



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, July 15, 2015 at 6:30 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

Commissioner Eduardo Carvajal
Commissioner Carlos Cordova
Commissioner Efren Martinez
Commissioner Marcos Osorio
Commissioner (Vacant)

PRESENTATION

Recognition of new Planning Commission

APPOINTMENT OF CHAIR & VICE CHAIR

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 Regular Meeting Minutes of April 15, 2015.

PUBLIC HEARINGS

Continued from May 27, 2015 Planning Commission Special Meeting

- 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. Consider PC 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 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, AUGUST 19, 2015, AT 6:30 P.M.

I, Rodrigo Pelayo, 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 on the 9th of July 2015.





CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: JULY 15, 2015

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

FROM: CARLOS LUIS, SENIOR PLANNER
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 NUMBERS: 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

July 15, 2015

Page 3 of 15

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

July 15, 2015

Page 4 of 15

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.

PLANNING COMMISSION AGENDA REPORT

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

July 15, 2015

Page 5 of 15

**ENVIRONMENTAL
REVIEW:**

Categorical Exemption, CEQA Article 19, 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.

Background

On May 27, 2015, a special Planning Commission meeting was held to present the applicant's request for 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. At the said meeting, three Planning Commissioners were present. However, due to a potential conflict of interest, one of the Commissioners recused himself before the item was presented and opened for public comment. Following, Assistant City Attorney, Noel Tapia, advised that the item be continued to another meeting because the recusal of one Commissioner resulted in a lack of quorum. Mr. Tapia also mentioned that the City was currently in the process of electing new Planning Commissioners to fill vacant seats. Consequently, the item was continued to the next regular meeting on June 17, 2015.

During the City Council regular meeting of June 15, 2015, four new Planning Commissioners were appointed and one seat remained vacant. Although new Planning Commissioners were appointed, the City still needed to process the legal documentation for official appointment of the new Commissioners. Therefore, the regularly scheduled Planning Commission meeting of June 17, 2015 was cancelled and the applicant's item was continued to the following regularly scheduled meeting on July 15, 2015.

Site Description

The subject site is located on Florence Avenue between Arbutus Avenue and Cedar Street. The property is comprised of three (3) 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, which is proposed to be demolished.

The site is surrounded by residential properties to the south, and by commercial properties to the north, east, and west. If approved, the applicant shall be required to submit a Lot Line Adjustment application before the issuance of building permits in order to consolidate the three (3) parcels into one (1) parcel.

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.

FLOOR AREA RATIO 2:1		
Lot Size	Allowable Floor Area Ratio	Allowable Gross Floor Area
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 incorporates a Spanish architectural style throughout the exterior in order to complement the existing surrounding commercial neighborhood. 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, therefore the applicant is requesting a

Bonus Development Conditional Use Permit to allow a reduction of parking requirements.

A Bonus Development is an increase or modification in allowable development, not normally allowed by the strict application of the HPMC or other city standards, in exchange for the inclusion of beneficial or desirable elements, of some proportional value, to the development either on-site or off-site not normally required by strict application of applicable regulations.

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

Access

A proposed two-way driveway measuring twenty-four feet in width at Florence Avenue will provide access for project patrons, employees, and delivery vehicles.

Off-Street Parking

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

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

The parking calculations are summarized in the following table:

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

Consequently, without the approval of a Bonus Development to reduce parking requirements, the proposed project will not comply with all of the minimum development standards. In addition, the deficiency of 8 off-street parking spaces can potentially create a spillover of vehicles onto the street, impacting the subject site and surrounding area where there is currently a lack of on-street parking.

Public Comments

The City notified the public about the proposed project through a series of publications including the local newspaper, postings at several conspicuous locations, and mailing notices to surrounding properties of the subject site. Several residents have called the City to express their concerns of potential crime and illicit activities that such development would attract. In acknowledgement to the comments, City staff invited the residents to attend the scheduled meeting and express their concerns to the Planning Commission.

Public Safety

As part of the review process, the Huntington Park Police Department (HPPD) was provided copies of the application. After review of the application, the HPPD suggested that if the proposed development is considered by the Planning Commission, that the following conditions be included:

1. 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.
2. 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.

3. Litter shall be removed daily or as needed from in front of and around the building.
4. Current occupancy loads shall be posted at all times.
5. 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.
6. 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.
7. Address should be clearly marked on front and rear of structure.

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

PLANNING COMMISSION AGENDA REPORT

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

July 15, 2015

Page 10 of 15

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;

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 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;

PLANNING COMMISSION AGENDA REPORT

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

July 15, 2015

Page 11 of 15

Finding: The proposed hotel development would not comply with the minimum development standards of the HPMC because it will have a deficiency of 8 off-street parking spaces. Since staff is recommending denial of the proposed project, it is exempt per CEQA's Statutory Exemption, Section 15270, Projects Which Are Disapproved.

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. However, not all development standards can be met due to an off-street parking deficiency.

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;

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.

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, within the Commercial General (CG) Zone. Although the site location is suitable, the proposed project design will not provide adequate off-street parking and the nature of a hotel's operating characteristics can potentially be detrimental to the public health, safety, or welfare of the City.

Conditional Use Permit Findings

In granting a Conditional Use Permit to allow a motel use within the CG zone and Bonus Development to reduce parking requirements, 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 proposed project design will not comply with all HPMC development standards due to off-street parking deficiency. A Conditional Use Permit is required to allow a motel/hotel use within the CG zone. In addition, a Bonus Development Conditional Use Permit would be necessary in order to reduce parking requirements to be able to comply with all minimum development standards of the HPMC.

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

Finding: The proposed development 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. However, the proposed motel use would not meet all the zoning and development standards due to the deficiency of 8 off-street parking spaces.

- 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

July 15, 2015

Page 13 of 14

Finding: The proposed hotel use would not comply with the minimum development standards of the HPMC because it will have a deficiency of 8 off-street parking spaces. Since staff is recommending denial of the proposed project, it is exempt per CEQA's Statutory Exemption, Section 15270, Projects Which Are Disapproved.

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 site of the proposed use is located along Florence Avenue, within the Commercial General (CG) Zone. Although the site location is suitable, the proposed use can potentially impact the on-street parking availability, attract crime or illicit activities that may be 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;**

Finding: The subject site is over 16,000 square feet and will have a 45% lot coverage. However, the design of proposed use would not meet the minimum off-street 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 development for the proposed use will 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.

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 and Conditional Use Permit. In addition, a Bonus Development is necessary in order to reduce parking requirements and comply with all minimum development standards.

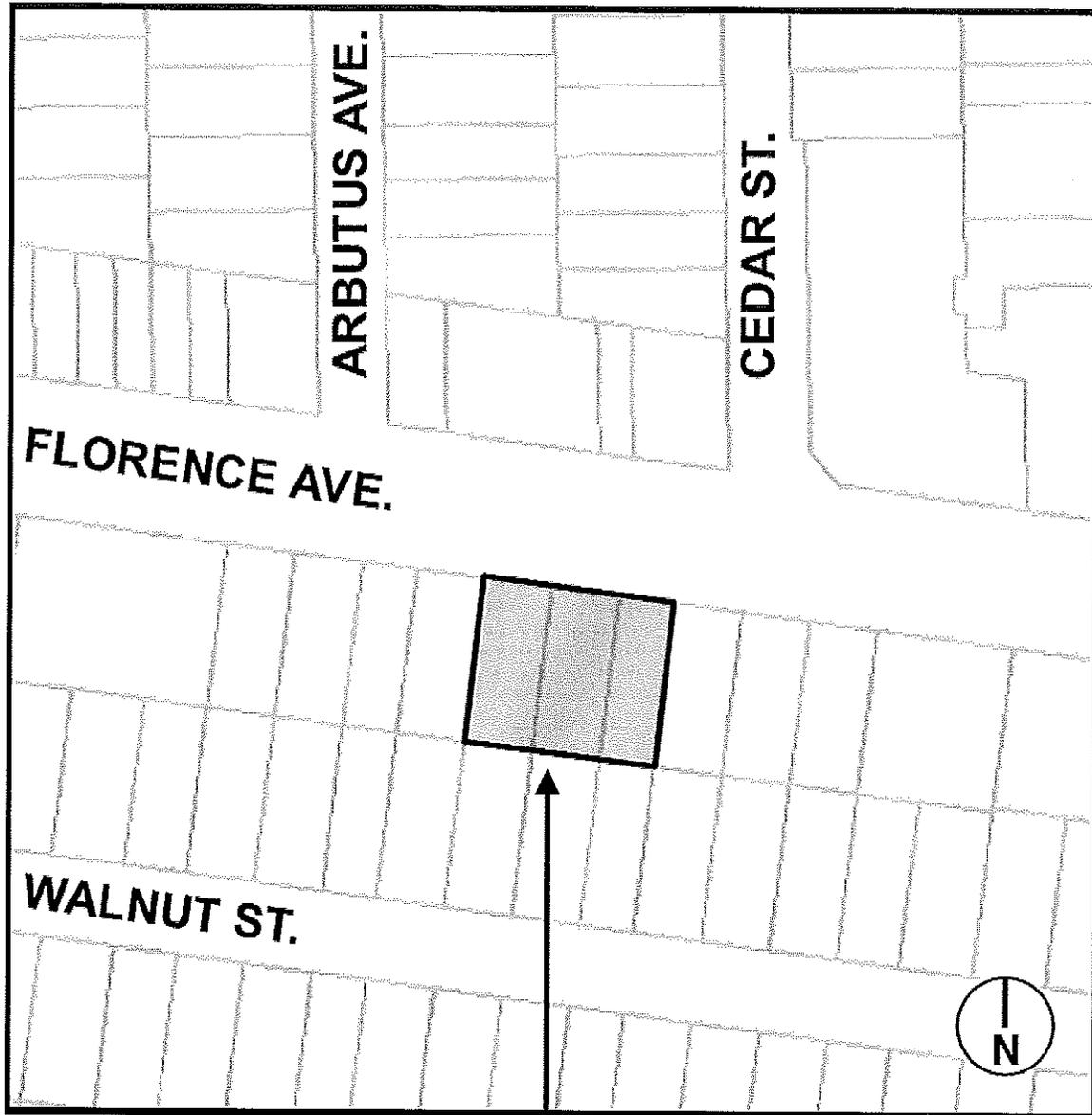
Although the applicant is requesting a Bonus Development Conditional Use Permit in order to be able to comply with the minimum development standards of the HPMC, staff has also determined that the street and public right-of-way improvements proposed by the applicant would not be of proportional value to the cost of constructing 8 parking spaces. Thereby, the Bonus Development incentive would not be a fair exchange for the proposed street improvements.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission adopt **Resolution No. 2015-05** to deny 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.

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



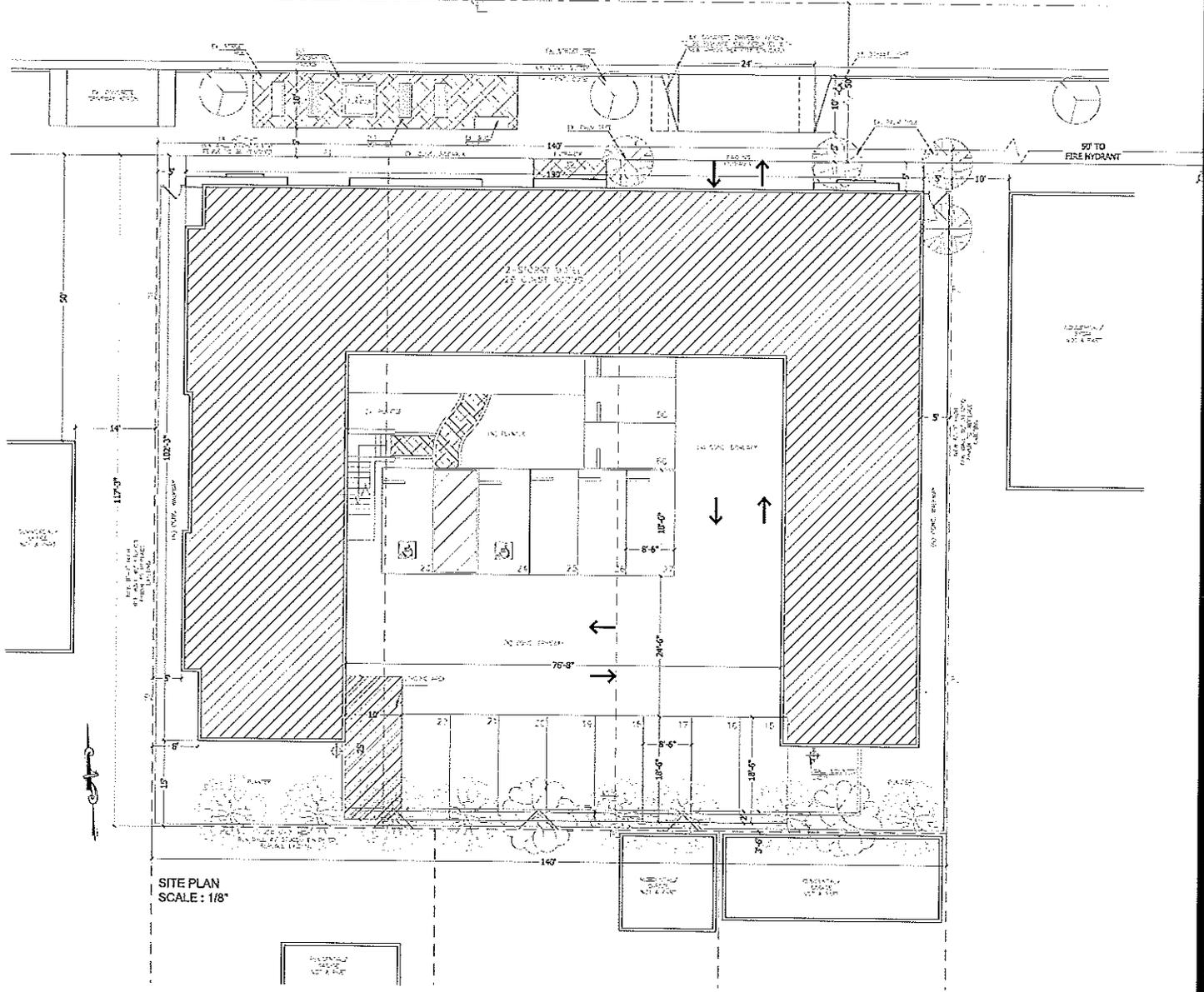
3046 Florence Avenue
Huntington Park, CA 90255

VICINITY MAP

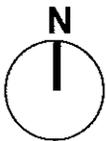
EXHIBIT A

CASE NO. 2015-05 DP CUP

FLORENCE AVE.



SITE PLAN
SCALE: 1/8"

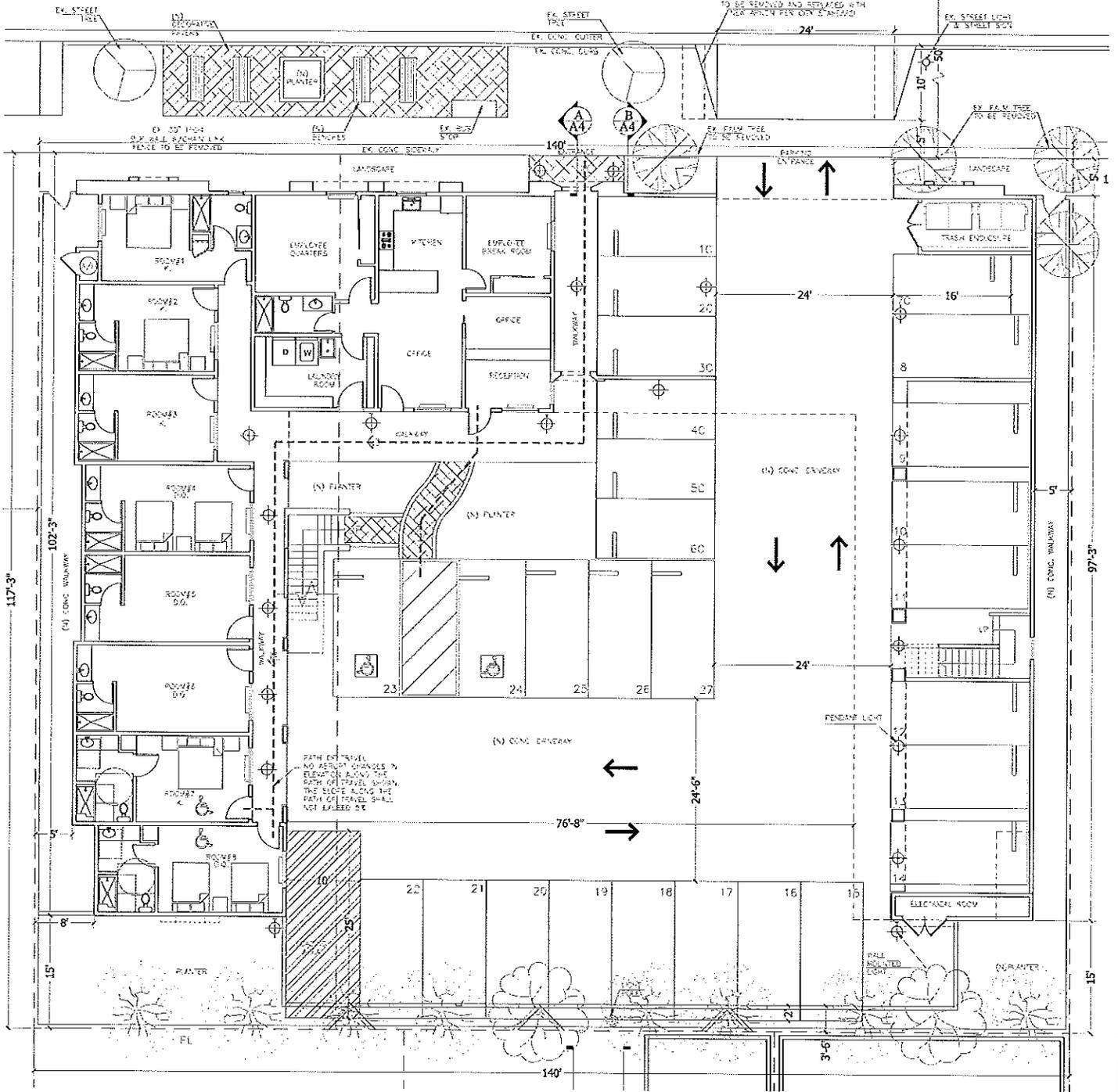


SITE PLAN

EXHIBIT C

CASE NO. 2015-05 DP CUP

FLORENCE AVE.



FIRST FLOOR PLAN

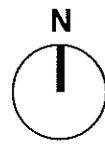
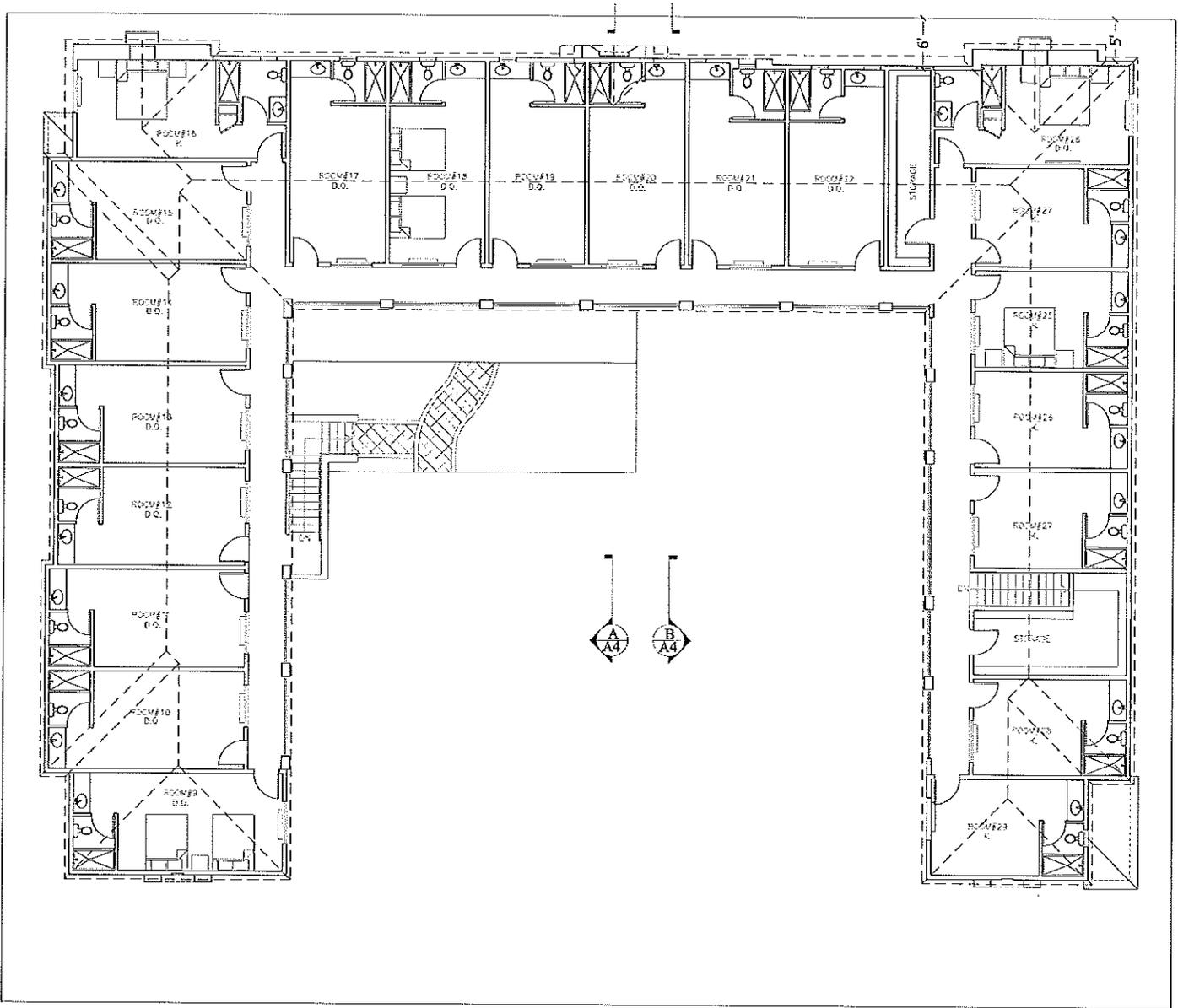


EXHIBIT D

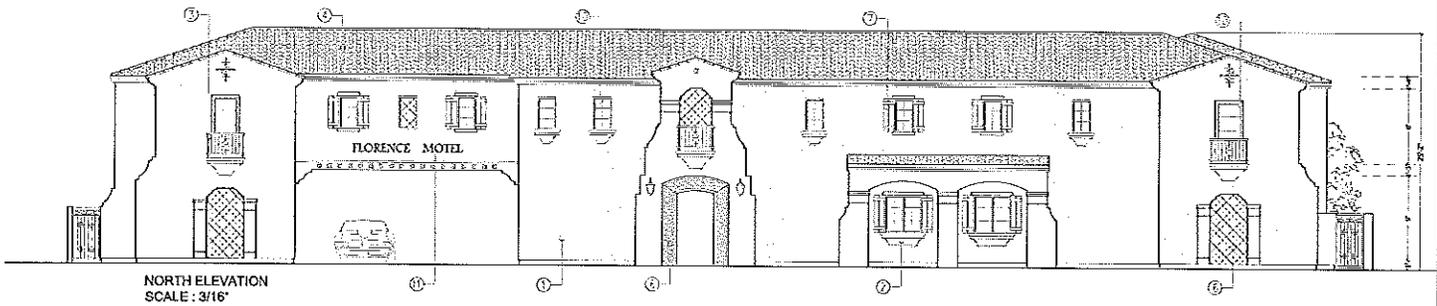
CASE NO. 2015-05 DP CUP



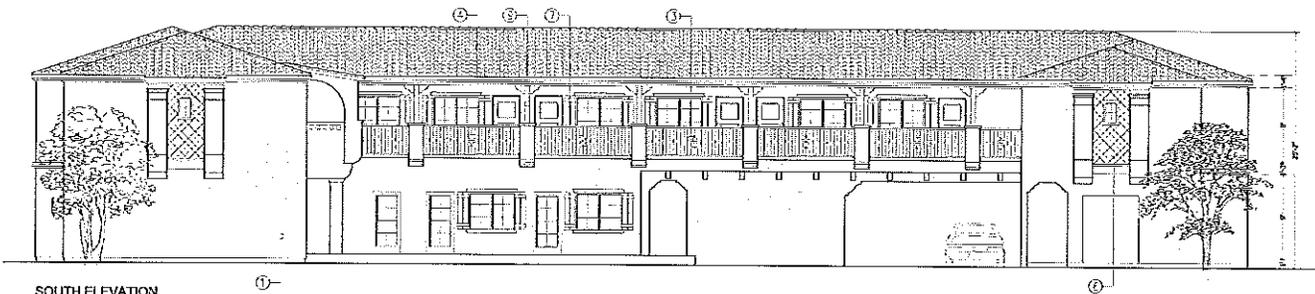
SECOND FLOOR PLAN

EXHIBIT E

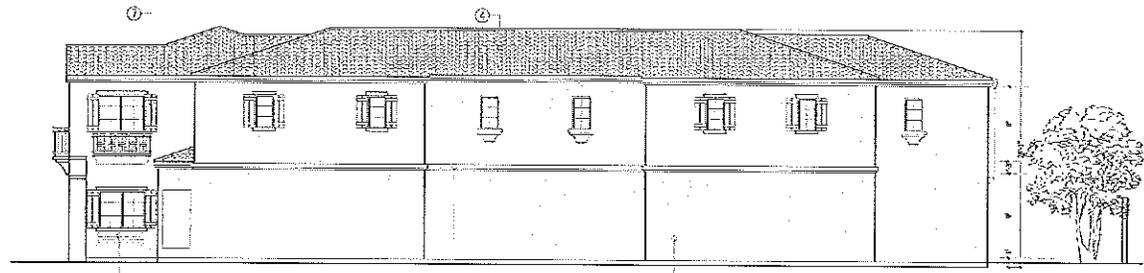
CASE NO. 2015-05 DP CUP



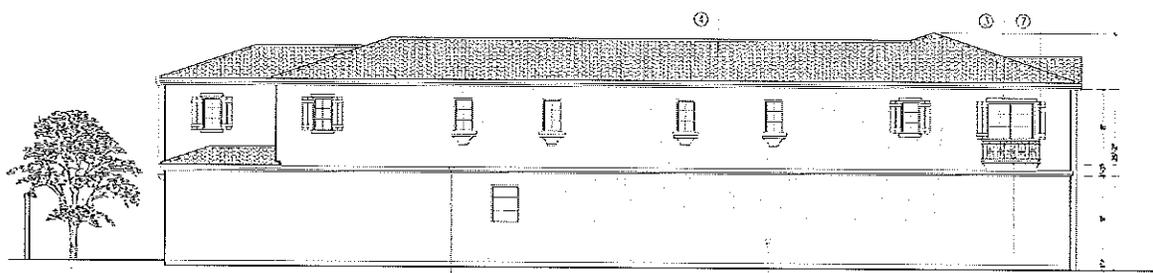
NORTH ELEVATION
SCALE : 3/16"



SOUTH ELEVATION
SCALE : 3/16"



WEST ELEVATION
SCALE : 3/16"



EAST ELEVATION
SCALE : 3/16"

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
 8550 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.: #187749 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: [REDACTED]
 Phone 1: [REDACTED] Phone 2: [REDACTED] Fax: [REDACTED]

PROPERTY OWNER'S INFORMATION

Property Owner: Amar Patel
 Mailing Address: [REDACTED]
 Phone 1: [REDACTED] Phone 2: [REDACTED] Fax: [REDACTED]

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: [REDACTED]
 Phone 1: [REDACTED] Phone 2: [REDACTED] Fax: [REDACTED]

PROPERTY OWNER'S INFORMATION

Property Owner: Amar Patel
 Mailing Address: [REDACTED]
 Phone 1: [REDACTED] Phone 2: [REDACTED] Fax: [REDACTED]

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

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: _____

Telephone: _____

Fax: _____

2. Contact Person concerning this project:

Name: Amar Patel

Address: _____

Telephone: 810-918-1420

Fax: _____

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? | <u>D</u> |
| b. Have a demonstrable negative aesthetic effect? | <u>D</u> |
| c. Create light or glare? | <u>D</u> |

AIR QUALITY

20. Would the proposed project:

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

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 determines that the proposed Development
6 Permit and Conditional Use Permit are exempt from the California Environmental Quality
7 Act pursuant to Section 15270 of the CEQA Guidelines (Projects Which Are
8 Disapproved).

9 **SECTION 2:** The Planning Commission of the City of Huntington Park has reviewed
10 the record and on the basis of the record hereby finds and determines as follows:

11 A. Each fact set forth in the Staff Report to the Planning Commission dated July 15,
12 2015 is true and correct.

13 B. City of Huntington Park Municipal Code Sections 9-2.1007 requires that, in order
14 to approve a Development Permit, the Planning Commission must make all of
15 the following findings, supported by substantial evidence:

16 1. The proposed development is one permitted within the subject zoning district
17 and complies with all of the applicable provisions of this Code, including
18 prescribed development/site standards.

19 2. The proposed development is consistent with the General Plan.

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

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

26 5. The subject site is physically suitable for the type and density/intensity of use
27 being proposed.
28

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

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

7 C. The Planning Commission is unable to make findings required by items 1, 4, 5,
8 and 7 above for the following reasons:

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

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

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

23 **Finding:** The proposed hotel development would not comply with the minimum
24 development standards of the HPMC because it will have a deficiency of 8 off-
25 street parking spaces. Since staff is recommending denial of the proposed
26 project, it is exempt per CEQA's Statutory Exemption, Section 15270, Projects
27 Which Are Disapproved.
28

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

3 **Finding:** The subject site is over 16,000 square feet and will have a 45% lot
4 coverage. However, not all development standards can be met due to an off-
5 street parking deficiency.

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

9 **Finding:** The subject site is located along Florence Avenue, within the
10 Commercial General (CG) Zone. Although the site location is suitable, the
11 proposed project design will not provide adequate off-street parking and the
12 nature of a hotel's operating characteristics can potentially be detrimental to the
13 public health, safety, or welfare of the City.

14 **SECTION 3:** The Planning Commission of the City of Huntington Park has reviewed
15 the record and on the basis of the record hereby finds and determines as follows:

16 A. City of Huntington Park Municipal Code Sections 9-2.1105 requires that, in order
17 to approve a Conditional Use Permit, the Planning Commission must make all of
18 the following findings, supported by substantial evidence:

- 19 1. The proposed use is conditionally permitted within, and would not impair the
20 integrity and character of, the subject zoning district and complies with all of
21 the applicable provisions of this Code.
- 22 2. The proposed use is consistent with the General Plan.
- 23 3. The approval of the Conditional Use Permit for the proposed use is in
24 compliance with the requirements of the California Environmental Quality Act
25 (CEQA) and the City's Guidelines.
- 26 4. The design, location, size and operating characteristics of the proposed use
27 are compatible with the existing and planned future land uses within the
28 general area in which the proposed use is to be located and will not create

1 significant noise, traffic or other conditions or situations that may be
2 objectionable or detrimental to other permitted uses operating nearby or
3 adverse to the public interest, health, safety, convenience or welfare of the
4 City.

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

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

10 B. The Planning Commission is unable to make findings required by items 1, 3, 4,
11 and 5 above for the following reasons:

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

15 **Finding:** The proposed motel use is conditionally permitted within the subject
16 zoning district. The subject zoning district, CG, is intended to provide for
17 service-oriented business, general retail, and professional office activities
18 serving a community-wide need under design standards that ensure
19 compatibility and harmony with adjoining land uses. The proposed project
20 design will not comply with all HPMC development standards due to off-street
21 parking deficiency. A Conditional Use Permit is required to allow a motel/hotel
22 use within the CG zone. In addition, a Bonus Development Conditional Use
23 Permit would be necessary in order to reduce parking requirements to be able
24 to comply with all minimum development standards of the HPMC.

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

28 //

1 **Finding:** The proposed hotel use would not comply with the minimum
2 development standards of the HPMC because it will have a deficiency of 8 off-
3 street parking spaces. Since staff is recommending denial of the proposed
4 project, it is exempt per CEQA's Statutory Exemption, Section 15270, Projects
5 Which Are Disapproved.

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

13 **Finding:** The site of the proposed use is located along Florence Avenue, within
14 the Commercial General (CG) Zone. Although the site location is suitable, the
15 proposed use can potentially impact the on-street parking availability, attract
16 crime or illicit activities that may be detrimental to other permitted uses
17 operating nearby or adverse to the public interest, health, safety, convenience
18 or welfare of the City.

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

21 **Finding:** The subject site is over 16,000 square feet and will have a 45% lot
22 coverage. However, the design of proposed use would not meet the minimum
23 off-street parking requirements.

24 **SECTION 4:** The Planning Commission hereby denies Case No. 2015-05 DP CUP,
25 a request for approval of a Development Permit to construct a new hotel building with 29
26 guest rooms and a Bonus Development Conditional Use Permit for property located at
27 3046 Florence Avenue, in the CG Zone.
28

