



# AGENDA

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## CITY OF HUNTINGTON PARK PLANNING COMMISSION

**Special Meeting**  
**Thursday, May 19, 2016 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**

### **ROLL CALL**

Chair Efren Martinez  
Vice Chair Carlos Cordova  
Commissioner Eduardo Carvajal  
Commissioner Angelica Montes  
Commissioner Vacant

### **PLEDGE OF ALLEGIANCE**

## **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.

## **PUBLIC HEARING**

1. **CASE NO. 2016-08 CUP/DP – CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT** – A request for a Conditional Use Permit and a Development Permit for the expansion of an existing restaurant with on-site sales of beer and wine and a video arcade located at 6135 Pacific Boulevard, in the DTSP District A Zone.

### RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;
2. Take public testimony; and
3. Consider PC Resolution No. 2016-08, approving Case No. 2016-08 subject to conditions, allowing the expansion of an existing restaurant with on-site sales of beer and wine and a video arcade located at 6135 Pacific Boulevard, in the DTSP District A Zone.

## **REGULAR AGENDA**

1. **CASE NO. 2015-01 CUP – CONDITIONAL USE PERMIT** – A request for a time extension for a previously approved Conditional Use Permit (PC Case No. 2015-01 CUP) to expand an existing restaurant with the on-site sales of alcoholic beverages, in the Commercial General (CG) Zone.

### RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Take public testimony; and
2. Consider the following options:
  - 2-1 Approve an extension, not to exceed one year, to expired Planning Commission entitlement Case No. 2015-01 CUP.

2-2 Deny the proposed extension to expired Planning Commission entitlement Case No. 2015-01 CUP.

2. **CASE NO. 2015-03 DP – DEVELOPMENT PERMIT** – A request for a time extension for a previously approved Development Permit (PC Case No. 2015-03 DP) to construct a new retail/office building at 7017-7025 Santa Fe Avenue, in the CG (Commercial General) Zone.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Take public testimony; and
2. Consider the following options:
  - 2-1 Approve an extension, not to exceed one year, to expired Planning Commission entitlement Case No. 2015-03 DP.
  - 2-2 Deny the proposed extension to expired Planning Commission entitlement Case No. 2015-03 DP.

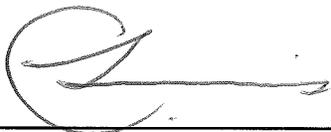
**STAFF COMMENTS**

**PLANNING COMMISSION COMMENTS**

**ADJOURNMENT**

The City of Huntington Park Planning Commission will adjourn to a regular scheduled meeting on Wednesday, June 15, 2016 at 6:30 p.m.

I, Carlos Luis, 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 12<sup>th</sup> of May 2016.



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Carlos Luis



# CITY OF HUNTINGTON PARK

## PLANNING COMMISSION AGENDA REPORT

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**DATE:** MAY 19, 2016

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

**ATTENTION:** CARLOS LUIS, SENIOR PLANNER

**FROM:** JUAN ARAUZ, ASSOCIATE PLANNER

**SUBJECT:** PLANNING COMMISSION CASE NO. 2016-08 CUP/DP  
(CONDITIONAL USE PERMIT/DEVELOPMENT PERMIT)

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**REQUEST:** A REQUEST FOR PLANNING COMMISSION APPROVAL OF CONDITIONAL USE PERMIT AND A DEVELOPMENT PERMIT FOR THE EXPANSION OF AN EXISTING RESTAURANT WITH ON-SITE SALES OF BEER AND WINE AND A VIDEO ARCADE LOCATED AT 6135 PACIFIC BOULEVARD, WITHIN THE DOWNTOWN SPECIFIC PLAN (DTSP) ZONE.

**APPLICANT:** Vahe Avakian  
6135 Pacific Boulevard  
Huntington Park, CA 90255

**PROPERTY OWNER:** 6131 Pacific Blvd LLC  
1215 Wilshire Boulevard  
Santa Monica, CA 90403

**PROJECT LOCATION:** 6135 Pacific Boulevard

**ASSESSOR'S  
PARCEL NUMBER:** 6320-020-020

**PRESENT USE:** Commercial

**PROJECT SIZE:** 3,953 sq. ft.

**BUILDING SIZE:** 5,900 sq. ft.

**SITE SIZE:** 7,500 sq. ft.

**GENERAL PLAN:** Downtown Specific Plan (DTSP) District B

**ZONE:** DTSP District B

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

**MUNICIPAL CODE  
REQUIREMENTS FOR A  
CONDITIONAL USE PERMIT:** Pursuant to the DTSP Section 4-6, a restaurant with on-site sales of alcoholic beverages and video arcades is permitted in the DTSP District B Zone provided a Conditional Use (CUP) has been granted by the Planning Commission.

**REQUIRED FINDINGS  
FOR A CONDITIONAL  
USE PERMIT:** Following a hearing, the Planning Commission shall record its 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.

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

Pursuant to HMPC Section 9-2.1004, a Development Permit is required because the Applicant is proposing an expansion of 50% or more of the gross floor area.

**REQUIRED FINDINGS  
FOR A DEVELOPMENT  
PERMIT:**

Pursuant to HMPC Section 9-2.1007, a Development Permit may be approved 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.

**ENVIRONMENTAL  
REVIEW:**

Categorically Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

**PROJECT  
ANALYSIS:**

Mr. Vahe Avakian (Applicant), is requesting Planning Commission approval of a Conditional Use Permit and a Development Permit for the expansion of an existing restaurant with on-site sales of beer and wine and a video arcade located at 6135 Pacific Boulevard, in the DTSP District A Zone.

The existing restaurant, Dino's Chicken & Burgers (Dino's), has been in operation since January of 2012 and was approved with a dining area. Presently, Dino's occupies a 2,006 square foot tenant space and is not licensed to serve alcoholic beverages and does not have a video arcade. The Applicant's proposal is to expand his business by occupying the adjacent vacant tenant space to the north and create an opening along the partition wall. This 1,947 square foot expansion will consist of a video arcade, storage, an office, and a restroom.

The Applicant is proposing interior modifications only to the expansion area, which includes cosmetic repairs and the installation of the video arcade games. No modifications are necessary to the restaurant as it is equipped with all the necessary amenities: kitchen, seating area, storage, and a restrooms.

**Site Description**

The project site is located on the western side of Pacific Boulevard, between Randolph Street and Clarendon Avenue. It is bordered by commercial uses to the north, south, east, and by residential uses to the west.

The subject is located within a commercial building with three tenant spaces totaling 5,900 square feet. The building is situated on a 7,500 square foot lot. The site is physically suitable for the type and intensity of the proposed restaurant expansion with on-site sales of beer and wine and a video arcade. There site is accessible through Pacific Boulevard and through a public alley at the rear of the property.

**Parking Analysis**

Per the DTSP Section 4-4.9, the off-street parking requirement for a restaurant is one parking space for every 400 square feet of non-seating area and one parking space for every 100 square feet of seating area. The off-street parking requirement for video arcades is one parking space per every 500 square feet of ground floor area. The required parking calculation for all the restaurant, video arcade, and the retail tenant store, the property requires 18 parking spaces. After the Applicant restripes the parking lot, the site will accommodate 5 parking spaces. Therefore, the subject site is presently deficient 13 parking spaces. The table below summarizes this parking calculation.

<b>OFF-STREET PARKING CALCULATION FOR SUBJECT SITE</b>		
<b>USE</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
Restaurant Seating Area	$\frac{555\text{sf}}{100}$ 5.5	-
Restaurant Non-Seating Area	$\frac{1,453\text{sf}}{400}$ 3.6	-
Arcade	$\frac{1,947 \text{ sf}}{500}$ 3.9	-
Retail Tenant	$\frac{1,947 \text{ sf}}{400}$ 4.9	-
<b>TOTAL</b>	<b>17.9 = 18</b>	<b>5</b>
<b>5 provided - 18 required = 13 deficient parking spaces</b>		

### Non-conforming Conditions

Pursuant to HPMC Section 9-3.604(8), nothing shall preclude the alteration of a non-conforming structure if the alteration would reduce a nonconforming situation.

At one parking space for every 500 square feet (1/500), video arcades require less parking than a standard retail use (1/400). Therefore, the Applicant's proposal will reduce the subject site's parking deficiency by one parking space. Additionally, Planning Division Staff is recommending the following two conditions of approval (among others listed in the attached resolution) to further reduce existing legal non-conformities:

1. That the Applicant stripe the parking lot at the rear of the property to provide five conforming parking spaces.
2. That the Applicant construct a trash enclosure with a gate and overhead trellis in compliance with HPMC Section 9-3.103(24).

Should the Applicant not agree to all the recommended conditions of approval, Planning Division Staff cannot apply HPMC Section 9-3.604(8) and therefore cannot recommend approval for the proposed project.

### Conditional Use Permit Findings

In granting a Conditional Use Permit to allow the expansion of an existing restaurant with on-site sales of beer and wine and a video arcade, 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 restaurant expansion with the on-site sale of beer and wine and a video arcade is conditionally permitted within the subject zoning district.

The subject zoning district, DTSP, is intended to provide for restaurants, 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. However, the proposed use does not comply with all HPMC development standards as it is parking deficient.

While the subject site is parking deficient, per HPMC Section 9-3.604(8), a project may still be approved if alterations are made that will reduce non-conforming situations. In this case, the following non-conformities are being reduced: decreased parking deficiency (by 1 space) by proposing a less parking intensive use, striping the parking lot to provide conforming parking spaces, and providing a new trash enclosure as required per HPMC Section 9-3.103(24).

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

**Finding:** The Applicant's proposal is consistent with the General Plan and is conditionally permitted within the DTSP zoning district. The land uses for the General Plan and Zoning Map have the same DTSP 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.**

**Finding:** The proposed use of on-site sale of beer and wine is Categorically Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) 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.**

**Finding:** The subject restaurant has been in business since January of 2012 and has created no nuisances to the City or surrounding properties. The design, location, size, and operating characteristics of the proposed restaurant with alcohol sales and video arcade is not expected to be detrimental to the public health, safety and welfare of the City. The proposed request for on-site sale of beer and wine is harmonious and compatible with the existing commercial and service uses presently located within the vicinity and zoning district.

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

**Finding:** The subject site has a total building size of 5,900 square feet and a lot size of 7,500 square feet. Because not all of the applicable development standards can be met, specifically to on-site parking, the subject site is not physically suitable for the type of use being proposed.

However, while the subject site is parking deficient, per HPMC Section 9-3.604(8), a project may still be approved if alterations are made that will reduce non-conforming situations. In this case, the following non-conformities are being reduced: decreased parking deficiency (by 1 space) by proposing a less parking intensive use, striping the parking lot to provide conforming parking spaces, and providing a new trash enclosure as required per HPMC Section 9-3.103(24).

**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 Pacific Boulevard and a public alley located at the rear of the site. The proposed

request for on-site sale of beer and wine and a video arcade will not significantly intensify public access, water, sanitation, and public utilities and services. The project will not require changes to existing public utilities. Given that the surrounding area is already completely developed with public access, water, sanitation, and other public utilities, the proposed project would not affect these infrastructures or require any types of modifications.

### **Development Permit Findings**

Pursuant to HMPC Section 9-2.1004, a Development Permit is required because the Applicant is proposing an expansion of 50% or more of the gross floor area.

In granting a Development Permit, the Planning Commission must make findings in connection with the Development Permit, as set forth in the Huntington Park Municipal Code. Pursuant to HMPC Section 9-2.1007, a Development Permit may be approved 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.**

The proposed restaurant expansion with the on-site sale of beer and wine and a video arcade is conditionally permitted within the subject zoning district. The subject zoning district, DTSP, is intended to provide for restaurants, 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. However, the proposed use does not comply with all HPMC development standards as it is parking deficient.

While the subject site is parking deficient, per HPMC Section 9-3.604(8), a project may still be approved if alterations are made that will reduce non-conforming situations. In this case, the following non-conformities are being reduced: decreased parking deficiency (by 1 space) by proposing a less parking intensive use, striping

the parking lot to provide conforming parking spaces, and providing a new trash enclosure as required per HPMC Section 9-3.103(24).

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

The Applicant's proposal is consistent with the General Plan and is conditionally permitted within the DTSP zoning district. The land uses for the General Plan and Zoning Map have the same DTSP 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 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.**

The subject restaurant has been in business since January of 2012 and has created no nuisances to the City or surrounding properties. The design, location, size, and operating characteristics of the proposed restaurant with alcohol sales and video arcade is not expected to be detrimental to the public health, safety and welfare of the City. The proposed request for on-site sale of beer and wine is harmonious and compatible with the existing commercial and service uses presently located within the vicinity and zoning district.

**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.**

The proposed use of on-site sale of beer and wine is Categorical Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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

The subject site has a total building size of 5,900 square feet and a lot size of 7,500 square feet. Because not all of the applicable development standards can be met, specifically to on-site parking, the subject site is not physically suitable for the type of use being proposed.

However, while the subject site is parking deficient, per HPMC Section 9-3.604(8), a project may still be approved if alterations are made that will reduce non-conforming situations. In this case, the following non-conformities are being reduced: decreased parking deficiency (by 1 space) by proposing a less parking intensive use, striping the parking lot to provide conforming parking spaces, and providing a new trash enclosure as required per HPMC Section 9-3.103(24).

- 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.**

Vehicular and pedestrian access to the site would be provided through Pacific Boulevard and a public alley located at the rear of the site. The proposed request for on-site sale of beer and wine and a video arcade will not significantly intensify public access, water, sanitation, and public utilities and services. The project will not require changes to existing public utilities. Given that the surrounding area is already completely developed with public access, water, sanitation, and other public utilities, the proposed project would not affect these infrastructures or require any types of modifications.

- 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.**

The proposed restaurant expansion with the on-site sales of beer and wine and a video arcade does not comply with all applicable development standards at the subject site. Specifically, the subject site is deficient 13 parking spaces.

However, per HPMC Section 9-3.604(8), a project may still be approved if alterations are made that will reduce non-conforming situations. In this case, the following non-conformities are being reduced: decreased parking deficiency (by 1 space) by proposing a less parking intensive use, striping the parking lot to provide conforming parking spaces, and providing a new trash enclosure as required per HPMC Section 9-3.103(24).

### Conclusion

Based on the above analysis, staff has determined that with the recommended conditions of approval, the Applicant's proposed project satisfies all of the required findings for approval of a Conditional Use Permit and a Development Permit. Therefore staff recommends approval of the Applicants' request to expand an existing restaurant with the on-site sale of beer and wine and a video arcade, subject to conditions, at 6135 Pacific Boulevard.

### **RECOMMENDATION:**

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission adopt the Categorical Exemption, make the required findings and requirements set forth in the Huntington Park Municipal Code, and **adopt PC Resolution No. 2016-08 CUP/DP**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

### **CONDITIONS OF APPROVAL:**

#### PLANNING

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 the proposed use shall comply with all applicable City, County, State and Federal codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License.
4. 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 Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. That the business be operated in compliance with the City of Huntington Park Noise Ordinance.
6. That all graffiti be removed from all exterior walls and/or surfaces prior to the commencement of alcohol sales.
7. 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.
8. That the operator shall obtain/amend its City of Huntington Park Business License prior to commencing business operations.
9. That the Applicants obtain and maintain a valid alcohol beverage license for the on-site sale of beer and wine from the State Department of Alcoholic Beverage Control (ABC) and comply with all requirements, and should at any time the required license or permits, issued by the ABC, be surrendered, revoked or suspended, this Conditional Use Permit shall automatically become null and void.
10. That if the business ceases to operate as a bona fide public eating establishment (restaurant) as defined under the Huntington Park Municipal Code Section 9-4.203(2)(A)(1), then the entitlement shall be null and void.
11. That business operation be limited to a restaurant only and that beer and wine only be served in conjunction with meals during regular business hours.
12. That alcohol shall only be served and/or consumed within the designated dining area as shown on the floor plan.
13. That if any signs are proposed, such signs shall be installed in compliance with the City's sign regulations and that approval be obtained through a Sign Design Review prior to

installation and that any existing non-permitted signs either apply for proper permits or be removed.

14. 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 the commencement of alcohol sales.
15. 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 prior to the commencement of alcohol sales.
16. That the Applicants comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicants 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 compliance with the City's Low Impact Development (LID) requirements.
17. 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.
18. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
19. That this entitlement 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.
20. That the Applicants be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
21. That this entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
22. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
23. 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.

24. That the Applicant shall construct a trash enclosure with a gate and overhead trellis in compliance with HPMC Section 9-3.103(24).
25. That the Applicant stripe the parking at the rear of the site to provide conforming parking spaces per HPMC Section 9-3.809.
26. 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.
27. That the business owner (Applicants) and property owner agree in writing to the above conditions.

#### BUILDING AND SAFETY

28. 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.
29. 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.
30. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
31. Art fee shall be paid to the City prior to issuance of the building Permit
32. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.
33. The expanded unit shall be addressed as 6135 Pacific Boulevard.
34. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
35. All State of California disability access regulations for accessibility and adaptability shall be complied with.
36. Approval is required from the Los Angeles County Health Department for restaurants.
37. Buildings occupied for assembly uses, including amusement arcades shall be classified as A-3 occupancies.
38. Alterations to existing building of A-3 occupancy and changes of use from retail to assembly in the proposed tenant space shall comply with the provisions for new buildings

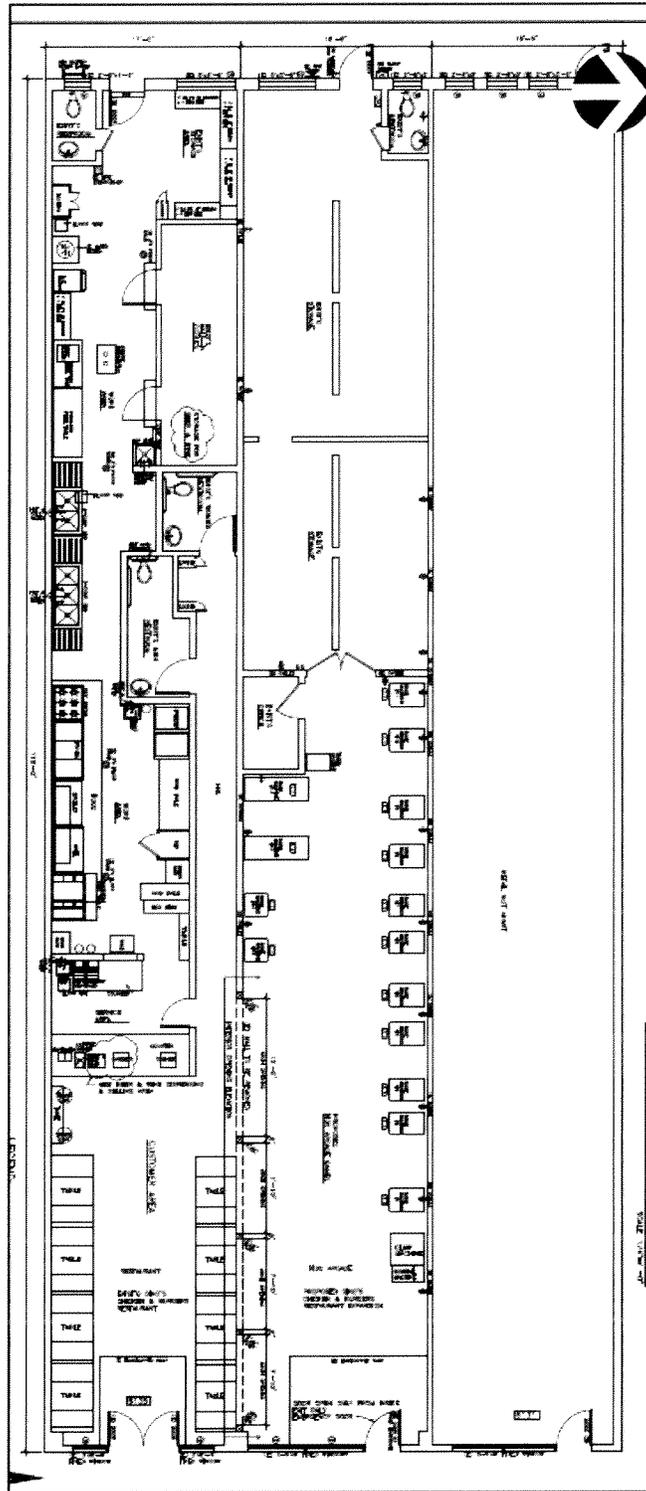
and structures except as otherwise provided in Chapter 34 of the Building Code in effect.

39. No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancies or in a different group of occupancies, unless such building is made to comply with the requirements of this code for such division or group of occupancies per Section 3408.1 of CBC.
40. The building height and area 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.
41. Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance of the exit doors or exit access doorways shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served per Exception 2 of Section 1015.2.1.
42. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes unless the conditions under Exception No. 2 of Item No.4 of Section 1014.2 are met.
43. Doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons per Section 1008.1.2.
44. Doors serving rooms or spaces with an occupant load of 50 or more in a Group A occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware per Section 1008.1.10 or meeting the exception Item 2 under Section 1008.1.9.3.
45. Electrical plan check is required.
46. Mechanical plan check is required.
47. Plumbing plan check is required.
48. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance. Although actual measurements not provided it appears that one urinal required for males and one additional WC required for females. This project appears to require 1 WC and 1 Urinal for males and 2 WC for females for the use of both employees and customers. The existing restrooms where no customer access provided cannot satisfy this requirement.

**EXHIBITS:**

- A: Site Plan
- B: Floor Plan
- C: Elevations
- D: Conditional Use Permit Application & Development Permit Application
- E: PC Resolution No. 2016-08 CUP/DP





# FLOOR PLAN

**EXHIBIT B**

**CASE NO.** 2016-08



# ELEVATIONS

EXHIBIT C

CASE NO. 2016-08

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

**EXHIBIT D**

**CASE NO.** 2016-08



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 proposed use is ADEQUATE with THE general Plan  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
- 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 property HAS ACCESS FROM Pacific Blvd  
\_\_\_\_\_  
\_\_\_\_\_

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

The Surrounding properties will not have a  
DETERIMENTAL EFFECT and will not change the CHARACTER of  
The NEIGHBORHOOD.

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

No, BECAUSE IS consistent with the General Plan  
BECAUSE the SITE HAS functional ASPECT of the SITE  
Development.

**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.

Vah Arakan Yvetie Asatourians  
Applicant Signature (Required)

Date 4-18-16

Vah Arakan YVETIE ASATOURIANS  
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.

F. Khadavi  
Property Owner Signature (Required)

Date 4-18-16

FREDO KHAQAVI  
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: Vahc Arakian Yvette Asaturian  
 Address: \_\_\_\_\_  
 Telephone: 818.415.7756 Fax: \_\_\_\_\_
  
2. **Contact Person concerning this project:**  
 Name: Vahc Arakian  
 Address: \_\_\_\_\_  
 Telephone: 818.415.7756 Fax: \_\_\_\_\_
  
3. **Address of project:** 6133, 6135 Pacific Blvd.  
Huntington Park, CA 90255
  
4. **Assessor's Parcel Number (APN):** 6320-020-020
  
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
  
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:**  
N/A
  
7. **Existing Zone:** DTSP
  
8. **Proposed use of site:** Commercial

9. **Site size** (lot dimensions and square footage):  
50 x 150 = 7500 sf

10. **Project size:**  
Square feet to be added/constructed to structure(s):  
1964 (E)    1964 (proposed)    3928 SF  
Total square footage of structure(s): 5,900 sf

11. **Number of floors of construction:**  
Existing: 1  
Proposed: 1

12. **Parking:**  
Amount required: 5  
Amount provided: 5

13. **Anticipated time scheduling of project:** 3 months

14. **Proposed phasing of development:** one 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:**  
Employment per shift = 3  
Hours of operation = 10AM - 9pm  
SQUARE FOOTAGE = 1964 S.F.

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

D

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?
- b. Be located on expansive soils?
- c. Result in unique geologic or physical features?

D

D

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)?
- b. The use or disposal of potentially hazardous materials (i.e. toxic or flammable substances)?
- c. The creation of any health hazard or potential health hazard?
- d. Exposure of people to existing sources of potential health hazards?

D

D

D

D

**HYDROLOGY AND WATER QUALITY**

25. **Would the proposed project:**

- a. Change water drainage patterns?
- 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

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

D  
D  
D  
D

**RECREATION**

**31. Would the proposed project:**

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

D  
D

**TRANSPORTATION AND TRAFFIC**

**32. Would the proposed project:**

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

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

D  
D  
D  
D  
D  
D  
D

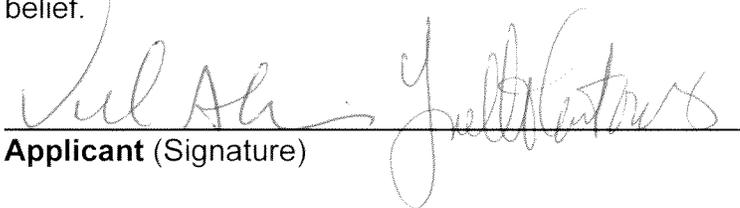
34. Describe the project site as it exists before the project, including any existing structures on the site, and the use of the structures (i.e. residential, commercial, industrial, etc.) Attach photographs of the site and of the surrounding land uses.

EXISTING Dino's chicken & Burgers Restaurant A= 2013 S.F.  
TO BE EXTENDED USING SPACE #1 6133 TO BE KIDS ARCADE  
FOR THE chicken & Burgers Restaurant A= 1964 SQFT

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.).

Commercial

**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.

  
Applicant (Signature)

4-18-16  
Date



**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: \_\_\_\_\_ File No.: \_\_\_\_\_ Fee/Receipt No.: \_\_\_\_\_ Initials: \_\_\_\_\_

**PROJECT INFORMATION**

Project Address: 6133, 6135 Pacific Blvd - Huntington Park CA 90255

General Location: \_\_\_\_\_

Assessors Parcel Number (APN): 6320-020-020

**APPLICANT'S INFORMATION**

Applicant: Vahc Arakian & Yvette Arakian

Mailing Address: 635 Pacific Blvd

Phone 1: 818-415-7756 Phone 2: 323-585-4444 Fax: \_\_\_\_\_

**PROPERTY OWNER'S INFORMATION**

Property Owner: 6131 Pacific Blvd L.L.C.

Mailing Address: 1215 Wilshire Blvd Santa Monica CA 90403

Phone 1: 310-968-6554 Phone 2: 310-395-1115 Fax: 310-393-5579

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

Interior Improvement(s) Only  Addition to Existing Structure  New Structure

Other Improvements (Describe): \_\_\_\_\_

Describe in detail the proposed development:

6135 will be joining 6133 Pacific Blvd.

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

Residential  Retail/Office  Commercial  Restaurant  Industrial/Manufacturing

Other (Describe): \_\_\_\_\_

Square Footage of New Development/Addition: 1955 sqft

Total Square Footage: 3900 sqft

Lot Coverage: \_\_\_\_\_ Off-Street Parking Spaces Provided: 7 No. of Floors: \_\_\_\_\_

**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.

Vahc Arakian  
 Signature of Applicant

4-18-16  
 Date



**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: Vahc Avakran YVETTE ASATOURIAN  
 Address: 6135 Pacific Blvd  
 Telephone: 818 415 7756 Fax: \_\_\_\_\_

**2. Contact Person concerning this project:**

Name: Vahc Avakran  
 Address: 6135 Pacific Blvd.  
 Telephone: 818.415.7756 Fax: \_\_\_\_\_

**3. Address of project:** 6133 Pacific Blvd.

**4. Assessor's Parcel Number (APN):** 6320-020-020

**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

**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:**

Ø

**7. Existing Zone:** \_\_\_\_\_

**8. Proposed use of site:** ARCADE & Beer & wine onsite Sale.

9. **Site size** (lot dimensions and square footage):  
~~5,900 sf~~ 7500sf
- 
10. **Project size:**  
 Square feet to be added/constructed to structure(s):  
 1965 + 1965 = 3910  
 Total square footage of structure(s): 5,900sf
11. **Number of floors of construction:**  
 Existing: 1  
 Proposed: 1
12. **Parking:**  
 Amount required: 5  
 Amount provided: 5
13. **Anticipated time scheduling of project:** within 3 months
14. **Proposed phasing of development:** ONE 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:**  
 Employment per shift = 3  
 Hours of operation = 10 AM - 9 PM 7 DAYS.  
 SQUARE FOOTAGE = 1964 S.F.

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

D

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?
- b. Be located on expansive soils?
- c. Result in unique geologic or physical features?

D

D

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)?
- b. The use or disposal of potentially hazardous materials (i.e. toxic or flammable substances)?
- c. The creation of any health hazard or potential health hazard?
- d. Exposure of people to existing sources of potential health hazards?

D

D

D

D

**HYDROLOGY AND WATER QUALITY**

25. Would the proposed project:

- a. Change water drainage patterns?
- 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

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

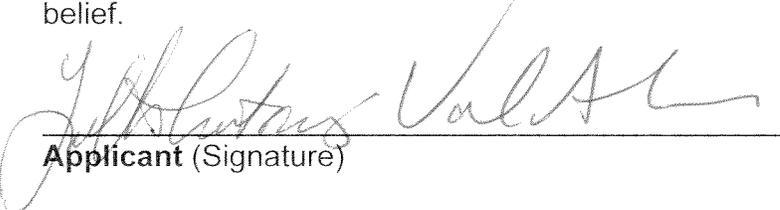
34. Describe the project site as it exists before the project, including any existing structures on the site, and the use of the structures (i.e. residential, commercial, industrial, etc.) Attach photographs of the site and of the surrounding land uses.

Existing Dinos chicken & Burgers Restaurants A = 2865 S.F.  
to be extended using space # 6133 to be kids  
ARCADÉ for the children & for the chicken & Burgers Restaurant.  
A = 19645 S.F.

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.).

Commercial

**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.

  
Applicant (Signature)

4-18-16  
Date

**P.C. RESOLUTION NO. 2016-08 CUP/DP**

**EXHIBIT E**

**CASE NO.** 2016-08



1 **FOLLOWS:**

2 **SECTION 1:** Based on the evidence in the Environmental Assessment  
3 Questionnaire, the Planning Commission adopts the findings in said Questionnaire and  
4 determines that the project, as proposed, will have no significant adverse effect on the  
5 environment and adopts an Environmental Categorical Exemption (CEQA Guidelines,  
6 Section 15301, Existing Facilities.

7 **SECTION 2:** The Planning Commission hereby finds that all of the following required  
8 findings can be made for a Conditional Use Permit in connection with Case No. 2016-08  
9 CUP:

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

13 **Finding:** The proposed restaurant expansion with the on-site sale of beer and wine  
14 and a video arcade is conditionally permitted within the subject zoning district. The  
15 subject zoning district, DTSP, is intended to provide for restaurants, 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. However, the proposed use does not comply with all HPMC  
19 development standards as it is parking deficient.

20 While the subject site is parking deficient, per HPMC Section 9-3.604(8), a project  
21 may still be approved if alterations are made that will reduce non-conforming  
22 situations. In this case, the following non-conformities are being reduced:  
23 decreased parking deficiency (by 1 space) by proposing a less parking intensive  
24 use, striping the parking lot to provide conforming parking spaces, and providing a  
25 new trash enclosure as required per HPMC Section 9-3.103(24).

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

27 **Finding:** The Applicant's proposal is consistent with the General Plan and is  
28 conditionally permitted within the DTSP zoning district. The land uses for the

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

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

8 **Finding:** The proposed use of on-site sale of beer and wine is Categorically  
9 Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California  
10 Environmental Quality Act (CEQA) Guidelines.

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

18 **Finding:** The subject restaurant has been in business since January of 2012 and  
19 has created no nuisances to the City or surrounding properties. The design,  
20 location, size, and operating characteristics of the proposed restaurant with alcohol  
21 sales and video arcade is not expected to be detrimental to the public health, safety  
22 and welfare of the City. The proposed request for on-site sale of beer and wine is  
23 harmonious and compatible with the existing commercial and service uses  
24 presently located within the vicinity and zoning district.

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

27 **Finding:** The subject site has a total building size of 5,900 square feet and a lot  
28 size of 7,500 square feet. Because not all of the applicable development standards

1 can be met, specifically to on-site parking, the subject site is not physically suitable  
2 for the type of use being proposed.

3 However, while the subject site is parking deficient, per HPMC Section 9-3.604(8),  
4 a project may still be approved if alterations are made that will reduce non-  
5 conforming situations. In this case, the following non-conformities are being  
6 reduced: decreased parking deficiency (by 1 space) by proposing a less parking  
7 intensive use, striping the parking lot to provide conforming parking spaces, and  
8 providing a new trash enclosure as required per HPMC Section 9-3.103(24).

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

12 **Finding:** Vehicular and pedestrian access to the site would be provided through  
13 Pacific Boulevard and a public alley located at the rear of the site. The proposed  
14 request for on-site sale of beer and wine and a video arcade will not significantly  
15 intensify public access, water, sanitation, and public utilities and services. The  
16 project will not require changes to existing public utilities. Given that the  
17 surrounding area is already completely developed with public access, water,  
18 sanitation, and other public utilities, the proposed project would not affect these  
19 infrastructures or require any types of modifications.

20 **SECTION 3:** The Planning Commission hereby makes the following findings in  
21 connection with the proposed Development Permit:

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

25 **Finding:** The proposed restaurant expansion with the on-site sale of beer and wine  
26 and a video arcade is conditionally permitted within the subject zoning district. The  
27 subject zoning district, DTSP, is intended to provide for restaurants, general retail,  
28 professional office, and service-oriented business activities serving a community-wide

1 need under design standards that ensure compatibility and harmony with adjoining  
2 land uses. However, the proposed use does not comply with all HPMC development  
3 standards as it is parking deficient.

4 While the subject site is parking deficient, per HPMC Section 9-3.604(8), a project  
5 may still be approved if alterations are made that will reduce non-conforming  
6 situations. In this case, the following non-conformities are being reduced: decreased  
7 parking deficiency (by 1 space) by proposing a less parking intensive use, striping the  
8 parking lot to provide conforming parking spaces, and providing a new trash  
9 enclosure as required per HPMC Section 9-3.103(24).

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

11 **Finding:** The Applicant's proposal is consistent with the General Plan and is  
12 conditionally permitted within the DTSP zoning district. The land uses for the General  
13 Plan and Zoning Map have the same DTSP designation and thus consistent. This  
14 proposed development also fulfills the goals and objectives of the General Plan,  
15 which include providing a mix of land uses which meets the diverse needs of the City.

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

19 **Finding:** The subject restaurant has been in business since January of 2012 and has  
20 created no nuisances to the City or surrounding properties. The design, location,  
21 size, and operating characteristics of the proposed restaurant with alcohol sales and  
22 video arcade is not expected to be detrimental to the public health, safety and welfare  
23 of the City. The proposed request for on-site sale of beer and wine is harmonious  
24 and compatible with the existing commercial and service uses presently located  
25 within the vicinity and zoning district.

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

1 The proposed use of on-site sale of beer and wine is Categorical Exempt pursuant  
2 to Article 19, Section 15301 (Existing Facilities) of the California Environmental  
3 Quality Act (CEQA) Guidelines.

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

6 **Finding:** The subject site has a total building size of 5,900 square feet and a lot size  
7 of 7,500 square feet. Because not all of the applicable development standards can be  
8 met, specifically to on-site parking, the subject site is not physically suitable for the  
9 type of use being proposed.

10 However, while the subject site is parking deficient, per HPMC Section 9-3.604(8), a  
11 project may still be approved if alterations are made that will reduce non-conforming  
12 situations. In this case, the following non-conformities are being reduced: decreased  
13 parking deficiency (by 1 space) by proposing a less parking intensive use, striping the  
14 parking lot to provide conforming parking spaces, and providing a new trash  
15 enclosure as required per HPMC Section 9-3.103(24).

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

19 **Finding:** Vehicular and pedestrian access to the site would be provided through  
20 Pacific Boulevard and a public alley located at the rear of the site. The proposed  
21 request for on-site sale of beer and wine and a video arcade will not significantly  
22 intensify public access, water, sanitation, and public utilities and services. The project  
23 will not require changes to existing public utilities. Given that the surrounding area is  
24 already completely developed with public access, water, sanitation, and other public  
25 utilities, the proposed project would not affect these infrastructures or require any  
26 types of modifications.

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

4 **Finding:** The proposed restaurant expansion with the on-site sales of beer and wine  
5 and a video arcade does not comply with all applicable development standards at  
6 the subject site. Specifically, the subject site is deficient 13 parking spaces.

7 However, per HPMC Section 9-3.604(8), a project may still be approved if  
8 alterations are made that will reduce non-conforming situations. In this case, the  
9 following non-conformities are being reduced: decreased parking deficiency (by 1  
10 space) by proposing a less parking intensive use, striping the parking lot to provide  
11 conforming parking spaces, and providing a new trash enclosure as required per  
12 HPMC Section 9-3.103(24).

13 **SECTION 4:** The Planning Commission hereby approves Case No. 2016-08  
14 CUP/DP, subject to the execution and fulfillment of the following conditions:

15 PLANNING

- 16 1. That the property owner and Applicant shall indemnify, protect, hold harmless and  
17 defend the City and any agency or instrumentality thereof, its officers, employees and  
18 agents from all claims, actions, or proceedings against the City to attack, set aside, void,  
19 annul, or seek damages arising out of an approval of the City, or any agency or  
20 commission thereof, concerning this project. City shall promptly notify both the property  
21 owner and Applicant of any claim, action, or proceeding to which this condition is  
22 applicable. The City shall cooperate in the defense of the action, while reserving its right  
23 to act as it deems to be in the best interest of the City and the public. The property owner  
24 and Applicant shall defend, indemnify and hold harmless the City for all costs and fees  
25 incurred in additional investigation or study, or for supplementing or revising any  
26 document, including, without limitation, environmental documents. If the City's legal  
27 counsel is required to enforce any condition of approval, the Applicant shall pay for all  
28 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 the proposed use shall comply with all applicable City, County, State and Federal  
codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign,  
Zoning, and Business License.

- 1 4. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and  
2 orderly manner at all times and comply with the property maintenance standards as set  
3 forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
- 4 5. That the business be operated in compliance with the City of Huntington Park Noise  
5 Ordinance.
- 6 6. That all graffiti be removed from all exterior walls and/or surfaces prior to the  
7 commencement of alcohol sales.
- 8 7. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code  
9 Section 5-27.02(d), shall be diligently removed within a reasonable time period.
- 10 8. That the operator shall obtain/amend its City of Huntington Park Business License prior  
11 to commencing business operations.
- 12 9. That the Applicants obtain and maintain a valid alcohol beverage license for the on-site  
13 sale of beer and wine from the State Department of Alcoholic Beverage Control (ABC)  
14 and comply with all requirements, and should at any time the required license or permits,  
15 issued by the ABC, be surrendered, revoked or suspended, this Conditional Use Permit  
16 shall automatically become null and void.
- 17 10. That if the business ceases to operate as a bona fide public eating establishment  
18 (restaurant) as defined under the Huntington Park Municipal Code Section 9-  
19 4.203(2)(A)(1), then the entitlement shall be null and void.
- 20 11. That business operation be limited to a restaurant only and that beer and wine only be  
21 served in conjunction with meals during regular business hours.
- 22 12. That alcohol shall only be served and/or consumed within the designated dining area as  
23 shown on the floor plan.
- 24 13. That if any signs are proposed, such signs shall be installed in compliance with the City's  
25 sign regulations and that approval be obtained through a Sign Design Review prior to  
26 installation and that any existing non-permitted signs either apply for proper permits or  
27 be removed.
- 28 14. 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 the commencement of alcohol sales.
15. 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 prior to the commencement of alcohol sales.

- 1 16. That the Applicants comply with all of the provisions of Title 7, Chapter 9 of the  
2 Huntington Park Municipal Code relating to Storm Water Management. The Applicants  
3 shall also comply with all requirements of the National Pollutant Discharge Elimination  
4 System (NPDES), Model Programs, developed by the County of Los Angeles Regional  
5 Water Quality Board. This includes compliance with the City's Low Impact Development  
6 (LID) requirements.
- 7 17. That this entitlement shall be subject to review for compliance with conditions of the  
8 issuance at such intervals as the City Planning Commission shall deem appropriate.
- 9 18. That the violation of any of the conditions of this entitlement may result in a citation(s)  
10 and/or the revocation of the entitlement.
- 11 19. That this entitlement may be subject to additional conditions after its original issuance.  
12 Such conditions shall be imposed by the City Planning Commission as deemed  
13 appropriate to address problems of land use compatibility, operations, aesthetics,  
14 security, noise, safety, crime control, or to promote the general welfare of the City.
- 15 20. That the Applicants be required to apply for a new entitlement if any alteration,  
16 modification, or expansion would increase the existing floor area of the establishment.
- 17 21. That this entitlement shall expire in the event it is not exercised within one (1) year from  
18 the date of approval, unless an extension has been granted by the Planning  
19 Commission.
- 20 22. That if the use ceases to operate for a period of six (6) months the entitlement shall be  
21 null and void.
- 22 23. That should the operation of this establishment be granted, deemed, conveyed,  
23 transferred, or should a change in management or proprietorship occur at any time, this  
24 Conditional Use Permit shall be reviewed.
- 25 24. That the Applicant shall construct a trash enclosure with a gate and overhead trellis in  
26 compliance with HPMC Section 9-3.103(24).
- 27 25. That the Applicant stripe the parking at the rear of the site to provide conforming parking  
28 spaces per HPMC Section 9-3.809.
- 26 26. 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.
- 27 27. That the business owner (Applicants) and property owner agree in writing to the above  
conditions.

BUILDING AND SAFETY

- 1 28. The initial plan check fee will cover the initial plan check and one recheck **only**.  
2 Additional review required beyond the first recheck shall be paid for on an hourly basis in  
3 accordance with the current fee schedule.
- 4 29. The second sheet of building plans is to list all conditions of approval and to include a  
5 copy of the Planning Commission Decision letter. This information shall be incorporated  
6 into the plans prior to the first submittal for plan check.
- 7 30. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of  
8 the building permit.
- 9 31. Art fee shall be paid to the City prior to issuance of the building Permit
- 10 32. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction  
11 of the recycling coordinator.
- 12 33. The expanded unit shall be addressed as 6135 Pacific Boulevard.
- 13 34. Structural calculations prepared under the direction of an architect, civil engineer or  
14 structural engineer shall be provided.
- 15 35. All State of California disability access regulations for accessibility and adaptability shall  
16 be complied with.
- 17 36. Approval is required from the Los Angeles County Health Department for restaurants.
- 18 37. Buildings occupied for assembly uses, including amusement arcades shall be classified  
19 as A-3 occupancies.
- 20 38. Alterations to existing building of A-3 occupancy and changes of use from retail to  
21 assembly in the proposed tenant space shall comply with the provisions for new  
22 buildings and structures except as otherwise provided in Chapter 34 of the Building Code  
23 in effect.
- 24 39. No change shall be made in the use or occupancy of any building that would place the  
25 building in a different division of the same group of occupancies or in a different group of  
26 occupancies, unless such building is made to comply with the requirements of this code  
27 for such division or group of occupancies per Section 3408.1 of CBC.
- 28 40. The building height and area 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.
41. Where a building is equipped throughout with an automatic sprinkler system in  
accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance of the exit doors  
or exit access doorways shall not be less than one-third of the length of the maximum  
overall diagonal dimension of the area served per Exception 2 of Section 1015.2.1.

- 1 42. Egress shall not pass through kitchens, storage rooms, closets or spaces used for  
2 similar purposes unless the conditions under Exception No. 2 of Item No.4 of Section  
1014.2 are met.
- 3 43. Doors shall swing in the direction of egress travel where serving a room or area  
4 containing an occupant load of 50 or more persons per Section 1008.1.2.
- 5 44. Doors serving rooms or spaces with an occupant load of 50 or more in a Group A  
6 occupancy shall not be provided with a latch or lock unless it is panic hardware or fire  
7 exit hardware per Section 1008.1.10 or meeting the exception Item 2 under Section  
1008.1.9.3.
- 8 45. Electrical plan check is required.
- 9 46. Mechanical plan check is required.
- 10 47. Plumbing plan check is required.
- 11 48. Plumbing fixtures shall be provided as required by the Chapter 4 of the California  
12 Plumbing Code. Additional fixtures may be required if not in compliance. Although  
13 actual measurements not provided it appears that one urinal required for males and  
14 one additional WC required for females. This project appears to require 1 WC and 1  
Urinal for males and 2 WC for females for the use of both employees and customers.  
The existing restrooms where no customer access provided cannot satisfy this  
requirement.

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

19 **SECTION 6:** The Secretary of the Planning Commission shall certify to the adoption  
20 of this resolution and a copy thereof shall be filed with the City Clerk.

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1 **PASSED, APPROVED, AND ADOPTED** this 19<sup>th</sup> day of May, 2016, by the following

2 vote:

3 AYES:

4 NOES:

5 ABSTAIN:

6 ABSENT:

7 HUNTINGTON PARK PLANNING COMMISSION

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Chair

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14 ATTEST:

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18 Secretary

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# CITY OF HUNTINGTON PARK

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## PLANNING COMMISSION AGENDA REPORT

**DATE:** May 12, 2016

**TO:** Chairperson and Members of the Planning Commission

**ATTENTION:** Carlos Luis, Senior Planner

**FROM:** Juan Arauz, Associate Planner

**SUBJECT:** **PLANNING COMMISSION CASE NO. 2015-01 CUP  
(CONDITIONAL USE PERMIT)**

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**REQUEST:** A request for a time extension for a previously approved Conditional Use Permit (PC Case No. 2015-01) to expand an existing restaurant with alcohol sales located at 3006 Florence Avenue, in the Commercial General (CG) Zone.

**APPLICANT:** Pizza Mia/ Eric Fombona  
3006 Florence Avenue  
Huntington Park, CA 90255

**PROJECT LOCATION:** 3006 Florence Avenue

**BACKGROUND:** On April 15, 2015, the Planning Commission approved Resolution No. 2015-01 CUP, granting a Conditional Use Permit "CUP" to expand an existing restaurant with on-site sales of alcoholic beverages, in the Commercial General (CG) Zone. Since receiving approval, the Applicant has submitted plans for Building and Safety plan check; however, the Applicant has not been able to successfully complete the process.

### **Extension Request**

On May 2, 2016, staff received a written request from Mr. Fombona requesting a time extension for PC Case No. 2015-01 CUP. According to the written request, Mr. Fombona has had difficulties with his design/construction professionals.

**PLANNING COMMISSION AGENDA REPORT**

Time Extension: PC CASE NO. 2015-01 CUP

May 19, 2016

Page 2 of 2

**DISCUSSION:**

Per the HPMC Section 9-2.1110 (Time Extension), the Planning Commission may grant a time extension not to exceed one year increments. A time extension request shall be filed no later than ninety (90) days after expiration and for good cause. Prior to granting an extension, the Planning Commission shall ensure that the CUP complies with all current Code provisions. If granted, the CUP shall be extended from the date of expiration.

**RECOMMENDATION:**

That the Planning Commission hear all testimony and **approve a time extension, not exceed one year, for PC Case No. 2015-01 CUP.**

**EXHIBITS:**

- A: Planning Commission Staff Report, April 15, 2015
- B: PC Resolution No. 2015-01
- C: Time Extension Request

**PLANNING COMMISSION STAFF REPORT  
APRIL 15, 2015**

**EXHIBIT A**

**CASE NO. 2015-01 CUP**



# CITY OF HUNTINGTON PARK

## PLANNING COMMISSION AGENDA REPORT

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**DATE:** APRIL 15, 2015

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

**FROM:** ALBERT G. FONTANEZ, PLANNING MANAGER  
JUAN ARAUZ, ASSISTANT PLANNER

**SUBJECT:** PLANNING COMMISSION CASE NO. 2015-01 CUP

---

**REQUEST:** 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.

**APPLICANT:** Pizza Mia/ Eric Fombona  
3006 Florence Avenue, Suite 102  
Huntington Park, CA 90255

**PROPERTY OWNER:** David Kerendian  
1565 Rio Vista Avenue  
Los Angeles, CA 90023

**PROJECT LOCATION:** 3006 Florence Avenue

**ASSESSOR'S  
PARCEL NUMBER:** 6212-002-053

**PRESENT USE:** Commercial

**PROJECT SIZE:** 1,832 sq. ft.

**BUILDING SIZE:** Building 1: 3,603 sq. ft.  
Building 2: 3,837 sq. ft.  
Total: 7,440 sq. ft.

**SITE SIZE:** 18,084 sq. ft.

**GENERAL PLAN:** General Commercial (CG)

**ZONE:** CG

**SURROUNDING**

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

**MUNICIPAL CODE**

**REQUIREMENTS FOR A**

**CONDITIONAL USE PERMIT:** A restaurant with the on-sale of alcoholic beverages is permitted in the CG Zone provided a Conditional Use (CUP) has been granted 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:**

Categorically Exempt pursuant to Article 19, Section 15301 (Existing Facilities) and Section 15303 (Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines.

**PROJECT  
ANALYSIS:**

The applicant, Mr. Eric Fombona, is requesting Planning Commission approval of a Conditional Use Permit to expand an existing restaurant with the on-sale of alcoholic beverages, in the Commercial General (CG) Zone.

**Project Description**

In October 2012, the applicant received approval to operate a take-out restaurant at 3006 Florence Avenue. Since then, the existing restaurant has outgrown its current tenant space and now the owner wishes to expand into the adjacent tenant space to the south. The applicant proposes to expand the restaurant by opening a wall and merging the adjacent tenant space. The new 916 square foot tenant space will consist of a cashier counter, seating area, and restrooms.

The applicant is proposing only interior cosmetic modifications to the expansion area, which include new paint and flooring. No modifications are proposed for the existing restaurant location, as it is equipped with all the necessary amenities: kitchen, seating area, restrooms, and an office.

**Site Description**

The project site consists of an existing 916 square foot bona-fide restaurant (Pizza Mia), without the on-sale of alcoholic beverages. The applicant is proposing to expand the existing business into an adjacent 916 square foot vacant tenant space. The vacant tenant space was previously occupied by an office use. After the expansion, the total size of the

restaurant will be 1,832 square feet. The business is located within a multi-tenant commercial shopping center with two buildings, a 3,603 square foot building and the other is 3,837 square feet, for a total of 7,440 square feet. The buildings are situated on an 18,084± square foot lot on the north side of Florence Avenue, between Marconi Street and Arbutus Avenue. It is bordered by commercial uses to the north, west, and east, and by residential uses to the south.

The site is physically suitable for the type and intensity of the proposed restaurant expansion with the on-sale of alcoholic beverages. There are adequate provisions for public access along Florence Avenue. The building, landscape and parking lot are in good condition, therefore no site improvements are required by the Planning Division.

**Parking Analysis**

Per the Huntington Park Municipal Code (HPMC) Section 9-3.801, the off-street parking requirement for a restaurant is one parking space per every 400 square feet of non-seating area and one parking space per every 100 square feet of seating area. Based on the parking calculation for all the uses, including the restaurant expansion, the property requires 21 parking spaces. The applicant's proposal will provide a total of 21 on-site parking spaces including the required handicapped and loading parking spaces. The loading space is located towards the rear of the site as approved by the City Council when the property was newly constructed in May of 2011. The applicant proposes to add a parking space located behind the loading space. In order to assure that the loading space is made available during deliveries, staff has conditioned that all on-site loading, if any is necessary, be performed only between the hours of 1:00am to 9:00am.

<b>STANDARD OFF-STREET PARKING CALCULATION</b>		
<b>USE</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
Seating Area	250 sf/100 = 2.5	-
Non-Seating Area	7,190 sf/400 = 18.0	-
<b>Total</b>	<b>21</b>	<b>21</b>
<b>19 typical parking spaces, 1 loading space, and 1 handicapped parking space.</b>		

### **Conditional Use Permit Findings**

In granting a Conditional Use Permit to allow the on-sales of alcoholic beverages at an existing bona-fide restaurant, 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 restaurant expansion is conditionally permitted within the subject zoning district. The subject zoning district, CG, is intended to provide for restaurants, 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. The property was developed in 2011 and had approval from all applicable agencies. The proposed development complies with all HPMC development standards including; zoning, parking, and compatibility.

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

**Finding:** The proposed restaurant expansion is consistent with the General Plan and meets all the zoning and development standards for the expansion of the existing restaurant with on-site alcohol sales, including lot size and parking. 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.**

**Finding:** The proposed restaurant expansion is Categorically Exempt pursuant to Article 19, Section 15301 (Existing Facilities) and Section 15303 (Conversion of Small Structures) of the California Environmental Quality Act (CEQA) 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.**

**Finding:** The subject restaurant has been in business since 2012 and has created no nuisances to the City or surrounding properties. The design, location, size, and operating characteristics of the proposed restaurant expansion with alcohol sales is not expected to be detrimental to the public health, safety and welfare of the City. The proposed expansion is harmonious and compatible with the existing retail and service uses presently located within the vicinity and zoning district. Additionally, the site has adequate vehicle circulation and suitable access along Florence Avenue.

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

**Finding:** The subject site is physically suitable for the proposed restaurant expansion with on-site alcohol sales. The lot size of the site is over 18,000 square feet and provides sufficient parking and vehicle circulation. The site is accessible by Florence Avenue.

- 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 proposed restaurant expansion will not significantly intensify public access, water, sanitation, and public utilities and services. The project proposes to connect with existing infrastructure and will not require changes to existing public utilities. Given that the surrounding area is already completely developed with public access, water, sanitation, and other public utilities, the proposed project would not affect these infrastructures or require any types of modifications. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and services. The proposed restaurant expansion 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 satisfies all of the required findings for approval of a Conditional Use Permit. Therefore staff recommends approval of the applicant's request to expand an existing restaurant with alcohol sales located at 3006 Florence Avenue.

### **RECOMMENDATION:**

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission adopt the Categorical Exemption, make the required findings and requirements set forth in the Huntington Park, Municipal Code, and **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.

### **CONDITIONS OF APPROVAL:**

#### **PLANNING**

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

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2015-01 CUP 3006 Florence Avenue

April 15, 2015

Page 8 of 13

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 the proposed use shall comply with all applicable City, County, State and Federal codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License.
4. 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 Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. That the business be operated in compliance with the City of Huntington Park Noise Ordinance.
6. That all graffiti be removed from all exterior walls and/or surfaces prior to the commencement of alcohol sales.
7. 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.
8. That the operator shall obtain/amend its City of Huntington Park Business License prior to commencing business operations.
9. That the applicant obtain and maintain a valid alcohol beverage license for the on-site sale of beer and wine from the State Department of Alcoholic Beverage Control (ABC) and comply with all requirements, and should at any time the required license or permits, issued by the ABC, be surrendered, revoked or suspended, this Conditional Use Permit shall automatically become null and void.
10. That if the business ceases to operate as a bona fide public eating establishment (restaurant) as defined under the Huntington Park Municipal Code Section 9-4.203(2)(A)(1), then the entitlement shall be null and void.

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11. That business operation be limited to a restaurant only and that beer and wine only be served in conjunction with meals during regular business hours.
12. That alcohol shall only be served and/or consumed within the designated dining area as shown on the floor plan.
13. That if any signs are proposed, such signs shall be installed in compliance with the City's sign regulations and that approval be obtained through a Sign Design Review prior to installation and that any existing non-permitted signs either apply for proper permits or be removed.
14. 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 the commencement of alcohol sales.
15. 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 prior to the commencement of alcohol sales.
16. That the existing trash enclosure with a gate and overhead trellis be maintained in compliance with HPMC Section 9-3.103(24).
17. 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 compliance with the City's Low Impact Development (LID) requirements.
18. 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.
19. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
20. That this entitlement 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.
21. 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.

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22. That the property owner restrict all on-site loading, if any is necessary, to be performed only between the hours of 1:00am to 9:00am.
23. That this entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
24. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
25. 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.
26. 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.
27. That the business owner (applicant) and property owner agree in writing to the above conditions.

**ENGINEERING**

1. Prior to issuance of grading, building or other permits as appropriate, the applicant shall pay all necessary fees to the City.
2. 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.
3. A separate public works permit and payment of fee is required for all work in the public right of way.
4. 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.
5. 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.
6. Underground all services to the property.
7. Protect existing tree(s).
8. Install two new 48" box street trees. Match existing tree type.

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9. All improvements are to be designed, installed and completed at the sole expense of the applicant/developer/property owner.
10. The applicant/developer/property owner shall design and construct the improvements to the satisfaction and approval of the City Engineer or his/her designee.
11. 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.
12. Project shall meet all requirements of the National Pollutant Discharge Elimination System (NPDES) related to pollutants; runoff or non-stormwater discharges.
13. 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.
14. 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.
15. Bench Marks, Center Line Ties, and any other Survey Monumentation, shall be established and/or replaced accordingly at the completion of the project.
16. 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.
17. All existing noncomplying driveway aprons shall be constructed in accordance with applicable SPPWC standards.
18. 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.
19. All existing and proposed utilities shall be conveyed to the site underground.

**BUILDING AND SAFETY**

1. 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.
2. Separate plans, applications and fees are required prior to plan review of electrical, plumbing, mechanical, or grading plans. Review of these plans must be specifically

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requested; **Review is not automatic.** If you have any questions concerning whether plan review is required, contact the Building Division.

3. Approval is required from the Los Angeles County Health Department for restaurants.
4. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
5. South Coast Air Quality Management District must be contacted prior to any demolition or renovation. Call (909) 396-2000 for further information. Failure to comply with the provisions of Rule 1403 may result in a penalty of up to \$25,000 per day.
6. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
7. Electrical plan check is required.
8. Mechanical plan check is required.
9. Plumbing plan check is required.
10. Energy calculations are required for new lighting or mechanical equipment.
11. Assembly uses intended for food and/or drink consumption shall be classified as Group A-2 Occupancy.

Exceptions:

1. A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.
  2. A room or space used for assembly purposes that is less than 750 square feet (70 m<sup>2</sup>) in area and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.
12. Except as provided by Section 3401.4 or this section, alterations to any building or structure shall comply with the requirements of the code for new construction.
  13. The proposed conversion of existing use from a retail shop of mercantile occupancy group to a restaurant with dining of assembly occupancy group is considered as Change of Occupancy. Note that per Section 3408.1 of CBC, no change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancies or in a different group of occupancies, unless such building is made to comply with the requirements of this code for such division or group of occupancies.

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14. 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.
15. The proposed Group A occupancy shall be separated from adjacent Group M or B occupancy in the same floor in accordance with Table 508.4.
16. Common path of egress travel for assembly occupancy shall comply with Section 1028.8.
17. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes unless the conditions under Exception No. 2 of Item No.4 of Section 1014.2 are met.
18. Doors serving rooms or spaces with an occupant load of 50 or more in a Group A occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware per Section 1008.1.10 or meeting the exception Item 2 under Section 1008.1.9.3.
19. All State of California disability access regulations for accessibility to commercial buildings per Chapter 11B shall be complied with.
20. The number of required wheelchair seating spaces in Group A Occupancy shall be determined using Table 11B-221.2.1.1.
21. Toilet facility shall conform to the provisions of Section 11B-213.
22. Urinals and drinking fountains are required for restaurants per Los Angeles County Plumbing Code Section 415.2 and Table 422.1.
23. Plumbing fixtures shall comply with Los Angeles County Plumbing Code Table 422.1.

**EXHIBITS:**

- A: Vicinity Map
- B: Site Plan
- C: Floor Plan
- D: Elevations
- E: Conditional Use Permit Application/Environmental Assessment Checklist
- F: PC Resolution No. 2015-01 CUP

**P.C. RESOLUTION NO. 2015-01**

**EXHIBIT B**

**CASE NO. 2015-01 CUP**



1 Questionnaire, the Planning Commission adopts the findings in said Questionnaire and  
2 determines that the project, as proposed, will have no significant adverse effect on the  
3 environment and adopts an Environmental Categorical Exemption (CEQA Guidelines,  
4 Section 15301, Existing Facilities, and Section 15303, Conversion of Small Structures).

5 **SECTION 2:** The Planning Commission hereby finds that all of the following required  
6 findings can be made for a Conditional Use Permit in connection with Case No. 2015-01  
7 CUP:

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

11 **Finding:** The proposed restaurant expansion is conditionally permitted within the  
12 subject zoning district. The subject zoning district, CG, is intended to provide for  
13 restaurants, general retail, professional office, and service-oriented business  
14 activities serving a community-wide need under design standards that ensure  
15 compatibility and harmony with adjoining land uses. The property was developed in  
16 2011 and had approval from all applicable agencies. The proposed development  
17 complies with all HPMC development standards including; zoning, parking, and  
18 compatibility.

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

20 **Finding:** The proposed restaurant expansion is consistent with the General Plan  
21 and meets all the zoning and development standards for the expansion of the  
22 existing restaurant with on-site alcohol sales, including lot size and parking. The  
23 land uses for the General Plan and Zoning map have the same CG designation and  
24 thus consistent. This proposed development also fulfills the goals and objectives of  
25 the General Plan, which include providing a mix of land uses which meets the  
26 diverse needs of the City.

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

28 **Finding:** The proposed restaurant expansion is Categorically Exempt pursuant to

1 Article 19, Section 15301 (Existing Facilities) and Section 15303 (Conversion of  
2 Small Structures) of the California Environmental Quality Act (CEQA) Guidelines.

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

10 **Finding:** The subject restaurant has been in business since 2012 and has created  
11 no nuisances to the City or surrounding properties. The design, location, size, and  
12 operating characteristics of the proposed restaurant expansion with alcohol sales is  
13 not expected to be detrimental to the public health, safety and welfare of the City.  
14 The proposed expansion is harmonious and compatible with the existing retail and  
15 service uses presently located within the vicinity and zoning district. Additionally,  
16 the site has adequate vehicle circulation and suitable access along Florence  
17 Avenue.

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

20 **Finding:** The subject site is physically suitable for the proposed restaurant  
21 expansion with on-site alcohol sales. The lot size of the site is over 18,000 square  
22 feet and provides sufficient parking and vehicle circulation. The site is accessible  
23 by Florence Avenue.

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

27 **Finding:** Vehicular and pedestrian access to the site would be provided through  
28 Florence Avenue. The proposed restaurant expansion will not significantly intensify

1 public access, water, sanitation, and public utilities and services. The project  
2 proposes to connect with existing infrastructure and will not require changes to  
3 existing public utilities. Given that the surrounding area is already completely  
4 developed with public access, water, sanitation, and other public utilities, the  
5 proposed project would not affect these infrastructures or require any types of  
6 modifications. In addition, the proposed project would not impede the accessibility  
7 to public access, water, sanitation, or other public utilities and services. The  
8 proposed restaurant expansion will not be detrimental to public health, safety and  
9 general welfare. Therefore, this finding can be made.

10 **SECTION 3:** The Planning Commission hereby approves Case No. 2015-01 CUP, a  
11 request for approval of a Conditional Use Permit to expand an existing restaurant with  
12 alcohol sales at 3006 Florence Avenue, in the Commercial General (CG) Zone, subject  
13 to the execution and fulfillment of the following conditions:

14 **PLANNING**

- 15 1. That the property owner and applicant shall indemnify, protect, hold harmless and  
16 defend the City and any agency or instrumentality thereof, its officers, employees and  
17 agents from all claims, actions, or proceedings against the City to attack, set aside, void,  
18 annul, or seek damages arising out of an approval of the City, or any agency or  
19 commission thereof, concerning this project. City shall promptly notify both the property  
20 owner and applicant of any claim, action, or proceeding to which this condition is  
21 applicable. The City shall cooperate in the defense of the action, while reserving its right  
22 to act as it deems to be in the best interest of the City and the public. The property owner  
23 and applicant shall defend, indemnify and hold harmless the City for all costs and fees  
24 incurred in additional investigation or study, or for supplementing or revising any  
25 document, including, without limitation, environmental documents. If the City's legal  
26 counsel is required to enforce any condition of approval, the applicant shall pay for all  
27 costs of enforcement, including legal fees.
- 28 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 the proposed use shall comply with all applicable City, County, State and Federal  
codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign,  
Zoning, and Business License.

- 1 4. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and  
2 orderly manner at all times and comply with the property maintenance standards as set  
3 forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
- 4 5. That the business be operated in compliance with the City of Huntington Park Noise  
5 Ordinance.
- 6 6. That all graffiti be removed from all exterior walls and/or surfaces prior to the  
7 commencement of alcohol sales.
- 8 7. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code  
9 Section 5-27.02(d), shall be diligently removed within a reasonable time period.
- 10 8. That the operator shall obtain/amend its City of Huntington Park Business License prior  
11 to commencing business operations.
- 12 9. That the applicant obtain and maintain a valid alcohol beverage license for the on-site  
13 sale of beer and wine from the State Department of Alcoholic Beverage Control (ABC)  
14 and comply with all requirements, and should at any time the required license or permits,  
15 issued by the ABC, be surrendered, revoked or suspended, this Conditional Use Permit  
16 shall automatically become null and void.
- 17 10. That if the business ceases to operate as a bona fide public eating establishment  
18 (restaurant) as defined under the Huntington Park Municipal Code Section 9-  
19 4.203(2)(A)(1), then the entitlement shall be null and void.
- 20 11. That business operation be limited to a restaurant only and that beer and wine only be  
21 served in conjunction with meals during regular business hours.
- 22 12. That alcohol shall only be served and/or consumed within the designated dining area as  
23 shown on the floor plan.
- 24 13. That if any signs are proposed, such signs shall be installed in compliance with the City's  
25 sign regulations and that approval be obtained through a Sign Design Review prior to  
26 installation and that any existing non-permitted signs either apply for proper permits or  
27 be removed.
- 28 14. 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 the commencement of alcohol sales.
15. 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 prior to the commencement of alcohol sales.

- 1 16. That the existing trash enclosure with a gate and overhead trellis be maintained in  
2 compliance with HPMC Section 9-3.103(24).
- 3 17. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington  
4 Park Municipal Code relating to Storm Water Management. The applicant shall also  
5 comply with all requirements of the National Pollutant Discharge Elimination System  
6 (NPDES), Model Programs, developed by the County of Los Angeles Regional Water  
7 Quality Board. This includes compliance with the City's Low Impact Development (LID)  
8 requirements.
- 9 18. That this entitlement shall be subject to review for compliance with conditions of the  
10 issuance at such intervals as the City Planning Commission shall deem appropriate.
- 11 19. That the violation of any of the conditions of this entitlement may result in a citation(s)  
12 and/or the revocation of the entitlement.
- 13 20. That this entitlement may be subject to additional conditions after its original issuance.  
14 Such conditions shall be imposed by the City Planning Commission as deemed  
15 appropriate to address problems of land use compatibility, operations, aesthetics,  
16 security, noise, safety, crime control, or to promote the general welfare of the City.
- 17 21. That the applicant be required to apply for a new entitlement if any alteration,  
18 modification, or expansion would increase the existing floor area of the establishment.
- 19 22. That the property owner restrict all on-site loading, if any is necessary, to be performed  
20 only between the hours of 6:00am to 10:00am.
- 21 23. That the business shall stop serving alcohol at 10:00pm and close at 11:00pm, daily.
- 22 24. That this entitlement shall expire in the event it is not exercised within one (1) year from  
23 the date of approval, unless an extension has been granted by the Planning  
24 Commission.
- 25 25. That if the use ceases to operate for a period of six (6) months the entitlement shall be  
26 null and void.
- 27 26. That should the operation of this establishment be granted, deemed, conveyed,  
28 transferred, or should a change in management or proprietorship occur at any time, this  
Conditional Use Permit shall be reviewed.
- 27 27. The Director of Community Development is authorized to make minor modifications to  
28 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.
- 28 28. That the business owner (applicant) and property owner agree in writing to the above  
conditions.

1 ENGINEERING

- 2 1. Prior to issuance of grading, building or other permits as appropriate, the applicant shall  
3 pay all necessary fees to the City.
- 4 2. If a new sewer line/connection is installed, a fee will be required in addition to the fees  
5 paid to the County of Los Angeles Sanitation District, and shall be paid prior to building  
6 permit issuance.
- 7 3. A separate public works permit and payment of fee is required for all work in the public  
8 right of way.
- 9 4. Remove and replace broken and off grade sidewalk and construct new concrete  
10 sidewalk along the length of the property frontage in accordance with SPPWC standard  
11 plan 113-2, and as directed by the City Engineer or his/her designee.
- 12 5. Remove and replace broken and off grade curb and gutter and construct new curb and  
13 gutter along the length of the property frontage in accordance with SPPWC Standard  
14 Plan 120-2, and as directed by the City Engineer or his/her designee.
- 15 6. Underground all services to the property.
- 16 7. Protect existing tree(s).
- 17 8. Install two new 48" box street trees. Match existing tree type.
- 18 9. All improvements are to be designed, installed and completed at the sole expense of the  
19 applicant/developer/property owner.
- 20 10. The applicant/developer/property owner shall design and construct the improvements to  
21 the satisfaction and approval of the City Engineer or his/her designee.
- 22 11. All work shall be done in accordance with Standard Plans for Public Works Construction  
23 (SPPWC), and/or as directed by the City Engineer or his/her designee.
- 24 12. Project shall meet all requirements of the National Pollutant Discharge Elimination  
25 System (NPDES) related to pollutants; runoff or non-stormwater discharges.
- 26 13. All existing damaged or off-grade curb, gutter and sidewalk shall be removed and  
27 replaced as directed by the City Engineer or his/her designee.
- 28 14. 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.
15. Bench Marks, Center Line Ties, and any other Survey Monumentation, shall be  
established and/or replaced accordingly at the completion of the project.

1 16. New trees shall be one of the approved types by the City for trees in public right-of-way,  
2 or as directed by the City Engineer or his/her designee. Trees shall be installed in the  
3 parkway with a low drip irrigation system. Root barriers shall be installed. A 48"x48"  
4 street tree cover shall be installed where required by the City Engineer or his/her  
5 designee.

6 17. All existing noncomplying driveway aprons shall be constructed in accordance with  
7 applicable SPPWC standards.

8 18. Top of driveway apron X shall be 5 feet minimum from any trees, power poles, traffic  
9 signal controllers, electric services or similar improvements in the public right of way.

10 19. All existing and proposed utilities shall be conveyed to the site underground.

### 11 BUILDING AND SAFETY

12 1. 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 basis in  
14 accordance with the current fee schedule.

15 2. Separate plans, applications and fees are required prior to plan review of electrical,  
16 plumbing, mechanical, or grading plans. Review of these plans must be specifically  
17 requested; **Review is not automatic**. If you have any questions concerning whether  
18 plan review is required, contact the Building Division.

19 3. Approval is required from the Los Angeles County Health Department for restaurants.

20 4. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of  
21 the building permit.

22 5. South Coast Air Quality Management District must be contacted prior to any demolition  
23 or renovation. Call (909) 396-2000 for further information. Failure to comply with the  
24 provisions of Rule 1403 may result in a penalty of up to \$25,000 per day.

25 6. In accordance with paragraph 5538(b) of the California Business and Professions Code,  
26 plans are to be prepared and stamped by a licensed architect.

27 7. Electrical plan check is required.

28 8. Mechanical plan check is required.

9. Plumbing plan check is required.

10. Energy calculations are required for new lighting or mechanical equipment.

11. Assembly uses intended for food and/or drink consumption shall be classified as Group  
A-2 Occupancy.

Exceptions:

- 1           1. A room or space used for assembly purposes with an occupant load of less
- 2           than 50 persons and accessory to another occupancy shall be classified as a
- 3           Group B occupancy or as part of that occupancy.
- 4           2. A room or space used for assembly purposes that is less than 750 square feet
- 5           (70 m2) in area and accessory to another occupancy shall be classified as a
- 6           Group B occupancy or as part of that occupancy.
- 7           12. Except as provided by Section 3401.4 or this section, alterations to any building or
- 8           structure shall comply with the requirements of the code for new construction.
- 9           13. The proposed conversion of existing use from a retail shop of mercantile occupancy
- 10          group to a restaurant with dining of assembly occupancy group is considered as
- 11          Change of Occupancy. Note that per Section 3408.1 of CBC, no change shall be made
- 12          in the use or occupancy of any building that would place the building in a different
- 13          division of the same group of occupancies or in a different group of occupancies, unless
- 14          such building is made to comply with the requirements of this code for such division or
- 15          group of occupancies.
- 16          14. The building height and area affected by the proposed change of occupancy shall not
- 17          exceed the limits specified in Table 503 based on the type of construction as determined
- 18          by Section 602 and the occupancies as determined by Section 302 except as modified
- 19          hereafter.
- 20          15. The proposed Group A occupancy shall be separated from adjacent Group M or B
- 21          occupancy in the same floor in accordance with Table 508.4.
- 22          16. Common path of egress travel for assembly occupancy shall comply with Section
- 23          1028.8.
- 24          17. Egress shall not pass through kitchens, storage rooms, closets or spaces used for
- 25          similar purposes unless the conditions under Exception No. 2 of Item No.4 of Section
- 26          1014.2 are met.
- 27          18. Doors serving rooms or spaces with an occupant load of 50 or more in a Group A
- 28          occupancy shall not be provided with a latch or lock unless it is panic hardware or fire
- exit hardware per Section 1008.1.10 or meeting the exception Item 2 under Section
- 1008.1.9.3.
19. All State of California disability access regulations for accessibility to commercial
- buildings per Chapter 11B shall be complied with.
20. The number of required wheelchair seating spaces in Group A Occupancy shall be
- determined using Table 11B-221.2.1.1.
21. Toilet facility shall conform to the provisions of Section 11B-213.
22. Urinals and drinking fountains are required for restaurants per Los Angeles County
- Plumbing Code Section 415.2 and Table 422.1.



1 **PASSED, APPROVED, AND ADOPTED** this 15<sup>th</sup> day of April, 2015, by the following

2 vote:

3 AYES:

4 NOES:

5 ABSTAIN:

6 ABSENT:

7 HUNTINGTON PARK PLANNING COMMISSION

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11 Chair

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14 ATTEST:

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18 Secretary

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# **TIME EXTENSION REQUEST**

**EXHIBIT C**

**CASE NO.** 2015-01 CUP

Eric Fombona Rios  
dba Pizza Mia  
3006 E. Florence Ave.  
Huntington Park, CA 90255  
Tel. (323) 585-6666

April 28, 2016

Huntington Park Planning Commission  
6550 Miles Ave  
Huntington Park, CA 90255

RE: Case No. 2015-01 CUP

Dear Planning Commissioners,

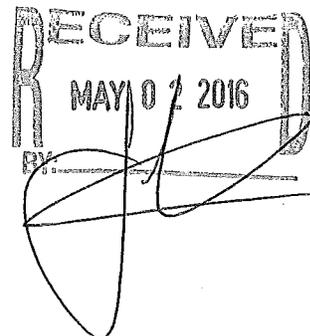
I respectfully request a six months extension to the conditional use permit issued to me based on Case No. 2015-01 CUP on April 15, 2015. We are currently in the final stages of tenant improvements for the restaurant expansion. We have completed all construction requirements and are awaiting Final inspection from Building and Safety which should be done in a few days. Furthermore we have applied for our ABC license and have paid all required license fees. We are awaiting for our ABC license which should be issued soon. Our plans and drawings submissions to Building and Safety and Health department for approval took longer than normal due to a close family death of our Architect family. Our Architect had be out of country for a few months to attend to his family matters. At this point everything is completed and we are only waiting for our ABC License. Please grant us the extension so that we can move forward with the opening of our restaurant.

Your cooperation in this matter is greatly appreciated.

Best Regards,



Eric Fombona Rios  
323.479.8411





# CITY OF HUNTINGTON PARK

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## SPECIAL PLANNING COMMISSION AGENDA REPORT

**DATE:** May 19, 2016

**TO:** Chairperson and Members of the Planning Commission

**ATTENTION:** Carlos Luis, Senior Planner

**FROM:** Rodrigo Pelayo, Planning Technician

**SUBJECT:** **PLANNING COMMISSION CASE NO. 2015-03 DP  
(DEVELOPMENT PERMIT)**

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**REQUEST:** A request for a time extension for a previously approved Development Permit (PC Case No. 2015-03) to construct a new retail/office building at 7017-7025 Santa Fe Avenue, in the C-G (Commercial General) Zone.

**APPLICANT:** Pedro Izaguirre  
7838 Arnett Street  
Downey, CA 90241

**PROJECT LOCATION:** 7017-7025 Santa Fe Avenue

**BACKGROUND:** On February 25, 2015, the Planning Commission approved Resolution No. 2015-03, granting a Development Permit for the construction of a new retail/office building.

Since receiving approval, the applicant has submitted plans for Building and Safety plan check; however, the Applicant has not been able to successfully complete the process.

### **Extension Request**

On April 19, 2016, staff received a written request from Mr. Pedro Izaguirre requesting a time extension to PC Case No. 2015-03 DP. According to the written request, Mr. Izaguirre has had difficulties with his design/construction professionals.

## **SPECIAL PLANNING COMMISSION AGENDA REPORT**

Time Extension: PC CASE NO. 2015-03 DP

May 19, 2016

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### **DISCUSSION:**

Per the HPMC Section 9-2.1110 (Time Extension), the Planning Commission may grant a time extension not to exceed one year increments. A time extension request shall be filed no later than ninety (90) days after expiration and for good cause. Prior to granting an extension, the Planning Commission shall ensure that the CUP complies with all current Code provisions. If granted, the CUP shall be extended from the date of expiration.

### **RECOMMENDATION:**

That the Planning Commission hear all testimony and **approve a time extension, not to exceed one year, for PC Case No. 2015-03 DP.**

### **EXHIBITS:**

- A: Planning Commission Staff Report, February 25, 2015
- B: PC Resolution No. 2015-03
- C: Time Extension Request

**PLANNING COMMISSION STAFF REPORT  
FEBRUARY 25, 2015**

**EXHIBIT A**

**CASE NO.** 2015-03 DP



# CITY OF HUNTINGTON PARK

## PLANNING COMMISSION AGENDA REPORT

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**DATE:** FEBRUARY 25, 2015

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

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

**SUBJECT:** PLANNING COMMISSION CASE NO. 2015-03 DP (DEVELOPMENT PERMIT)

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**REQUEST:** A request for Planning Commission approval of a Development Permit to construct a new retail/office building located at 7017-7025 Santa Fe Avenue, in the Commercial General (CG) Zone.

**APPLICANT:** Zevallos Design & Pedro Izaguirre  
12936 Sandy Lane  
Downey, CA 90242

**PROPERTY OWNER:** Pedro Izaguirre  
7838 Arnett Street  
Downey, CA 90241

**PROJECT LOCATION:** 7017-7025 Santa Fe Avenue

**ASSESSOR'S  
PARCEL NUMBER:** 6321-031-007 & 6321-031-008

**PRESENT USE:** Vacant auto dealership lot

**BUILDING SIZE:** 6,930 sq. ft.

**SITE SIZE:**

APN: 6321-031-007	8,593 sq. ft.
APN: 6321-031-008	8,593 sq. ft.
Total	± 17,186 sq. ft.

**GENERAL PLAN:** General Commercial

**ZONE:** CG (Commercial General)

**SURROUNDING  
LAND USES:**

North: Commercial  
West: Residential  
South: Commercial  
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 flexibility in site planning/property development, mitigate project-related adverse impacts and to carry out the purpose/intent and requirements of the respective zoning

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2015-03 DP: 7017-7025 Santa Fe Avenue

February 25, 2015

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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.

**ENVIRONMENTAL  
REVIEW:**

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

**PROJECT  
ANALYSIS:**

The applicant, Mr. Carlos Zevallos on behalf of Pedro Izaguirre, is requesting Planning Commission approval of a Development Permit to construct a new retail/office building at 7017-7025 Santa Fe Avenue, in the Commercial General (CG) Zone.

### **Project Description**

The applicant is requesting approval of a Development Permit to allow the construction of a retail/office building that totals 6,930 square feet. A one-story building of eighteen feet in height is proposed along the north boundary of the site. The allowable floor area ratio (FAR) within the CG zone is 2:1, which allows 2 square feet of ground floor area per 1 square foot of lot area, therefore the proposed 1-story building would meet the development standards of the Code.

The exterior design of the proposed building will be contemporary in style. The proposed landscape along the southern and eastern boundary of the site would serve to meet the minimum five (5) foot front 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-five parking spaces. Other improvements also include decorative paving at the driveway entrance along Florence Avenue, as well as bicycle racks.

### **Site Description**

The subject site is located on Santa Fe Avenue between Florence Avenue and Saturn Avenue. The property is comprised of two separate parcels (Parcel 1: 6321-031-007 and Parcel 2: 6321-031-008). The combined area of the parcels is approximately 17,186 square feet and is developed with a one-story vacant building. The building totals 504 square feet and was previously used as an office for retail sales of automobiles.

The site is surrounded by residential properties to the west, and by commercial properties to the north, east, and south. As a condition of approval, the applicant is required to consolidate the two (2) 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 Santa Fe Avenue. A rear entrance/exit will also be accessible

through the existing alley at the rear portion of the site for commercial vehicles that will be utilizing the loading and unloading spaces. The driveway will provide access for project patrons and employees as well as emergency vehicles.

**Parking**

Per the HPMC Section 9-3.804, the parking requirement for commercial, retail, and service uses is one space for each 400 square feet of ground floor area.

Based on the City’s parking standards, it was determined that the total off-street parking required for the proposed development is 18 parking spaces. The project proposes 6,930 square feet of gross floor area for retail/office uses. A total of 25 off-street parking spaces will be provided, therefore creating a surplus of 7 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>
Commercial/ Retail	Ratio: 1/400 sf (6,930 sf/400) = 17.32	<b>25 spaces</b>
<b>Total</b>	<b>17.32 = 18 spaces</b>	<b>25 spaces</b>
<b>Surplus of 7 spaces</b>		

The HPMC does not provide any specific standards for bicycle parking. However, the applicant is proposing to provide six bicycle spaces for the project.

Staff has conditioned that the property owner submit a Tentative Parcel Map (TPM) or Lot Line Adjustment application within one year of approval in order to consolidate the two parcels into one parcel.

As proposed, staff does not anticipate that the proposed new retail/office building will create significant noise, traffic, or other conditions that may be detrimental to the operation of other permitted uses existing nearby. It is not expected

## PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2015-03 DP: 7017-7025 Santa Fe Avenue

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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, as 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 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 retail/office 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 retail/office use is permitted within the subject zoning district. In addition, the proposed development complies with all Commercial Zone Standards of Section 9-4.203 of the HPMC.

- 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

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2015-03 DP: 7017-7025 Santa Fe Avenue

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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 building for retail and office uses which are 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 will 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 the 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

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2015-03 DP: 7017-7025 Santa Fe Avenue

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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 surrounded by other similar commercial uses. A nearby commercial shopping center is located east of the subject property, directly across Santa Fe Avenue. The proposed development meets all of the minimum development standards as set forth in the HPMC Sections 9-4.202 and 9-4.203. Thereby, the subject site is suitable for the proposed project.

**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 Santa Fe Avenue. Commercial vehicles will also be able to access the site through an existing alley at the rear portion of the lot. 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

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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 Santa Fe Avenue, which serves as one of the commercial land use corridors of the City. The site is suitable for commercial uses given that most of the surrounding uses are commercial and the properties are zoned for commercial uses as well. The proposed design will enhance the appearance of the site and surrounding properties. The subject site will have adequate off-street parking for the proposed uses. The proposed general retail and office uses are expected to operate during normal business hours. Therefore, it is expected that the proposed development will not be detrimental to the public health, safety, or welfare of the City.

**Conclusion**

Based on the above analysis, staff has determined that the applicant's proposed project satisfies all of the required findings for approval of a Development Permit. Furthermore, the proposed project will alleviate the deficiency of on-street parking by providing required and additional off-street parking spaces.

**RECOMMENDATION:**

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **adopt Resolution No. 2015-03**, to approve a request for a Development Permit to construct a new retail/office building at 7017-7025 Santa Fe Avenue, in the CG Zone, subject to the following conditions of approval and/or additional limitations the Planning Commission may wish to add:

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**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.
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.

**PLANNING COMMISSION AGENDA REPORT**

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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.
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

**PLANNING COMMISSION AGENDA REPORT**

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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 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 Development 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.

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30. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the issuance of Building Permits to consolidate the existing two (2) parcels, 6321-031-007 and 6321-031-008, into one (1) parcel.

31. That the applicant and property owner agree in writing to the above conditions.

Building and Safety Department

1. That 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.
2. That plans, applications and fees are required prior to plan review of electrical, plumbing, mechanical, or grading plans. Review of these plans must be specifically requested; Review is not automatic. If you have any questions concerning whether plan review is required, contact the Building Division.
3. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
4. School Developmental Fees shall be paid to the Huntington Park School District prior to the issuance of the building permit.
5. South Coast Air Quality Management District must be contacted prior to any demolition or renovation. Call (909) 396-2000 for further information. Failure to comply with the provisions of Rule 1403 may result in a penalty of up to \$25,000 per day.
6. A demolition permit is required for existing buildings which are to be demolished.
7. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
8. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
9. 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.

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10. 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.
11. No form work or other construction materials will be permitted to encroach in to adjacent property without written approval of the affected property owner.
12. 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.
13. A 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.
14. 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

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Preliminary Soils and/or Geotechnical Investigation.

15. 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.
16. Grading and/or drainage plans shall be drawn at a scale of not less than 1"=10'.
17. 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.
18. Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of non-erosive down drains or other devices.
19. The building shall be addressed as 7017 Santa Fe and an application to assign unit numbers shall be filed with Building Division prior plan check submittal.
20. 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.
21. 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.
22. Individual occupancies shall be separated from adjacent occupancies in accordance with Table 508.4.

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23. Fire-resistance rating requirements of 2 hours for exterior walls of mercantile occupancy building based on fire separation distance of 0 to 5 feet shall comply with Table 602 of the Building Code.
24. Parapets shall be provided and constructed per Section 705.11.
25. All State of California disability access regulations for accessibility to commercial buildings per Chapter 11B shall be complied with.
26. Where dressing rooms, fitting rooms, or locker rooms are provided, at least 5 percent, but no fewer than one, of each type of use in each cluster provided shall comply with Section 11B-803.
27. Plumbing fixtures shall comply with Los Angeles County Plumbing Code Table 4-1.
28. 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.
29. Unisex toilet facility is permitted in business and mercantile occupancies with a total occupant load of 50 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.
30. Electrical plan check is required.
31. Mechanical plan check is required.
32. Plumbing plan check is required.
33. Energy calculations are required.
34. Project shall comply with the CalGreen Non Residential mandatory requirements.
35. Separate application required for the new building addressed 7017 Santa Fe and for the striping of lot addressed as 7025 Santa Fe for parking.

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City Engineer

1. Prior to issuance of grading, building or other permits as appropriate, the applicant shall pay all necessary fees to the City.
2. 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.
3. A separate public works permit and payment of fee is required for all work in the public right of way.
4. Separate plans for improvements within the public right-of-way are not required. However, prior to issuance of a building and/or grading permit, all necessary improvements within the public right-of-way shall be shown on building or grading plans in accordance with established City standards or as directed by the City Engineer and/or his/her designee.
5. Install new driveway approach in accordance with SPPWC Standard Plan 110-2, and as directed by the City Engineer or his/her designee.
6. 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.
7. 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.
8. 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.
9. 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

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designee:

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

or

Pay in-lieu fee for the required rehab to the City. City will use the in-lieu fees in the future for street rehabilitations as necessary.

10. Underground all existing and proposed services to the property.

11. Protect existing street tree(s).

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

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

14. 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.

15. 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.

16. 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.

17. 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.

18. Bench Marks, Center Line Ties, and any other Survey Monumentation, shall be established and/or replaced accordingly at the completion of the project.

19. 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

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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.

20. 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.
21. All existing noncomplying driveway aprons shall be constructed in accordance with applicable SPPWC standards.
22. 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.
23. 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.
24. All existing and proposed utilities shall be conveyed to the site underground.
25. New street lights shall match existing street light standards in the street block, and as directed by the City Engineer or his/her designee.

**EXHIBITS:**

- A: Vicinity Map
- B: Assessor's Parcel Map
- C: Site Plan
- D: Floor Plan
- E: Elevations
- F: Development Permit Application and Environmental Assessment Checklist
- G: PC Resolution No. 2015-03

**P.C. RESOLUTION NO. 2015-03**

**EXHIBIT B**

**CASE NO.** 2015-03 DP



1           **SECTION 1:** Based on the evidence in the Environmental Assessment  
2 Questionnaire, the Planning Commission adopts the findings in said Questionnaire and  
3 determines that the project, as proposed, will have no significant adverse effect on the  
4 environment and adopts an Environmental Categorical Exemption (CEQA Guidelines,  
5 Section 15303, New Construction or Conversion of Small Structures).

6           **SECTION 2:** The Planning Commission hereby finds that all of the following  
7 required findings can be made for a Development Permit in connection with Case No.  
8 2015-03 DP:

- 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 retail,  
13 professional office, and service-oriented business activities serving a community-  
14 wide need under design standards that ensure compatibility and harmony with  
15 adjoining land uses. Per Section 9-4.202 of the HPMC, the proposed retail/office  
16 use is permitted within the subject zoning district. In addition, the proposed  
17 development complies with all Commercial Zone Standards of Section 9-4.203 of  
18 the HPMC.

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

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

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

1           The project proposes a building for retail and office uses which are allowable  
2           and consistent with the Zoning Code and the General Plan Land Use designation.

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

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

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

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

- 19          a. The proposed project is consistent with the General Plan designation and all  
20          applicable General Plan policies as well as with zoning designation and  
21          regulations.
- 22          b. The proposed development is within city limits, on a project site less than five  
23          acres in size, and is substantially surrounded by urban uses.
- 24          c. The project site has no value as habitat for endangered, rare or threatened  
25          species.
- 26          d. Approval of the project would not result in any significant effects relating to  
27          traffic, noise, air quality, or water quality.
- 28

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

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

5 **Finding:** The subject site is surrounded by other similar commercial uses. A  
6 nearby commercial shopping center is located east of the subject property,  
7 directly across Santa Fe Avenue. The proposed development meets all of the  
8 minimum development standards as set forth in the HPMC Sections 9-4.202 and  
9 9-4.203. Thereby, the subject site is suitable for the proposed project.

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

13 **Finding:** Vehicular and pedestrian access to the site would be provided through  
14 Santa Fe Avenue. Commercial vehicles will also be able to access the site  
15 through an existing alley at the rear portion of the lot. The project proposes to  
16 connect with existing infrastructure and will not require changes to existing public  
17 utilities. The surrounding area is already completely developed with public access,  
18 water, sanitation, and other public utilities. The new development will connect to  
19 the existing infrastructure and will not impede the accessibility to public access,  
20 water, sanitation, or other public utilities and services. Is expected that the  
21 proposed development will not be detrimental to public health, safety and general  
22 welfare. Therefore, this finding can be made.

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

26 **Finding:** The subject site is located along Santa Fe Avenue, which serves as one  
27 of the commercial land use corridors of the City. The site is suitable for  
28 commercial uses given that most of the surrounding uses are commercial and the

1 properties are zoned for commercial uses as well. The proposed design will  
2 enhance the appearance of the site and surrounding properties. The subject site  
3 will have adequate off-street parking for the proposed uses. The proposed general  
4 retail and office uses are expected to operate during normal business hours.  
5 Therefore, it is expected that the proposed development will not be detrimental to  
6 the public health, safety, or welfare of the City.

7 **SECTION 3:** The Planning Commission hereby approves Case No. 2015-03 DP, a  
8 request for approval of a Development Permit to construct a new retail/office building at  
9 7017-7025 Santa Fe Avenue, in the CG Zone, subject to the execution and fulfillment of  
10 the following conditions:

11 Planning Division

- 12 1. That the property owner and applicant shall indemnify, protect, hold harmless and  
13 defend the City and any agency or instrumentality thereof, its officers, employees  
14 and agents from all claims, actions, or proceedings against the City to attack, set  
15 aside, void, annul, or seek damages arising out of an approval of the City, or any  
16 agency or commission thereof, concerning this project. City shall promptly notify  
17 both the property owner and applicant of any claim, action, or proceeding to which  
18 this condition is applicable. The City shall cooperate in the defense of the action,  
19 while reserving its right to act as it deems to be in the best interest of the City and  
20 the public. The property owner and applicant shall defend, indemnify and hold  
21 harmless the City for all costs and fees incurred in additional investigation or study,  
22 or for supplementing or revising any document, including, without limitation,  
23 environmental documents. If the City's legal counsel is required to enforce any  
24 condition of approval, the applicant shall pay for all costs of enforcement, including  
25 legal fees.
- 26 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department  
27 corrections and conditions, the property shall be developed substantially in  
28 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 proposed for the structure 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.
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.

- 1 12. That any proposed on-site utilities, including electrical and telephone, be installed  
2 underground and be completely concealed from public view as required by the  
3 Planning Division.
- 4 13. That an anti-graffiti finish, as approved by the Planning Division, shall be applied to  
5 all exterior surfaces that are visible to the public and likely to attract graffiti prior to  
6 the issuance of the Certificate of Occupancy.
- 7 14. That any existing and/or future graffiti as defined by Huntington Park Municipal Code  
8 Section 5-27.02(d) shall be diligently removed within a reasonable time period.
- 9 15. That prior to the issuance of the Certificate of Occupancy, the property owner shall  
10 grant either by the covenants, conditions and restrictions for the subject property, or  
11 by a separate covenant recorded against the subject property, the right of entry for  
12 authorized City employees or agents for the purpose of removing or painting over  
13 graffiti from structures on the subject property.
- 14 16. That the property comply with the City's Standards for Exterior Colors, Section 9-  
15 3.103(3)(A) of the Huntington Park Municipal Code and obtain the Planning  
16 Division's approval prior, to the issuance of the Certificate of Occupancy.
- 17 17. That the required trash enclosure be installed with a decorative view obscuring gate  
18 and a decorative trellis prior to the issuance of the Certificate of Occupancy.
- 19 18. That the parking areas be slurry sealed and striped as approved by the Planning  
20 Division.
- 21 19. That all required on-site parking and loading spaces comply with the minimum  
22 dimensions as set forth within the Huntington Park Municipal Code prior to issuance  
23 of the Certificate of Occupancy.
- 24 20. That a landscape plan designed be provided for the entire property, showing planter  
25 design, schedule of plant material, planter location and method of automatic  
26 permanent irrigation. The plan shall be submitted to and approved by the Planning  
27 Division, and such landscaping shall be installed and planted according to such  
28 approved plan, prior to being issued the certificate of occupancy, and shall thereafter

1 be continuously and permanently maintained.

2 21. That landscape planters with 6" curbing and permanent irrigation be provided within  
3 the parking area, and that landscaping be provided in areas not used for vehicle  
4 parking, vehicle circulation or pedestrian access.

5 22. That public improvements be completed per the City Engineer's requirements prior  
6 to the issuance of the Certificate of Occupancy as follows:

7 a. Provide 24" box (minimum) street trees at 30' on center with decorative grates  
8 and a permanent irrigation system;

9 b. Remove any unused driveway(s) and replace with new curb, gutter, and sidewalk;

10 c. Remove and replace all public improvements damaged by construction; and

11 d. Repair and/or replace any abutting substandard or damaged public  
12 improvements.

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

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

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

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

- 1
- 2 27. That should the operation of this establishment be granted, deemed, conveyed,
- 3 transferred, or should a change in management or proprietorship occur at any time,
- 4 this Development Permit shall be reviewed.
- 5 28. That Director of Community Development is authorized to make minor modifications
- 6 to the approved preliminary plans or any of the conditions if such modifications shall
- 7 achieve substantially the same results, as would strict compliance with said plans
- 8 and conditions.
- 9 29. That all businesses shall obtain a City of Huntington Park Business License prior to
- 10 commencing business operations.
- 11 30. The a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to
- 12 the issuance of Building Permits to consolidate the existing two (2) parcels, 6321-
- 13 031-007 and 6321-031-008, into one (1) parcel.
- 14 31. That the Applicant and Property Owner agree in writing to the above conditions.

15 Building and Safety Department

- 16 1. The initial plan check fee will cover the initial plan check and one recheck only.
- 17 Additional review required beyond the first recheck shall be paid for on an hourly
- 18 basis in accordance with the current fee schedule.
- 19 2. That plans, applications and fees are required prior to plan review of electrical,
- 20 plumbing, mechanical, or grading plans. Review of these plans must be specifically
- 21 requested; Review is not automatic. If you have any questions concerning whether
- 22 plan review is required, contact the Building Division.
- 23 3. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance
- 24 of the building permit.
- 25 4. School Developmental Fees shall be paid to the Huntington Park School District
- 26 prior to the issuance of the building permit.
- 27 5. South Coast Air Quality Management District must be contacted prior to any
- 28 demolition or renovation. Call (909) 396-2000 for further information. Failure to

1 comply with the provisions of Rule 1403 may result in a penalty of up to \$25,000 per  
2 day.

3 6. A demolition permit is required for existing buildings which are to be demolished.

4 7. In accordance with paragraph 5538(b) of the California Business and Professions  
5 Code, plans are to be prepared and stamped by a licensed architect.

6 8. Structural calculations prepared under the direction of an architect, civil engineer or  
7 structural engineer shall be provided.

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

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

15 11. No form work or other construction materials will be permitted to encroach in to  
16 adjacent property without written approval of the affected property owner.

17 12. All fire sprinkler hangers must be designed and their location approved by an  
18 engineer or an architect. Calculations must be provided indicating that the hangers  
19 are designed to carry the tributary weight of the water filled pipe plus a 250 pound  
20 point load. A plan indication this information must be stamped by the engineer or the  
21 architect and submitted for approval prior to issuance of the building permit.

22 13. A geotechnical and soils investigation report is required, the duties of the soils  
23 engineer of record, as indicated on the first sheet of the approved plans, shall  
24 include the following:

- 25 a) Observation of cleared areas and benches prepared to receive fill;
- 26 b) Observation of the removal of all unsuitable soils and other materials;
- 27 c) The approval of soils to be used as fill material;
- 28 d) Inspection of compaction and placement of fill;

- 1 e) The testing of compacted fills; and
- 2 f) The inspection of review of drainage devices.
- 3 14. The owner shall retain the soils engineer preparing the Preliminary Soils and/or
- 4 Geotechnical Investigation accepted by the City for observation of all grading, site
- 5 preparation, and compaction testing. Observation and testing shall not be performed
- 6 by another soils and/or geotechnical engineer unless the subsequent soils and/or
- 7 geotechnical engineer submits and has accepted by the Public Works Department, a
- 8 new Preliminary Soils and/or Geotechnical Investigation.
- 9 15. A grading and drainage plan shall be approved prior to issuance of the building
- 10 permit. The grading and drainage plan shall indicate how all storm drainage
- 11 including contributory drainage from adjacent lots is carried to the public way or
- 12 drainage structure approved to receive storm water.
- 13 16. Grading and/or drainage plans shall be drawn at a scale of not less than 1"=10'.
- 14 17. Projects shall comply with the requirements of the NPDES (NATIONAL POLLUTION
- 15 DISCHARGE ELIMINATION SYSTEM) prior to issuance of a Demolition, Grading &
- 16 Building permit. These include requirements for sediment control, erosion control,
- 17 and construction activities control to be implemented on the project site.
- 18 18. Drainage across property lines shall not exceed that which existed prior to grading.
- 19 Excess or concentrated drainage shall be contained on site or directed to an
- 20 approved drainage facility. Erosion of the ground in the area of discharge shall be
- 21 prevented by installation of non-erosive down drains or other devices.
- 22 19. The building shall be addressed as 7017 Santa Fe and an application to assign unit
- 23 numbers shall be filed with Building Division prior plan check submittal.
- 24 20. All applicable requirements in the Standard Urban Stormwater Mitigation Plan
- 25 (SUSMP) as one of the model programs under the National Pollutant Discharge
- 26 Elimination System (NPDES) Permits to develop and implement programs for
- 27 stormwater management within the County of Los Angeles shall be complied with.
- 28 21. Each portion of a building shall be individually classified in accordance with Section

1 302.1. Where a building contains more than one occupancy group, the building or  
2 portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or  
3 508.4, or a combination of these sections.

4 22. Individual occupancies shall be separated from adjacent occupancies in accordance  
5 with Table 508.4.

6 23. Fire-resistance rating requirements of 2 hours for exterior walls of mercantile  
7 occupancy building based on fire separation distance of 0 to 5 feet shall comply with  
8 Table 602 of the Building Code.

9 24. Parapets shall be provided and constructed per Section 705.11.

10 25. All State of California disability access regulations for accessibility to commercial  
11 buildings per Chapter 11B shall be complied with.

12 26. Where dressing rooms, fitting rooms, or locker rooms are provided, at least 5  
13 percent, but no fewer than one, of each type of use in each cluster provided shall  
14 comply with Section 11B-803.

15 27. Plumbing fixtures shall comply with Los Angeles County Plumbing Code Table 4-1.

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

19 29. Unisex toilet facility is permitted in business and mercantile occupancies with a total  
20 occupant load of 50 or less, including customers and employees, and designed for  
21 use by no more than one person at a time per Section 422.2 of Los Angeles County  
22 Plumbing Code.

23 30. Electrical plan check is required.

24 31. Mechanical plan check is required.

25 32. Plumbing plan check is required.

26 33. Energy calculations are required.

27 34. Project shall comply with the CalGreen Non Residential mandatory requirements.

28 32. Separate application required for the new building addressed 7017 Santa Fe and for

1 the striping of lot addressed as 7025 Santa Fe for parking.

2 City Engineer

- 3 1. Prior to issuance of grading, building or other permits as appropriate, the applicant  
4 shall pay all necessary fees to the City.
- 5 2. If a new sewer line/connection is installed, a fee will be required in addition to the  
6 fees paid to the County of Los Angeles Sanitation District, and shall be paid prior to  
7 building permit issuance.
- 8 3. A separate public works permit and payment of fee is required for all work in the  
9 public right of way.
- 10 4. Separate plans for improvements within the public right-of-way are not required.  
11 However, prior to issuance of a building and/or grading permit, all necessary  
12 improvements within the public right-of-way shall be shown on building or grading  
13 plans in accordance with established City standards or as directed by the City  
14 Engineer and/or his/her designee.
- 15 5. Install new driveway approach in accordance with SPPWC Standard Plan 110-2,  
16 and as directed by the City Engineer or his/her designee.
- 17 6. Close existing driveway apron, and install necessary improvements (parkway,  
18 landscape, sidewalk, curb and gutter, any others as applicable) to match required  
19 adjacent sections, and as directed by the City Engineer or his/her designee.
- 20 7. Remove and replace broken and off grade sidewalk and construct new concrete  
21 sidewalk along the length of the property frontage in accordance with SPPWC  
22 standard plan 113-2, and as directed by the City Engineer or his/her designee.
- 23 8. Remove and replace broken and off grade curb and gutter and construct new curb  
24 and gutter along the length of the property frontage in accordance with SPPWC  
25 Standard Plan 120-2, and as directed by the City Engineer or his/her designee.
- 26 9. Rehabilitate existing AC street pavement along the length of the property frontage to  
27 the centerline of the street as indicated below, and as directed by the City Engineer  
28 or his/her designee:

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

2 or

3 Pay in-lieu fee for the required rehab to the City. City will use the in-lieu fees  
4 in the future for street rehabilitations as necessary.

5 10. Underground all existing and proposed services to the property.

6 11. Protect existing street tree(s).

7 12. All improvements are to be designed, installed and completed at the sole expense of  
8 the applicant/developer/property owner.

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

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

14 15. Project shall meet all requirements of the National Pollutant Discharge Elimination  
15 System (NPDES) related to pollutants; runoff and non-stormwater discharges  
16 including but not limited to Low Impact Development, Stormwater Pollution  
17 Prevention Plan, and/or Erosion Control Plans.

18 16. All existing damaged or off-grade curb, gutter and sidewalk shall be removed and  
19 replaced as directed by the City Engineer or his/her designee.

20 17. Any existing improvements damaged or made off grade during construction, shall be  
21 removed and replaced in accordance with appropriate standards, and as directed by  
22 the City Engineer or his/her designee.

23 18. Bench Marks, Center Line Ties, and any other Survey Monumentation, shall be  
24 established and/or replaced accordingly at the completion of the project.

25 19. New trees shall be one of the approved types by the City for trees in public right-of-  
26 way, or as directed by the City Engineer or his/her designee. Trees shall be installed  
27 in the parkway with a low drip irrigation system. Root barriers shall be installed. A  
28 48"x48" street tree cover shall be installed where required by the City Engineer or

1 his/her designee.

2 20. All new driveways shall be according to SPPWC Standard Plan 110-2, Type B or C  
3 with the minimum width established by Planning and/or Los Angeles County Fire  
4 Department.

5 21. All existing noncomplying driveway aprons shall be constructed in accordance with  
6 applicable SPPWC standards.

7 22. Top of driveway apron X shall be 5 feet minimum from any trees, power poles, traffic  
8 signal controllers, electric services or similar improvements in the public right of way.

9 23. When required, all existing driveways aprons to be closed shall be removed and  
10 replaced with necessary improvements (parkway, landscape, sidewalk, curb and  
11 gutter, any others as applicable) to match required adjacent sections, and as  
12 directed by the City Engineer or his/her designee.

13 24. All existing and proposed utilities shall be conveyed to the site underground.

14 25. New street lights shall match existing street light standards in the street block, and  
15 as directed by the City Engineer or his/her designee.

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

20 **SECTION 6:** The Secretary of the Planning Commission shall certify to the adoption  
21 of this resolution and a copy thereof shall be filed with the City Clerk.

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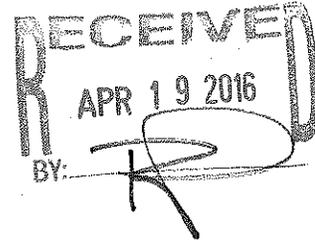


# **TIME EXTENSION REQUEST**

**EXHIBIT C**

**CASE NO.** 2015-03 DP

4/19/2016



Planning Commission  
6550 Miles Avenue Huntington Park, CA 90255

This letter is in reference to Case No. 2015-03 DP to request an extension to the March 12, 2016 deadline.

At this moment, we are very close to getting a final approval after a very lengthy process. This is the first time we have been involved in a project this size, which has made us learn about the complications of the process, the requests of the system, and the timelines of each step. Unfortunately, we began this process with an unexperienced architect, which did not help us either. After the submission of many plans to the city, some even approved, a visit to the Los Angeles County Fire Prevention Department made us realize that, among other items, the total size of the building needed to be reduced by 15% to comply with their guidelines. As part of these guidelines, a payment to the city of \$32,855 was made for the construction of a new hydrant in front of the property, which will benefit the safety of our neighbors as well. The reduction in structure size signified alterations in grading plans, civil, structure, and others. All of which were made. Today, we need some minor changes from some reviews and a resubmission of grading plans. As described, we are highly invested in this project and very close to the finish line (approval of construction). We are very confident that all these efforts and investment will soon take us to the next phase of this project.

A time extension is our request hoping you understand of struggle.

If you have any questions or more information is required, please contact us at (562) 260-0606.

  
Sincerely,

Pedro P. Izaguirre  
Property owner