



# AGENDA

---

## CITY OF HUNTINGTON PARK PLANNING COMMISSION

**Special Meeting**  
**Wednesday, May 27, 2015 at 6:00 p.m.**

**Huntington Park City Hall**  
**City Council Chambers**  
**6550 Miles Avenue**  
**Huntington Park, California 90255**

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the City Clerk's Office either in person at 6550 Miles Avenue, Huntington Park, California or by telephone at (323) 584-6230. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**NOTE:** Any person who has a question concerning any agenda item may contact the Community Development Department at (323) 584-6210. Materials related to an item on this agenda are available for inspection in the office of the Community Development Department at 6550 Miles Avenue, Huntington Park, California during the hours of 7:00 a.m. to 5:30 p.m., Monday through Thursday.

Assembly Bill No. 2674 amended several provisions of the Ralph M. Brown Act (Section 54950 et seq. of the Government Code) effective January 1, 1987. This bill prohibits the legislative body from taking any action on any item, which did not appear on the agenda, which was posted 24 hours prior to the Planning Commission meeting. If action is necessary on subject matter, which the public presents, the matter should be presented in writing to the Planning Division for placement on the agenda by Thursday noon prior to the next Planning Commission meeting.

### **CALL TO ORDER**

### **FLAG SALUTE**

### **ROLL CALL**

Chair Laura Herrera  
Vice Chair Eddie Carvajal  
Commissioner Eddie Benitez  
Commissioner (Vacant)  
Commissioner (Vacant)

## **PUBLIC COMMENT**

*For both open and closed session each speaker will be limited to three minutes per Huntington Park Municipal Code Section 2-1.207. Time limits may not be shared with other speakers and may not accumulate from one period of public comment to another or from one meeting to another. **This is the only opportunity for public input except for scheduled public hearing items.***

## **CONSENT ITEMS**

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items prior to the time the Commission votes on the motion unless members of the Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for separate action.

- A. Approval of Planning Commission Special Meeting Minutes of April 15, 2015.

## **PUBLIC HEARINGS**

- A. CASE NO. 2015-05 DP CUP – Development Permit/Conditional Use Permit – A request for Planning Commission approval of a Development Permit to construct a new hotel building with 29 guest rooms and a Bonus Development Conditional Use Permit for property located at 3046 Florence Avenue, in the Commercial General (CG) Zone.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;
2. Take public testimony; and
3. Adopt PC Resolution No. 2015-05 DP CUP, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

## **STAFF COMMENTS**

## **PLANNING COMMISSION COMMENTS**

**ADJOURNMENT**

THE CITY OF HUNTINGTON PARK PLANNING COMMISSION WILL ADJOURN TO A REGULAR MEETING ON WEDNESDAY, JUNE 17, 2015, AT 6:30 P.M.

I, Juan Arauz, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at City of Huntington City Hall and made available at [www.hpca.gov](http://www.hpca.gov) on the 21<sup>st</sup> of May 2015.

---

# MINUTES

---

## CITY OF HUNTINGTON PARK PLANNING COMMISSION

**Special Meeting**  
**Wednesday, March 25, 2015 at 6:00 p.m.**

**Huntington Park City Hall, City Council Chambers**  
**6550 Miles Avenue, Huntington Park, California 90255**

Chair Herrera called the meeting to order at 6:05 p.m. Present: Commissioners Eddie Benitez, Vice Chair Eddie Carvajal and Chair Laura Herrera (2 vacancies on the Commission at this time). Also present: Planning Manager Albert Fontanez, Assistant Planner Juan Arauz, Planning Technician Rodrigo Pelayo, Recording Secretary/City Clerk Donna Schwartz, and City Attorney Lloyd Pilchen.

### **Pledge of Allegiance**

Pledge of Allegiance was led by Commissioner Benitez.

**Public Comment** - None

### **Consent Item(s)**

**Motion:** Vice Chair Carvajal motioned to approve consent item(s), seconded by Commissioner Benitez. Motion passed by the following vote:

ROLL CALL:

AYES	Commissioner(s):	Benitez, Vice Chair Carvajal and Chair Herrera
NOES	Commissioner(s):	None

A. Approved Planning Commission Special Meeting Minutes of January 14, 2015.

### **Regular Agenda**

A. PLANNING COMMISSIONER INTERVIEWS AND RECOMMENDATION TO THE CITY COUNCIL FOR APPOINTMENT

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. That the Planning Commission conduct Planning Commissioner interviews and direct staff to make a recommendation to the City Council for appointment.

Planning Manager Fontanez presented the staff report noting the two vacancies since December 2014 were due to resignations. Mr. Fontanez stated the Office of the City

Clerk had received four applications from City residents interested in serving on the Planning Commission and that three of the applicants were present tonight for the interviews.

The Commission then interviewed the three applicants: Jaime Bravo, Carlos Pando and Gerald Chavarria.

Planning Manager Fontanez advised the Commission that they could either make a recommendation or continue the recruitment process.

**Motion:** Commissioner Benitez nominated Gerald Chavarria, seconded by Vice Chair Carvajal. Motion passed by the following vote:

ROLL CALL:

AYES	Commissioner(s):	Benitez, Vice Chair Carvajal and Chair Herrera
NOES	Commissioner(s):	None

**Motion:** Commissioner Benitez nominated Carlos Pando, seconded by Vice Chair Carvajal. Motion passed by the following vote:

ROLL CALL:

AYES	Commissioner(s):	Benitez, Vice Chair Carvajal and Chair Herrera
NOES	Commissioner(s):	None

### **Public Hearings**

- A. CASE NO. 2015-01 CUP – Conditional Use Permit – A request for Planning Commission approval of a Conditional Use Permit to expand an existing restaurant with alcohol sales located at 3006 Florence Avenue, in the Commercial General (CG) Zone

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;
2. Take public testimony; and
3. Adopt PC Resolution No. 2015-01 CUP, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

Planning Manager Fontanez requested this item be continued due to lack of quorum noting that Commissioner Benitez would have to reclude himself from discussion because of a conflict of interest. The Commission concurred.

**Public Hearings (continued)**

- B. CASE NO. 2015-04 DP/DB – Development Permit/Density Bonus – A request for Planning Commission approval of a Development Permit and a Density Bonus to construct 20 affordable dwelling units on a property located at 6614-6700 Middleton Street, within the High Density Residential (R-H) Zone

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;
2. Take public testimony; and
3. Adopt PC Resolution No. 2015-04, subject to the proposed conditions of approval and/or additional conditions that the Planning Commission may wish to impose.

Planning Manager Fontanez presented the item giving a brief overview of the request made by the applicant, project description, provided a map of the vicinity, zoning map, aerial view of the property, existing conditions, surrounding properties, site plan/project data, noted parking spaces, setbacks, floor plans, elevations, findings in relation to a development permit noting there are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare and that the design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City and concluded with speaking in support of staff's recommendations and announced that the applicant was in attendance and available to answer any questions.

Chair Herrera opened public comment.

Public Comment

1. Gene Rezar, AMG and Associates, LLC, applicant, spoke in support of staff's recommendations.

Chair Herrera voiced concerned with the common area space and parking. Mr. Rezar stated they will work with staff to incorporate the conditions that planning has.

Vice Chair questioned the cost of the units. Mr. Rezar stated a 3-bedroom is approximately \$1,200 including utilities.

Commissioner Benitez questioned if there is a limit of how many people can live in the units. Planning Manager Fontanez stated yes it is in the density bonus. Mr. Benitez noted he was a landlord and property owner and some of his tenants subleased without his knowledge. Mr. Reznor assured Mr. Benitez that this project will be under rent control.

Chair Herrera closed public comment.

Commissioner Benitez very happy to see the project moving forward.  
Vice Chair Carvajal also agreed.

Chair Herrera also feels the same and likes to see these types of potential projects come into the City.

**Motion:** Commissioner Benitez motioned to adopt PC Resolution No 2015-04, subject to the proposed conditions of approval and/or additional conditions that the Planning Commission may wish to impose, seconded by Vice Chair Carvajal. Motion passed by the following vote:

ROLL CALL:

AYES	Commissioner(s):	Benitez, Vice Chair Carvajal and Chair Herrera
NOES	Commissioner(s):	None

Planning Manager Fontanez announced that if anyone wishing to appeal, the 15-day appeal period starts tomorrow and ends after the 15<sup>th</sup> day.

**Staff Comments** - None

**Planning Commission Comments**

Vice Chair Carvajal commented on debris and trash in the city and asked staff to look into having this cleaned up.

**Adjournment**

There being no further business at 7:34 p.m. Chair Herrera declared the meeting adjourned to a Regular Meeting of the Planning Commission to be held on Wednesday, April 15, 2015 at 6:00 p.m.

Respectfully submitted,

---

Donna G. Schwartz  
Recording Secretary/City Clerk



# CITY OF HUNTINGTON PARK

---

## PLANNING COMMISSION AGENDA REPORT

**DATE:** MAY 27, 2015

**TO:** CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

**FROM:** ALBERT G. FONTANEZ, PLANNING MANAGER  
RODRIGO PELAYO, PLANNING TECHNICIAN

**SUBJECT:** **PLANNING COMMISSION CASE NO. 2015-05 DP CUP (DEVELOPMENT PERMIT/ CONDITIONAL USE PERMIT)**

---

**REQUEST:** A request for Planning Commission approval of a Development Permit to construct a new hotel/motel building with 29 guest rooms and a Bonus Development Conditional Use Permit for property located at 3046 Florence Avenue, in the Commercial General (CG) Zone.

**APPLICANT:** Amar Patel  
19318 Bloomfield Avenue  
Cerritos, CA 90703

**PROPERTY OWNER:** Amar Patel  
19318 Bloomfield Avenue  
Cerritos, CA 90703

**PROJECT LOCATION:** 3046 Florence Avenue

**ASSESSOR'S PARCEL NUMBER:** 6212-002-021, 6212-002-022, & 6212-002-023

**PRESENT USE:** Vacant parking lot

**BUILDING SIZE:** 9,622 sq. ft.

**SITE SIZE:**

APN: 6212-002-021	5,861 sq. ft.
APN: 6212-002-022	5,861 sq. ft.
APN: 6212-002-023	4,688 sq. ft.
<u>Total</u>	<u>± 16,410 sq. ft.</u>

**GENERAL PLAN:** General Commercial

**ZONE:** CG (Commercial General)

**SURROUNDING  
LAND USES:** North: Commercial  
West: Commercial  
South: Residential  
East: Commercial

**MUNICIPAL CODE  
REQUIREMENTS FOR A  
DEVELOPMENT PERMIT:**

Pursuant to the City of Huntington Park Municipal Code (HPMC) Section 9-2.1003 approval of a Development Permit shall be required for:

1. A new structure or use listed as subject to a "Development Permit" in the applicable zoning district;
2. For the expansion or conversion of an existing structure or use, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure;
3. For the enlargement or exterior alteration of an existing structure, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure, for which a Development Permit has not been issued, excluding an existing single-family structure; and
4. For the expansion of a legal nonconforming structure, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure, for which a Development Permit has not been issued in compliance with Chapter 3 Article 6 (Nonconforming structures and uses).

**REQUIRED FINDINGS  
FOR A DEVELOPMENT  
PERMIT:**

Following a hearing, the Review Authority shall record the decision in writing and shall recite the findings upon which the decision is based. The Review Authority may approve, modify, or deny a Development Permit in whole or in part and shall impose specific development conditions if approved. These conditions shall relate to both on- and off-site improvements that are necessary to accommodate

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2015-05 DP CUP: 3046 Florence Avenue

May 27, 2015

Page 3 of 23

flexibility in site planning/property development, mitigate project-related adverse impacts and to carry out the purpose/intent and requirements of the respective zoning district and General Plan goals and policies. The Review Authority may approve a Development Permit, only if all of the following findings are made:

1. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards;
2. The proposed development is consistent with the General Plan;
3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property;
4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
5. The subject site is physically suitable for the type and density/intensity of use being proposed;
6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare; and
7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.

**MUNICIPAL CODE  
REQUIREMENTS FOR A  
CONDITIONAL USE PERMIT:**

Pursuant to Huntington Park Municipal Code (HPMC), the construction and operation of a hotel requires a Conditional Use Permit. Per HPMC Section 9-2.1103, each Conditional Use Permit application shall be analyzed to ensure that the application is consistent with the purpose/intent of the

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2015-05 DP CUP: 3046 Florence Avenue

May 27, 2015

Page 4 of 23

municipal code and the City's CEQA Guidelines. To ensure effective implementation of General Plan policies relating to design, each applicable Conditional Use Permit shall be reviewed by the Director prior to determination by the Planning Commission.

**REQUIRED FINDINGS  
FOR A CONDITIONAL  
USE PERMIT:**

Following a hearing, the Planning Commission shall record the decision in writing and shall recite the findings upon which the decision is based. The Commission may approve and/or modify a CUP application in whole or in part, with or without conditions, only if all of the following findings are made:

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;
2. The proposed use is consistent with the General Plan;
3. The approval of the CUP for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
4. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;
5. The subject site is physically suitable for the type and density/intensity of use being proposed; and
6. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

**ENVIRONMENTAL  
 REVIEW:**

Categorical Exemption, CEQA Section 15332, In-Fill Development Projects.

**PROJECT  
 ANALYSIS:**

The applicant, Mr. Amar Patel, is requesting Planning Commission approval of a Development Permit to construct a new motel building with 29 guest rooms and a Bonus Development Conditional Use Permit for property located at 3046 Florence Avenue, in the Commercial General (CG) Zone.

**Project Description**

The applicant is requesting approval of a Development Permit to allow the construction of a motel that will total 9,622 square feet. A two-story building of twenty-five feet in height is proposed. The allowable floor area ratio (FAR) within the CG zone is 2:1, which allows 2 square feet of gross floor area per 1 square foot of lot area.

<b>FLOOR AREA RATIO 2:1</b>		
<b>Lot Size</b>	<b>Allowable Floor Area Ratio</b>	<b>Allowable Gross Floor Area</b>
16,410 Sq. ft.	2 S.F. of G.F.A / 1 S.F. of Lot Area	2 X 16,410= 32,820 sq. ft.

The proposed building will have a Spanish architectural style throughout the exterior in order to complement the existing surrounding physical context. The proposed landscape along the northern and southern boundary of the site would serve to meet the required minimum setback requirement for properties located in the CG zone. In addition, the applicant is proposing a new asphalt driveway and parking area with striping that will accommodate twenty-seven parking spaces and one loading space. As proposed, the project will be deficient eight parking spaces per HPMC requirements.

In addition, the applicant is requesting a Bonus Development Conditional Use Permit. A Bonus Development would reduce parking requirements, thereby, the proposed project would meet all development standards

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2015-05 DP CUP: 3046 Florence Avenue

May 27, 2015

Page 6 of 23

of the HPMC. In exchange for parking reductions, the applicant is proposing street improvements which include new decorative paving, landscaping, and street furniture along the public right-of-way portion abutting the subject property.

**Site Description**

The subject site is located on Florence Avenue between Arbutus Avenue and Cedar. The property is comprised of three separate parcels (Parcel 1: 6212-002-021, Parcel 2: 6212-002-022, and Parcel 3: 6212-002-023). The combined area of the parcels is approximately 16,410 square feet and is currently a vacant parking lot.

The site is surrounded by residential properties to the south, and by commercial properties to the north, east, and west. As a condition of approval, the applicant is required to consolidate the two (3) parcels into one (1). If approved, the applicant shall file a Lot Line Adjustment with the City prior to issuance of Building permits.

**Access**

Site access will be provided by a two-way driveway at Florence Avenue which will provide access for project patrons, employees, and delivery vehicles.

**Parking**

Per the HPMC Section 9-3.804, the parking requirement for hotel/motel uses is 1.2 spaces for each guest room.

Based on the City's parking standards, it was determined that the total off-street parking required for the proposed development is 35 parking spaces. The project proposes 29 guest rooms. A total of 27 off-street parking spaces will be provided, therefore will be deficient 8 parking spaces.

The parking calculations are summarized in the following table:

<b>STANDARD OFF-STREET PARKING CALCULATION</b>		
<b>Type</b>	<b>Required</b>	<b>Proposed</b>
Hotel	Ratio: 1.2 spaces/ guest room (1.2 X 29) = 34.8 = <b>35 spaces</b>	<b>27 spaces</b>
<b>Deficiency of 8 spaces</b>		

Staff has conditioned that the property owner submit a Lot Line Adjustment application before the issuance of building permits in order to consolidate the three parcels into one parcel.

As proposed, staff does not anticipate that the proposed new motel building is not expected to create significant noise, traffic, or other conditions that may be detrimental to the operation of other permitted uses existing nearby. It is not expected that this new building/use will adversely affect the public interest, health, safety, or welfare. The site is physically suitable for the type and intensity of the proposed use and there are adequate provisions for access, utilities, and other amenities to support the proposed development. Furthermore, the resulting project will be harmonious with the existing development in the zoning district and general area since the majority of nearby properties are commercial.

This proposed project, as conditioned, meets all of the City’s Zoning and Development Standards subject to the approval of a Development Permit and Bonus Development by the City’s Planning Commission, and is consistent with the City’s General Plan.

**Development Permit Findings**

In granting a Development Permit for the construction of a new motel building, the Planning Commission must make findings in connection with the Development Permit, as set forth in the Huntington Park Municipal Code (HPMC). A Development Permit may be approved only if all of the following findings are made:

- 1. That proposed development is one permitted within the subject zoning district and complies with all of**

**the applicable provisions of this Code, including prescribed development/site standards;**

**Finding:** The subject zoning district, CG, is intended to provide for general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. Per Section 9-4.202 of the HPMC, the proposed motel use is permitted within the subject zoning district with an approval of a Conditional Use Permit. However, the proposed development does not comply with all Commercial Zone Standards of Section 9-4.203 of the HPMC due to off-street parking deficiency.

**2. The proposed development is consistent with the General Plan; classification.**

**Finding:** The General Plan Land Use designation of the subject site is General Commercial. Permitted uses in this designation include a wide range of neighborhood and general retail and service establishments, such as stores and repair shops, to accommodate the surrounding community.

Pursuant to Section 9-4.201 of the HPMC, the CG Zone is intended to provide for general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. Therefore, the CG Zone is consistent with the General Plan Land Use designation of the subject site.

The project proposes a motel building which is allowable and consistent with the Zoning Code and the General Plan Land Use designation.

**3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property;**

**Finding:** It is expected that the existing and future development of the zoning district continue as

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2015-05 DP CUP: 3046 Florence Avenue

May 27, 2015

Page 9 of 23

commercial. The surrounding properties within the vicinity are built for commercial uses. The proposed development would be similar and compatible with existing surrounding uses, therefore, will not adversely impact the subject site or surrounding area. The proposed use will not be of greater intensity than the existing surrounding uses.

**4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;**

**Finding:** The proposed development complies with CEQA's Categorical Exemption, Section 15332, In-Fill Development Projects. The proposed project meets all of the following characteristics of an In-Fill Development Project:

- a. The proposed project is consistent with the General Plan designation and all applicable General Plan policies as well as with zoning designation and regulations.
- b. The proposed development is within city limits, on a project site less than five acres in size, and is substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.

Therefore, this finding can be made.

**5. The subject site is physically suitable for the type and density/intensity of use being proposed;**

**Finding:** The subject site is over 16,000 square feet and will have a 45% lot coverage, providing adequate

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2015-05 DP CUP: 3046 Florence Avenue

May 27, 2015

Page 10 of 23

vehicular circulation. However, not all development standards can be met due to an off-street parking deficiency. A Bonus Development Conditional Use Permit would be necessary in order to allow a reduction in parking requirements.

- 6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare; and**

**Finding:** Vehicular and pedestrian access to the site would be provided through Florence Avenue. The project proposes to connect with existing infrastructure and will not require changes to existing public utilities. The surrounding area is already completely developed with public access, water, sanitation, and other public utilities. The new development will connect to the existing infrastructure and will not impede the accessibility to public access, water, sanitation, or other public utilities and services. It is expected that the proposed development will not be detrimental to public health, safety and general welfare. Therefore, this finding can be made.

- 7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.**

**Finding:** The subject site is located along Florence Avenue, which serves as one of the commercial land use corridors of the City. The site is suitable for commercial uses provided that most of the surrounding uses are commercial and the properties are zoned for commercial uses as well. The proposed design will not only enhance the appearance of the site, but will also complement the prominent architectural style of surrounding properties. The subject site will have off-street parking, but will not meet the minimum required parking spaces for the proposed use. The proposed motel use is expected to operate twenty-four hours a day, a common characteristic of most motel uses.

### **Conditional Use Permit Findings**

In granting a Conditional Use Permit to allow a motel use within the CG zone, the Planning Commission must make findings in connection with the Conditional Use Permit, as set forth in the Huntington Park Municipal Code (HPMC). A Conditional Use Permit may be approved only if all of the following findings are made:

- 1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code.**

**Finding:** The proposed motel use is conditionally permitted within the subject zoning district. The subject zoning district, CG, is intended to provide for service-oriented business, general retail, and professional office activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. The property is currently developed with a vacant surface parking lot. The proposed development does not comply with all HPMC development standards due to off-street parking deficiency. Thereby, a Bonus Development Conditional Use Permit is necessary in order to reduce parking requirements.

- 2. The proposed use is consistent with the General Plan.**

**Finding:** The proposed motel use would be consistent with the General Plan and meet all the zoning and development standards with a granting of a Conditional Use Permit. The land uses for the General Plan and Zoning map have the same CG designation and thus consistent. This proposed development also fulfills the goals and objectives of the General Plan, which include providing a mix of land uses which meets the diverse needs of the City.

- 3. The approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines.**

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2015-05 DP CUP: 3046 Florence Avenue

May 27, 2015

Page 12 of 23

**Finding:** The proposed development complies with CEQA's Categorical Exemption, Section 15332, In-Fill Development Projects. The proposed project meets all of the following characteristics of an In-Fill Development Project:

- a. The proposed project is consistent with the General Plan designation and all applicable General Plan policies as well as with zoning designation and regulations.
- b. The proposed development is within city limits, on a project site less than five acres in size, and is substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.

Therefore, this finding can be made.

- 4. The design, location, size and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience or welfare of the City.**

**Finding:** The project proposes a two-story motel building that will be situated along the western, northern, and eastern boundary of the site. In order to maintain privacy for the abutting residences, landscaping elements such as hedges and tall trees will be incorporated in the rear setback yard. Additionally, the site has adequate vehicle circulation and suitable

access along Florence Avenue. The proposed building will complement the surrounding area with a Spanish architectural style.

**5. The subject site is physically suitable for the type and density/intensity of use being proposed;**

**Finding:** The subject site is over 16,000 square feet and will have a 45% lot coverage, providing adequate vehicular circulation. However, the proposed use does not meet the minimum off-street parking requirements. A Bonus Development Conditional Use Permit is necessary in order to reduce parking requirements.

**6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed use would not be detrimental to public health, safety and general welfare.**

**Finding:** Vehicular and pedestrian access to the site would be provided through Florence Avenue. The project proposes to connect with existing infrastructure and will not require changes to existing public utilities. The surrounding area is already completely developed with public access, water, sanitation, and other public utilities. The new development will connect to the existing infrastructure and will not impede the accessibility to public access, water, sanitation, or other public utilities and services. It is expected that the proposed development will not be detrimental to public health, safety and general welfare. Therefore, this finding can be made.

**Conclusion**

Based on the above analysis, staff has determined that the applicant's proposed project does not satisfy all of the required findings for approval of a Development Permit. A Conditional Use Permit is necessary in order to reduce parking requirements and comply with all development standards. A Bonus Development may be granted in-lieu of City improvements provided by the applicant.

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2015-05 DP CUP: 3046 Florence Avenue

May 27, 2015

Page 14 of 23

**RECOMMENDATION:**

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission consider **Resolution No. 2015-05** for the request of a Development Permit to construct a new motel building with 29 guest rooms and a Bonus Development Conditional Use Permit for property located at 3046 Florence Avenue, in the CG Zone, subject to the following conditions of approval and/or additional limitations the Planning Commission may wish to add:

**CONDITIONS OF APPROVAL:**

Planning Division

1. That the property owner and applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the applicant shall pay for all costs of enforcement, including legal fees.
2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. That all architectural detailing, including building materials, lighting, colors, façade improvements, finishes and other details be consistent with the submitted plans as approved by the Planning Division.
4. That the proposed project shall comply with all applicable codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License Regulations of the City of Huntington Park.
5. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Title 8, Chapter 9, and Section 9-3.103.18 of the Huntington Park Municipal Code.

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2015-05 DP CUP: 3046 Florence Avenue

May 27, 2015

Page 15 of 23

6. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
7. That any violation of the conditions of this entitlement may result in the revocation of the entitlement.
8. That the applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
9. That the Development Permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval.
10. That all signs on the site be installed in compliance with the City's sign regulations and that approval be obtained through a Sign Design Review prior to installation.
11. That all existing and/or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to issuance of the Certificate of Occupancy.
12. That any proposed on-site utilities, including electrical and telephone, be installed underground and be completely concealed from public view as required by the Planning Division.
13. That an anti-graffiti finish, as approved by the Planning Division, shall be applied to all exterior surfaces that are visible to the public and likely to attract graffiti prior to the issuance of the Certificate of Occupancy.
14. That any existing and/or future graffiti as defined by Huntington Park Municipal Code Section 5-27.02(d) shall be diligently removed within a reasonable time period.
15. That prior to the issuance of the Certificate of Occupancy, the property owner shall grant either by the covenants, conditions and restrictions for the subject property, or by a separate covenant recorded against the subject property, the right of entry for authorized City employees or agents for the purpose of removing or painting over graffiti from structures on the subject property.
16. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code and obtain the Planning Division's approval prior, to the issuance of the Certificate of Occupancy.

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2015-05 DP CUP: 3046 Florence Avenue

May 27, 2015

Page 16 of 23

17. That the required trash enclosure be installed with a decorative view obscuring gate and a decorative trellis prior to the issuance of the Certificate of Occupancy.
18. That the parking areas be slurry sealed and striped as approved by the Planning Division.
19. That all required on-site parking and loading spaces comply with the minimum dimensions as set forth within the Huntington Park Municipal Code prior to issuance of the Certificate of Occupancy.
20. That a landscape plan design be provided for the entire property, showing planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to and approved by the Planning Division, and such landscaping shall be installed and planted according to such approved plan, prior to being issued the certificate of occupancy, and shall thereafter be continuously and permanently maintained.
21. That landscape planters with 6" curbing and permanent irrigation be provided within the parking area, and that landscaping be provided in areas not used for vehicle parking, vehicle circulation or pedestrian access.
22. That public improvements be completed per the City Engineer's requirements prior to the issuance of the Certificate of Occupancy as follows:
  - a. Provide 24" box (minimum) street trees at 30' on center with decorative grates and a permanent irrigation system;
  - b. Remove any unused driveway(s) and replace with new curb, gutter, and sidewalk;
  - c. Remove and replace all public improvements damaged by construction; and
  - d. Repair and/or replace any abutting substandard or damaged public improvements.
23. That a lighting plan be provided for all outdoor areas of the property. Such lighting shall be decorative and installed per approved plans to the satisfaction of the building official and Planning Division prior to issuing a Certificate of Occupancy.
24. That the applicant provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of Occupancy.
25. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The applicant shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes the SUSUMP requirements when applicable.
26. That the permit may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2015-05 DP CUP: 3046 Florence Avenue

May 27, 2015

Page 17 of 23

address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.

27. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.
28. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
29. That all businesses shall obtain a City of Huntington Park Business License prior to commencing business operations.
30. That a Lot Line Adjustment application be submitted prior to the issuance of Building Permits to consolidate the existing three (3) parcels, 6212-002-021 and 6212-002-023, into one (1) parcel.
31. That the applicant shall provide improvements on the public right-of-way such as, but not limited to, landscape, hardscape, and street furniture, in lieu of a Bonus Development to reduce parking requirements.
32. That the motel guest rooms shall only be rented on a daily rate basis.
33. That the applicant and property owner agree in writing to the above conditions.

Building and Safety

34. The initial plan check fee will cover the initial plan check and one recheck only. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule.
35. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
36. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
37. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
38. Art fee shall be paid to the City prior to issuance of the building Permit.

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2015-05 DP CUP: 3046 Florence Avenue

May 27, 2015

Page 18 of 23

39. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.
40. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
41. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
42. That geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
  - a) Observation of cleared areas and benches prepared to receive fill;
  - b) Observation of the removal of all unsuitable soils and other materials;
  - c) The approval of soils to be used as fill material;
  - d) Inspection of compaction and placement of fill;
  - e) The testing of compacted fills; and
  - f) The inspection of review of drainage devices.
43. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.
44. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
45. All State of California disability access regulations for accessibility and adaptability shall be complied with.
46. The building permit will not be issued until the property has been surveyed and the boundaries marked by a land surveyor licensed by the State of California.
47. Foundation inspection will not be made until setback on the side of each proposed building along the property line has been surveyed and the location of the footings has been determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
48. Electrical plan check is required.

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2015-05 DP CUP: 3046 Florence Avenue

May 27, 2015

Page 19 of 23

49. Mechanical plan check is required.
50. Plumbing plan check is required.
51. No form work or other construction materials will be permitted to encroach in to adjacent property without written approval of the affected property owner.
52. Demolition permit is required for any existing buildings which are to be demolished.
53. All fire sprinkler hangers must be designed and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250 pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
54. Separate permit is required for Fire Sprinklers.
55. Projects shall comply with the requirements of the NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) prior to issuance of a Demolition, Grading & Building permit. These include requirements for sediment control, erosion control, and construction activities control to be implemented on the project site.
56. A Stormwater Pollution Prevention Program ("SWPPP") is required to be submitted. The SWPPP shall contain details of best management practices, including desilting basins or other temporary drainage or control measures, or both, as may be necessary to control construction-related pollutants which originate from the site as a result of construction related activities. No grading permit will be issued until the SWPPP has been submitted to and accepted by the building official.
57. All applicable requirements in the Standard Urban Stormwater Mitigation Plan (SUSMP) as one of the model programs under the National Pollutant Discharge Elimination System (NPDES) Permits to develop and implement programs for stormwater management within the County of Los Angeles shall be complied with.
58. Residential occupancies containing sleeping units where the occupants are primarily transient in nature such as motels shall be classified as Residential Group R-1 Occupancy and shall comply with the provisions of Sections 420.1 through 420.5 and other applicable provisions of the building code.
59. Group U Occupancies used for storage of private motor vehicles exceeding 1,000 square feet are permitted to 3,000 square feet when the conditions per Section 406.1.2 are met. More than one 3,000-square-foot (279 m<sup>2</sup>) Group U occupancy shall be permitted to be in the same structure, provided each 3,000-square-foot area is separated by fire walls complying with Section 706.

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2015-05 DP CUP: 3046 Florence Avenue

May 27, 2015

Page 20 of 23

60. The building height and area affected by the proposed change of occupancy shall not exceed the limits specified in Table 503 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter.
61. Each portion of a building shall be individually classified in accordance with Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or 508.4, or a combination of these sections.
62. Individual occupancies shall be separated from adjacent occupancies in accordance with Table 508.4.
63. The building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire-resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2.
64. Accessible means of egress is required for new building and shall comply with Section 1007.
65. Hotels, motels, inns, dormitories, resorts and similar transient lodging facilities shall provide guest rooms in accordance with Section 11B-224.
66. Unisex toilet facility is permitted in occupancies with a total occupant load of 10 or less, including customers and employees, and designed for use by no more than one person at a time per Section 422.2 of Los Angeles County Plumbing Code.

Engineering

67. Prior to issuance of grading, building or other permits as appropriate, the applicant shall pay all necessary fees to the City.
68. If a new sewer line/connection is installed, a fee will be required in addition to the fees paid to the County of Los Angeles Sanitation District, and shall be paid prior to building permit issuance.
69. A separate public works permit and payment of fee is required for all work in the public right-of-way.
70. Install new driveway approach in accordance with SPPWC Standard Plan 110-2, and as required and directed by the City Engineer or his/her designee.

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2015-05 DP CUP: 3046 Florence Avenue

May 27, 2015

Page 21 of 23

71. Close existing driveway apron, and install necessary improvements (parkway, landscape, sidewalk, curb and gutter, any others as applicable) to match required adjacent sections, and as directed by the City Engineer or his/her designee.
72. Remove and replace broken and off grade sidewalk and construct new concrete sidewalk along the length of the property frontage in accordance with SPPWC standard plan 113-2, and as directed by the City Engineer or his/her designee.
73. Remove and replace broken and off grade curb and gutter and construct new curb and gutter along the length of the property frontage in accordance with SPPWC Standard Plan 120-2, and as directed by the City Engineer or his/her designee.
74. Rehabilitate existing AC street pavement along the length of the property frontage to the centerline of the street as indicated below, and as directed by the City Engineer or his/her designee:  
  
Grind existing pavement to a depth of 2" and overlay new AC.
75. Underground all existing and future services to the property.
76. Protect existing tree(s), remove existing tree(s), and/or remove existing tree, and install new 48" box tree as directed by the City Engineer or his/her designee.
77. All improvements are to be designed, installed and completed at the sole expense of the applicant/developer/property owner.
78. The applicant/developer/property owner shall design and construct the improvements to the satisfaction and approval of the City Engineer or his/her designee.
79. All work shall be done in accordance with Standard Plans for Public Works Construction (SPPWC), and/or as directed by the City Engineer or his/her designee.
80. Project shall meet all requirements of the National Pollutant Discharge Elimination System (NPDES) related to pollutants; runoff and non-stormwater discharges including but not limited to Low Impact Development, Stormwater Pollution Prevention Plan, and/or Erosion Control Plans.
81. All existing damaged or off-grade curb, gutter and sidewalk shall be removed and replaced as directed by the City Engineer or his/her designee.
82. Any existing improvements damaged or made off-grade during construction, shall be removed and replaced in accordance with appropriate standards, and as directed by the City Engineer or his/her designee.

## **PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2015-05 DP CUP: 3046 Florence Avenue

May 27, 2015

Page 22 of 23

83. Bench Marks, Center Line Ties, and any other Survey Monumentation, shall be established and/or replaced accordingly at the completion of the project.
84. New trees shall be one of the approved types by the City for trees in public right-of-way, or as directed by the City Engineer or his/her designee. Trees shall be installed in the parkway with a low drip irrigation system. Root barriers shall be installed. A 48"x48" street tree cover shall be installed where required by the City Engineer or his/her designee.
85. All new driveways shall be according to SPPWC Standard Plan 110-2, Type B or C with the minimum width established by Planning and/or Los Angeles County Fire Department.
86. All existing noncomplying driveway aprons shall be constructed in accordance with applicable SPPWC standards.
87. Top of driveway apron X shall be 5 feet minimum from any trees, power poles, traffic signal controllers, electric services or similar improvements in the public right of way.
88. When required, all existing driveways aprons to be closed shall be removed and replaced with necessary improvements (parkway, landscape, sidewalk, curb and gutter, any others as applicable) to match required adjacent sections, and as directed by the City Engineer or his/her designee.
89. All existing and proposed utilities shall be conveyed to the site underground.
90. New street lights shall match existing street light standards in the street block, and as directed by the City Engineer or his/her designee.
91. A Lot Merger is required to be processed for this site.

### Police Department

92. The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the City Council. Any change in the operation, which exceeds the conditions of the approved permit, will require that a new permit application be submitted to the City Council for their review and approval.
93. Noise emanating from the permittee's premises shall not be audible 50 feet or more from the property line of the premises. The permittee shall be responsible for determining how to best meet this requirement, either by keeping doors and windows closed, limiting hours of entertainment, or by offering non-amplified entertainment.
94. Litter shall be removed daily or as needed from in front of and around the building.
95. Current occupancy loads shall be posted at all times.

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2015-05 DP CUP: 3046 Florence Avenue

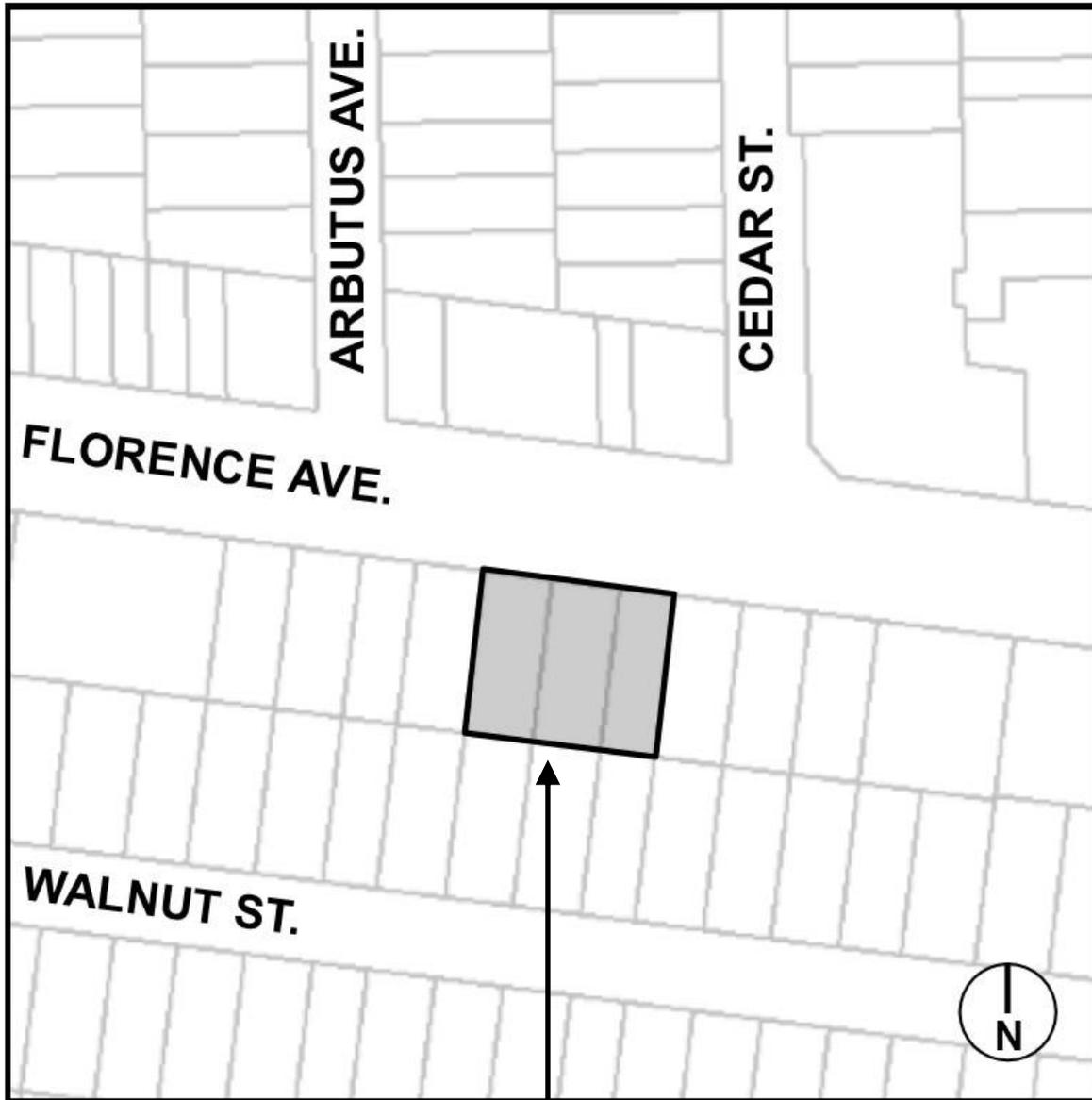
May 27, 2015

Page 23 of 23

96. The permittee shall be responsible for installing and maintaining a video surveillance system that monitors no less than the front and rear of the business, with full view of the public right-of-ways, and any parking lot under the control of the permittee. These cameras shall record video for a minimum of 30 days and the recordings will be made available to the Huntington Park Police Department.
97. The surrounding area (exterior & parking lot) shall be illuminated in order to make easily discernible the appearance and conduct of all person on or about the property.
98. Address should be clearly marked on front and rear of structure.
99. That when the Chief of Police determines that permittee has violated the terms of the permit, including the permittee's obligation to comply with all other laws and regulations, but believes those violations can be remedied through education and/or minor modifications to permittee's operation, permittee will be asked to attend a meeting with the involved departments to address the community concerns and discuss how additional restrictions and/or revocation can be avoided.
100. That the City reserves the right to review the permittee's compliance with the terms and conditions of this and if necessary, revoke, suspend or modify the permit if the conduct of the business staff and /or customers creates problems as described in these conditions and subject to regulations of the Huntington Park Municipal Code.

**EXHIBITS:**

- A: Vicinity Map
- B: Assessor's Parcel Map
- C: Site Plan
- D: First Floor Plan
- E: Second Floor Plan
- F: Elevations
- G: Applications and Environmental Assessment Checklist
- H: PC Resolution No. 2015-05



3046 Florence Avenue  
Huntington Park, CA 90255

### VICINITY MAP



6212	2	P.A. 366-22 & 23	TVA 588 13483	REVISED 20001001 20010401 200006130700001-26	2000011000012001-26 201110000000001-26	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
------	---	------------------	---------------	--	--	-----------	---

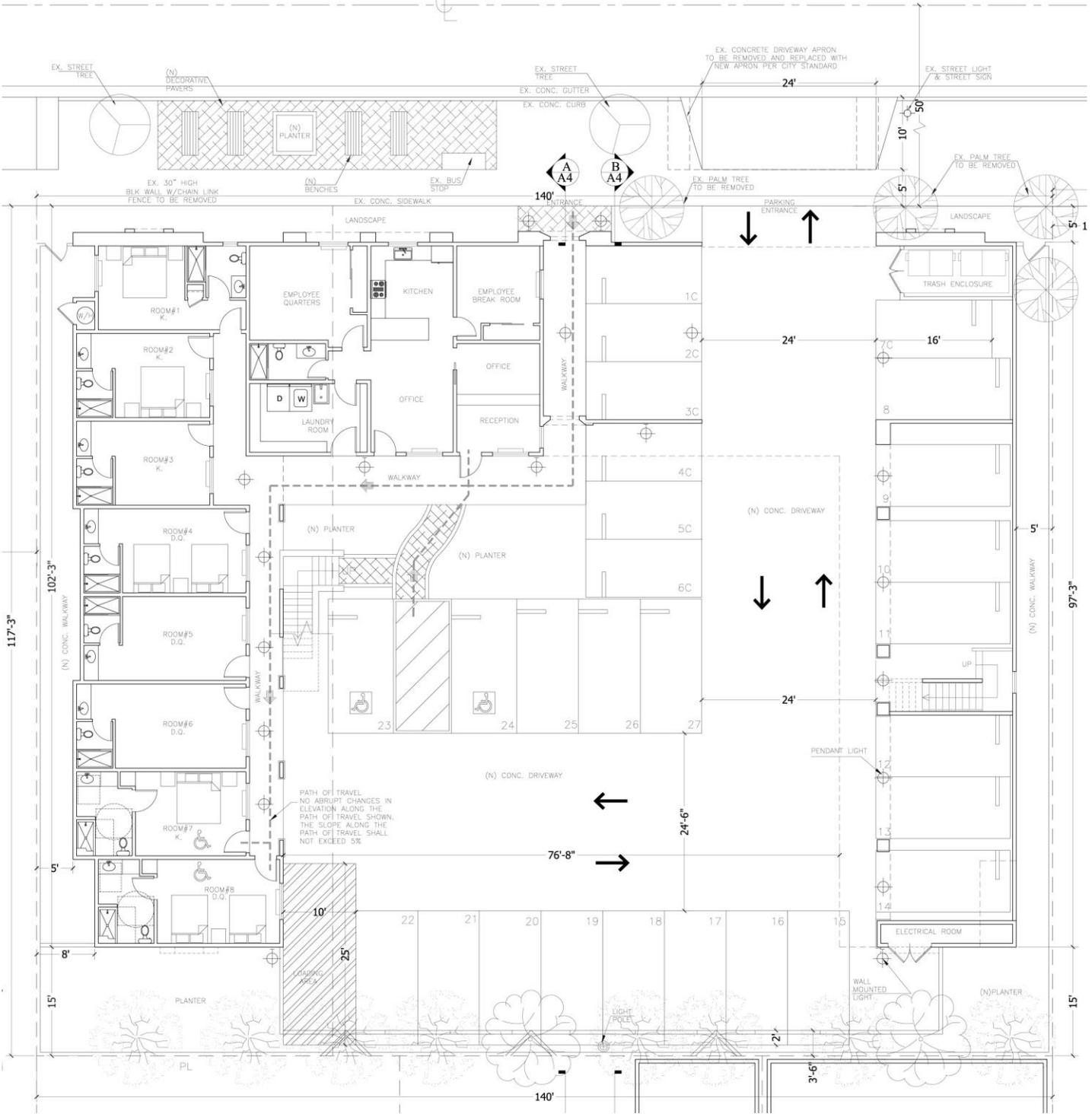
# ASSESSOR'S PARCEL MAP

EXHIBIT B

CASE NO. 2015-05 DP CUP



FLORENCE AVE.

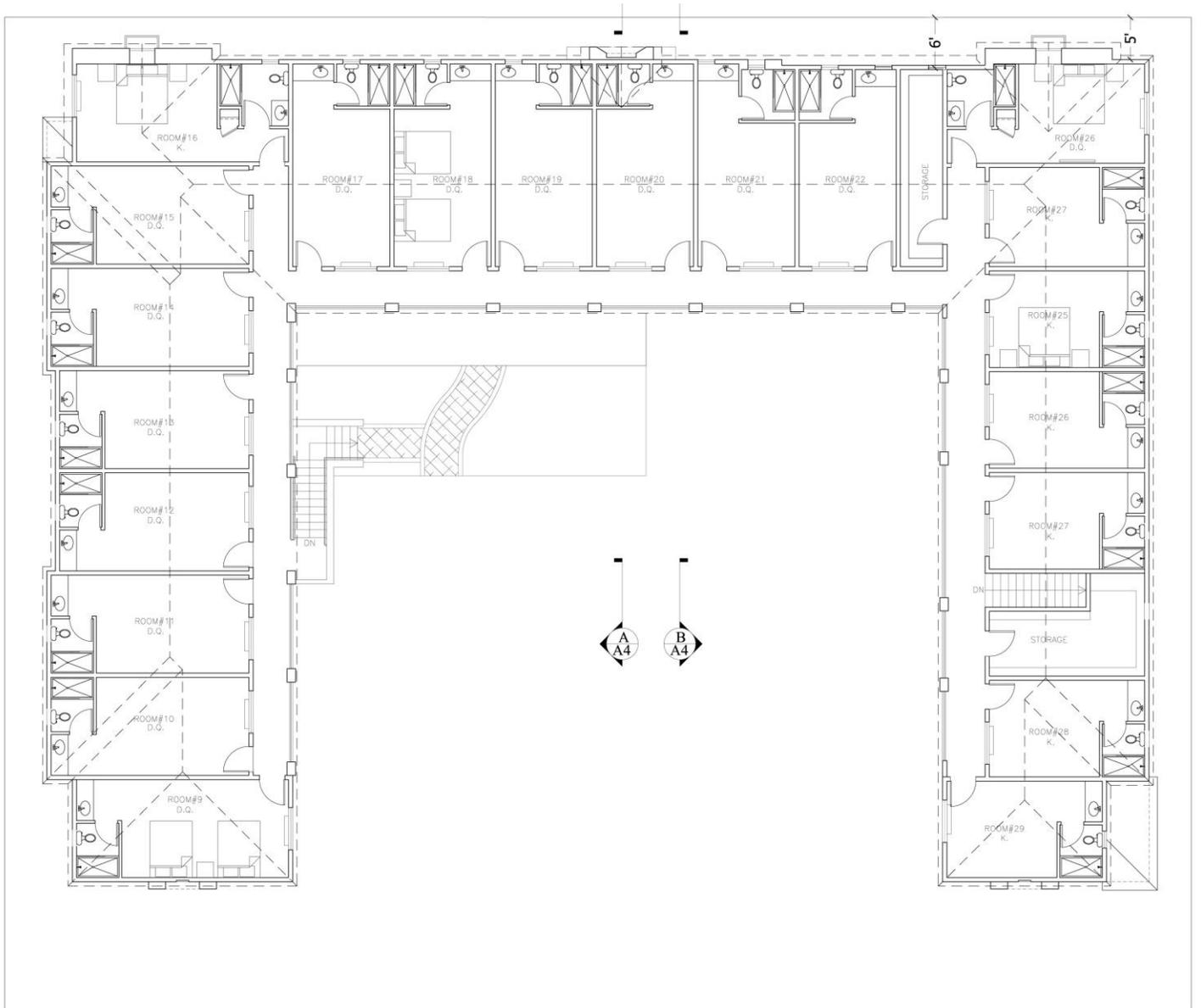


# FIRST FLOOR PLAN



**EXHIBIT D**

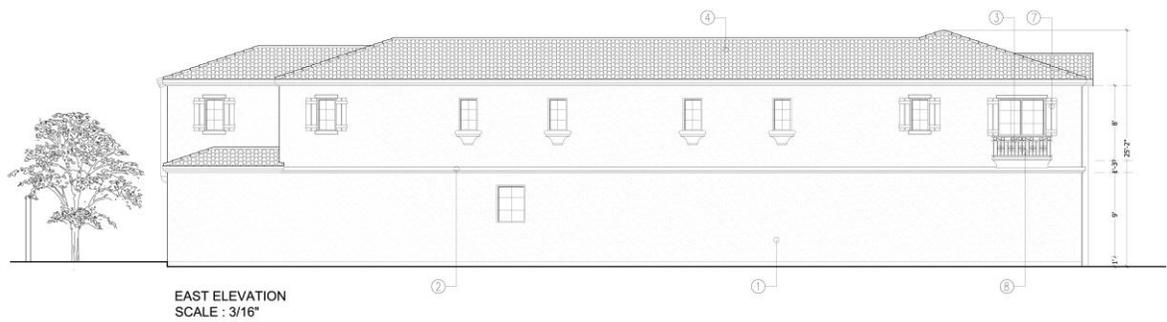
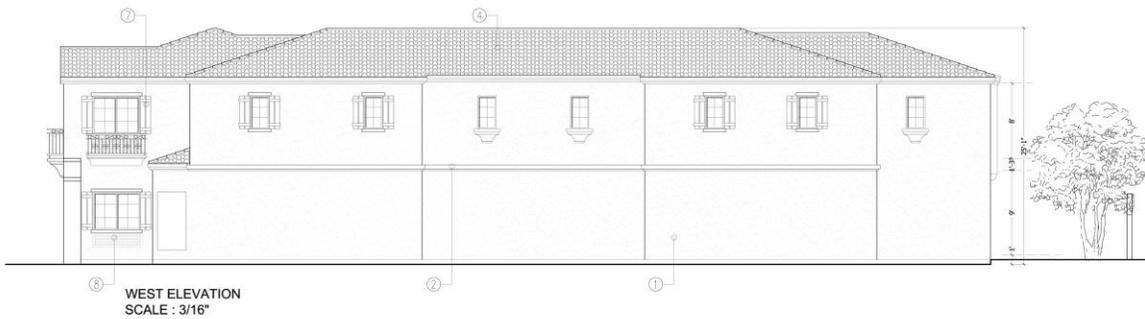
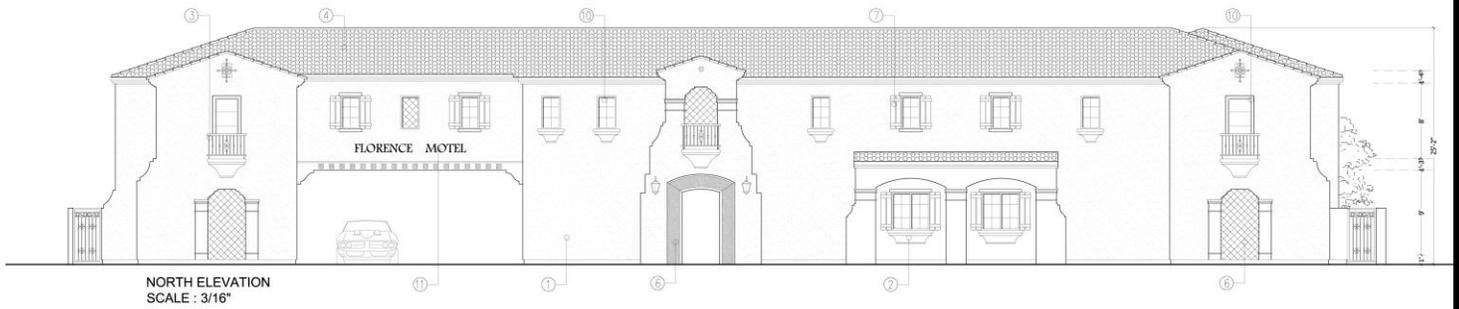
**CASE NO. 2015-05 DP CUP**



# SECOND FLOOR PLAN

**EXHIBIT E**

**CASE NO. 2015-05 DP CUP**



# ELEVATIONS

**EXHIBIT F**

**CASE NO. 2015-05 DP CUP**

**DEVELOPMENT PERMIT APPLICATION,  
CONDITIONAL USE PERMIT APPLICATION  
&  
ENVIRONMENTAL ASSESSMENT CHECKLIST**

**EXHIBIT G**

**CASE NO.** 2015-05 DP CUP



**CITY OF HUNTINGTON PARK**  
 Community Development Dept. • Planning Division  
 6550 Miles Avenue, Huntington Park, CA 90255  
 Tel. (323) 584-6210 • planning@huntingtonpark.org

# DEVELOPMENT PERMIT APPLICATION

**FOR OFFICE USE ONLY**

Date Filed: 5/11/15 File No.: 2015-05 Fee/Receipt No.: \$1877.49 Initials: RP

**PROJECT INFORMATION**

Project Address: 3046 East Florence Ave., Huntington Park, CA 90255  
 General Location: South side of Florence Ave., near Mission Pl.  
 Assessors Parcel Number (APN): 6212 -002 -021 , 022 , 023

**APPLICANT'S INFORMATION**

Applicant: Amar Patel  
 Mailing Address: 19318 Bloomfield Ave., Cerritos, CA 90703  
 Phone 1: (310) 918-1420 Phone 2: (310) 918-2034 Fax: (562) 865-0092

**PROPERTY OWNER'S INFORMATION**

Property Owner: Amar Patel  
 Mailing Address: 19318 Bloomfield Ave., Cerritos, CA 90703  
 Phone 1: (310) 918-1420 Phone 2: (310) 918-2034 Fax: (562) 865-0092

**PROJECT DESCRIPTION (Check as Appropriate):**

Interior Improvement(s) Only  Addition to Existing Structure  New Structure   
 Other Improvements (Describe): \_\_\_\_\_

Describe in detail the proposed development:  
New Two story 29 guestroom hotel, 27 parking spaces, 1 loading space.

**TYPE OF USE (Check as Appropriate):**

Residential  Retail/Office  Commercial  Restaurant  Industrial/Manufacturing  
 Other (Describe): \_\_\_\_\_

Square Footage of New Development/Addition: 9,670 sq. ft.  
 Total Square Footage: 9,670 sq. ft.  
 Lot Coverage: 59% Off-Street Parking Spaces Provided: 27 No. of Floors: 2

**CERTIFICATE AND AFFIDAVIT OF APPLICANT:** I/We certify that all statements made on this application are true and complete to the best of my knowledge. I/We understand that any false statements may result in denial of the requested permit or revocation of any issued permit. I/We further certify that I am, or have permission by, the property owner to conduct the proposed development applied for herein.

Amar Patel  
 Signature of Applicant

5-11-15  
 Date



**CITY OF HUNTINGTON PARK**  
 Community Development Dept. • Planning Division  
 6550 Miles Avenue, Huntington Park, CA 90255  
 Tel. (323) 584-6210 • planning@huntingtonpark.org

# CONDITIONAL USE PERMIT APPLICATION

**FOR OFFICE USE ONLY**

Date Filed: 5/11/15 File No.: 2015-05 Fee/Receipt No.: \$1899.20 Initials: AP

**PROJECT INFORMATION**

Project Address: 3046 East Florence Ave., Huntington Park, CA 90255  
 General Location: South side of Florence Ave., near Mission Pl.  
 Assessors Parcel Number (APN): 6212 -002 -021, 022, 023

**APPLICANT'S INFORMATION**

Applicant: Amar Patel  
 Mailing Address: 19318 Bloomfield Ave., Cerritos, CA 90703  
 Phone 1: (310) 918-1420 Phone 2: (310) 918-2034 Fax: (562) 865-0092

**PROPERTY OWNER'S INFORMATION**

Property Owner: Amar Patel  
 Mailing Address: 19318 Bloomfield Ave., Cerritos, CA 90703  
 Phone 1: (310) 918-1420 Phone 2: (310) 918-2034 Fax: (562) 865-0092

**REQUEST**

I/We hereby request a Conditional Use Permit (CUP) for the following purpose:

For a bonus development to be able. To construct a brand new two-story hotel with 29 guestrooms, with 27 off-street parking spaces. The project proposal requires 35 parking spaces, thereby would be deficient 8 spaces. With the granting of a bonus development to decrease the parking requirements, the proposal can meet all development standards.

In order for the Planning Commission to approve a CUP, the Huntington Park Municipal Code requires that all of the following findings be made:

- A. That the proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;
- B. That the proposed use is consistent with the General Plan;
- C. That the approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
- D. That the design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;
- E. That the subject site is physically suitable for the type and density/intensity of use being proposed; and
- F. That there are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

In order for the Planning Commission to determine if these findings are present in your case, the following questions must be answered by the applicant:

1. The site for this proposed use is adequate in size and shape. (Explain)

The site is 16,410 sq.ft. and the proposed building is 9,670 sq.ft. The site is located within the CG zone which allows a max FAR of 2:1. A max of 32,820 sq.ft. is allowable.

2. The site has sufficient access to street and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use. (Explain)

The access to the street is on Florence Ave. with adequate width of 24ft. driveway.

3. The proposed use will not be materially detrimental, nor have an adverse effect upon adjacent uses, buildings, or structures. (Explain)

The proposed use will not have adverse effect on adjacent buildings because the proposed use is only 2 stories with spanish style, which is consistent with surrounding buildings.

4. The proposed Conditional Use Permit will not be in conflict with the General Plan. (Explain)

The proposed conditional use permit will not conflict with the general plan because the current zoning does allow hotel on the current site. With the granting of a CUP, the proposal will meet all development standards & be consistent w/ the general plan.

**CERTIFICATE AND AFFIDAVIT OF APPLICANT:** I/We certify that all statements made on this application are true and complete to the best of my knowledge. I/We understand that any false statements may result in denial of the requested permit or revocation of any issued permit. I/We further certify that I am, or have permission by, the property owner to conduct the proposed development applied for herein.

Amar Patel  
Applicant Signature (Required)

Date 5-11-15

Amar Patel  
Print Name

*Note: If the applicant is not the property owner, the owner of the property must sign the application or a written authorization must be submitted so that the applicant may file the application.*

Amar Patel  
Property Owner Signature (Required)

Date 5-11-15

Amar Patel  
Print Name



**CITY OF HUNTINGTON PARK**  
 Community Development Dept. • Planning Division  
 6550 Miles Avenue, Huntington Park, CA 90255  
 Tel. (323) 584-6210 • [planning@huntingtonpark.org](mailto:planning@huntingtonpark.org)

# ENVIRONMENTAL INFORMATION FORM

**FOR OFFICE USE ONLY**

Date Filed: \_\_\_\_\_ File No.: \_\_\_\_\_ Fee/Receipt No.: \_\_\_\_\_ Initials: \_\_\_\_\_

1. **Applicant** (please circle whether Owner, Leasee, Purchaser or Representative):  
 Name: Amar Patel  
 Address: 19318 Bloomfield Ave. Cerritos, CA 90703  
 Telephone: 310-918-1420 Fax: 562-865-0092
  
2. **Contact Person concerning this project:**  
 Name: Amar Patel  
 Address: 19318 Bloomfield Ave. Cerritos, CA 90703  
 Telephone: 310-918-1420 Fax: 562-865-0092
  
3. **Address of project:** 3046 East Florence Ave. Huntington Park, CA 90255
  
4. **Assessor's Parcel Number (APN):** 6212-002-021,6212-002-022,6212-002-023
  
5. **Indicate type of permit application(s)** (i.e. Conditional Use Permit, Development Permit, Variance, etc.) **for the project to which this form pertains:**  
Conditional Use Permit and Development Permit
  
6. **List any other permits and/or other public agency approvals required for this project, including those required by City, County, State and/or Federal agencies:**  
 \_\_\_\_\_  
 \_\_\_\_\_
  
7. **Existing Zone:** Commercial General (C-G)
  
8. **Proposed use of site:** Hotel with 29 Guest Rooms

9. **Site size** (lot dimensions and square footage):  
16,410 SQ.FT. Lot (140'x117.23')
- 
- 
10. **Project size:**  
Square feet to be added/constructed to structure(s):  
9,670 SQ.FT.  
Total square footage of structure(s): 9,670 SQ.FT.
- 
11. **Number of floors of construction:**  
Existing: 0  
Proposed: 2
- 
12. **Parking:**  
Amount required: 35 SPACES  
Amount provided: 27 SPACES
- 
13. **Anticipated time scheduling of project:** 12 Months
- 
14. **Proposed phasing of development:** 1 Phase
- 
15. **If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:**  
N/A
- 
- 
16. **If commercial, indicate the type of commercial use, estimated employment per shift, proposed hours of operations, indicate whether neighborhood, City or Regionally oriented, square footage of sales area, and loading locations:**  
Hotel Use, 24 hours operation, 3 employees will be on duty during each shift
- 
- 
-

17. If industrial, indicate type of industrial or manufacturing use, estimated employment per shift, proposed hours of operations, and loading locations:

N/A

18. If institutional, indicate type of institutional use, estimated employment per shift, proposed hours of operations, estimated occupancy, loading locations, and community benefits to be derived from the project:

N/A

Please complete numbers 19 through 33 by marking "A" through "D" and briefly discuss any items marked "A" "B" or "C" (attach additional sheets as necessary). Items marked "D" do not need discussion.

A) Potentially Significant Impact

B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

**AESTHETICS**

19. Would the proposed project:

- a. Affect a scenic vista? D
- b. Have a demonstrable negative aesthetic effect? D
- c. Create light or glare? D

**AIR QUALITY**

20. Would the proposed project:

- a. Affect air quality or contribute to an existing or projected air quality violation? D
- b. Create or cause smoke, ash, or fumes in the vicinity? D
- c. Create objectionable odors? D

**BIOLOGICAL RESOURCES**

21. Would the proposed project:

- a. Remove of any existing trees or landscaping?  D

**CULTURAL RESOURCES:**

22. Would the proposed project:

- a. Affect historical resources?  D
- b. Have the potential to cause a significant physical change which would affect unique ethnic cultural values?  D

**GEOLOGY AND SOILS**

23. Would the proposed project:

- a. Result in erosion, changes in topography or unstable soil conditions from excavation, grading or fill?  D
- b. Be located on expansive soils?  D
- c. Result in unique geologic or physical features?  D

**HAZARDS**

24. Would the proposed project:

- a. Create a risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?  D
- b. The use or disposal of potentially hazardous materials (i.e. toxic or flammable substances)?  D
- c. The creation of any health hazard or potential health hazard?  D
- d. Exposure of people to existing sources of potential health hazards?  D

**HYDROLOGY AND WATER QUALITY**

25. Would the proposed project:

- a. Change water drainage patterns?  D
- b. Change the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capabilities?  D

- c. Impact groundwater quality?  D
- d. Substantially reduce the amount of groundwater otherwise available for public water supplies?  D

**LAND USE AND PLANNING**

26. Would the proposed project:
- a. Conflict with the Zoning or General Plan designation?  D
  - b. Be incompatible with existing land use in the vicinity?  D
  - c. Disrupt or divide the physical arrangement of an established community?  D

**MINERAL AND ENERGY RESOURCES**

27. Would the proposed project:
- a. Conflict with the conservation of water?  D
  - b. Use non-renewable resources in a wasteful and/or inefficient manner?  D
  - c. Substantially increase energy consumption (i.e. electricity, oil, natural gas, etc.)?  D

**NOISE**

28. Would the proposed project result in:
- a. Increase to existing noise levels?  D
  - b. Exposure of people to severe noise levels?  D

**POPULATION AND HOUSING**

29. Would the proposed project:
- a. Induce substantial growth in an area either directly or indirectly (i.e. through population growth or infrastructure use)?  D
  - b. Displace existing housing, especially affordable housing?  D

**PUBLIC SERVICES**

30. Would the proposal result in a need for new or altered government services for any of the following public services:
- a. Fire protection?  D

- b. Police protection? D
- c. Schools? D
- d. Maintenance of public facilities, including roads? D
- e. Other governmental services? D

**RECREATION**

**31. Would the proposed project:**

- a. Increase the demand for neighborhood or regional parks or other recreational facilities? D
- b. Affect existing recreational opportunities? D

**TRANSPORTATION AND TRAFFIC**

**32. Would the proposed project:**

- a. Increase vehicle trips or traffic congestion? D
- b. Increase hazards to safety from design features (i.e. sharp curves or dangerous intersections)? D
- c. Inadequate access to nearby uses? D
- d. Insufficient on-site parking capacity? D
- e. Hazards or barriers for pedestrians or bicyclists? D

**UTILITIES AND SERVICE SYSTEMS**

**33. Would the proposed project result in a need for new systems or supplies, or alterations to the following utilities:**

- a. Power or natural gas? D
- b. Communications systems? D
- c. Local or regional water treatment or distribution facilities? D
- d. Sewer or septic tanks? D
- e. Storm water drainage? D
- f. Solid waste disposal? D
- g. Local or regional water supplies? D

34. Describe the project site as it exists before the project, including any existing structures on the site, and the use of the structures (i.e. residential, commercial, industrial, etc.) Attach photographs of the site and of the surrounding land uses.

Currently there is an empty lot at the project site

35. Describe the intensity of land use (i.e. single-family, apartment dwellings, shopping center, etc.), and specifications of development (i.e. height, primary frontage, secondary frontage, setbacks, rear yard, etc.).

Land will be used for development of a hotel consisting of 29 guest rooms. Landscape will be in the front and the back of the site. The building will be 2 stories. There is a 15 feet setback on the south-side of the parcel.

**CERTIFICATION:** I hereby certify that the statements furnished above and in the attached plans present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

*Anas Patel*

Applicant (Signature)

5-11-2015

Date

**P.C. RESOLUTION NO. 2015-05**

**EXHIBIT H**

**CASE NO.** 2015-05 DP CUP



1           **NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF**  
2 **HUNTINGTON PARK DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS**  
3 **FOLLOWS:**

4           **SECTION 1:** Based on the evidence in the Environmental Assessment  
5 Questionnaire, the Planning Commission adopts the findings in said Questionnaire and  
6 determines that the project, as proposed, will have no significant adverse effect on the  
7 environment and adopts an Environmental Categorical Exemption (CEQA Guidelines,  
8 Section 15332, In-Fill Development Projects).

9           **SECTION 2:** The Planning Commission hereby finds that all of the following  
10 required findings can be made for a Development Permit in connection with Case No.  
11 2015-05:

- 12           **1. The proposed development is one permitted within the subject zoning**  
13 **district and complies with all of the applicable provisions of this Code,**  
14 **including prescribed development/site standards.**

15           **Finding:** The subject zoning district, CG, is intended to provide for general retail,  
16 professional office, and service-oriented business activities serving a community-  
17 wide need under design standards that ensure compatibility and harmony with  
18 adjoining land uses. Per Section 9-4.202 of the HPMC, the proposed motel use is  
19 permitted within the subject zoning district with an approval of a Conditional Use  
20 Permit. However, the proposed development does not comply with all Commercial  
21 Zone Standards of Section 9-4.203 of the HPMC due to off-street parking  
22 deficiency.

- 23           **2. The proposed development is consistent with the General Plan.**

24           **Finding:** The General Plan Land Use designation of the subject site is General  
25 Commercial. Permitted uses in this designation include a wide range of  
26 neighborhood and general retail and service establishments, such as stores and  
27 repair shops, to accommodate the surrounding community.

1 Pursuant to Section 9-4.201 of the HPMC, the CG Zone is intended to provide  
2 for general retail, professional office, and service-oriented business activities  
3 serving a community-wide need under design standards that ensure compatibility  
4 and harmony with adjoining land uses. Therefore, the CG Zone is consistent with  
5 the General Plan Land Use designation of the subject site.

6 The project proposes a motel building which is allowable and consistent with  
7 the Zoning Code and the General Plan Land Use designation.

8 **3. The proposed development would be harmonious and compatible with**  
9 **existing and planned future developments within the zoning district and**  
10 **general area, as well as with the land uses presently on the subject**  
11 **property.**

12 **Finding:** It is expected that the existing and future development of the zoning  
13 district continue as commercial. The surrounding properties within the vicinity are  
14 built for commercial uses. The proposed development would be similar and  
15 compatible with existing surrounding uses, therefore, will not adversely impact the  
16 subject site or surrounding area. The proposed use will not be of greater intensity  
17 than the existing surrounding uses.

18 **4. The approval of the Development Permit for the proposed project is in**  
19 **compliance with the requirements of the California Environmental Quality**  
20 **Act (CEQA) and the City's Guidelines.**

21 **Finding:** The proposed development complies with CEQA's Categorical  
22 Exemption, Section 15332, In-Fill Development Projects. The proposed project  
23 meets all of the following characteristics of an In-Fill Development Project:

24 a. The proposed project is consistent with the General Plan designation and all  
25 applicable General Plan policies as well as with zoning designation and  
26 regulations.

27 b. The proposed development is within city limits, on a project site less than five  
28 acres in size, and is substantially surrounded by urban uses.

1 c. The project site has no value as habitat for endangered, rare or threatened  
2 species.

3 d. Approval of the project would not result in any significant effects relating to  
4 traffic, noise, air quality, or water quality.

5 e. The site can be adequately served by all required utilities and public services.  
6 Therefore, this finding can be made.

7 **5. The subject site is physically suitable for the type and density/intensity of**  
8 **use being proposed.**

9 **Finding:** The subject site is over 16,000 square feet and will have a 45% lot  
10 coverage, providing adequate vehicular circulation. However, not all development  
11 standards can be met due to an off-street parking deficiency. A Bonus  
12 Development Conditional Use Permit would be necessary in order to allow a  
13 reduction in parking requirements.

14 **6. There are adequate provisions for public access, water, sanitation and**  
15 **public utilities and services to ensure that the proposed development would**  
16 **not be detrimental to public health, safety and general welfare.**

17 **Finding:** Vehicular and pedestrian access to the site would be provided through  
18 Florence Avenue. The project proposes to connect with existing infrastructure and  
19 will not require changes to existing public utilities. The surrounding area is already  
20 completely developed with public access, water, sanitation, and other public  
21 utilities. The new development will connect to the existing infrastructure and will  
22 not impede the accessibility to public access, water, sanitation, or other public  
23 utilities and services. It is expected that the proposed development will not be  
24 detrimental to public health, safety and general welfare. Therefore, this finding can  
25 be made.

26 **7. The design, location, size and operating characteristics of the proposed**  
27 **development would not be detrimental to the public health, safety, or**  
28 **welfare of the City.**

1 **Finding:** The subject site is located along Florence Avenue, which serves as one  
2 of the commercial land use corridors of the City. The site is suitable for  
3 commercial uses provided that most of the surrounding uses are commercial and  
4 the properties are zoned for commercial uses as well. The proposed design will  
5 not only enhance the appearance of the site, but will also complement the  
6 prominent architectural style of surrounding properties. The subject site will have  
7 off-street parking, but will not meet the minimum required parking spaces for the  
8 proposed use. The proposed motel use is expected to operate twenty-four hours a  
9 day, a common characteristic of most motel uses.

10 **SECTION 3:** The Planning Commission hereby finds that all of the following  
11 required findings can be made for a Conditional Use Permit in connection with Case No.  
12 2015-05:

- 13 **1. The proposed use is conditionally permitted within, and would not impair**  
14 **the integrity and character of, the subject zoning district and complies with**  
15 **all of the applicable provisions of this Code.**

16 **Finding:** The proposed motel use is conditionally permitted within the subject  
17 zoning district. The subject zoning district, CG, is intended to provide for service-  
18 oriented business, general retail, and professional office activities serving a  
19 community-wide need under design standards that ensure compatibility and  
20 harmony with adjoining land uses. The property is currently developed with a  
21 vacant surface parking lot. The proposed development does not comply with all  
22 HPMC development standards due to off-street parking deficiency. Thereby, a  
23 Bonus Development Conditional Use Permit is necessary in order to reduce  
24 parking requirements.

- 25 **2. The proposed use is consistent with the General Plan.**

26 **Finding:** The proposed motel use would be consistent with the General Plan and  
27 meet all the zoning and development standards with a granting of a Conditional  
28 Use Permit. The land uses for the General Plan and Zoning map have the same

1 CG designation and thus consistent. This proposed development also fulfills the  
2 goals and objectives of the General Plan, which include providing a mix of land  
3 uses which meets the diverse needs of the City.

4 **3. The approval of the Conditional Use Permit for the proposed use is in**  
5 **compliance with the requirements of the California Environmental Quality**  
6 **Act (CEQA) and the City's Guidelines.**

7 **Finding:** The proposed development complies with CEQA's Categorical  
8 Exemption, Section 15332, In-Fill Development Projects. The proposed project  
9 meets all of the following characteristics of an In-Fill Development Project:

10 a. The proposed project is consistent with the General Plan designation and all  
11 applicable General Plan policies as well as with zoning designation and  
12 regulations.

13 b. The proposed development is within city limits, on a project site less than five  
14 acres in size, and is substantially surrounded by urban uses.

15 c. The project site has no value as habitat for endangered, rare or threatened  
16 species.

17 d. Approval of the project would not result in any significant effects relating to  
18 traffic, noise, air quality, or water quality.

19 e. The site can be adequately served by all required utilities and public services.

20 Therefore, this finding can be made.

21 **4. The design, location, size and operating characteristics of the proposed use**  
22 **are compatible with the existing and planned future land uses within the**  
23 **general area in which the proposed use is to be located and will not create**  
24 **significant noise, traffic or other conditions or situations that may be**  
25 **objectionable or detrimental to other permitted uses operating nearby or**  
26 **adverse to the public interest, health, safety, convenience or welfare of the**  
27 **City.**

28 **Finding:** The project proposes a two-story motel building that will be situated

1 along the western, northern, and eastern boundary of the site. In order to maintain  
2 privacy for the abutting residences, landscaping elements such as hedges and tall  
3 trees will be incorporated in the rear setback yard. Additionally, the site has  
4 adequate vehicle circulation and suitable access along Florence Avenue. The  
5 proposed building will complement the surrounding area with a Spanish  
6 architectural style.

7 **5. The subject site is physically suitable for the type and density/intensity of**  
8 **use being proposed.**

9 **Finding:** The subject site is over 16,000 square feet and will have a 45% lot  
10 coverage, providing adequate vehicular circulation. However, the proposed use  
11 does not meet the minimum off-street parking requirements. A Bonus  
12 Development Conditional Use Permit is necessary in order to reduce parking  
13 requirements.

14 **6. There are adequate provisions for public access, water, sanitation and**  
15 **public utilities and services to ensure that the proposed use would not be**  
16 **detrimental to public health, safety and general welfare.**

17 **Finding:** Vehicular and pedestrian access to the site would be provided through  
18 Florence Avenue. The project proposes to connect with existing infrastructure and  
19 will not require changes to existing public utilities. The surrounding area is already  
20 completely developed with public access, water, sanitation, and other public  
21 utilities. The new development will connect to the existing infrastructure and will  
22 not impede the accessibility to public access, water, sanitation, or other public  
23 utilities and services. It is expected that the proposed development will not be  
24 detrimental to public health, safety and general welfare. Therefore, this finding can  
25 be made.

26 **SECTION 4:** The Planning Commission hereby approves Case No. 2015-05 DP  
27 CUP, a request for approval of a Development Permit to construct a new hotel building  
28 with 29 guest rooms and a Bonus Development Conditional Use Permit for property

1 located at 3046 Florence Avenue, in the CG Zone, subject to the execution and  
2 fulfillment of the following conditions:

3 Planning Division

- 4 1. That the property owner and applicant shall indemnify, protect, hold harmless and  
5 defend the City and any agency or instrumentality thereof, its officers, employees  
6 and agents from all claims, actions, or proceedings against the City to attack, set  
7 aside, void, annul, or seek damages arising out of an approval of the City, or any  
8 agency or commission thereof, concerning this project. City shall promptly notify  
9 both the property owner and applicant of any claim, action, or proceeding to which  
10 this condition is applicable. The City shall cooperate in the defense of the action,  
11 while reserving its right to act as it deems to be in the best interest of the City and  
12 the public. The property owner and applicant shall defend, indemnify and hold  
13 harmless the City for all costs and fees incurred in additional investigation or study,  
14 or for supplementing or revising any document, including, without limitation,  
15 environmental documents. If the City's legal counsel is required to enforce any  
16 condition of approval, the applicant shall pay for all costs of enforcement, including  
17 legal fees.
- 18 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department  
19 corrections and conditions, the property shall be developed substantially in  
20 accordance with the applications, environmental assessment, and plans submitted.
- 21 3. That all architectural detailing, including building materials, lighting, colors, façade  
22 improvements, finishes and other details proposed for the structure be consistent  
23 with the submitted plans as approved by the Planning Division.
- 24 4. That the proposed project shall comply with all applicable codes, laws, rules, and  
25 regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business  
26 License Regulations of the City of Huntington Park.
- 27 5. That the use be conducted, and the property be maintained, in a clean, neat, quiet,  
28 and orderly manner at all times and comply with the property maintenance standards

1 as set forth in Title 8, Chapter 9, and Section 9-3.103.18 of the Huntington Park  
2 Municipal Code.

3 6. That this entitlement shall be subject to review for compliance with conditions of the  
4 issuance at such intervals as the City Planning Commission shall deem appropriate.

5 7. That any violation of the conditions of this entitlement may result in the revocation of  
6 the entitlement.

7 8. That the applicant be required to apply for a new entitlement if any alteration,  
8 modification, or expansion would increase the existing floor area of the  
9 establishment.

10 9. That the Development Permit shall expire in the event the entitlement is not  
11 exercised within one (1) year from the date of approval.

12 10. That all signs on the site be installed in compliance with the City's sign regulations  
13 and that approval be obtained through a Sign Design Review prior to installation.

14 11. That all existing and/or proposed mechanical equipment and appurtenances,  
15 including satellite dishes, gutters etc., whether located on the rooftop, ground level  
16 or anywhere on the property shall be completely shielded/enclosed so as not to be  
17 visible from any public street and/or adjacent properties. Such shielding/enclosure  
18 of facilities shall be of compatible design related to the building structure for which  
19 such facilities are intended to serve and shall be installed prior to issuance of the  
20 Certificate of Occupancy.

21 12. That any proposed on-site utilities, including electrical and telephone, be installed  
22 underground and be completely concealed from public view as required by the  
23 Planning Division.

24 13. That an anti-graffiti finish, as approved by the Planning Division, shall be applied to  
25 all exterior surfaces that are visible to the public and likely to attract graffiti prior to  
26 the issuance of the Certificate of Occupancy.

27 14. That any existing and/or future graffiti as defined by Huntington Park Municipal Code  
28 Section 5-27.02(d) shall be diligently removed within a reasonable time period.

- 1 15. That prior to the issuance of the Certificate of Occupancy, the property owner shall  
2 grant either by the covenants, conditions and restrictions for the subject property, or  
3 by a separate covenant recorded against the subject property, the right of entry for  
4 authorized City employees or agents for the purpose of removing or painting over  
5 graffiti from structures on the subject property.
- 6 16. That the property comply with the City's Standards for Exterior Colors, Section 9-  
7 3.103(3)(A) of the Huntington Park Municipal Code and obtain the Planning  
8 Division's approval prior, to the issuance of the Certificate of Occupancy.
- 9 17. That the required trash enclosure be installed with a decorative view obscuring gate  
10 and a decorative trellis prior to the issuance of the Certificate of Occupancy.
- 11 18. That the parking areas be slurry sealed and striped as approved by the Planning  
12 Division.
- 13 19. That all required on-site parking and loading spaces comply with the minimum  
14 dimensions as set forth within the Huntington Park Municipal Code prior to issuance  
15 of the Certificate of Occupancy.
- 16 20. That a landscape plan designed be provided for the entire property, showing planter  
17 design, schedule of plant material, planter location and method of automatic  
18 permanent irrigation. The plan shall be submitted to and approved by the Planning  
19 Division, and such landscaping shall be installed and planted according to such  
20 approved plan, prior to being issued the certificate of occupancy, and shall thereafter  
21 be continuously and permanently maintained.
- 22 21. That landscape planters with 6" curbing and permanent irrigation be provided within  
23 the parking area, and that landscaping be provided in areas not used for vehicle  
24 parking, vehicle circulation or pedestrian access.
- 25 22. That public improvements be completed per the City Engineer's requirements prior  
26 to the issuance of the Certificate of Occupancy as follows:
  - 27 a. Provide 24" box (minimum) street trees at 30' on center with decorative grates  
28 and a permanent irrigation system;

- b. Remove any unused driveway(s) and replace with new curb, gutter, and sidewalk;
- c. Remove and replace all public improvements damaged by construction; and
- d. Repair and/or replace any abutting substandard or damaged public improvements.

23. That a lighting plan be provided for all outdoor areas of the property. Such lighting shall be decorative and installed per approved plans to the satisfaction of the building official and Planning Division prior to issuing a Certificate of Occupancy.

24. That the applicant provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of Occupancy.

25. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The applicant shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes the SUSUMP requirements when applicable.

26. That the permit may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.

27. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.

28. That Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.

- 1 29. That all businesses shall obtain a City of Huntington Park Business License prior to  
2 commencing business operations.
- 3 30. The a Lot Line Adjustment application be submitted prior to the issuance of Building  
4 Permits to consolidate the existing two (2) parcels, 6321-031-007 and 6321-031-  
5 008, into one (1) parcel.
- 6 31. That the applicant shall provide improvements on the public right-of-way such as,  
7 but not limited to, landscape, hardscape, and street furniture, in lieu of a Bonus  
8 Development to reduce parking requirements.
- 9 32. That the motel guest rooms shall only be rented on a daily rate basis.
- 10 33. That the Applicant and Property Owner agree in writing to the above conditions.

11 Building and Safety

- 12 34. The initial plan check fee will cover the initial plan check and one recheck only.  
13 Additional review required beyond the first recheck shall be paid for on an hourly  
14 basis in accordance with the current fee schedule.
- 15 35. The second sheet of building plans is to list all conditions of approval and to include  
16 a copy of the Planning Commission Decision letter. This information shall be  
17 incorporated into the plans prior to the first submittal for plan check.
- 18 36. School Developmental Fees shall be paid to the School District prior to the issuance  
19 of the building permit.
- 20 37. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance  
21 of the building permit.
- 22 38. Art fee shall be paid to the City prior to issuance of the building Permit.
- 23 39. Recycling deposit shall be filed prior to issuance of the building permit to the  
24 satisfaction of the recycling coordinator.
- 25 40. In accordance with paragraph 5538(b) of the California Business and Professions  
26 Code, plans are to be prepared and stamped by a licensed architect.
- 27 41. Structural calculations prepared under the direction of an architect, civil engineer or  
28 structural engineer shall be provided.

1 42. That geotechnical and soils investigation report is required, the duties of the soils  
2 engineer of record, as indicated on the first sheet of the approved plans, shall include  
3 the following:

- 4 a) Observation of cleared areas and benches prepared to receive fill;
- 5 b) Observation of the removal of all unsuitable soils and other materials;
- 6 c) The approval of soils to be used as fill material;
- 7 d) Inspection of compaction and placement of fill;
- 8 e) The testing of compacted fills; and
- 9 f) The inspection of review of drainage devices.

10 43. The owner shall retain the soils engineer preparing the Preliminary Soils and/or  
11 Geotechnical Investigation accepted by the City for observation of all grading, site  
12 preparation, and compaction testing. Observation and testing shall not be performed  
13 by another soils and/or geotechnical engineer unless the subsequent soils and/or  
14 geotechnical engineer submits and has accepted by the Public Works Department, a  
15 new Preliminary Soils and/or Geotechnical Investigation.

16 44. A grading and drainage plan shall be approved prior to issuance of the building  
17 permit. The grading and drainage plan shall indicate how all storm drainage  
18 including contributory drainage from adjacent lots is carried to the public way or  
19 drainage structure approved to receive storm water.

20 45. All State of California disability access regulations for accessibility and adaptability  
21 shall be complied with.

22 46. The building permit will not be issued until the property has been surveyed and the  
23 boundaries marked by a land surveyor licensed by the State of California.

24 47. Foundation inspection will not be made until setback on the side of each proposed  
25 building along the property line has been surveyed and the location of the footings  
26 has been determined to be in accordance with the approved plans by a land  
27 surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON  
28 THE FOUNDATION PLAN IN A PROMINENT LOCATION.

- 1 48. Electrical plan check is required.
- 2 49. Mechanical plan check is required.
- 3 50. Plumbing plan check is required.
- 4 51. No form work or other construction materials will be permitted to encroach in to
- 5 adjacent property without written approval of the affected property owner.
- 6 52. Demolition permit is required for any existing buildings which are to be demolished.
- 7 53. All fire sprinkler hangers must be designed and their location approved by an
- 8 engineer or an architect. Calculations must be provided indicating that the hangers
- 9 are designed to carry the tributary weight of the water filled pipe plus a 250 pound
- 10 point load. A plan indication this information must be stamped by the engineer or the
- 11 architect and submitted for approval prior to issuance of the building permit.
- 12 54. Separate permit is required for Fire Sprinklers.
- 13 55. Projects shall comply with the requirements of the NPDES (NATIONAL POLLUTION
- 14 DISCHARGE ELIMINATION SYSTEM) prior to issuance of a Demolition, Grading &
- 15 Building permit. These include requirements for sediment control, erosion control,
- 16 and construction activities control to be implemented on the project site.
- 17 56. A Stormwater Pollution Prevention Program ("SWPPP") is required to be submitted.
- 18 The SWPPP shall contain details of best management practices, including desilting
- 19 basins or other temporary drainage or control measures, or both, as may be
- 20 necessary to control construction-related pollutants which originate from the site as a
- 21 result of construction related activities. No grading permit will be issued until the
- 22 SWPPP has been submitted to and accepted by the building official.
- 23 57. All applicable requirements in the Standard Urban Stormwater Mitigation Plan
- 24 (SUSMP) as one of the model programs under the National Pollutant Discharge
- 25 Elimination System (NPDES) Permits to develop and implement programs for
- 26 stormwater management within the County of Los Angeles shall be complied with.
- 27 58. Residential occupancies containing sleeping units where the occupants are primarily
- 28 transient in nature such as motels shall be classified as Residential Group R-1

1 Occupancy and shall comply with the provisions of Sections 420.1 through 420.5  
2 and other applicable provisions of the building code.

3 59. Group U Occupancies used for storage of private motor vehicles exceeding 1,000  
4 square feet are permitted to 3,000 square feet when the conditions per Section  
5 406.1.2 are met. More than one 3,000-square-foot (279 m<sup>2</sup>) Group U occupancy  
6 shall be permitted to be in the same structure, provided each 3,000-square-foot area  
7 is separated by fire walls complying with Section 706.

8 60. The building height and area affected by the proposed change of occupancy shall  
9 not exceed the limits specified in Table 503 based on the type of construction as  
10 determined by Section 602 and the occupancies as determined by Section 302  
11 except as modified hereafter.

12 61. Each portion of a building shall be individually classified in accordance with Section  
13 302.1. Where a building contains more than one occupancy group, the building or  
14 portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or  
15 508.4, or a combination of these sections.

16 62. Individual occupancies shall be separated from adjacent occupancies in accordance  
17 with Table 508.4.

18 63. The building elements shall have a fire-resistance rating not less than that specified  
19 in Table 601 and exterior walls shall have a fire-resistance rating not less than that  
20 specified in Table 602. Where required to have a fire-resistance rating by Table 601,  
21 building elements shall comply with the applicable provisions of Section 703.2.

22 64. Accessible means of egress is required for new building and shall comply with  
23 Section 1007.

24 65. Hotels, motels, inns, dormitories, resorts and similar transient lodging facilities shall  
25 provide guest rooms in accordance with Section 11B-224.

26 66. Unisex toilet facility is permitted in occupancies with a total occupant load of 10 or  
27 less, including customers and employees, and designed for use by no more than  
28 one person at a time per Section 422.2 of Los Angeles County Plumbing Code.

1     Engineering

2     67. Prior to issuance of grading, building or other permits as appropriate, the applicant  
3         shall pay all necessary fees to the City.

4     68. If a new sewer line/connection is installed, a fee will be required in addition to the  
5         fees paid to the County of Los Angeles Sanitation District, and shall be paid prior to  
6         building permit issuance.

7     69. A separate public works permit and payment of fee is required for all work in the  
8         public right-of-way.

9     70. Install new driveway approach in accordance with SPPWC Standard Plan 110-2, and  
10         as required and directed by the City Engineer or his/her designee.

11    71. Close existing driveway apron, and install necessary improvements (parkway,  
12         landscape, sidewalk, curb and gutter, any others as applicable) to match required  
13         adjacent sections, and as directed by the City Engineer or his/her designee.

14    72. Remove and replace broken and off grade sidewalk and construct new concrete  
15         sidewalk along the length of the property frontage in accordance with SPPWC  
16         standard plan 113-2, and as directed by the City Engineer or his/her designee.

17    73. Remove and replace broken and off grade curb and gutter and construct new curb  
18         and gutter along the length of the property frontage in accordance with SPPWC  
19         Standard Plan 120-2, and as directed by the City Engineer or his/her designee.

20    74. Rehabilitate existing AC street pavement along the length of the property frontage to  
21         the centerline of the street as indicated below, and as directed by the City Engineer  
22         or his/her designee:

23         Grind existing pavement to a depth of 2" and overlay new AC.

24    75. Underground all existing and future services to the property.

25    76. Protect existing tree(s), remove existing tree(s), and/or remove existing tree, and  
26         install new 48" box tree as directed by the City Engineer or his/her designee.

27    77. All improvements are to be designed, installed and completed at the sole expense of  
28         the applicant/developer/property owner.

78. The applicant/developer/property owner shall design and construct the improvements  
to the satisfaction and approval of the City Engineer or his/her designee.

79. All work shall be done in accordance with Standard Plans for Public Works  
Construction (SPPWC), and/or as directed by the City Engineer or his/her designee.

- 1 80. Project shall meet all requirements of the National Pollutant Discharge Elimination  
2 System (NPDES) related to pollutants; runoff and non-stormwater discharges  
3 including but not limited to Low Impact Development, Stormwater Pollution  
4 Prevention Plan, and/or Erosion Control Plans.
- 5 81. All existing damaged or off-grade curb, gutter and sidewalk shall be removed and  
6 replaced as directed by the City Engineer or his/her designee.
- 7 82. Any existing improvements damaged or made off-grade during construction, shall be  
8 removed and replaced in accordance with appropriate standards, and as directed by  
9 the City Engineer or his/her designee.
- 10 83. Bench Marks, Center Line Ties, and any other Survey Monumentation, shall be  
11 established and/or replaced accordingly at the completion of the project.
- 12 84. New trees shall be one of the approved types by the City for trees in public right-of-  
13 way, or as directed by the City Engineer or his/her designee. Trees shall be installed  
14 in the parkway with a low drip irrigation system. Root barriers shall be installed. A  
15 48"x48" street tree cover shall be installed where required by the City Engineer or  
16 his/her designee.
- 17 85. All new driveways shall be according to SPPWC Standard Plan 110-2, Type B or C  
18 with the minimum width established by Planning and/or Los Angeles County Fire  
19 Department.
- 20 86. All existing noncomplying driveway aprons shall be constructed in accordance with  
21 applicable SPPWC standards.
- 22 87. Top of driveway apron X shall be 5 feet minimum from any trees, power poles, traffic  
23 signal controllers, electric services or similar improvements in the public right of way.
- 24 88. When required, all existing driveways aprons to be closed shall be removed and  
25 replaced with necessary improvements (parkway, landscape, sidewalk, curb and  
26 gutter, any others as applicable) to match required adjacent sections, and as directed  
27 by the City Engineer or his/her designee.
- 28 89. All existing and proposed utilities shall be conveyed to the site underground.
90. New street lights shall match existing street light standards in the street block, and as  
directed by the City Engineer or his/her designee.
91. A Lot Merger is required to be processed for this site.

Police Department

92. The operation of the establishment shall be limited to those activities and elements  
expressly indicated on the permit application and approved by the City Council. Any  
change in the operation, which exceeds the conditions of the approved permit, will

1 require that a new permit application be submitted to the City Council for their review  
2 and approval.

3 93. Noise emanating from the permittee's premises shall not be audible 50 feet or more  
4 from the property line of the premises. The permittee shall be responsible for  
5 determining how to best meet this requirement, either by keeping doors and windows  
6 closed, limiting hours of entertainment, or by offering non-amplified entertainment.

7 94. Litter shall be removed daily or as needed from in front of and around the building.

8 95. Current occupancy loads shall be posted at all times.

9 96. The permittee shall be responsible for installing and maintaining a video surveillance  
10 system that monitors no less than the front and rear of the business, with full view of  
11 the public right-of-ways, and any parking lot under the control of the permittee. These  
12 cameras shall record video for a minimum of 30 days and the recordings will be made  
13 available to the Huntington Park Police Department.

14 97. The surrounding area (exterior & parking lot) shall be illuminated in order to make  
15 easily discernible the appearance and conduct of all person on or about the property.

16 98. Address should be clearly marked on front and rear of structure.

17 99. That when the Chief of Police determines that permittee has violated the terms of the  
18 permit, including the permittee's obligation to comply with all other laws and  
19 regulations, but believes those violations can be remedied through education and/or  
20 minor modifications to permittee's operation, permittee will be asked to attend a  
21 meeting with the involved departments to address the community concerns and  
22 discuss how additional restrictions and/or revocation can be avoided.

23 100. That the City reserves the right to review the permittee's compliance with the terms  
24 and conditions of this and if necessary, revoke, suspend or modify the permit if the  
25 conduct of the business staff and /or customers creates problems as described in  
26 these conditions and subject to regulations of the Huntington Park Municipal Code.

27 **SECTION 5:** This resolution shall not become effective until 15 days after the date  
28 of decision rendered by the Planning Commission, unless within that period of time it is  
appealed to the City Council. The decision of the Planning Commission shall be stayed  
until final determination of the appeal has been effected by the City Council.

//

//

//

//

