



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

REGULAR MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

**September 9, 2013
4:30 P.M.**

**Frank Ybarra, Chairperson
Susie Johnston, Vice Chairperson
Michael Madrigal, Commissioner
James Velasco, Commissioner
Manuel Zevallos, Commissioner**

Public Comment: The public is encouraged to address the Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Commission, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the Secretary or a member of staff. The Commission will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The Commission will hear public comment on matters not listed on the agenda during the Oral Communications period.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda or unless certain emergency or special circumstances exist. The Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Commission meeting.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Please Note: Staff reports are available for inspection in the Planning & Development Department, City Hall, 11710 E. Telegraph Road, during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Friday (closed every other Friday) Telephone (562) 868-0511.

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE****3. ROLL CALL**

Commissioners Johnston, Madrigal, Velasco, Ybarra, and Zevallos

4. ORAL COMMUNICATIONS

This is the time for public comment on any matter that is not on today's agenda. Anyone wishing to speak on an agenda item is asked to please comment at the time the item is considered by the Planning Commission.

5. MINUTES

Approval of the minutes of the August 12, 2013 Regular Planning Commission Meeting.

6. PUBLIC HEARING**Revocation of Alcohol Sales Conditional Use Permit Case No. 35 and Entertainment Conditional Use Permit Case No. 13**

Revocation of Alcohol Sales Conditional Use Permit Case No. 35 and Entertainment Permit Case No. 13, which granted approval to allow the operation and maintenance of an alcoholic beverage sales use, and live entertainment, respectively, at a restaurant at 9803 Santa Fe Springs Road, in the M2, Heavy Manufacturing Zone, for failure to comply with the conditions of approval and City Laws.
(City of Santa Fe Springs)

7. PUBLIC HEARING**Conditional Use Permit Case No. 731**

A request for approval to allow the establishment, operation and maintenance of an existing meat processing facility, within an ±11,000 sq. ft. building, located at 13044 Park Street (APN:8011-014-031), approximately ±469 lineal feet east of the centerline of Shoemaker Avenue in the M-2, Heavy Manufacturing Zone.
(Quentin Meats, Inc.)

8. PUBLIC HEARING**Ordinance No. 1046**

An Ordinance of the City of Santa Fe Springs relating to the amendment to the Santa Fe Springs Zoning Code as it pertains to the time periods permitted to display banners.

9. **ANNOUNCEMENTS**

- ♦ Commissioners
- ♦ Staff

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

10. **ADJOURNMENT**

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda has been posted at the following locations; 1) City Hall, 11710 Telegraph Road; 2) City Library, 11700 Telegraph Road; and 3) Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.

Teresa Cavallo

Commission Secretary

August 28, 2013

Date

**MINUTES
REGULAR MEETING
SANTA FE SPRINGS PLANNING COMMISSION
August 12, 2013**

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra led the Pledge of Allegiance.

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

Present: Chairperson Ybarra
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
Calvin Chan, Volunteer Planning Intern

Council: Councilmember Rios

4. ORAL COMMUNICATIONS

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

5. APPROVAL OF MINUTES

Chairperson Ybarra made a correction to reflect that Vice Chairperson Johnston called the July 8, 2013 meeting to order. The minutes of the July 8, 2013 meeting were approved as corrected and filed as submitted.

7. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 62

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 9244 Norwalk Boulevard, in the M-2, Heavy Manufacturing Zone. (Misa Imports)

Chairperson Ybarra called the Public Hearing open at 4:35 p.m.

Luis Collazo, Code Enforcement Officer, presented Item No. 7.

Having no questions, Chairperson Ybarra closed the Public Hearing at 4:38 p.m. and requested a motion.

Vice Chairperson moved to approved Item No. 7; Commissioner Zevallos seconded the motion, which passed unanimously.

8. PUBLIC HEARING

Conditional Use Permit Case No. 737

A request for approval to allow the establishment, operation, and maintenance of a transportation terminal use on property located at 11731-11831 Shoemaker Avenue (APNs: 8026-020-018 & 8026-020-019), in the M-2, Heavy Manufacturing, Zone and within the Consolidated Redevelopment Project Area. (Chemical Transfer Company, Inc.)

Chairperson Ybarra opened the Public Hearing at 4:38 p.m.

Associate Planner Cuong Nguyen presented Item No. 8. Present in the audience was Victor Vallo, on behalf of Chemical Transfer Company, Inc.

Commissioner Madrigal inquired if the chip seal prevents oil drips from penetrating to the ground soils, number of trucks on this site and if trucks are repaired on site. Mr. Vallo responded that Chemical Transfer will be using emulsified asphalt for the project site and that all trailers will be empty.

Associate Planner Cuong Nguyen added that emulsified asphalt is a grade above asphalt but a grade below concrete.

Whittier Resident Richard Balderrama addressed the Planning Commission and inquired as to truck traffic and employee parking along Shoemaker.

Associate Planning Cuong Nguyen responded that Chemical Transfer trucks will be stored at this site and is a 24 hour operation, but as a condition of approval, trucks are only allowed to access this site from Greenstone not Shoemaker. Also, Mr. Nguyen, showed ingress and egress maps of employee parking also to the resident's satisfaction.

Having no further questions, Chairperson Ybarra closed the Public Hearing at 4:51 p.m. and requested a motion.

Commissioner Velasco moved to approved Item No. 8; Vice Chairperson Johnston seconded the motion, which passed unanimously.

9. PUBLIC HEARING

Conditional Use Permit Case Nos. 743 and 744 and Environmental Document (Mitigated Negative Declaration/Initial Study)

A request by LeFiell Manufacturing Company, 13700-13750 Firestone Boulevard, Santa Fe Springs, CA 90670, to construct and maintain two billboard signs, (one static and one digital), each face/display area measuring 48' wide x 14' tall, with an overall height of 50 feet, on the 8.33-acre LeFiell Manufacturing property located at 13700-13750 Firestone Boulevard, in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Roy Furuto for LeFiell Manufacturing Company)

Chairperson Ybarra opened the Public Hearing at 4:51 p.m.

Director of Planning Wayne Morrell presented Item No. 9. Present in the audience were George Ray, Chairman of the Board for LeFiell Manufacturing, and Roy Furuto, Consultant for LeFiell Manufacturing Company.

Commissioner Velasco inquired if these billboard signs were directly across from the previously approved billboard signs and if the billboard signs were within code location. Mr. Morrell responded that these billboard signs are directly across and are within code location of 1000 linear feet.

Mr. Ray inquired as to condition of approval numbers 3, 10 and 54. Mr. Ray wanted to note that LeFiell, as noted in conditions of approval No. 3, takes care of the graffiti problems daily and has spent over \$35,000 in special anti-graffiti coatings and will do so with the billboard columns. Mr. Ray also indicated that although LeFiell has spent a substantial investment on the special anti-graffiti coating, it is all worth it. LeFiell only needs to remove the graffiti by power washing the area.

Mr. Ray also wanted clarification of conditions of approval nos. 10 and 54. Mr. Morrell indicated that the twelve (12) month time period would not begin until the Development Plan Approval was approved by the City Council.

Commissioner Madrigal complimented Mr. Ray on the wonderful improvements at LeFiell.

Having no further questions, Chairperson Ybarra closed the Public Hearing at 5:03 p.m. and requested a motion.

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

10. PUBLIC HEARING

Tentative Parcel Map No. 72209

A request to subdivide/consolidate three (3) assessor parcels (APN: 8069-011-021 of 5.14-acres, APN: 8069-011-017 of ± 9.12 -acres, APN: 8169-012-006 of ± 0.465 -acres) and a cul-de-sac of ± 0.495 -acres (cul-de-sac to be vacated), into one (1) parcel with a combined net area ± 15.22 -acres, on the properties located at 15305 Valley View Avenue and 15215 Bona Vista Avenue, in the M-2, Heavy Manufacturing, Zone. (Samir Khoury for Shaw Industries)

Chairperson Ybarra opened the Public Hearing at 5:03 p.m.

Director of Planning Wayne Morrell presented Item No. 10. Present in the audience was Samir Khoury, Consultant for Shaw Industries.

Samir Khoury wanted clarification about the street vacation. Mr. Morrell clarified the procedure for the approving the Tentative Parcel Map for street vacation with regards to this project.

Having no further questions, Chairperson Ybarra closed the Public Hearing at 5:08 p.m. and requested a motion.

Commissioner Velasco moved to approve Item No. 10; Commissioner Zevallos seconded the motion, which was approved unanimously.

11. PUBLIC HEARING

Tentative Parcel Map No. 72288

A request to subdivide/consolidate two existing and improved parcels (APN: 8168-001-015 of 2.05-acres and APN: 8168-014-014 of ±1.76-acres), into one (1) parcel with a combined net area of ±3.797-acres on the property located at 9010 and 9016 Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone. (Samir Khoury for Universal Waste Systems, Inc.)

Please see minutes below

**6. PUBLIC HEARING – (Continued from Planning Commission meeting of 07/08/2013)
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.)

Chairperson Ybarra was requested to combine both Public Hearings for Item Nos. 11 and 6, which he opened at 5:09 p.m.

Steve Skolnik addressed the audience and informed everyone that Public Comments will be kept to a three (3) minute maximum, so that everyone present has an opportunity to speak.

Wayne Morrell presented Item No. 6 and introduced Mr. Gerry Villalobos with the County of Los Angeles County Department of Public Health, acting as the Local Enforcement Agency (LEA).

City Attorney Steve Skolnik notified everyone that Mr. Villalobos was utilizing the Planning Commission meeting to meet Los Angeles County Department of Public Health's hearing requirements.

Commissioner Velasco requested clarification on the comments and responses that were provided to the Planning Commissioners. Mr. Morrell indicated that the set in the binders were different and the responses were to LEA's questions.

Mr. Morrell went over the questions that were presented at last month's Planning Commission meeting and provided answers to each question.

City Attorney Steve Skolnik notified everyone that the Commissioners would address all questions first, then comments, and finally open the floor to the public.

Planning Commissioners had questions regarding driveway widths, exiting requirements, if the ramps on the plans are to scale, wait time, traffic study, staging area, driveway material, site maintenance, rain water collection, drainage, tipping fees, and about the FWPF.

All these questions were answered by the various consultants and staff members at the meeting to the satisfaction of the Planning Commissioners.

The following citizens spoke about their concerns regarding Item Nos. 6 & 11:

Gilbert Aguirre
Gloria Duran
Christina Amira
Sergio Villanueva
Jeannie Aguirre
Isaac Hernandez
Larry Patsouras, El Greco

Susan Alvarado
Michael Menessian
Benjamin Martinez
Maria Andrade
Omar Ramirez
Miguel Prieto
David Esqueda

The citizens brought up the following concerns: odor control, traffic impacts, flooding in the area, pest control, quality of life, about County street maintenance, methane monitoring, property values, overall capacity, and Robert's Rules.

Staff and consultants also addressed these concerns.

Having no further questions or comments, Chairperson Ybarra closed the Public Hearing at 6:50 p.m. and requested a motion.

Commissioner Madrigal moved to continue Item Nos. 6 & 11 to the next Planning Commission meeting; Commissioner Zevallos seconded the motion which passed with the following roll call vote:

Ayes: Commissioners Ybarra, Johnston, Madrigal Zevallos
Nays: Commissioner Velasco

12. ANNOUNCEMENTS

Commissioners:

Chairperson Ybarra acknowledged Councilmember Rios, and City of Norwalk Councilmember Mike Mendez.

Commissioner Madrigal thanked everyone for attending tonight's meeting.

Commissioner Zevallos thanked the community for their participation and involvement in tonight's meeting.

Vice Chairperson Johnston commented that it was her first day back to work after knee surgery.

Chairperson Ybarra also thanked everyone who spoke tonight and informed everyone that the Planning Commissioners will take everyone's comments into consideration.

Staff:

Steve Skolnik wished everyone a Happy Labor Day.

Cuong Nguyen introduced the new Volunteer Planning Intern Calvin Chan.

13. ADJOURNMENT

Chairperson Ybarra adjourned the Planning Commission meeting at 7:07 p.m.

Chairperson Ybarra

ATTEST:

Teresa Cavallo, Planning Secretary



PUBLIC HEARING

**Revocation of Alcohol Sales Conditional Use Permit Case No. 35 and
Entertainment Conditional Use Permit Case No. 13**

Revocation of Alcohol Sales Conditional Use Permit Case No. 35 and Entertainment Permit Case No. 13, which granted approval to allow the operation and maintenance of an alcoholic beverage sales use, and live entertainment, respectively, at a restaurant at 9803 Santa Fe Springs Road, in the M2, Heavy Manufacturing Zone, for failure to comply with the conditions of approval and City Laws. (City of Santa Fe Springs)

RECOMMENDATIONS

1. That the Planning Commission find that the restaurant, to which Alcohol Sales Conditional Use Permit Case No. 35 and Entertainment Conditional Use Permit Case No. 13 was granted, has not complied with the Conditions of approval, City Laws and City Notices of Violation. As a result, the action to revoke and nullify these Permits complies with the requirements and provisions under Section 155.811(B).
2. That the Planning Commission revoke and nullify Alcohol Sales Conditional Use Permit Case No. 35 and Entertainment Conditional Use Permit Case No. 13.

BACKGROUND

The Planning Commission and the City Council at their respective meetings of August 9, and August 12, 2006, approved Alcohol Sales Conditional Use Permit Case No. 35, to allow the sale and storage of alcoholic beverages for on-site consumption, and Entertainment Conditional Use Permit Case No. 13 to allow live entertainment on the premises within the restaurant named "Senior Charlie's".

HISTORY

- On or around March 4, 2013, Whittier Police found posters fastened on public areas notifying the public that the premises was offering an "all you can drink" promotion.

- On March 5, 2013, the Applicant was issued a Notice of Violation (NOV) (attached as Exhibit-A) ordering him to cease the sale of alcoholic beverages in an "all you can drink" promotion. The Applicant was made aware of Alcohol Beverage Control Act Section 23001 which prohibits such promotions. Within the same NOV, the Applicant was made aware of other violations on the property including obtaining a valid Business Operation Tax Certificate, commonly known as a business license.
- On March 7, 2013, a letter (Exhibit-B) was mailed to the Applicant, sent via First Class Mail, memorializing the NOV issued on March 5, 2013. The letter contained a more detailed description of the violations on the property, and dates as to when the violations were to be corrected. In addition, the Applicant was requested to pay all fees due to the City which included the balance fees for Alcohol Sales Conditional Use Permit Case No. 35, Entertainment Conditional Use Permit Case No. 13, and all fees and penalties due for the business license.
- Considering the Applicant's failure to comply with the letter dated March 7, 2013, on or about July 23, 2013, another NOV (Exhibit-C) was issued to the Applicant requesting that he obtain a valid business license, to submit landscaping drawings to the Planning Department, and to remove an inoperative vehicle. During the visit to the premises to issue the NOV, Staff found advertisements inside the premises promoting "all you can drink" sales of alcoholic beverages (Exhibit-D).
- City records indicated that the Applicant had not obtained the necessary business license. As a result, on August 14, 2013, the Applicant was issued an Administrative Citation for failure to obtain a business license. The Administrative Citation was mailed to the Applicant along with a letter (Exhibit-E).
- Considering the Applicant's failure to comply with the City codes by not obtaining a valid business license, the Applicant's failure to comply with ABC regulations by continuing to sell alcoholic beverages in a "all-you-can-drink" promotion, and the Applicant's decision to ignore the issued Notices and the Administrative Citation, a letter dated August 22, 2013 (Exhibit-D), was mailed to the Applicant notifying that the matter was going to be referred to the Planning Commission for revocation due to his failure to comply with the Conditions of Approval and the City's Laws. As noted on the letter dated August 22, 2013, the Applicant was notified of the appeal process and provided with the deadline to submit his appeal; the City did not receive the Applicant's appeal nor a business license application with payment.

In accordance with Section 155.811(B), Staff is recommending to the Planning Commission to revoke and nullify Alcohol Sales Conditional Use Permit Case No. 35 and Entertainment Conditional Use Permit Case No. 13 because the Applicant has violated the conditions of approval, ABC's regulations, and the City's laws.

ZONING ORDINANCE REQUIREMENTS

Section 155.811 provides that "any variance, modification, permit or other approval may be revoked and nullified if it is found that any one of the following conditions apply:

- (A) That the approval was obtained by fraud or faulty information.
- (B) That the permit or variance has been or is being exercised contrary to the terms or conditions of approval, or is in violation of any statute, ordinance, law or regulation.
- (C) That the use is being exercised in such a way as to be detrimental to the public health or safety or in such a manner as to constitute a nuisance.
- (D) That the use for which approval was granted has ceased to exist or has been suspended for one year or more.

Staff finds that 155.811(B) applies because the Applicant has violated the conditions of approval, ABC's regulations, and the City's laws.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

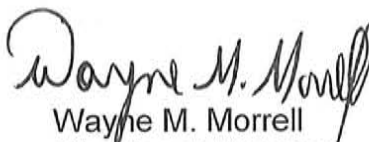
In accordance with Section 155.813, the Applicant, Brian Richards, was notified by a letter mailed on August 22, 2013 (Exhibit-D); the letter was mailed via Certified Mail ten days or more prior to the date of this hearing.

Legal notice of the Public Hearing to revoke and nullify Alcohol Sales Conditional Use Permit Case No. 35 and Entertainment Conditional Use Permit Case No. 13 was also sent via first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on August 29, 2013. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on August 29, 2013, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

As of September 4, 2013, Staff has not received any inquiries regarding the proposal, and the Applicant did not submit an appeal formerly or otherwise, nor did he obtain a valid business license.



Dino Torres
Director of Police Services



Wayne M. Morrell
Director of Planning

Attachments:

Exhibits
Location Map

Exhibit-A

CITY OF SANTA FE SPRINGS
DEPARTMENT OF PLANNING AND DEVELOPMENT

NOTICE OF VIOLATION

THE CITY OF SANTA FE SPRINGS, IN A CONTINUING EFFORT
TO IMPROVE THE IMAGE OF THE COMMUNITY, IS SEEKING
YOUR COOPERATION IN CORRECTING THE FOLLOWING:

9803 SANTA FE SPRINGS
DBA SENIOR CHARLIE'S

VIOLATION OF:

1. ABC ACT 25001 "ALL YOU
CAN DRINK" PROHIBITED.
2. UNPERMITTED BANNERS AND
CARDBOARD SIGNS.
3. FAILURE TO PAY BUS. LIC. FEES
4. FAILURE TO PAY C.U.P. FEES
5. FAILURE TO MAINTAIN AND
PROVIDE LANDSCAPE.

CEASE ALL "ALL YOU CAN DRINK"
PROMOTIONS, AND ADVERTISEMENTS
IMMEDIATELY.

PAY ALL OUTSTANDING FEES
BY 3-11-13.

SUBMIT WORK SCHEDULE FOR
LANDSCAPE AND CLEAN UP.

A FOLLOW-UP INSPECTION
WILL BE CONDUCTED ON: 3-11-13

IF YOU HAVE ANY QUESTION REGARDING THIS NOTICE,
PLEASE CONTACT THE PERSON ISSUING THIS NOTICE
AT (562) 868-0511, EXTENSION _____

L. Collazo

ISSUED BY

3-5-13

DATE

Exhibit-B



11576 Telegraph Road · CA · 90670-9928 · (562) 409-1850 · Fax (562) 409-1854 · www.santafesprings.org

POLICE SERVICES CENTER

March 7, 2013

Rick Jimenez
DBA Senior Charlie's
9803 Santa Fe Springs Road
Santa Fe Springs, CA 90670

Re: Notice of Violation of Alcohol Sales Conditional Use Permit Case No. 35
For Premises at 9803 Santa Fe Springs Road

On March 5, 2013, a Notice of Violation was issued to your business located at 9803 Santa Fe Springs Road for promoting an "all you can drink" alcohol beverage type sale. This promotional activity violates the regulations adopted by the Bureau of Alcohol Beverage Control (ABC); more specifically Act 23001. Any violation of the ABC regulations also violates the conditions of approval as stated in Alcohol Sales Conditional Use Permit (ASCUP) Case No. 35.

While reviewing the file for ASCUP Case No. 35, granting you the privileges to sell, serve, and store alcoholic beverages, we also learned that you have failed to pay for the Permit extension fees, and you are not current with the fees associated with your business license. Additionally, during our visit to your property, we witnessed that the landscaping on the premises is not being maintained and most of the required foliage is no longer present. We also noticed several unpermitted signs, banners and the outdoor storage of miscellaneous restaurant equipment.

The privileges granted under an ASCUP carry responsibilities. Business owners must maintain their respective premises in compliance with the conditions of approval, the Santa Fe Springs Municipal Code, the Alcohol Beverage Control regulations, and all other applicable regulations and laws - at all times. Persons who fail to do so may have the privileges granted under their respective permit revoked.

You are made aware that the violations also constitute a violation of Section 155.880 of the Santa Fe Springs Ordinance which states, in part, as follows:

" . . . any use of land or building or premises . . . maintained or operated contrary to the provisions of this chapter are hereby declared to be unlawful and . . . shall therefore be considered a public nuisance."

You are to correct the violations as follows:¹

- 1) Permanently and immediately terminate all promotions associated with an "all you can drink" sale of alcoholic beverages. Fully comply with all ABC regulations.
- 2) Permanently remove all unpermitted sign and banners by March 14, 2013.

¹ There will be no extensions of this deadline.

Exhibit-B (continued)

- 3) By March 14, 2013, fully pay all outstanding ASCUP extension fees. Contact Phillip De Rousse, Management Assistant, at (562) 409-1850 to obtain the total amount due.
- 4) By March 14, 2013, fully pay all outstanding business license fees and penalties. Contact Cecilia Pasos, Business License Clerk, at (562) 409-7527 to obtain the total amount due.
- 5) By March 21, 2013, submit a landscaping plan to the Department of Planning for their review and approval. Additional requirements for the landscaping materials and submittal process may be obtained by contacting Wayne Morrell, Director of Planning, at (562) 868-0511. Within thirty (30) days of the approval of the landscape plans, install all approved landscaping material and maintain it in healthy condition.
- 6) By March 11, 2013, remove all outdoor storage of restaurant equipment and all other trash and debris.
- 7) Undergo and pass a City inspection of the premises.

Please give this matter your immediate attention. If your cooperation is not forthcoming, as requested in this letter, this matter will be referred to the Planning Commission to initiate the revocation of ASCUP Case No. 35, and to the City Code Enforcement attorneys with a request that legal action be initiated against you for the remaining outstanding violations.

You may contact me at (562) 409-1850, extension 3320, in order to schedule the requested inspection, or if you have any questions concerning this matter.

Sincerely,



Lou Collazo
Code Enforcement Officer
Department of Police Services

Attachment

cc: Phillip De Rousse, Management Assistant
Wayne Morrell, Planning Director
Cecilia Pasos, Business License Clerk
Bureau of Alcohol Beverages Control

Exhibit-C

**CITY OF SANTA FE SPRINGS
DEPARTMENT OF PLANNING AND DEVELOPMENT**

NOTICE OF VIOLATION

THE CITY OF SANTA FE SPRINGS, IN A CONTINUING EFFORT
TO IMPROVE THE IMAGE OF THE COMMUNITY, IS SEEKING
YOUR COOPERATION IN CORRECTING THE FOLLOWING:

9803 SANTA FE SPRINGS RD

VIOLATION OF SECTION 35.073
FAILURE TO OBTAIN A BUSINESS
LICENSE.

VIOLATION OF SECTION 95.03 FAILURE
TO MAINTAIN LANDSCAPING AND PROPERTY

VIOLATION OF SECTION 90.15 MAINTENANCE
OF AN INOPERABLE VEHICLE LPN: TT39251
BLUE CHEVROLET.

BY 7-30-13 OBTAIN A VAND BUS.
LICENSE.

BY 8-25-13 SUBMIT LANDSCAPING
PLANS TO PLANNING.

BY 7-30-15 REMOVE INOP. VEHICLE
AND TRASH & DEBRIS FROM PATIO
AREA AND PENCEY AREA.

-SUBJECT TO CITATION:

L. COLLAZO #739
POLICE SERVICES
92) 409-1850

Exhibit-D



Exhibit-E



11576 Telegraph Road CA 90670-9928 • (562) 409-1850 • Fax (562) 409-1854 • www.santafesprings.org

POLICE SERVICES CENTER

August 14, 2013

Brian Richards
DBA Senior Charlie's
9803 Santa Fe Springs Road
Santa Fe Springs, CA 90670

Re: Notice of Violation of Alcohol Sales Conditional Use Permit Case No. 35 and
Entertainment Conditional Use Permit Case No. 13
For Premises at 9803 Santa Fe Springs Road

We recently issued you a Notice of Violation (NOV) for failure to obtain a Business Operation Tax Certificate, commonly known as a business license. The NOV requested that you obtain the business license no later than July 30, 2013. Our records indicate that you have not obtained the business license.

We remind you that the premises are to be maintained in compliance with Alcohol Sales Conditional Use Permit (ASCUP) Case No. 35 and Entertainment Conditional Use Permit Case No. 13. Condition No. 34 of the ASCUP states that "... if any provision of this permit is violated ... or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse."

You are also made aware that any City Code violation also constitutes a violation of Section 155.880 of the Santa Fe Springs Ordinance which states, in part, as follows:

"... any use of land or building or premises ... maintained or operated contrary to the provisions of this chapter are hereby declared to be unlawful and ... shall therefore be considered a public nuisance."

A citation has been issued to you for failure to comply with the initial NOV. You are to obtain a business license by the date indicated on the citation. Please give this matter your immediate attention. If your cooperation is not forthcoming, as requested in this letter, this matter will be referred to the Planning Commission to initiate the revocation of ASCUP Case No. 35, and Entertainment Case No. 13, at which time, all alcoholic beverage storage and sales, and all entertainment activity shall have to cease.

Exhibit-D (continued)

You may contact me at (562) 409-1850, extension 3320, if you have any questions concerning this matter. Inquiries regarding the citation are printed on the back.

Sincerely,

A handwritten signature in blue ink, appearing to read "Luis Collazo", is written over a horizontal line.

Luis Collazo
Code Enforcement Officer
Department of Police Services

Attachment

cc: Phillip De Rousse, Management Assistant
Cecilia Pasos, Business License Clerk
Bureau of Alcohol Beverages Control

Exhibit-D (continued)

City of Santa Fe Springs
ADMINISTRATIVE CITATION

SFSAC 12422

DATE 8/14/13	TIME 0700	TYPE CIVIL	CASE # ASCP 35	
☒ BUSINESS OWNER ☐ PROPERTY OWNER ☐ TENANT ☐ OTHER				
BUSINESS NAME SENIOR CHARLIES				
NAME (First, Middle, Last) BRIAN RICHARDS				
RESIDENCE OR MAILING ADDRESS 9803 SANTA FE SPRINGS RD				
CITY SANTA FE SPRINGS	STATE CA	ZIP 90670		
LOCATION OF VIOLATION(S) 9803 SANTA FE SPRINGS RD				
DRIVER'S LICENSE B5688825		STATE CA	DATE OF BIRTH	
CODE VIOLATION(S): 32.073 FAILURE TO OBTAIN A VALID BUSINESS OPERATION TAX CERTIFICATE (BOTC)		TIMES CITED		
		1 st	2 nd	3 rd
TOTAL CITATION PENALTY DUE:		100 ⁰⁰		
COMPLIANCE ORDER				
You must take the following required action(s) to correct the violation(s):				
OBTAIN A BOTC				
☒ Police Services ☐ Fire and Rescue Department ☐ Housing Dept./Building Dept. ☐ Public Works				
You are ordered to correct or otherwise remedy the listed violation(s) by the compliance date of 10-10-13				
Issued by / Employee Number COLLAZO #739		Witness Signature		
Type of Service: ☐ Personal ☒ Mail				
SEE REVERSE SIDE FOR PAYMENT AND OTHER INFORMATION				

Exhibit-E



11576 Telegraph Road CA 90570-9928 (562) 409-1850 Fax (562) 409-1854 www.santafesprings.org

POLICE SERVICES CENTER



August 22, 2013

Brian Richards
DBA Senior Charlie's
9803 Santa Fe Springs Road
Santa Fe Springs, CA 90670

MAILED VIA CERTIFIED MAIL

Subject: Alcohol Sales Conditional Use Permit Case No. 35 and
Entertainment Conditional Use Permit Case No. 13
For Premises at: 9803 Santa Fe Springs Road

The Planning Commission and the City Council, at their respective meetings of August 9, and August 12, 2006, approved Alcohol Sales Conditional Use Permit Case No. 35 and Entertainment Conditional Use Permit Case No. 13 for the premises located at 9803 Santa Fe Springs Road. Both permits were approved subject to specific conditions of approval.

Our records indicate that after several written notifications you have not obtained a valid Business Operations Tax Certificate, commonly known as a business license, and therefore, you are operating a business in violation of the City's regulations. Section 155.811(B) of the City's Zoning Code provides that any permit granted by the Planning Commission may be revoked if the "use is being exercised contrary to the terms or conditions of approval, or is in violation of any . . . ordinance, law, or regulation."

In accordance with Section 155.811(D) of the City's Zoning Regulations, the Planning Commission will conduct a Public Hearing on September 9, 2013, at 4:30 p.m. to revoke Alcohol Sales Conditional Use Permit Case No. 35 and Entertainment Conditional Use Permit Case No. 13. Should this occur, your privileges granted under the respective Permits shall terminate.

If you feel that these Permits should not be revoked, you may appeal this decision by filing an appeal with the City Clerk's office (Located at 11710 Telegraph Road, Santa Fe Springs, CA 90670) within 10 calendar days of the date of this notice. No fee shall be due for filing of an appeal. Failure to file a timely appeal shall render this decision final. The procedure to be followed for an appeal is contained within Section 35.094 of the City Code. City Hall business hours are 7:30 a.m. thru 5:30 p.m., Monday thru Friday. City Hall is closed every other Friday, please call ahead on Fridays to determine if City Hall is open. City Hall's telephone number is (562) 868-0511.

Exhibit-E (continued)

This Notice fulfills Section 155.813 which requires notification to the applicant via certified mail ten days prior to the revocation hearing date. Moreover, property owners within 500 feet of the subject site will be notified of the Public Hearing being held by the Planning Commission.

If you have any questions regarding this matter, please do not hesitate to contact me at (562) 409-1850, extension 3320.

Sincerely,

Luis Collazo
Code Enforcement Officer
Department of Police Services

cc: Planning Commission
Dino Torres, Director of Police Services
Wayne Morrell, Director of Planning
Phillip De Rousse, Management Assistant
Anita Jimenez, Deputy City Clerk

7010 1870 0000 6991 0870

U.S. Postal ServiceTM
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OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
High

Sent To
DEAN RICHARDS
Street, Apt. No.
or PO Box No.
9803 SANTA FE SPRINGS RD
SANTA FE SPRINGS, CA 90670

PS Form 3800, August 2006 See Reverse for Instructions

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) **WILLIAM MORRELL** C. Date of Delivery **9/3/13**

D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

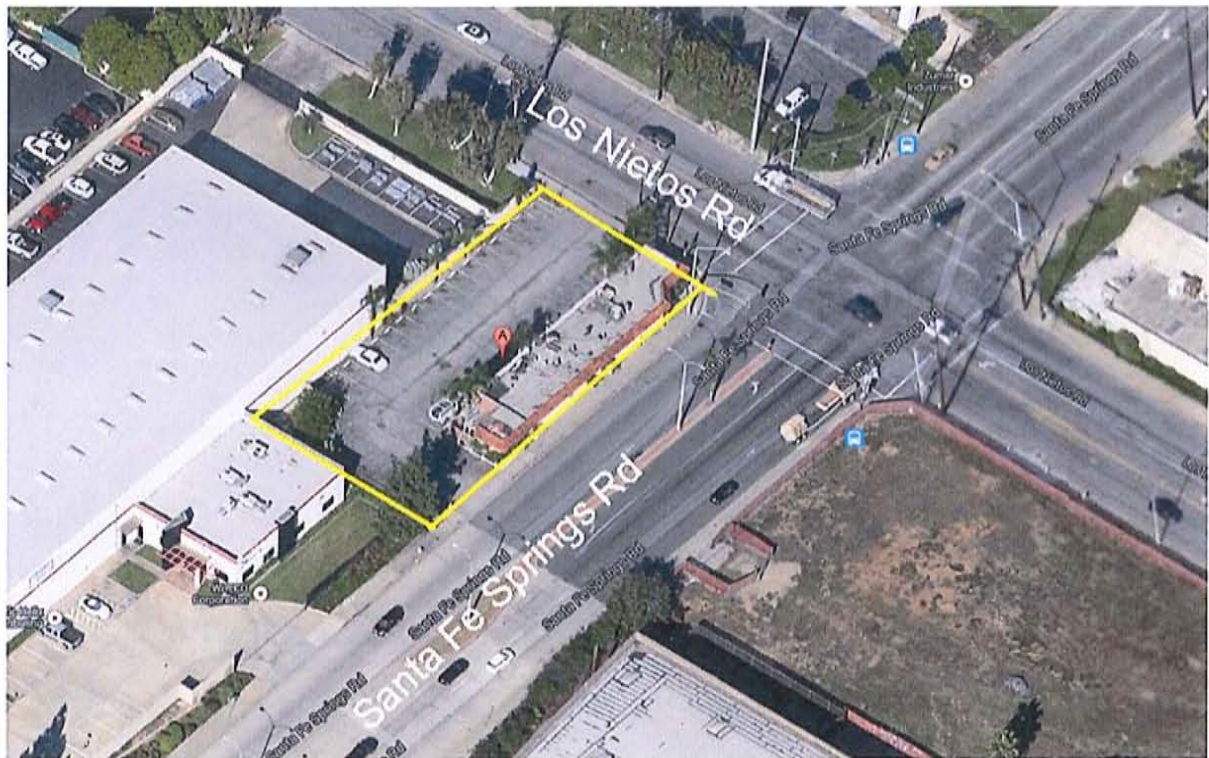
4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

COMPLETE THIS SECTION

1. Article Endorsed by:
DEAN RICHARDS
9803 SANTA FE SPRINGS RD
SANTA FE SPRINGS, CA
90670

2. Article Number
(Transfer from service label)
7010 1870 0000 6991 0870

PS Form 3811, February 2004 Domestic Return Receipt 102595-0000-1510



City of Santa Fe Springs

Location Map
9803 Santa Fe Springs



PUBLIC HEARING

Conditional Use Permit Case No. 731

A request for approval to allow the establishment, operation and maintenance of an existing meat processing facility, within an 11,000 sq. ft. building, located at 13044 Park Street (APN:8011-014-031), approximately ±469 lineal feet east of the centerline of Shoemaker Avenue in the M-2, Heavy Manufacturing Zone. (Quentin Meats, Inc.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 731, and thereafter close the Public Hearing.
2. Find that the proposed meat processing facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
3. Find that pursuant to Section 15332, Class 32, (Certain In-Fill Development Projects In Urban Areas), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt.
4. Approve CUP No. 731, subject to the conditions of approval as stated within the staff report.

BACKGROUND/DESCRIPTION OF REQUEST

The subject 22,476 sq. ft. property (APN: 8011-014-031) is located at 13044 Park Street, at the end of the cul-de-sac. It is developed with an 11,000 sq. ft. concrete tilt-up building constructed in 1978. The Hyun Mi Lim Corporation purchased the building in 2011 for the purposes of relocating their meat processing facility (Quentin Meats, Inc.) from the city of Pico Rivera to Santa Fe Springs.

Quentin Meats, Inc. was founded in 1949 by Kit Young. It was a neighborhood meat market known for delivering fresh quality meats. In the early 1980's a group of Japanese investors, Nikkoku America, Inc., purchased Quentin Meats and turned it into a USDA meat processing plant. Its operations consisted of de-boning chicken legs and grinding beef for ground beef patties. Quentin Meats had a reputation of

selling high quality ground beef patties by using only the freshest ingredients without compromising the food safety standard requirements.

In the year 2000, Quentin Meats was acquired by the Hyun Mi Lim Corporation. They turned the company into a multi-million dollar business and annually process up to 10 million pounds of meat. The company has been under the same management since. Its sales have increased 4-5 times since its inception in 2000. In fiscal year 2011, its reported sales were over \$17 million, which allowed it to expand its product lines. The company produces fresh ground beef, ground beef patties, beef navels for pastrami, beef trimmings for further processing, Korean-style sliced short ribs, sliced rib eye steaks and wholesaling of various boxed beef, poultry, and pork products.

Pursuant to Section 155.243(D) of the Zoning Regulations, meat or fish products packaging, canning or processing shall be allowed in the M-2 Zone only after a valid conditional use permit has first been obtained. As a result, Quentin Meats applied for a conditional use permit and was allowed to proceed with their improvements to the building and begin operations while the CUP was being processed.

Development Proposal:

Site Plan (Sheet ST): The site plan depicts an 11,000 sq. ft. building at the end of a cul-de-sac. There are nineteen (19) parking spaces, including one handicap accessible parking space shown. An 8" x 8" trash enclosure is shown at the southwest corner of the parking lot. A truck well is located at the north side of the building.

Floor Plan (Sheet A-1): The floor plan divides the interior space into several areas: walk-in cooler, walk-in freezer, cutting room, restrooms, women and men's locker room, lobby, mechanical room, receiving and storage area, laundry room, and several offices, including one designated for the United States Department of Agriculture (USDA).

Number of Employees:

Quentin Meats, Inc. is a small to medium size USDA meat processing facility with about 25 employees.

Hours of Operation:

The existing meat processing facility currently operates between the hours of 4:00am and 6:00pm, Monday through Friday.

Number of Trucks:

Quentin has seven (7) refrigerated boxed trucks. All trucks are company-owned and operated. It has an in-house maintenance mechanic who takes care of its truck on a monthly basis.

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.243(D) of the Zoning Regulations, states that meat or fish products packaging, canning or processing shall be allowed in the M-2 Zone only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.243 (D)	<u>Section 155.243</u> Notwithstanding the list of uses set forth in Section 155.243, the following are the uses permitted in the M-2 Zone only after a valid conditional use permit has first been issued: (D) Animal, food or beverage processing of the following kinds: meat or fish products packaging, canning, or processing.

STREETS AND HIGHWAYS

The subject property is located approximately 469 lineal feet east of the centerline of Shoemaker Avenue. Within the Circulation Element of the City's General Plan, Shoemaker Avenue is classified as a Major Highway. Park Street is a local industrial street.

ZONING AND LAND USE

The subject property is zoned M-2, Heavy Manufacturing with a General Plan Land Use designation of Industrial. The zoning, General Plan and land use of the surrounding properties are as follows:

Direction	Zoning District	General Plan	Land Use
North	M-2, Heavy Manufacturing	Industrial	13063 Park Street – Cimco A-C Sheet Metal, Inc. (sheet metal company)
South	M-2, Heavy Manufacturing	Industrial	13178 Sandoval Street – Industrial Material Handling Express Inc. (material handling parts and equipment supplier)
East	M-2, Heavy Manufacturing	Industrial	10309 Park Street – All black, (plating and metal finishing business)
West	M-2, Heavy Manufacturing	Industrial	12963 Park Street – Sun Chemical Corporation (producer of printing inks and pigments)

ENVIRONMENTAL DOCUMENTS

Staff finds that the meat processing facility use is consistent with a Categorical Exemption, Class 32, Section 15332, "Certain In-Fill Development Projects In Urban Areas;" consequently, staff will file a Notice of Exemption with the Los Angeles County Clerk's office. The Notice will be filed within five days of approval

by the Planning Commission. If the Notice of Exemption is filed and posted, a 35-day statute of limitation with commence from the date of project approval; if the notice is not filed, a 180-day statute of limitation will apply.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing for the conditional use permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on August 29, 2013. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on August 29, 2013, and published in a newspaper of general circulation (Whittier Daily News) August 29, 2013, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

COMMISSION'S CONSIDERATIONS

Conditional Use Permit

As mentioned previously, Section 155.243(D) of the Zoning Regulations, states that meat or fish products packaging, canning or processing shall be allowed in the M-2 Zone only after a valid conditional use permit has first been obtained.

The Commission should note that in accordance with Section 155.716 of the City's Zoning Regulations, before granting a Conditional Use Permit, the Commission shall:

- 1) Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
- 2) Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

Staff believes that the applicant's request meets the criteria required by Section 155.716 of the City's Zoning Regulations for the granting of a Conditional Use Permit.

The reasons for the findings are as follows:

1. **That the existing meat processing facility will not be detrimental to persons or property in the immediate vicinity, nor the welfare of the community for the following reasons:**

The subject site is located within the M-2 (Heavy Manufacturing) Zone and also has a General Plan land use designation of Industrial. The existing meat processing facility would be consistent with the current zoning and land use designation. Additionally, the project site is generally surrounded by office and warehouse uses which would be compatible with a meat processing facility.

Additional Considerations:

- Quentin Meats is a USDA Approved meat facility and is required to adhere to various procedures required by the USDA, including, but not limited to, Standard Sanitation Operating Procedures (SSOP), Hazard Analysis Critical Control Point Program (HACCP), Standard Operating Procedures (SOP) and Good Manufacturing Practices (GMP). Standard Sanitation Operating Procedures is the common name given to the sanitation procedures in food production plants which are required by the Food Safety and Inspection Service of the USDA. It is considered one of the prerequisite programs of HACCP. HACCP is a management system in which food safety is addressed through the analysis and control of biological, chemical, and physical hazards from raw material production, procurement and handling, to manufacturing, distribution and consumption of the finished product. SOPs are written procedures that an establishment develops and implements to prevent direct contamination or adulteration of products. SOPs are detailed explanations of how a policy is to be implemented. The main difference between a SOP and a policy are details. An effective SOP communicates who will perform the task, what materials are necessary, where the task will take place, when the task shall be performed, and how the person will execute the task. Good Manufacturing Practices is another tool for a meat processing facility that helps with the production of high quality and safe meat products. The programs established for GMP's provides the basis for other programs that help to assure the level of product quality such as standards for ISO 9000* and for product safety in the Hazard Analysis and Critical Control Point (HACCP) system. GMP's are usually referred to as practices and procedures performed by a food processor which can affect the safety of the meat or food product. GMP's may refer to the people, equipment, process and the environment in the production process.

*ISO 9000 is a series of standards, developed and published by the International Organization for Standardization (ISO), that define, establish, and maintain an effective quality assurance system for manufacturing and service industries.

- Products are received at the receiving dock and taken into dry/cooler/freezer storage immediately.

- All products are stored on racks with recommended space off the floor and walls.
- Meat products are moved to the cutting room for fabrication, repackaging, then to storing or shipping.
- All waste is disposed daily. Waste trucks pick up waste daily from the facility. All waste bins are kept closed at all times.
- The premise is cleaned daily and throughout the day when necessary.
- All doors leading into food storage and cutting room are kept closed at all times.
- Pest control services are ordered monthly.
- Fly traps and lights are installed outside of the facility to eliminate flies.

If conducted in strict compliance with the conditions of approval and the City's municipal code, staff finds that the meat processing facility will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity.

2. That the existing meat processing facility has been designed to preserve the general appearance and welfare of the community for the following reasons:

Since the subject property is existing and no improvements within or outside the building is proposed, staff finds that the site characteristics will remain practically unchanged. The Planning Commission should also note that food processing uses are strictly regulated and closely monitored by several government agencies. These agencies include the Los Angeles County Health Department, the Los Angeles County Sanitation Department, the Industrial Waste Management Division of the City of Santa Fe Springs, and the United States Food and Drug Administration. These agencies are responsible for ensuring that the food products are properly handled and prepared for public consumption.

For the reasons numerated above, staff finds that the use will preserve the general appearance and welfare of the community.

STAFF CONSIDERATIONS:

In summary, staff finds that if the meat processing facility operates in strict compliance with the required conditions of approval, it will be compatible with the surrounding properties and will not be detrimental or pose a nuisance risk to persons or property in the immediate vicinity. Staff is, therefore, recommending that an initial one-year approval be granted, subject to a compliance review after one-year to ensure the meat processing facility is still operating in strict compliance with the conditions of approval as stated within the staff report.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)
(Contact: Michael Crook 562.868-0511 x3701)

1. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
2. That if one-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
3. The standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
4. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
5. That signs and markings required by the Fire Department shall be maintained along the required Fire Department access roadways

DEPARTMENT OF FIRE-RESCUE – ENVIRONMENTAL DIVISION:
(Contact: Tom Hall 562.906-3815)

6. Permits and approvals. That the owner/developer shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having

jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity.

7. That the owner/developer shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.
8. That the owner/operator shall submit plumbing plans to the Fire Department Environmental Protection Division (EPD) and, if necessary, obtain an Industrial Wastewater Discharge Permit Application for generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

POLICE SERVICES DEPARTMENT:

(Contact: Dino Torres at 562.409-1850 x3329)

9. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.
10. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
11. That the existing building, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.

WASTE MANAGEMENT:**(Contact: Teresa Cavallo 562.868.0511 x7309)**

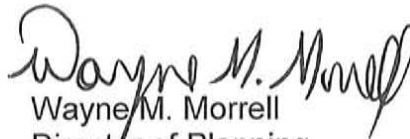
12. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.

PLANNING AND DEVELOPMENT DEPARTMENT:**(Contact: Wayne M. Morrell 562.868-0511 x7362)**

13. That the Department of Planning and Development shall first review and approve all sign proposals for the non-profit trade school use. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance, City's Sign Guidelines, and the Telegraph Road Corridor Design Guidelines.
14. That all activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning and Development, Director of Police Services and the Fire Marshall.
15. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
16. That the meat processing use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
17. That the owner shall not allow commercial vehicles, trucks and/or truck tractors to queue on Park Street, use street(s) as a staging area, or to backup onto the street from the subject property.

18. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
19. This approval allows the applicant, Quentin Meats, Inc. to establish, operate and maintain an 11,000 sq. ft. meat processing facility.
20. That Conditional Use Permit Case No. 731 shall be subject to a compliance review in one (1) year (September 9, 2014) to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report. Approximately three (3) months before September 9, 2014, the applicant/owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
21. That the applicant, Quentin Meats, Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject CUP or DPA, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
22. That if there is evidence that these conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the Conditional Use Permit (CUP) back to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the CUP.

23. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Floor Plan
4. CUP Application

Aerial Photograph



CITY OF SANTA FE SPRINGS



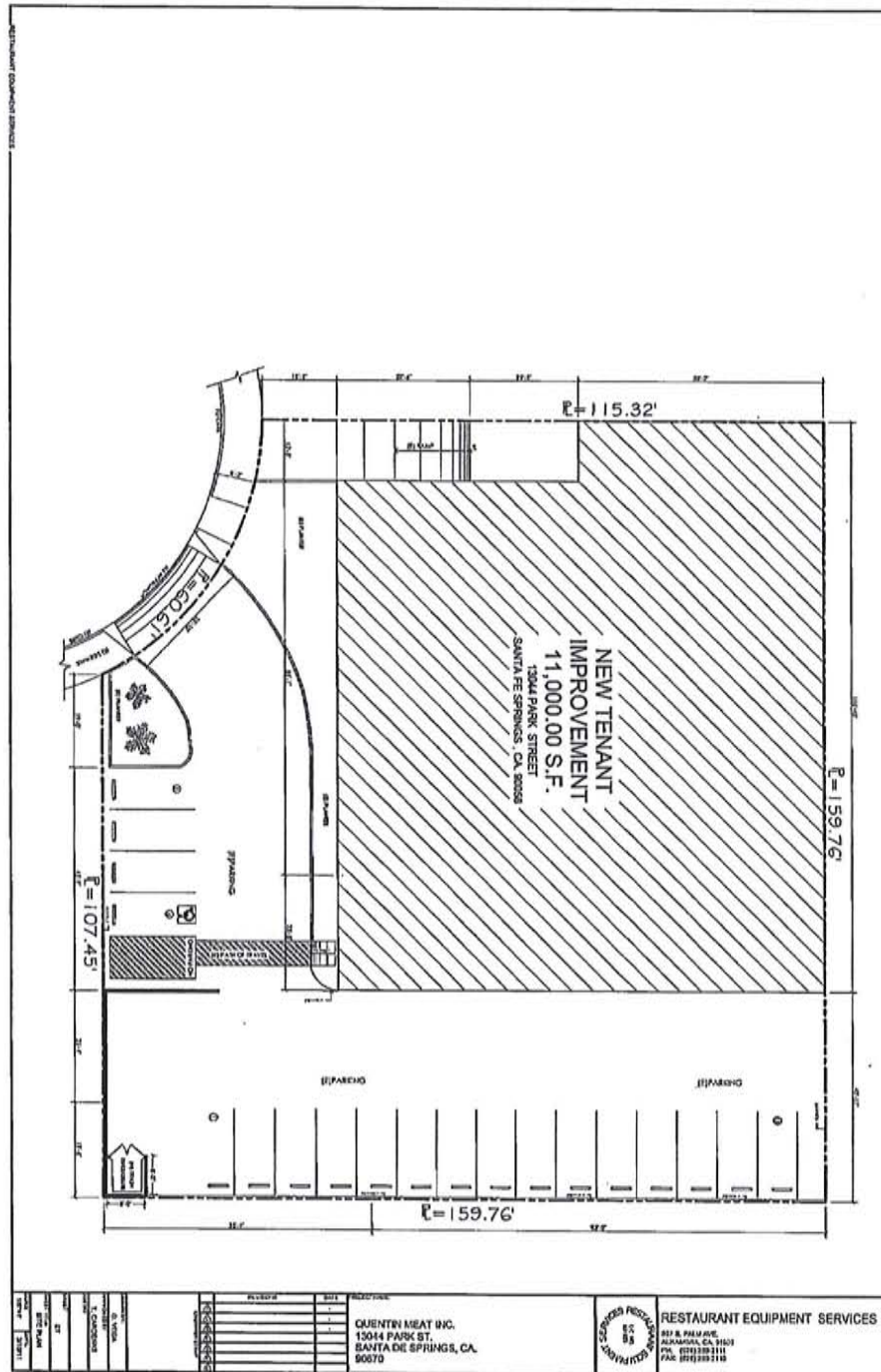
NORTH

PROJECT: Conditional Use Permit Case No. 731

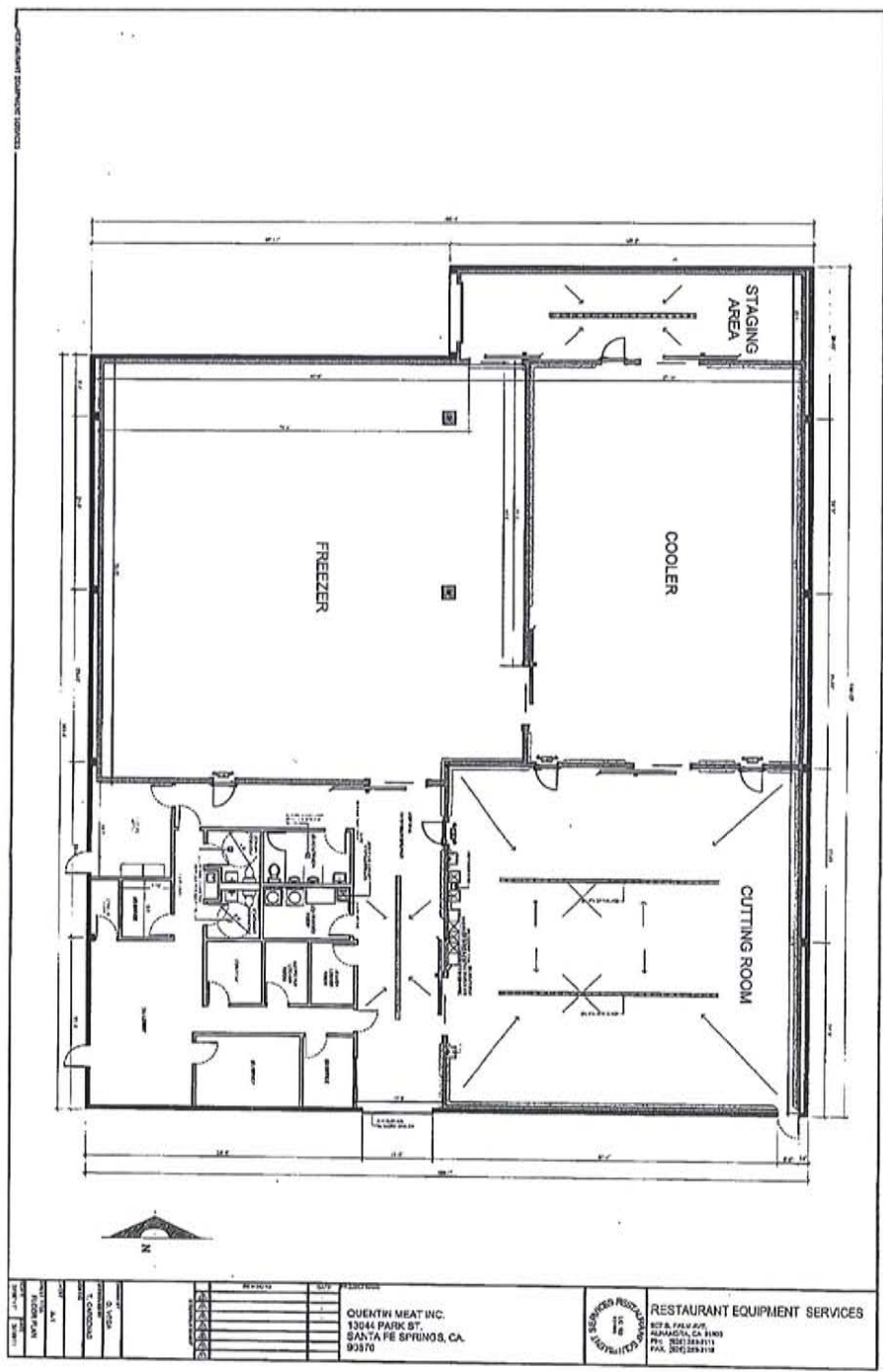
REQUEST: To establish, operate and maintain a meat processing facility.

APPLICANT: Quentin Meats, Inc.

Site Plan



Floor Plan





City of Santa Fe Springs
Application for
CONDITIONAL USE PERMIT (CUP)

RECEIVED

FEB 15 2012

Planning Dept.

Application is hereby made by the undersigned for a Conditional Use Permit on the property located at (Provide street address or, if no address, give distance from nearest cross street): 13044 Park Street, Santa Fe Springs

Give the correct legal description of the property involved (include only the portion to be utilized for the Conditional Use Permit. If description is lengthy, attach supplemental sheet if necessary)

TR = PARCEL MAP AS PER BK 85 PG 6 OF P M LOT 4

Record Owner of the property: Hyun Mi Lim Corporation
Name: Teresa Nguyen Phone No: (562) 801-4155
Mailing Address: 452 Tangerine Place, Brea CA 92823 Date of Purchase: June, 2011
Fax No: (562) 801-4158 E-mail: Quentinmeat@hotmail.com
Is this application being filed by the Record Owner? Yes
(If filed by anyone other than the Record Owner, written authorization signed by the Owner must be attached to the application.)

Representative authorized by the Record Owner to file this application:
Name: Teresa Nguyen Phone No: (562) 801-4155
Mailing Address: 452 Tangerine Place, Brea CA 92823
Fax No: (562) 801-4158 E-mail: Quentinmeat@hotmail.com
Describe any easements, covenants or deed restrictions controlling the use of the property: None

The Conditional Use Permit is requested for the following use (Describe in detail the nature of the proposed use, the building and other improvements proposed): The nature of the proposed use are to receive, fabricate, store, and package and ship meat products.

NOTE

This application must be accompanied by the filing fee, map and other data specified in the form entitled "Checklist for Conditional Use Permits."

JUSTIFICATION STATEMENT

ANSWER TO THE FOLLOWING QUESTIONS MUST BE CLEAR AND COMPLETE. THEY SHOULD JUSTIFY YOUR REQUEST FOR A CONDITIONAL USE PERMIT.

1. Explain why the proposed use is essential or desirable in the location requested.

Quentin Meats, Inc. have many choices of location to operate the business. We especially choose Santa Fe Springs for its ideal "corridor" location, unique community that is business friendly, and thus, create ideal conditions for our business.

2. Explain why the proposed use will not be detrimental to persons and properties in the vicinity, nor the welfare of the community in general.

Quentin Meats, Inc. expects to bring more jobs to the area, which in turn, will make the area more desirable.
We have spent a huge sum of money in upgrading and building improvements. The improvements have made the area desirable.

3. What steps will be taken to ensure that there will be no harmful noise, dust, odors, or other undesirable features that might affect adjoining properties?

Quentin Meats is a USDA Approved meat facility. We have implemented the Hazard Analysis Critical Control Point Program (HACCP), Standard Sanitation Operating Procedures (SSOP), Standard Operating Procedures (SOP) and Good Manufacturing Practices (GMP).
We are always working to be in compliant to all city, county, state, and federal regulations.
Products will be received at the receiving dock and taken into dry/cooler/freezer storage immediately.
All products shall be stored on racks with recommended space off the floor and walls.
Meat products shall be moved to the cutting room for fabrication, repackaging, then to storing or shipping.
All waste shall be disposed daily. Waste trucks shall pick up waste daily from our facility.
All waste bins shall be kept closed at all times.
The premise shall be cleaned daily and throughout the day when necessary.
Outside premise will be cleaned leaving no blood or standing water.
All doors leading into food storage and cutting room will be kept closed at all times.
We will maintain the facility regularly for any planned improvements.
Pest control service will be ordered monthly.
Fly traps and lights will be installed outside of facility to eliminate flies.

4. Explain why the proposed use will not in the future become a hindrance to quality development or redevelopment of adjoining properties.

Quentin Meats, Inc. is a USDA Approved meat facility. We are often visited by health department. In order to keep the current status and operate, we must not only comply to health regulations but also continuously maintain our building in excellent order.
The meat industry is steady in terms of growth. Our business has grown steadily over the past ten years even in hard hit times. Quentin Meats was not affected by the recession, but instead has grown more than expected.
Quentin Meats will bring the positive change in the City of Santa Fe Springs.

5. Explain what measures will be taken to ensure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.

Quentin Meats, Inc. hours of business is M-F from 4:00—12:30 pm. Our business operates very early in the morning at 4:00 am when there is no traffic and ends at 12:30 pm. There will be no traffic burden.

6. If the operator of the requested conditional use will be someone other than the property owner, state name and address of the operator.

Operator is Quentin Meats, Inc. at 13044 Park Street, Santa Fe Springs, Ca 90670.

CUP Application
Page 3 of 3

PROPERTY OWNERS STATEMENT

We, the undersigned, state that we are the owners of all of the property involved in this petition (Attach a supplemental sheet if necessary):

(President)
Name (please print): Teresa Nguyen for Hyun Mi Lim Corporation
Mailing Address: 452 Tangerine Place Brea CA 92823
Phone No: (927) 601-4193
Fax No: (927) 801-4158 E-mail: quentinmeat@hotmail.com
Signature: [Signature]

Name (please print): _____
Mailing Address: _____
Phone No: _____
Fax No: _____ E-mail: _____
Signature: _____

CERTIFICATION

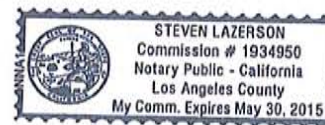
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

I, Teresa Nguyen, being duly sworn, depose and say that I am the petitioner in this application for a Conditional Use Permit, and I hereby certify under penalty of law that the foregoing statements and all statements, maps, plans, drawings and other data made a part of this application are in all respects true and correct to the best of my knowledge and belief.

Signed: [Signature]
(If signed by other than the Record Owner, written authorization must be attached to this application)

(seal)

On 2-15-12 before me, Steven Lazerson - notary public
Personally appeared Teresa Nguyen
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal

[Signature]
Notary Public

FOR DEPARTMENT USE ONLY

CASE NO: CUP 731
DATE FILED: 02/15/2012
FILING FEE: \$ 3,393.00 *
RECEIPT NO: 10L7453
APPLICATION COMPLETE? N

CUP \$2,253.00
PH \$1,140.00
02-15-12 10L7453 CHECK 3393.00

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los AngelesOn 2-15-12 before me, Steven Lazerson - Notary Public
Date Here Insert Name and Title of the Officerpersonally appeared Teresa Nguyen
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Property owners statementDocument Date: 2-15-12 Number of Pages: One

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Teresa Nguyen

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Corporate Officer — Title(s): _____☒ Individual

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

☐ Partner — ☐ Limited ☐ General☐ Individual

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

☐ Attorney in Fact☐ Partner — ☐ Limited ☐ General☐ Trustee☐ Attorney in Fact☐ Guardian or Conservator☐ Trustee☐ Other: _____☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer Is Representing: _____



City of Santa Fe Springs

Planning Commission Meeting

September 9, 2013

PUBLIC HEARING

Ordinance No. 1046

An Ordinance of the City of Santa Fe Springs relating to the amendment to the Santa Fe Springs Zoning Code as it pertains to the time periods permitted to display banners.

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1046 and thereafter close the Public Hearing.
2. Find that the proposed amendments to the text of the City's Zoning Regulation relating to banners and the time periods permitted to display such are in compliance with the City's General Plan.
3. Find that the proposed Ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA), per Section 15061 of the CEQA Guidelines, because it can be seen with certainty that there is no possibility that the proposed Ordinance, in and of itself, would have a significant effect on the environment.
4. Recommendation that the City Council adopt Ordinance No. 1046, relating to the amendment to the City Zoning Code as it pertains to banners and the time periods permitted to display such.
5. Adopt Resolution No. 37-2013, which incorporates the Commission's findings and recommendation regarding this matter.

BACKGROUND

The City's retail business community relies heavily on advertisements to notify the general community of the services and merchandise offered. Today's current technology of the internet provides a fast method of broadcasting. However, businesses still rely on on-site signage to sell their services and to advertise their

respective specials. Moreover, new businesses commonly do not have a permanent sign to announce their new location. As a result, a banner is usually their only method to show their existence while a permanent sign is manufactured and installed.

During this time of economic crises, businesses in other cities petitioned for changes in banner display time periods to assist in staying in business. In response, cities amended their codes to provide additional time periods to display banners and similar advertisements. Businesses in Santa Fe Springs were not immune to the economic turmoil. While City businesses have not directly requested additional time periods to display banners, Staff has noticed an increase of unpermitted banners.

To be proactive, Staff is recommending an amendment to the banner regulation to allow an increase in the total time available to display banners. Currently, the City's Zoning Code provides for a one-time fourteen-day period within a calendar year to display a banner, and a one-time period of thirty (30) consecutive days to display a banner for a grand opening for new businesses. Staff is recommending that the Zoning Code be amended to allow for a four-time fifteen-day period to advertise goods, specials or new services. The proposed amendment will also provide for new businesses to display an "identity banner" for a period of forty-five days while their permanent signs are being manufactured and installed. These recommendations would amend the banner regulation as follows (text in bold is the proposed change):

§ 155.530 STREAMER SIGNS

Streamers, banners, pennants, whirling devices or similar objects which wave, float, fly, rotate or move in the breeze shall be prohibited in all zones, except that **only banners** may be permitted for **four (4)- periods of time, each of which shall not exceed 30 consecutive days and separated by fifteen (15) days in any calendar year**, for a sales promotion. **In addition, new businesses, without any permanent signs, may display a banner for a one time period not to exceed 45 days for the purpose of a temporary business identification.** A sign permit, in accordance with the provisions of § 155.518(A), shall be obtained **for each occurrence**. This restriction shall not apply to official **national** flags or banners announcing public events, or usual Christmas decorations for the period beginning 45 days prior to Christmas, and terminating 10 days after Christmas.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing was posted in Santa Fe Springs City Hall, the City Library and Town Center on August 27, 2013, and published in a newspaper of

general circulation (Whittier Daily News) on August 27, 2013, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of September 4, 2013, Staff has not received any inquiries regarding the proposed amendment.

ENVIRONMENTAL DOCUMENTS

The proposed Ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA), per Section 15061 of the CEQA Guidelines, because it can be seen with certainty that there is no possibility that the proposed Ordinance, in and of itself, would have a significant effect on the environment.



Dino Torres
Director of Police Services



Wayne M. Morrell
Director of Planning

ORDINANCE NO. 1046AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS
AMENDING SECTION 155.530 OF THE CITY CODE
REGARDING STREAMER SIGNS

THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES HEREBY
ORDAIN AS FOLLOWS:

Section 1. Section 155.530 of the City Code is hereby amended to read as follows:

Streamers, banners, pennants, whirling devices or similar objects which wave, float, fly, rotate or move in the breeze shall be prohibited in all zones, except that only banners may be permitted for four (4)- periods of time, each of which shall not exceed 30 consecutive days and separated by fifteen (15) days in any calendar year, for a sales promotion. In addition, new businesses, without any permanent signs, may display a banner for a one time period not to exceed 45 days for the purpose of a temporary business identification. A sign permit, in accordance with the provisions of § 155.518(A), shall be obtained for each occurrence. This restriction shall not apply to official national flags or banners announcing public events, or usual Christmas decorations for the period beginning 45 days prior to Christmas, and terminating 10 days after Christmas.

Section 2. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part hereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance, or any part thereof. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

Section 3. The City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage hereof.



Universal Waste Systems, Inc.
P.O. BOX 3038 • WHITTIER, CA 90605 • (800) 631-7016

Telephone: (562) 941-4900 • Fax: (562) 941-4915

RECEIVED

AUG 26 2013

Planning Dept.

City of Santa Fe Springs

Mr. Thaddeus McCormack, City Manager

11710 Telegraph Rd.

Santa Fe Springs, CA 90670

August 26, 2013

Re: Applications for Conditional Use Permit No. 733 and Development Plan Approval No 879

Dear Mr. Morrell:

We have decided to reevaluate aspects of the subject applications, including the food waste processing issue and therefore would like to postpone the Planning Commission's consideration of those applications for an indefinite period of time. Accordingly, please do not place these items on the Planning Commission's September 9th agenda.

We will let you know if/ when we would like to resume the process of consideration of these applications.

Sincerely,

Mark Blackburn

Universal Waste Systems Inc.

FILE COPY

CITY OF SANTA FE SPRINGS
NOTICE OF INDEFINITE POSTPONEMENT
UNIVERSAL WASTE SYSTEMS, INC., PROPOSED MRF, TS and FWPF

PLEASE TAKE NOTICE that the City of Santa Fe Springs has received a letter from Universal Waste Systems, Inc., requesting an indefinite postponement of consideration of its Conditional Use Permit (CUP 731) and Development Plan Approval (DPA 879) applications, for a proposed Materials Recovery Facility, Transfer Station and Food Waste Processing Facility, to be located at 9010 and 9016 Norwalk Boulevard, Santa Fe Springs, California 90670. As a result, these items **WILL NOT** be on the agenda of the Planning Commission meeting to be held **on Monday September 9, 2013, at 4:30 p.m.** in the Council Chambers of City Hall, located at 11710 Telegraph Road. **We will let you know if and when these items will be considered, at a future date, by the Planning Commission.**

All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Department of Planning and Development at, or prior to the Public Hearing. Any person interested in this matter may contact Wayne Morrell at 562-868-0511, Ext. 7362 or waynemorrell@santafesprings.org



City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670



UNITED STATES POSTAGE
PITNEY BOWES
02 1A \$ 00.00⁰⁰
0004382905 AUG 29 2013
MAILED FROM ZIP CODE 90670

FILE COPY

(NOTICE OF PUBLIC HEARING)

CARRIER: IF ADDRESSEE HAS MOVED,
PLEASE LEAVE WITH CURRENT OCCUPANT