonian indicated that two spotters work in the greenwaste and chipping area. He also indicated there is plenty of space to expand. Mr. Nguyen also clarified that estimate tipping rate was based on existing rates, forecasted by using the new quantities (percentage of increase), to arrive at the estimated rates.

Commissioner McEntee questioned the date on condition #43.

Mr. Nguyen corrected the error – the date should be May 22, 2007.

Commissioner McEntee asked for a three month status report regarding the parking situation outlined in condition #43.

Applicant and staff agreed to provide a three-month status report to the Planning Commission.

Commissioner McEntee made a motion to approve Item #8. Commissioner Rios seconded the motion, which carried unanimously.

**9. Reconsideration of Conditional Use Permit Case No. 522**

Request for a Reconsideration of Conditional Use Permit Case No. 522 to allow the continued operation and maintenance of an outdoor storage yard involving storage racks and related equipment in the M-1, Light

Manufacturing, Zone at 8101 Freestone Avenue. (Rick Martinelli of Rack Source Material Handling Systems)

**Recommendation:**

That the Planning Commission approves Conditional Use Permit Case No. 522, subject to the conditions of approval.

The subject case was presented by Mr. Silva.

The owner/applicant, Mr. Rich Martinelli, was present in the audience.

Commissioner Rios commented that she drove out to physically inspect the site, but Freestone Avenue was blocked by cars, thus she was unable to drive through.

Mr. Collazo advised the Commission that Freestone Avenue is a private street hence Public Works cannot post any signs.

Mr. Morrell further explained that the Fire Department would be the only agency to determine Freestone as a fire lane; and if deemed necessary, could stripe or post signs as such, prohibiting parking.

Commissioner Rios made a motion to approve Item #9. Commissioner McEntee seconded the motion, which carried unanimously.

**10. Conditional Use Permit Case No. 652**

Request for Conditional Use Permit approval to allow the operation and maintenance of an outdoor storage yard for the parking and storage of trucks and containers associated with a rubbish hauling use with the 1.8-acre property located in the M-2, Heavy Manufacturing, Zone at 9016 Norwalk Boulevard, within the Consolidated Redevelopment Project Area. (Imperial Paving for Universal Waste Systems, Inc. for Universal Waste, Inc.)

**Recommendation:**

That the Planning Commission approves Conditional Use Permit Case No. 652, subject to the conditions of approval.

No staff report was requested.

Commissioner McEntee made a motion to approve Item #10. Commissioner Rios seconded the motion, which carried unanimously.

**11. COMMUNICATIONS:**

Commission:

Chairperson Puentes acknowledge Mr. Orpin in the audience.

Chairperson Puentes announced that St. Pius Catholic Youth Organization (CYO) participants will be recognized at the City Council Meeting on May 25 and encouraged Commissioners and staff to attend to support these kids. Chairperson Puentes is Athletic Director at St. Pius.

Commissioner McEntee announced that she is looking for two high school students to work at Social Security office during the summer and would appreciate any referrals.

Staff:

Mr. Orpin announced National Public Works week being observed this week with a BBQ held at the Municipal Yard on May 24 and displays in City Hall lobby.

Mr. Collazo reported that the Hawaiian Festival last weekend was a success.

Commissioner Rios asked if he could show his slides at the next Planning Commission meeting. Mr. Collazo agreed.

**12. ADJOURNMENT**

Chairperson Puentes adjourned the Planning Commission meeting at 4:40 p.m.

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Chairperson Puentes

**ATTEST:**

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Susan Beasley  
Executive Secretary