



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

January 08, 2018

6:00 p.m.

**Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670**

**Gabriel Jimenez, Chairperson
Ralph Aranda, Vice Chairperson
Ken Arnold, Commissioner
John Mora, Commissioner
Frank Ybarra, 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 Aranda, Arnold, Jimenez, Mora, and Ybarra.

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. **PUBLIC HEARING**

Development Plan Approval (DPA) Case No. 934

A request for approval to allow the construction of an exterior façade and appurtenant improvements to an existing ±12,474 sq. ft. building (Los Nietos Community Senior Center) at 11640 E. Slauson Avenue (APN: 8169-021-900), within the A-1, Light Agricultural, Zone.

6. **CONSENT ITEMS**

Consent Agenda items are considered routine matters which may be enacted by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Planning Commission.

A. **CONSENT ITEM**

Conditional Use Permit Case No. 731-2

A compliance review to allow the continued operation and maintenance of a meat processing facility, within an 11,000 sq. ft. building, located at 13044 Park Street (APN: 8011-014-032), in the M-2, Heavy Manufacturing Zone.
(Quentin Meats, Inc.)

7. **PRESENTATION**

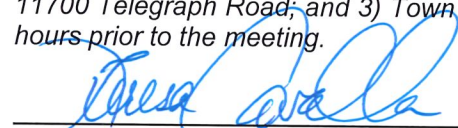
Planning Highlights of 2017

8. **ANNOUNCEMENTS**

- ♦ Commissioners
- ♦ Staff

9. **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.


Commission Secretary

January 5, 2018
Date



PUBLIC HEARING

Development Plan Approval (DPA) Case No. 934

A request for approval to allow the construction of an exterior façade and appurtenant improvements to an existing ±12,474 sq. ft. building (Los Nietos Community Senior Center) at 11640 E. Slauson Avenue (APN: 8169-021-900), within the A-1, Light Agricultural, Zone.

RECOMMENDATIONS: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval (DPA) Case No. 934, and thereafter, close the Public Hearing; and
- Find and determine that the proposed exterior façade and appurtenant improvements will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the zoning regulations and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in §155.739 of the Zoning Regulations, for the granting of a Development Plan Approval; and
- Find and determine that the project is categorically exempt pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), therefore, the proposed project is determined to be a categorically-exempt project, and no additional environmental analysis is necessary to meet the requirements of the CEQA; and
- Approve Development Plan Approval Case No. 934, subject to the conditions of approval as contained with this staff report.

LOCATION / BACKGROUND

The subject site, located at 11640 East Slauson Avenue, is comprised of one parcel (APN: 8169-021-900) measuring approximately 63,162 sq. ft. and is zoned A-1 (Light Agricultural). It is currently developed with a ±12,474 sq. ft. single-story building that is currently utilized for a library and senior community center.

PROJECT DESCRIPTION

The applicant is requesting approval to apply an exterior façade and appurtenant improvements to the existing ±12,474 sq. ft. building (Los Nietos Community Senior

Center). The primary goal is to remodel the existing senior center and improve the building façade with new doors, windows, light fixtures, exterior canopies, wall cladding and paint. The scope of work also includes new paved concrete walkways, drought tolerant landscape and restriping the existing parking lot.

DETAILS OF PROPOSED CHANGES:

Exterior

Along the building's exterior, The LA County Community Development Commission is proposing to do the following:

- Raise the front roof cladding to properly screen roof top equipment;
- New façade remodel;
- New aluminum windows all around;
- New hollow metal doors;
- Addition of new ADA parking stall;
- New metal canopies to enhance main entrance;
- New paint in earth tones;
- New concrete walkways;
- New lighting;
- New drought tolerant landscape.

Interior

Along the building's interior, The LA County Community Development Commission is proposing to do the following:

- Remodel interior and expand the senior community center;
- New interior façade;
- New doors;
- New windows;
- New sun shades and wall materials;
- New fire alarm system.

Parking

According to the site plan, a total of 45 parking stalls will be provided throughout the site, including 5 handicap accessible parking stalls. No additional square-footage is being proposed and the existing uses will remain the same; therefore, the project meets the minimum parking requirements as set forth in Section 155.481 (E) (7) of the City's zoning regulations.

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.736 of the Zoning Regulations, states that a DPA is required for the siting of new structures or additions or alterations to existing structures.

Code Section:	Requirements
155.736	Section 155.736 The purpose of the development plan approval is to assure compliance with the provisions of this chapter and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general.

STREETS AND HIGHWAYS

The subject site has frontage on Slauson Avenue. Slauson Avenue is considered a "Major Arterial" within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject site is zoned A-1 (Light Agricultural). The adjacent properties to the west are zoned C-4-PD (Community Commercial – Planned Development Overlay) and R-3-PD (Multi-Family Residential – Planned Development Overlay) to the east. Properties to the south are zoned R-1 (Single-Family Residential), while properties to the north (located in the City of Whittier) are both public use facilities and single-family residential.

ENVIRONMENTAL DOCUMENTS

Upon review of the proposed project, staff finds the project qualifies for a categorical exemption pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), in that, it only involves minor exterior improvements to an existing government building. No additional square footage is proposed and the existing uses will remain unchanged. Additional environmental analysis is therefore not necessary to meet the requirements of the CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days from the date the Planning Commission approves the proposed project.

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 proposed project 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 December 27, 2017. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on December 27, 2017, and published in a newspaper of general circulation (Whittier Daily News) December 28, 2017, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

As of date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

COMMISSION'S CONSIDERATIONS

As mentioned previously, Section 155.736 of the Zoning Regulations, states that a Development Plan Approval is required for the siting of new structures or additions or alterations to existing structures.

Additionally, the Commission should note that in accordance with Section 155.739 of the City's Zoning Regulations, before granting a Development Plan Approval, the Commission shall give consideration to the following:

(A) *That the proposed development is in conformance with the overall objectives of this chapter.*

Findings:

The proposed project is located within the A-1, Community Commercial Zone. Pursuant to Section -§ 155.035 of the Zoning Regulations "The purpose of the Light Agricultural Zone is to provide for the proper utilization of those lands best suited for agricultural purposes and to prevent the encroachment of incompatible uses. The Light Agricultural Zone may also be used as a transitional classification for open or agricultural land pending classification for more permanent use."

The proposed project is consistent with the purpose of the Light Agricultural Zone and underlying General Plan Land Use Designation in the following manner:

1. The land is appropriate for public facility uses based on its zoning, A-1, Light Agricultural, Zone, and its General Plan Land Use designation of Commercial.
2. The existing development is an existing government building, rather than residential, or industrial in nature. The proposed change does not include a change of use; therefore, the land is being maintained for public use as a senior community center.
3. Because the project involves the renovation and construction of new façade, the assessed value of the property will significantly improve and thus should lead to an increase in property values for both the subject property and neighboring properties.
4. The proposed project is consistent with the property development standards set forth in the A-1 Zone, and thus will ensure the project is in harmony with nearby properties.

(B) *That the architectural design of the proposed structures is such that it will*

enhance the general appearance of the area and be in harmony with the intent of this chapter.

Findings:

The applicant is planning to construct a new modern exterior façade to enhance the overall appearance of the existing government building. The architect used multiple variations in height, materials, color, metal sunshades and addition of various aluminum windows. The result is an attractive project that is comparable to other high quality projects in Santa Fe Springs. No modification permits or zone variances are required for the proposed project. The project's overall compliance; therefore, further validates that is in harmony with the overall intent of the City's Zoning Regulations.

- (C) That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.

Findings:

The architectural design features for the façade will consist of an existing block wall, painted with white, orange, and gray tones, with new yellow and gray cement cladding and aluminum canopies. These architectural design elements break up the mass of the building, and present an attractive, distinctive façade to visitors as well as those traveling along Slauson Avenue. Therefore, as designed, the new façade is suitable for all of its intended users, and the distinctive design of the façade represents the architectural principles of proportion and harmony.

- (D) That consideration be given to landscaping, fencing and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.

Findings:

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Regulations. The applicant landscape proposal includes a combination of turf grass and various drought tolerant species to meet the minimum requirements set forth in the City's Zoning Regulations. It should be noted that the majority of the landscaping provided is in the front setback area and where it is mostly visible from the street.

- (E) That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.

Findings:

As stated previously, the new building façade is modern and attractive. The architect

used multiple variations in height, materials, color, windows and metal canopies. Additionally, the style and architecture of the proposed façade is an improvement and is consistent with other buildings in the general area.

(F) That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.

Findings:

Pursuant to § 155.736 of the Zoning Regulations “The purpose of the development plan approval is to assure compliance with the provisions of this chapter and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general.”

Staff finds that the new modern façade is attractive and thus will be an enhancement to the overall building and area. Staff believes that proper attention has been given to the size and design of the proposed façade. This is evident in the project’s overall compliance with the Code. As proposed, the project meets the requirements of the City’s Zoning Regulations.

STAFF REMARKS

Based on the findings set forth in the staff report, Staff finds that the applicant’s request meets the criteria set forth in §155.739 of the City’s Zoning Regulations for the granting of a Development Plan Approval.

AUTHORITY OF PLANNING COMMISSION:

The Planning Commission has the authority, subject to the procedures set forth in the City’s Zoning Regulations, to grant a Development Plan Approval when it has been found that said approval is consistent with the requirements, intent and purpose of the City’s Zoning Regulations. The Commission may grant, conditionally grant or deny approval of a proposed development plan based on the evidence submitted and upon its own study and knowledge of the circumstances involved, or it may require submission of a revised development plan.

CONDITIONS OF APPROVAL:

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409-1850 x3320)

1. 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.

2. The applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval by the Planning Commission.
3. 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 overnight parking of vehicles, prohibit 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.
4. During the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

5. 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.

6. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Environmental Consultant, Morgan McCarthy at (562) 432-3700 or (805) 815-2492.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Jesus Torres Campos 562.868-0511 x7356)

7. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.
8. The Department of Planning and Development shall review and approve all new sign proposals for the development prior to installation. 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 a minimum 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
9. Approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
10. The proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
11. The applicant shall obtain all necessary permits and pay related fees prior to bringing on any temporary trailer(s) used during construction.
12. The development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
13. All parking areas shall be legibly marked off on the pavement, showing the required parking spaces. A minimum of 45 parking stalls shall be continually provided and maintained at all times.
14. The applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the

implementation of such changes. Please note that certain changes may also require approvals from other departments.

15. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Slauson Avenue, use said street as a staging area, or to back up onto the street from the subject property.
16. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
17. The applicant shall implement a dust control program for air quality control. The program shall ensure that water for dust control operations is kept readily available at all times during demolition.
18. The applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. Construction drawings shall include the conditions of approval incorporated into the Final set.
19. The applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
20. The applicant, Community Development Commission (CDC) Los Angeles County, 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 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 applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

21. 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.
22. Upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
23. 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, Director of Police Services and the Fire Marshall.
24. The final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
25. 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.
26. All trash bins shall be within a trash enclosure.
27. The cladding on the front of the building shall be raised as shown on the proposed plans to properly screen from view any roof top equipment.
28. 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. Plans (Site Plan, Floor Plan, Elevations)
3. Development Plan Approval Application
4. Public Hearing Notice
5. Public Hearing Notification Radius Map
6. Resolution 65-2018

Aerial Photograph



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH

DEVELOPMENT PLAN APPROVAL CASE NO. 934

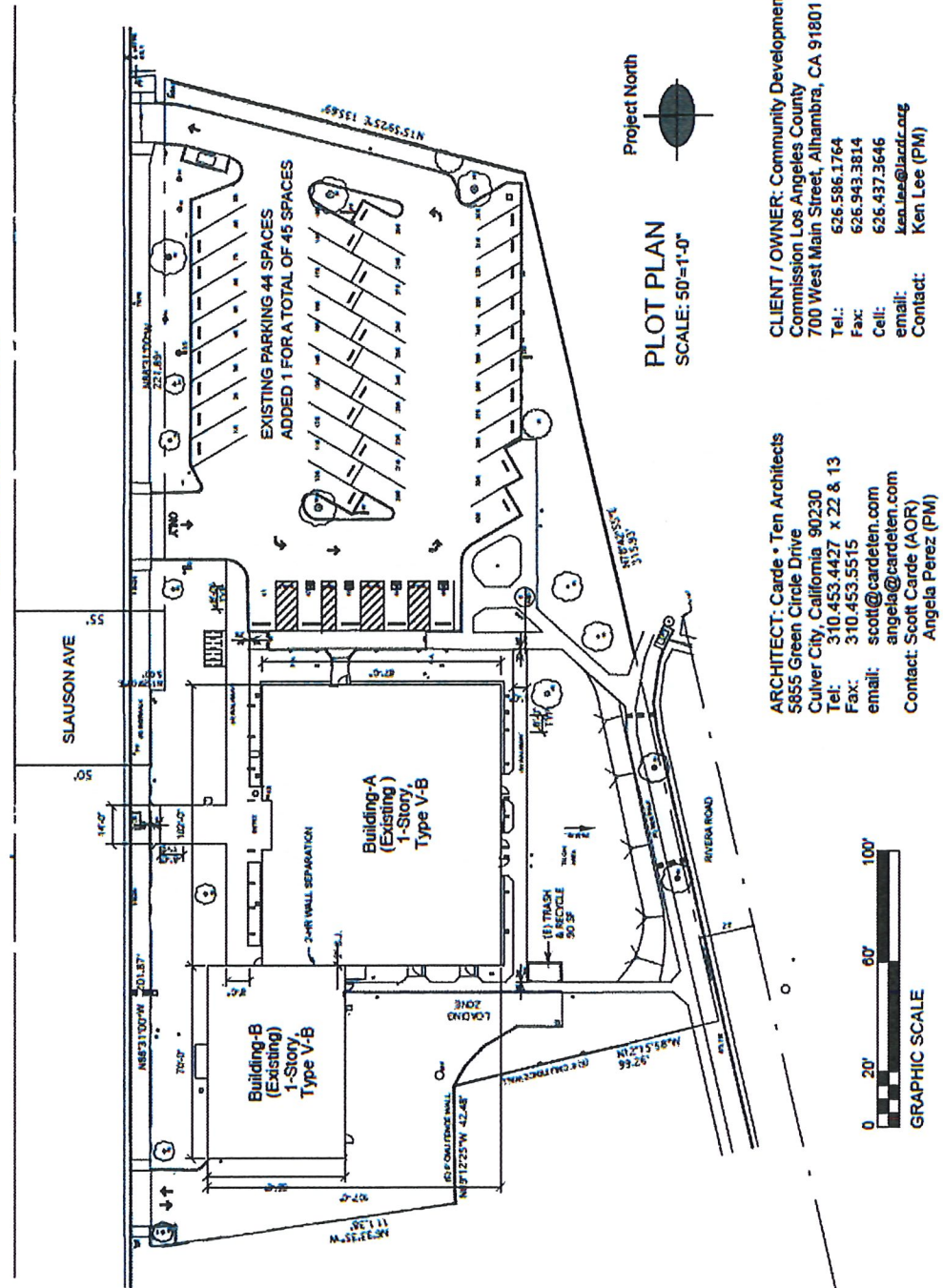


NORTH

11640 E. Slauson Avenue
(Los Nietos Community Senior Center)

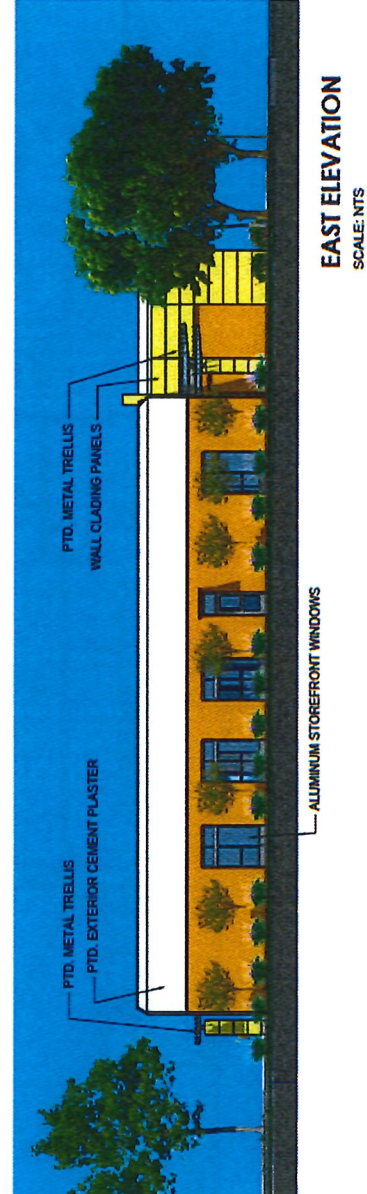
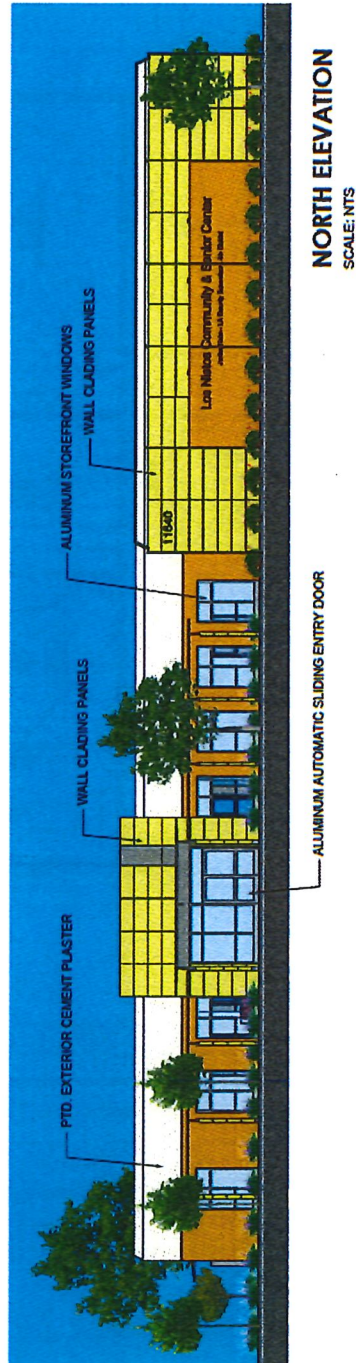
Plans (Site Plan, Floor Plan, and Elevations)

Los Nietos Community Senior Center
 11640 E. Slauson Avenue., Whittier, CA 90605
 Remodel of Existing Building

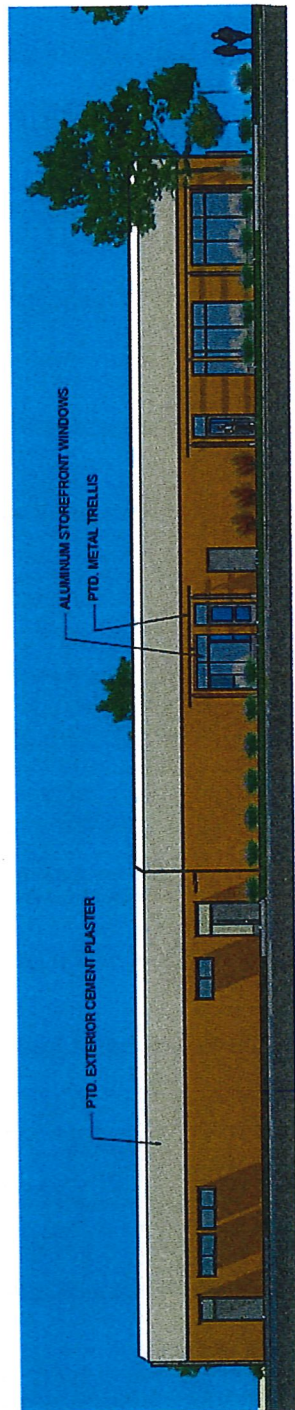


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Plans (Site Plan, Floor Plan, and Elevations)



Plans (Site Plan, Floor Plan, and Elevations)



SOUTH ELEVATION
SCALE: NTS



WEST ELEVATION
SCALE: NTS

Development Plan Approval (DPA) Application



City of Santa Fe Springs

Application for

DEVELOPMENT PLAN APPROVAL (DPA)

The undersigned hereby petition for Development Plan Approval:

LOCATION OF PROPERTY INVOLVED:

Provide street address or Assessors Parcel Map (APN) number(s) If no address is available. Additionally, provide distance from nearest street intersection:

11640 E. SLAUSON AVENUE
WHITTIER, CA 90605**RECORD OWNER OF THE PROPERTY:**Name: CDC LOS ANGELES COUNTY Phone No: 626-586-1764Mailing Address: 700 W MAIN STREET, ALHAMBRA, CA 91801Fax No: 626-943-3814E-mail: Ken.Lee@lacdc.org**THE APPLICATION IS BEING FILED BY:**

- ☒ Record owner of the property
- ☐ Authorized agent of the owner (written authorization must be attached to application)

Status of Authorized Agent: Engineer/Architect: _____ Attorney: _____
 Purchaser: _____ Lessee: _____
 Other (describe): _____

DESCRIBE THE DEVELOPMENT PROPOSAL (See reverse side of this sheet for information as to required accompanying plot plans, floor plans, elevations, etc.)

INTERIOR REMODEL OF EXISTING BUILDING AND FAÇADE IMPROVEMENT. NEW CONCRETE PAVING AND LANDSCAPE IMPROVEMENTS.

I HEREBY CERTIFY THAT the facts, statements and information furnished above are true and correct to the best of my knowledge and belief.

Signed: _____

Signature

KEN LEE

Print name

(If signed by other than the record owner, written authorization must be attached to this application.)

NOTE

This application must be accompanied by the filing fee, map and other data specified in the form entitled "Checklist for Development Plan Approval."

Development Plan Approval (DPA) Application (Cont.)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

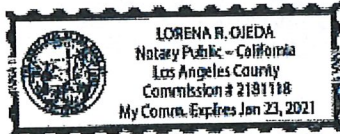
County of Los Angeles)On December 12, 2017 before me, Lorena R. Ojeda, Notary Public,
Date Here Insert Name and Title of the Officerpersonally appeared Bill Yee

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 Lorena R. Ojeda
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

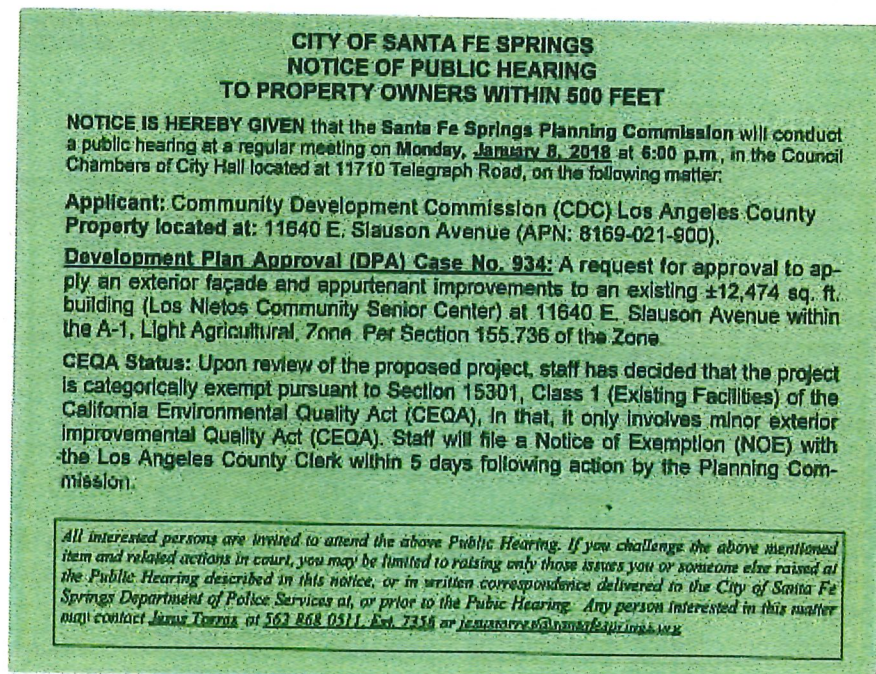
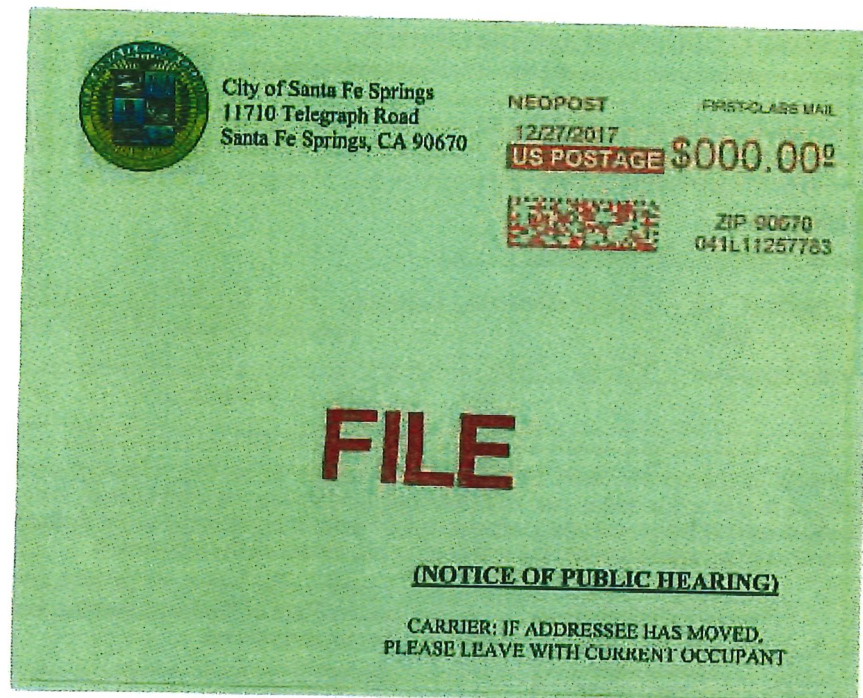
Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

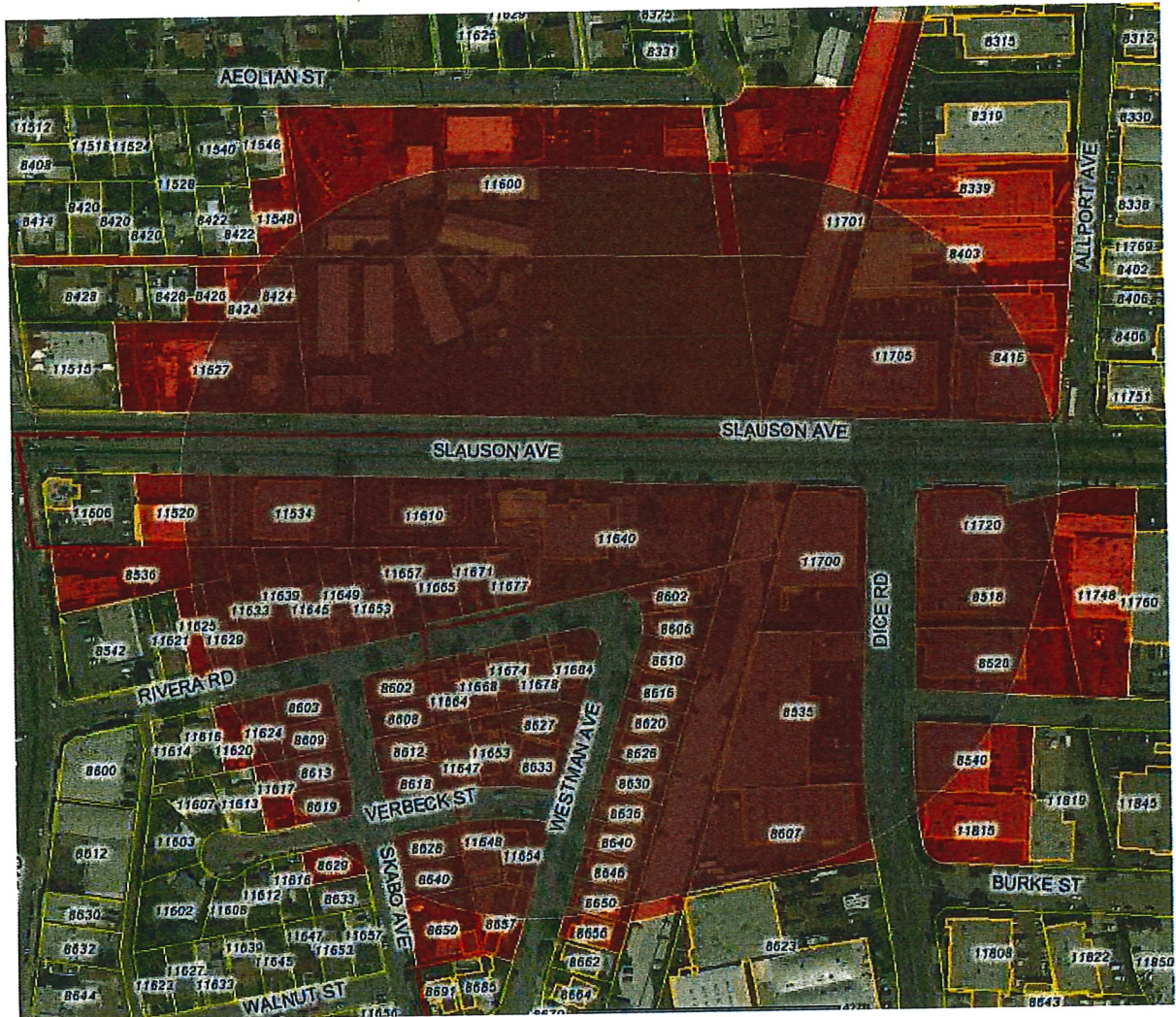
Signer Is Representing: _____

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Public Hearing Notices



Public Hearing Notification Radius Map



CITY OF SANTA FE SPRINGS
RESOLUTION NO. 65-2018

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 934.**

WHEREAS, a request was filed for a Development Plan Approval to allow the construction of an exterior façade and appurtenant improvements to an existing government building at 11640 E. Slauson Avenue;

WHEREAS, the Planning Commission considered this request at its meeting of January 8, 2018;

WHEREAS, the Planning Commission has studied the facts and circumstances involved in regard to the requested Development Plan Approval;

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. The Planning Commission finds that the facts of this matter are as follows:

1. The subject property is comprised of one parcel (APN: 8169-021-900) measuring approximately 63,162 square feet.
2. The subject property is currently developed with a ±12,474 sq. ft. single-story building that is currently utilized for a library and senior community center.
3. The property owner, LA County Community Development Commission, has filed an application for a Development Plan Approval (DPA 934) to apply an exterior façade and appurtenant improvements to an existing government building. Hereinafter in this Resolution, the subject Development Plan Approval shall collectively be referred to as the "Project."
4. The subject property is located in the Light Agricultural (A-1) zone and has a General Plan land use designation of Neighborhood Commercial (C-1).
5. Legal notice of the Public Hearing for the Project 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 December 27, 2017.

The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on December 27, 2017, and published in a newspaper of general circulation (Whittier Daily News) December 28, 2017, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

6. The Project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the project to be Categorical Exempt pursuant to Section 15301, Class 1 (Existing Facilities), in that, it only involves minor exterior improvements to an existing government building. No additional square footage is proposed and the existing uses will remain unchanged. Additional environmental analysis is therefore not necessary to meet the requirements of the CEQA. If the Planning Commission agrees, staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days from the date the Planning Commission approves the proposed project.
7. The Project is consistent with the purpose of the Light Agricultural Zone and underlying General Plan Land Use Designation in the following manner:
 - a. The land is appropriate for public facility uses based on its zoning, A-1, Light Agricultural, Zone, and its General Plan Land Use designation of Commercial.
 - b. The existing development is an existing government building, rather than residential, or industrial in nature. The proposed change does not include a change of use; therefore, the land is being maintained for public use as a senior community center.
 - c. Because the project involves the renovation and construction of new façade, the assessed value of the property will significantly improve thus should lead to an increase in property values for both the subject property and neighboring properties.
 - d. The proposed project is consistent with the property development standards set forth in the A-1 Zone, thus will ensure the project is in harmony with nearby properties.
8. The new modern exterior façade includes multiple variations in height, materials, color, metal sunshades and addition of various aluminum windows, which together significantly enhances the overall appearance of the existing government building. The result is an attractive project that is comparable to other high quality projects in Santa Fe Springs.

9. No modification permits or zone variances are required for the proposed project. The project's overall compliance, therefore, further validates that is in harmony with the overall intent of the City's Zoning Regulations.
10. The architectural design features for the façade will consist of an existing block wall, painted with white, orange, and gray tones, with new yellow and gray cement cladding and aluminum canopies. These architectural design elements break up the mass of the building, and present an attractive, distinctive façade to visitors as well as those traveling along Slauson Avenue. As designed, the new façade is suitable for all of its intended users, and the distinctive design of the façade represents the architectural principles of proportion and harmony.
11. Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Regulations. The applicant landscape proposal includes a combination of turf grass and various drought tolerant species to meet the minimum requirements set forth in the City's Zoning Regulations. It should be noted that the majority of the landscaping provided is in the front setback area and where it is mostly visible from the street.
12. On January 8, 2018, the Planning Commission of the City of Santa Fe Springs conducted and concluded a duly noticed public hearing, solicited testimony from all interested individuals, and concluded the hearing on that date.

SECTION II. The Planning Commission hereby grants a Development Plan Approval to allow the construction of an exterior façade and appurtenant improvements to an existing government building at 11640 E. Slauson Avenue, subject to the following conditions:

1. 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.
2. The applicant shall submit and obtain approval of a proposed lighting (photometric) and security plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle

power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric and security plans shall be submitted to the Director of Police Services no later than sixty (60) day from the date of approval by the Planning Commission.

3. 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 overnight parking of vehicles, prohibit 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.
4. During the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.
5. 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.
6. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Environmental Consultant, Morgan McCarthy at (562) 432-3700 or (805) 815-2492
7. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.
8. The Department of Planning and Development shall review and approve all new sign proposals for the development prior to installation. 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 a minimum 11" x 17" size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.

9. Approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
10. The proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
11. The applicant shall obtain all necessary permits and pay related fees prior to bringing on any temporary trailer(s) used during construction.
12. The development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
13. All parking areas shall be legibly marked off on the pavement, showing the required parking spaces. A minimum of 45 parking stalls shall be continually provided and maintained at all times.
14. The applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
15. The applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on Slauson Avenue, use said street as a staging area, or to back up onto the street from the subject property.
16. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
17. The applicant shall implement a dust control program for air quality control. The program shall ensure that water for dust control operations is kept readily available at all times during demolition.
18. The applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of

approval contained herein, shall be made part of the construction drawings for the proposed development. Construction drawings shall include the conditions of approval incorporated into the Final set.

19. The applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
20. The applicant, Community Development Commission (CDC) Los Angeles County, 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 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 applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
21. 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.
22. Upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
23. 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, Director of Police Services and the Fire Marshall.
24. The final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and

color schemes shall be subject to the final approval of the Director of Planning.

25. 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.
26. All trash bins shall be within a trash enclosure.
27. The cladding on the front of the building shall be raised as shown on the proposed plans to properly screen from view any roof top equipment.
28. 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

ADOPTED and APPROVED this ____ day of January, 2018, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Gabriel Jimenez, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary



City of Santa Fe Springs

Planning Commission Meeting

January 8, 2018

CONSENT ITEM

Conditional Use Permit Case No. 731-2

A compliance review to allow the continued operation and maintenance of a meat processing facility, within an 11,000 sq. ft. building, located at 13044 Park Street (APN:8011-014-031), in the M-2, Heavy Manufacturing Zone. (Quentin Meats, Inc.)

RECOMMENDATIONS: That the Planning Commission:

- Find that the continued operation and maintenance of 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.
- Require that Conditional Use Permit Case No. 731, be subject to a compliance review in five (5) years from the date the last compliance review was required, on or before January 8, 2023, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

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 deboning 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.

In accordance with Section 155.243(D) of the Zoning Regulations, meat or fish products packaging, canning or processing are allowed in the M-2 Zone only after a valid conditional use permit. 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.

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.

On September 9, 2013, Quentin Meats Inc., was initially granted Planning Commission approval to establish, operate, and maintain a meat processing facility on the subject property. Quentin Meats has operated on the subject property for a total of 4 years now. This is the second compliance review since the original CUP approval.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission.

An initial inspection of the property, conducted on November 15, 2017, revealed that the business was operating in violation of several City Municipal Codes. During the inspection, staff explained the violations to the applicant and requested that the violations be corrected immediately. Specifically, the applicant was directed to comply with the following:

- Remove all unpermitted outdoor storage.
- Discontinue stacking pallets on-site.
- Re-stripe the existing parking stalls on-site.
- Legalize the location of the existing ADA parking stall.

A follow up inspection, conducted on December 13, 2017 revealed that the violations, with the exception of the striping and ADA stall, which Staff provided the application with 90-days to help amortize the cost, have been completed. Staff finds that if the meat processing facility continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 731-2 be subject to a compliance review in five (5) years from the date the last compliance review was required, January 8, 2023, to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

NOTE: Changes to existing conditions are provided as a strike-through or bold.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Brent Hayward 562.868-0511 x3702)

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. **(Ongoing)**
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. **(Ongoing)**
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. **(Ongoing)**
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. **(Ongoing)**

5. That signs and markings required by the Fire Department shall be maintained along the required Fire Department access roadways.
(Ongoing)

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. **(Ongoing)**
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.
(Ongoing)

POLICE SERVICES DEPARTMENT:
(Contact: Luis Collazo at 562.409-1850 x3329)

8. 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. **(Ongoing)**
9. 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.
(Ongoing)

10. 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. **(Ongoing)**

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

11. 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.
(Ongoing)

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Jesus Torres Campos 562.868-0511 x7356)

12. That the owner shall have 90-days from the date of Planning Commission approval to re-stripe the existing parking stalls on-site.
(New)
13. That the owner shall have 90-days from the date of Planning Commission approval to submit fully dimension plans to Building and Safety to legalize the location of the existing ADA parking stall.
(New)
14. 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, and the City's Sign Guidelines.
(Ongoing)
15. 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, Director of Police Services and the Fire Marshall. **(Ongoing)**

16. 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. **(Ongoing)**
17. 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. **(Ongoing)**
18. 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 back up onto the street from the subject property. **(Ongoing)**
19. 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. **(Ongoing)**
20. This approval allows the applicant, Quentin Meats, Inc. to establish, operate and maintain an 11,000 sq. ft. meat processing facility. **(Ongoing)**
21. That Conditional Use Permit Case No. 731 shall be subject to a compliance review in **five (5) years** from the date the last compliance review was required, on or before **January 8, 2023** 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 **January 8, 2023** 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. **(Revised - Ongoing)**
22. 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 concerning CUP Case No. 731, when action is brought within the

time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**

23. 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. **(Ongoing)**
24. 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. **(Ongoing)**



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Reconsideration Request Letter
3. First Correction Letter for CUP 731-2

Aerial Photograph



CITY OF SANTA FE SPRINGS



PROJECT: Conditional Use Permit Case No. 731-2

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

APPLICANT: Quentin Meats, Inc.

Request for Compliance Review

Received

AUG 31 2017

Planning Department

QUENTIN MEATS, INC.

13044 PARK STREET, SANTA FE SPRINGS, CA 90670

TEL 562) 946-7604 FAX 562) 944-1407 EMAIL: QUENTINMEAT@HOTMAIL.COM

August 7, 2017

RE: Conditional Use Permit (CUP) Case No. 731-2

To Whom It May Concern at Department of Planning and Development

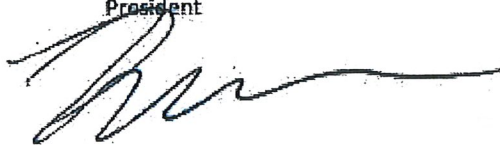
We are requesting a review for compliance with the existing conditions of approval for the above-referenced CUP. Our current activity has not been change. We are still producing fresh ground meats at the facility. There has not been any a change or alteration to the use since the last review of the subject permit.

We are including the processing fee of \$563.00 in this mail.

Thank You,

Teresa Nguyen

President



First Correction Letter for CUP Case No. 731-2



11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org

"A great place to live, work, and play"

November 15, 2017

Quentin Meats, Inc.
Attn: Ms. Teresa Nguyen
452 Tangerine Place
Brea CA 92823

RE: Compliance Review for Conditional Use Permit Case No. 731-2
13044 Park Street, Santa Fe Springs, CA, 90670

Ms. Nguyen,

This correspondence is a follow-up to a compliance review inspection that was conducted by the Planning Department on November 15, 2017. The following items need to be addressed prior to bringing the Conditional Use Permit back to the Planning Commission for a compliance review:

1. No portion of the required off-street parking and driveway areas shall be used for outdoor storage or pallet stacking. Remove any vehicles, trucks, pallets, related equipment and debris blocking or obstructing the use of the required parking on site. Provide a dated photograph showing the area cleared from said items. (Condition #14)
2. Pallet stacking on site shall cease and desist immediately. Any intent to legalize the use will need approval by Fire Department, Planning Department and permits from Building and Safety Department. In addition a revise site plan will need to be submitted indicating the proposed location of the stacked pallets on site. The location shall be screened from view and not impact required parking.
3. The ADA parking on site is not in the correct location. The ADA parking shall be placed in the approved location per the approved site plan. Re-stripe and place the ADA parking in the correct location.

We generally provide 30-days for you to address the above-mentioned items. With that said, please call or e-mail me to schedule a follow-up inspection once the items above have all been adequately addressed. Please note that if these items are not addressed expeditiously, we will be obligated to forward this matter to Code Enforcement for a resolution.

If for some reason you need additional time to complete these items, please let me know. Should you have any questions regarding this matter, please contact this department at: (562) 868-0511, extension 7356 or via email at jesustorres@santafesprings.org.

Sincerely,

Jesus Torres Campos
Planning Intern - Department of Planning and Development

William K. Rounds, Mayor • Jay Sario, Mayor Pro Tem
City Council
Richard J. Moore • Juanita Trujillo • Joe Angel Zamora
Interim City Manager
Don Powell