



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, August 17, 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.

1. Approval of Planning Commission Meeting Minutes:

1-1. Regular Meeting of June 15, 2016.

PUBLIC HEARING

1. **CASE NO. 2016-11 DP – DEVELOPMENT PERMIT** – A request for Planning Commission approval of a Development Permit to make tenant improvements and expand a dental office use in an existing multi-tenant commercial building at 2620-2640 Zoe Avenue, within District C (Neighborhood) of the Downtown Specific Plan (DTSP).

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;
 2. Take public testimony; and
 3. Consider PC Resolution No. 2016-11, approving a Development Permit for tenant improvements and the expansion of a dental office in an existing multi-tenant commercial building at 2620-2640 Zoe Avenue, within District C (Neighborhood) of the Downtown Specific Plan (DTSP).
2. **CASE NO. 2016-13 ZOA – ZONING ORDINANCE AMENDMENT** – A request for Planning Commission consideration of a resolution recommending to the City Council the adoption of an Ordinance amending sections 9-4.202 and 9-4.203 of Article 2 of Chapter 4 of the Huntington Park Municipal Code, and Section 4-6 of the Huntington Park Downtown Specific Plan regarding allowable uses and Development Standards.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;

2. Take public testimony; and
3. Consider PC Resolution No. 2016-13, approving a recommendation that the City Council adopt an Ordinance amending sections 9-4.202 and 9-4.203 of Article 2 of Chapter 4 of the Huntington Park Municipal Code and Section 4-6 of the Huntington Park Downtown Specific Plan regarding allowable uses and Development Standards.

REGULAR AGENDA

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to the Regular Meeting on Wednesday, September 21, 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 on the 12th of August, 2016.

Carlos Luis



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, June 15, 2016 at 6:30 p.m.

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

Chair Martinez called the meeting to order at 6:43 p.m. PRESENT: Commissioners: Eduardo Carvajal, Angelica Montes, (one VACANCY), Vice Chair Carlos Cordova and Chair Efren Martinez. STAFF PRESENT: Senior Planner Carlos Luis, Permit Technician Rodrigo Pelayo, Assistant City Attorney Noel Tapia, and Recording Secretary/City Clerk Donna Schwartz.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Montes.

PUBLIC COMMENT - None

CONSENT ITEMS - None

PUBLIC HEARING

1. **(Continued from May 15, 2016) CASE NO. 2014-01A CUP/DP – CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT MODIFICATION – A** request to modify Conditional Use Permit and Development Permit Case No. 2014-01 by removing the construction of a 5-story parking lot and apartment structure containing 100 parking spaces and 36 apartments and replacing it with 45 off-street parking spaces for the use of the existing charter school, and an addendum to the Mitigated Negative Declaration.

Assistant City Attorney Tapia advised Vice Chair Cordova to recuse himself due to conflict of interest living within the proximity of the property being discussed.

At 7:55 p.m. Vice Chair Cordova recused himself.

Senior Planner Carlos Luis introduced the item and presented a PowerPoint presentation.

Chair Martinez opened the item up for public comment.

Public Comment

1. Liliana Garcia, Principal and D'Lonra Ellis, Legal Counsel, Aspire School, spoke in support of the request and provided a PowerPoint presentation.
2. Leslie Vasquez, parent, spoke in support of Aspire School and has seen huge improvements.
3. Alejandra Lima, stated she carools with others in order to cut down traffic and feels this has improved.
4. Guadalupe Barra Melina, read a letter for Elizabeth Leon, parent, who was unable to attend, the letter was in support of Aspire School and stats Ms. Leon does what she can to help reduce the traffic by carpooling.
5. Kerry Porter, neighbor, feels there hasn't been much of an improvement with regards to traffic, noted vehicles parking in streets while waiting for gates to open causing driveways to be blocked, bells still ringing when no one is there, suggested crossing guards and noted empty lot behind school needs dust control.
6. Rae Magana, agrees traffic is an issue, driveways being blocked, crossing guards are needed, still sees parents parking in street, there's no parking, enrollment is being frozen due to overcapacity, would like opportunity to enroll her kids since they live locally, and noted majority kids attending do not live locally and glad the hours will be changing.

Chair Martinez closed public comment.

The Commission discussed enrollment further and would like to add to the conditions that Aspire School enroll kids that live locally and asked staff to read back what the Commission is proposing.

Assistant City Attorney Tapia read the proposed Condition of Approval stating to the extent permissible by the education code and state law, Aspire shall establish an enrollment policy that prioritizes students who live in the local community. Mr. Tapia stated he will review and research under the education code to see if there's flexibility to implement the condition and come back to the Commission with the findings.

Commission requested staff add additional condition regarding a second drive way approach that will provide separate access to the staff parking lot.

Chair Martinez requested additional changes to the Conditions of Approval.

Motion: Chair Martinez motioned to adopt PC Resolution No. 2014-01A approving the removal of the construction of a 5-story parking lot and apartment structure, and an addendum to the Mitigated Negative Declaration for property located at 6100 Carmelita Avenue, within the Residential High Density (R-H) Zone with amendments to the conditions of Approval as requested, seconded by Commissioner Carvajal. Motion passed 3-0-1 by the following vote:

ROLL CALL:

AYES: Commissioner(s): Carvajal, Montes, and Chair Martinez
NOES: Commissioner(s): None
ABSTAINED: Commissioner(s): Vice Chair Cordova (who recused himself)

Senior Planner Carlos Luis announced the 15-day appeal process.

At 8:15 pm. Vice Chair Cordova reentered the Chambers.

2. **(Continued from April 20, 2016) CASE NO. 2015-10 VAR/CUP – VARIANCE / CONDITIONAL USE PERMIT** – A request for a Variance to deviate from the minimum development standards for establishments serving alcohol and approval of a Conditional Use Permit to allow the off-sale of beer and wine (Type-20 license).

Senior Planner Carlos Luis introduced the item and introduced Permit Technician Rodrigo Pelayo who presented a PowerPoint presentation

Chair Martinez gave the applicant an opportunity to speak.

Alex Landero, Consultant for 7-11, asked to continue item another 30 days in order to gather more information.

Chair Martinez suggested moving forward with the item and then to discuss request for additional time after.

Chair Martinez opened the item up for public comment.

Public Comment

1. Alex Landero, Consultant for 7-11, spoke in support of the request for additional time.
2. Ameril Clyde, Yohan, Leonardo Vargas, Sal Garcia and Soni Chavez all spoke in opposition to the request.

Chair Martinez closed public comment.

Planning Commission discussed the request to continue and the previous request made by applicant at a previous meeting stating the requestor had requested two entitlements which staff cannot make the findings therefore the request to continue the item tonight was denied by a unanimous vote.

Mr. Alex Landero, Consultant for 7-11 asked to withdrawal the application.

Motion: Commissioner Carvajal motioned to adopt PC Resolution No. 2015-10 denying the request for a Variance and Conditional Use Permit in order to deviate from the minimum development standards to allow the off-sale of beer and wine at an existing

convenience store located at 2321 Florence Avenue in the CG (Commercial General) Zone, seconded by Vice Chair Cordova. Motion passed 4-0 by the following vote:

ROLL CALL:

AYES: Commissioner(s): Carvajal, Montes, Vice Chair Cordova
and Chair Martinez
NOES: Commissioner(s): None

Senior Planner Carlos Luis announced the 15-day appeal process.

3. **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.

Senior Planner Carlos Luis presented the item.

Chair Martinez opened the item up for public comment.

Public Comment – None

Chair Martinez closed public comment.

Motion: Vice Chair Cordova motioned to adopt 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, seconded by Commissioner Montes. Motion passed 4-0 by the following vote:

ROLL CALL:

AYES: Commissioner(s): Carvajal, Montes, Vice Chair Cordova
and Chair Martinez
NOES: Commissioner(s): None

Senior Planner Carlos Luis announced the 15-day appeal process.

4. **CASE NO. 2016-09 DP – DEVELOPMENT PERMIT** – A request for a Development Permit to construct a one-story commercial building.

Senior Planner Carlos Luis presented the item.

Chair Martinez opened the item up for public comment.

Public Comment

1. Eric Kwon, Architect and Mr. Young, Assistant to owner, spoke in support of the proposed project announcing the security guard would be there 11:00 p.m. to 6:00 a.m. and that there will be a 24 hour surveillance camera.

Chair Martinez closed public comment.

Motion: Chair Martinez motioned to adopt PC Resolution No. 2016-09, approving Case No. 2016-09, subject to conditions, allowing the construction of a one-story commercial building at 3046 Florence Avenue, in the Commercial General (CG) Zone, *with the condition to have a security guard at location from 10:30 p.m. to 6:00 a.m.*, seconded by Commissioner Montes, Motion passed 4-0 by the following vote.

ROLL CALL:

AYES: Commissioner(s): Carvajal, Montes, Vice Chair Cordova
and Chair Martinez
NOES: Commissioner(s): None

Senior Planner Carlos Luis announced the 15-day appeal process.

REGULAR AGENDA

1. **CASE NO. 2015-04 DP / DB - DEVELOPMENT PERMIT / DENSITY BONUS –**
A request for a time extension for a previously approved Development Permit and a Density Bonus (PC Case No. 2015-04) to construct 20 affordable dwelling units.

Senior Planner Carlos Luis presented the item and spoke in support of staff's recommendation for an extension of time.

Amanda Lock, AMG & Assoc. spoke in support of the request.

Motion: Chair Martinez motioned to approve an 8 month extension, to expired Planning Commission entitlement Case No. 2015-04 DP / DB, seconded by Commissioner Montes. Motion passed 4-0 by the following vote:

ROLL CALL:

AYES: Commissioner(s): Carvajal, Montes, Vice Chair Cordova
and Chair Martinez
NOES: Commissioner(s): None

2. **CASE NO. 2014-10 VAR / DP – VARIANCE / DEVELOPMENT PERMIT – A**
request for a time extension for a previously approved Variance and Development Permit (PC Case No. 2014-10) for a remodel and addition to an existing

warehouse building and to deviate from the minimum off-street parking requirement.

Senior Planner Carlos Luis presented the item

Motion: Commissioner Montes motioned to approve a 4 month extension, to expired Planning Commission entitlement Case No. 2014-10 VAR / DP, seconded by Vice Chair Cordova. Motion passed 4-0 by the following vote:

ROLL CALL:

AYES: Commissioner(s): Carvajal, Montes, Vice Chair Cordova
and Chair Martinez
NOES: Commissioner(s): None

STAFF COMMENTS

Senior Planner Carlos Luis thanked the Commission for the work this evening.

PLANNING COMMISSION COMMENTS

Commissioner Montes, thanked staff for all their support and for printing the staff reports double-sided.

Commissioner Carvajal, thanked staff for all their support and inquired about Costco. Staff explained that Costco is still in discussions with the City and are very interested in Huntington Park.

Vice Chair Cordova thanked staff for putting agenda packet together, commented on prior information requested by the Commission. Staff gave a quick update.

Chair Martinez, thanked staff for all their support.

ADJOURNMENT

At 9:55 p.m. Chair Martinez adjourned the City of Huntington Park Planning Commission to the Regular Meeting on Wednesday, July 20, 2016 at 6:30 p.m.

Respectfully submitted,

Donna G. Schwartz
Recording Secretary/City Clerk



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: AUGUST 17, 2016
TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION
ATTENTION: CARLOS LUIS, SENIOR PLANNER
FROM: RODRIGO PELAYO, PLANNING TECHNICIAN
SUBJECT: PLANNING COMMISSION CASE NO. 2016-11 DP (DEVELOPMENT PERMIT)

REQUEST: A request for Planning Commission approval of a Development Permit to make tenant improvements and expand a dental office use in an existing multi-tenant commercial building at 2620-2640 Zoe Avenue, within District C (Neighborhood) of the Downtown Specific Plan (DTSP).

APPLICANT: Keivan Sarraf
1212 Beverly View Drive
Beverly Hills, CA 90210

PROPERTY OWNER: Total Care Properties, LLC
1212 Beverly View Drive
Beverly Hills, CA 90210

PROJECT LOCATION: 2620-2640 Zoe Avenue

**ASSESSOR'S
PARCEL NUMBERS:** 6322-017-014

PRESENT USE: Commercial multi-tenant building

PROJECT SIZE: 4,083 sq. ft.

BUILDING SIZE: 7,910 sq. ft.

SITE SIZE: 8,573 sq. ft.

GENERAL PLAN: Downtown Huntington Park Specific Plan (DTSP)

ZONE: DTSP – District C (Neighborhood)

**SURROUNDING
LAND USES:** North: Commercial
West: Commercial
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 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 Article 19, Section 15301, Existing Facilities.

BACKGROUND:

The applicant, Mr. Keivan Sarraf, is requesting Planning Commission approval of a Development Permit to make tenant improvements and expand a dental office use in an existing multi-tenant commercial building at 2620-2640 Zoe

Avenue, within District C (Neighborhood) of the Downtown Specific Plan (DTSP).

The subject property is currently developed as a commercial multi-tenant building with a combination of uses including retail stores, medical/dental offices, restaurants, and barber/beauty salons.

On February 2, 2015, the Planning Division received a Business License application from Mr. Keivan Sarraf to establish a dental office at 2620 Zoe. Planning staff reviewed the application and approved the business license application. Staff explained to the applicant that any future expansions of the dental office would be subject to a parking assessment and review by the Planning Commission.

On March 16, 2015, Mr. Sarraf submitted a Business License application to establish his dental office at 2640 Zoe Ave explaining that he was no longer going to establish his business at the previously approve location (2620 Zoe Ave). On March 25, 2015, the Planning Division approved Mr. Sarraf's business license application for a dental office use at 2640 Zoe Ave. The subject tenant space (2640 Zoe Ave) was previously occupied by a medical clinic. Therefore, staff deemed the new dental office to be similar in use and made a determination that it was a "continued use." As a result, the parking assessment was not required. At the time of business license approval, the applicant was informed that any proposed future expansions of the dental or medical uses within the site would be subject to a parking assessment and review by the Planning Commission.

On June 30, 2015, Mr. Sarraf submitted a proposal to expand the existing dental use at 2640 Zoe Ave into adjacent tenant spaces within the same building. After reviewing the proposal, staff determined that the proposal was deficient 2.4 parking spaces, which was rounded up to 3 off-street parking spaces. Staff explained to Mr. Sarraf that the expansion of the legal non-conforming dental use would be subject to in-lieu parking fees and an entitlement would also have to be obtained.

On July 20, 2016, a Planning Commission meeting was scheduled for the consideration of this project. Due to the lack of quorum, the meeting was not held. As a result, the item was re-noticed & scheduled for the Planning Commission meeting of August 17, 2016.

- **Site Description**

The subject site measures 8,573 sq. ft. and is currently developed with a 7,847 sq. ft. single-story multi-tenant commercial structure. The subject site does not have any off-street parking spaces. The subject site is located on the southwest corner of Zoe Avenue and Rita Avenue and is surrounded by commercial uses to the north, south, east, and west.

ANALYSIS:

The allowable floor area ratio (FAR) within District C of the Downtown Specific Plan (DTSP) is 2:1, which allows 2 square feet of gross floor area per 1 square foot of lot area. With the proposed 63 square foot addition, the project would still be in compliance with FAR requirements.

FLOOR AREA RATIO 2:1		
Lot Size	Allowable Floor Area Ratio	Allowable Gross Floor Area
8,573 Sq. ft.	2 S.F. of G.F.A / 1 S.F. of Lot Area	2 X 8,573 = 17,146 sq. ft.

- **Project Description**

The project proposes a 63 sq. ft. addition to the existing 7,847 sq. ft. commercial structure and tenant improvements to expand an existing dental office into adjacent tenant spaces. The project will consist of expanding the dental office located on the easterly side of the building into four (4) adjacent tenant spaces. In addition, facade improvements around the entire structure are proposed to change the architectural aesthetics to a contemporary style. The facade improvements would include new stucco and veneer decorative stone cladding throughout the entire building, new decorative moldings, and replacement of glass storefronts.

- ***Building/Dental Office Expansion***

The existing structure is currently subdivided with 10 tenant spaces. The recessed entrances of the tenant spaces adjacent to the dental office are proposed to be demolished and replaced with a continuous exterior wall. The proposed improvement would increase the gross floor area of the building to total 7,910 square feet.

The existing dental office is 1,224 square feet. With the proposed expansion into the four adjacent tenant spaces, the dental office would occupy a total of 4,859 square feet or 61% of the entire building.

- ***Façade/ Architectural Improvements***

The project proposes facade improvements around the entire structure in order to enhance the architectural aesthetics of the existing building. The facade improvements would include new stucco and veneer decorative stone cladding throughout the entire building, new decorative moldings, and replacement of glass storefronts.

As part of the façade improvements, Planning staff would require the applicant to acquire approval for a Planned Sign Program and new signage for the existing businesses as part of the Conditions of Approval.

- ***Access***

The subject property is located at the southwest corner of Zoe Avenue and Rita Avenue. The site is only accessible to pedestrian traffic via the public sidewalks.

- ***Off-Street Parking***

The site is developed with a combination of general retail stores, medical and dental offices, and restaurants. Per the HPMC Section 9-3.804, the parking requirement for general retail uses is 1 space for every 400 square feet of gross floor area. In addition, the off-street parking requirements for medical/dental office uses is 1 space for every 300 square feet of gross floor area. Lastly, the parking requirements for restaurants are 1 space for every 100 square feet of seating

area and 1 space for every 400 square feet of non-seating area.

The project site is currently developed with no off-street parking due to the fact that the existing building occupies most of the site. Pursuant to the City’s parking standards, Staff determined that the proposed project would require an additional 3 off-street parking spaces for the expansion of the dental office use into the adjacent tenant spaces.

The subject site is located within 500 feet of a public parking lot. In order to comply with minimum development standards, the applicant proposes to pay in-lieu parking fees for the three (3) required parking spaces as part of the Conditions of Approval.

The parking calculations are summarized in the following table:

Project Area of Existing Building		
Uses	Existing	Proposed
General Commercial	1 space/ 400 s.f. of gfa (1,271/400) = 3.17 spaces	-
Restaurant	seating: 1 space/ 100 s.f. of gfa (0/100) = 0 spaces nonseating: 1 space/ 400 s.f. of gfa (1,588/400) = 3.97 spaces	-
Medical/ Dental	1 space/ 300 s.f. of gfa (1,224/300) = 4.08 spaces	1 space/ 300 s.f. of gfa (4,083/300) = 13.61 spaces
	11.22 Required Spaces	13.61 Required Spaces
		Total Parking Required: 13.61-11.23=2.39 = 3 Additional Spaces

- **Comments from other Departments and/or Agencies**

The Planning Division received comments from the Huntington Park Building and Safety Division and Code Enforcement Division. If the project is approved, the comments would be incorporated to Resolution 2016-11 (Exhibit G) as Conditions of Approval.

- ***Development Permit Analysis***

In granting a Development Permit for tenant improvements and the expansion of a dental office use in an existing multi-tenant commercial 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 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 in that ***the subject zoning district, DTSP, provides for a variety of uses, including service oriented uses. Pursuant section 4.6 of the DTSP, medical and dental office uses are permitted within the subject zoning district. In addition, as conditioned, the proposed development complies with all DTSP.***
2. The proposed development is consistent with the General Plan in that ***the General Plan Land Use designation of the subject site is Downtown Huntington Park Specific Plan. Permitted uses in this designation include a wide range of general retail and service establishments, such as stores and offices, to accommodate the surrounding community.***

The proposed project consists of an expansion of existing permitted uses. This proposal is consistent with Goal 3.0, and Policy 3.1 of the General Plan, which the proposed project would provide for the revitalization of deteriorating land uses and properties.

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 in that ***it is anticipated 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 expansion would be similar and compatible with existing surrounding uses, therefore, will not adversely impact the subject site or surrounding area. The proposed use will not be of greater intensity than the existing surrounding uses.

4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines in that ***the proposed addition to the existing commercial structure will not result in more than 2,500 square feet. Therefore, it is exempt per CEQA's Categorical Exemption, Section 15301, Existing Facilities.***
5. The subject site is physically suitable for the type and density/intensity of use being proposed in that ***the subject site is currently developed with a multitenant commercial building. The proposed 63 square foot addition to the building can be accommodated on the site due to the fact that the lot measures 8,573 square feet and will comply with the HPMC requirements.***
6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare in that ***the subject site is currently developed with adequate access, water, sanitation and public utilities. The proposed building expansion would not be considered to be detrimental to public health, safety and general welfare because no additional utility services will be required.***
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 in that ***as conditioned, the proposed building expansion complies with all minimum development standards of the Zoning Code. Thereby, the proposed development would not be considered to be detrimental to the public health, safety, or welfare of the City.***

- **Conclusion**

Based on the above analysis, this proposal would not adversely affect or interfere with the public's health, safety, and welfare. The proposed development 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. The applicant shall also be required to obtain permits/approvals from all other applicable agencies including the Fire Department and Building and Safety.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, consider all public testimony and adopt PC Resolution No. 2016-11, subject to the proposed conditions of approval and/or additional 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. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
3. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of Occupancy.

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4. 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.
5. That all proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the structure or property shall be completely shielded/enclosed so as not to be visible from public view 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 issuance of the Certificate of Occupancy as approved by the Planning Division.
6. That 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 the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.
7. That the applicant comply with the City's requirement for Publicly Visible Art or pay in-lieu art fees in accordance with HPMC Title 9, Chapter 3, Article 17 prior to Building Permit issuance.
8. That all unpermitted signage shall either be removed from the site or legalized.
9. That the applicant acquire approval for a Planned Sign Program through a Sign Design Review.
10. That the applicant pay in-lieu parking fees for three parking spaces in the amount determined by the City Council.
11. 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.
12. 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.
13. That the Permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
14. That the entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.

15. That should the operation of this facility be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Permit shall be reviewed.
16. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.
17. That this 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.
18. That the applicant shall comply and satisfy any and all conditions set by applicable departments or agencies, including but not limited to: Building and Safety Division, Engineering Department, and the Fire Department.
19. That the Director of Community Development or his designee 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.
20. That the applicant and property owner agree in writing to the above conditions.

BUILDING & SAFETY

21. 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.
22. 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.
23. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
24. Art fee shall be paid to the City prior to issuance of the building Permit
25. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.
26. Approval is required from the Los Angeles County Health Department for X-ray equipment.

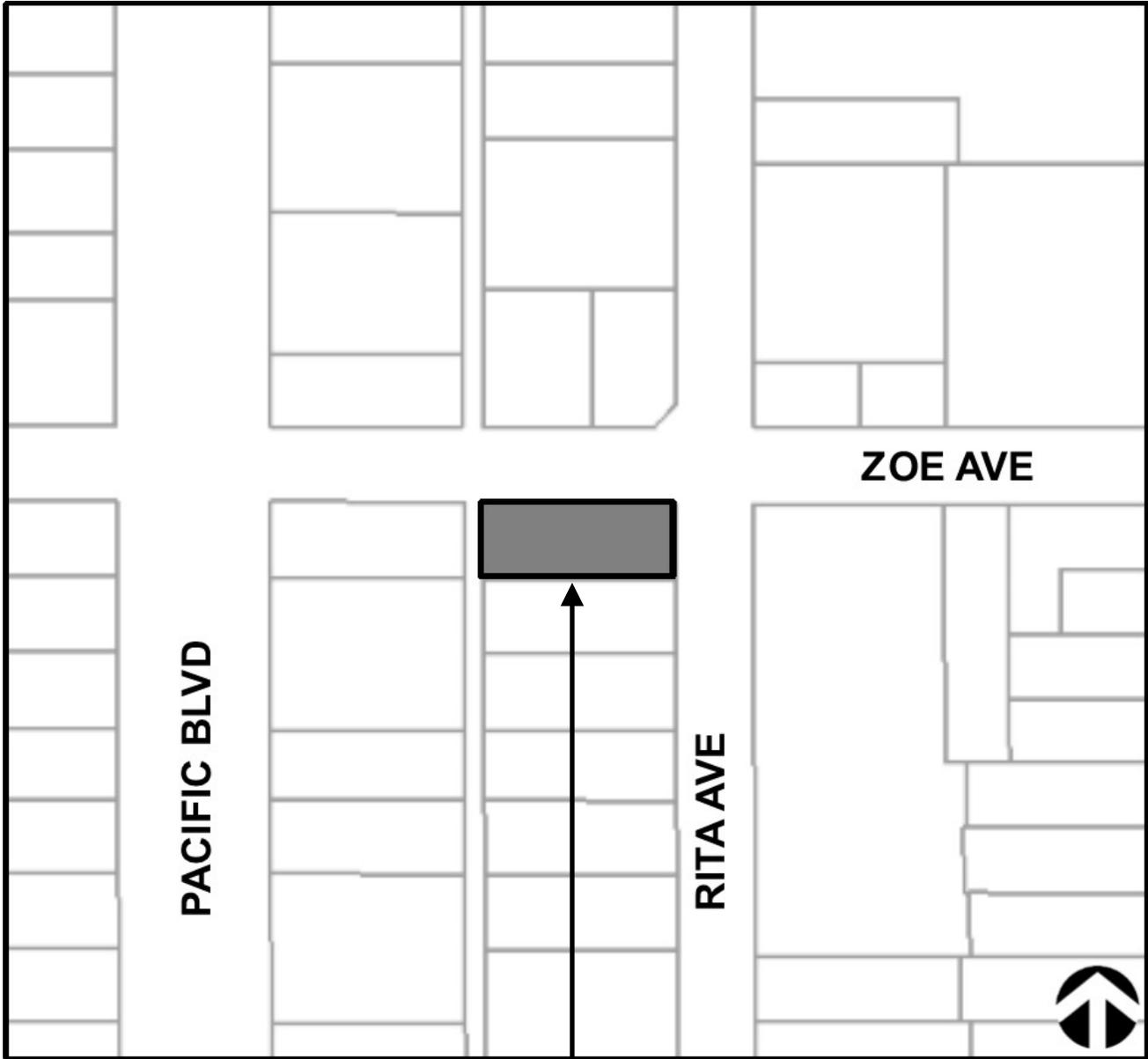
27. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
28. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
29. The newly created Tenant Space shall be addressed as 2630 Zoe Avenue and an application to assign address shall be filed with Building Department prior to plan check submittal. The remaining 5 units addressing will remain as 2620, 2622, 2624, 2626, 2628 Zoe.
30. Additions, alterations, repairs and changes of use or occupancy in all buildings and structures shall comply with the provisions for new buildings and structures except as otherwise provided in Chapter 34 of the Building Code in effect.
31. Alterations to the existing building or structure shall be made to ensure that the existing building or structure together with the addition are no less conforming with the provisions of the current code than the existing building or structure was prior to the addition. An existing building together with its additions shall comply with the height and area provisions of Chapter 5.
32. All State of California disability access regulations for accessibility and adaptability shall be complied with.
33. Each addition to an existing building or facility shall comply with the requirements for new construction and shall comply with Section 11B-202.4.
34. Swinging doors and gates shall have maneuvering clearances complying with Table 11B-404.2.4.1. Minimum maneuvering clearances of 60 inches minimum for exterior door with front or hinged approach in pull position are required.
35. Electrical plan check is required.
36. Mechanical plan check is required.
37. Plumbing plan check is required.
38. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code. Table 422.1 shall apply to additions in an existing building resulting in increased occupant load. Additional fixtures may be required.
39. Energy calculations for Title 24 compliance are required.
40. Project shall comply with the CalGreen Non Residential mandatory requirements.

CODE ENFORCEMENT

- 41. That anti-graffiti window film be applied to the exterior of all windows.
- 42. That the rear of the property be kept free from any overgrown weeds.
- 43. That window sign coverage shall not exceed 25 percent of each window.

EXHIBITS:

- A: Vicinity Map
- B: Assessor's Parcel Map
- C: Site Plan
- D: Floor Plan
- E: Elevations
- F: Applications and Environmental Assessment Checklist
- G: PC Resolution No. 2016-11

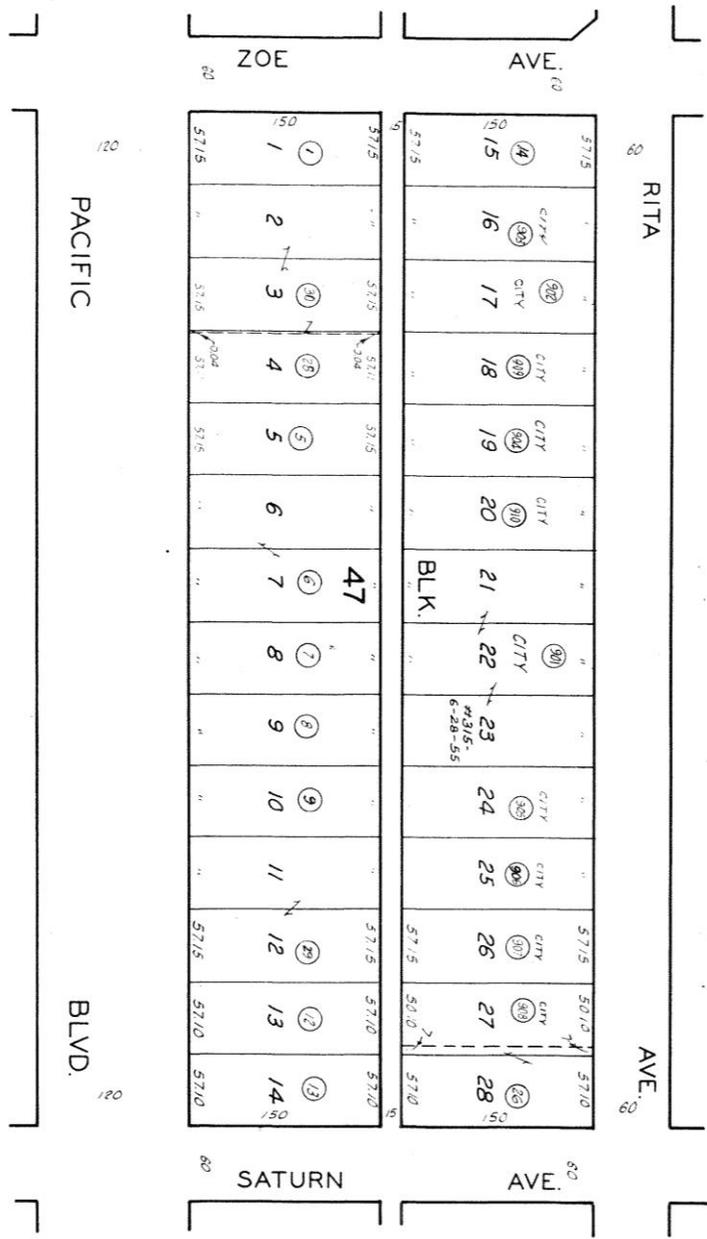


2620-2640 Zoe Avenue
Huntington Park, CA 90255

VICINITY MAP

6322 11
SCALE 1" = 80'

1988



ASSESSOR'S PARCEL MAP

EXHIBIT B

CASE NO. 2016-11 DP

SITE PLAN

EXHIBIT C

CASE NO. 2016-11 DP

EXISTING PARKING LOT

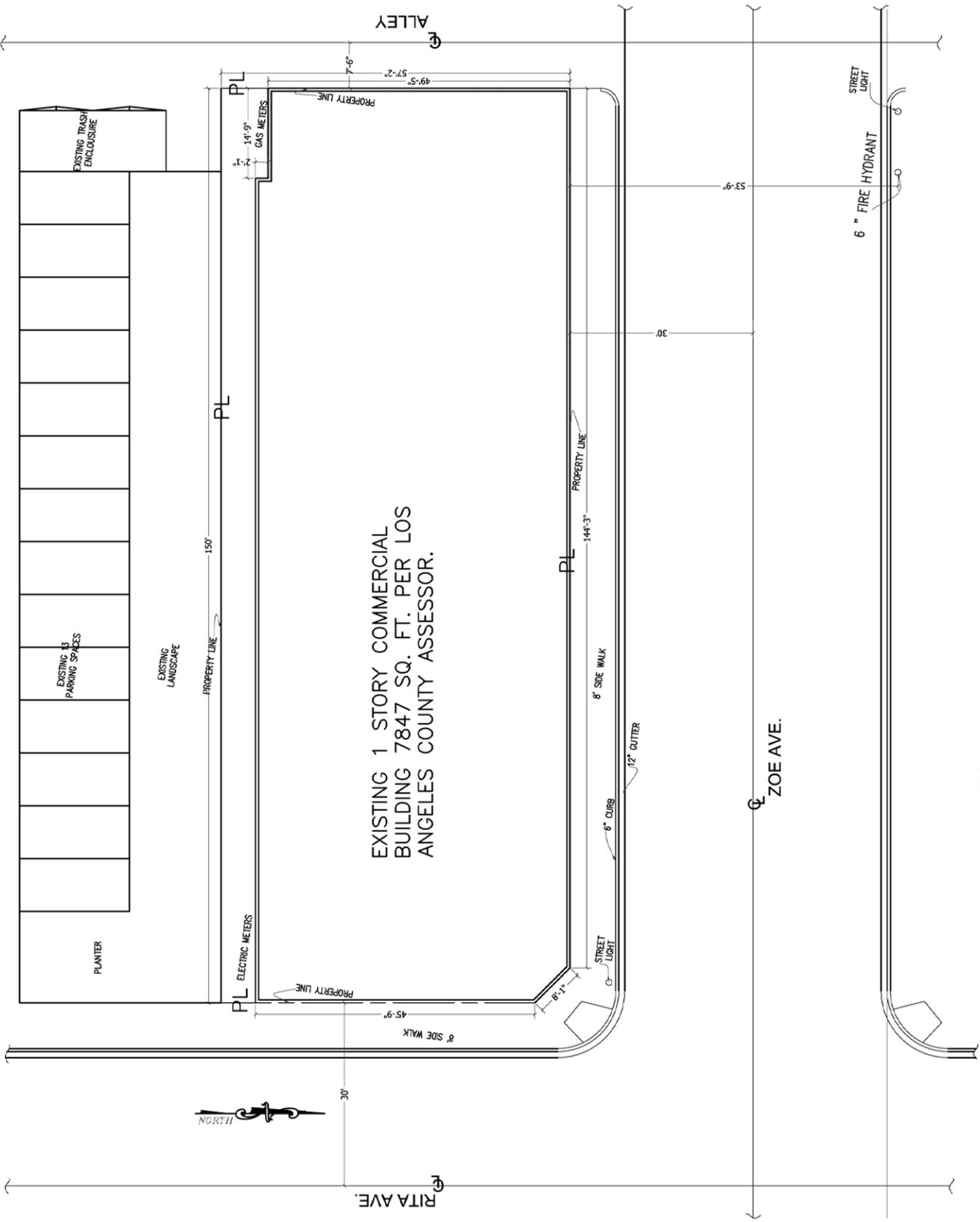
EXISTING TRASH ENCLOSURE

EXISTING 13 PARKING SPACES

EXISTING LANDSCAPE

PLANTER

EXISTING 1 STORY COMMERCIAL BUILDING 7847 SQ. FT. PER LOS ANGELES COUNTY ASSESSOR.



ALLEY

RITA AVE.

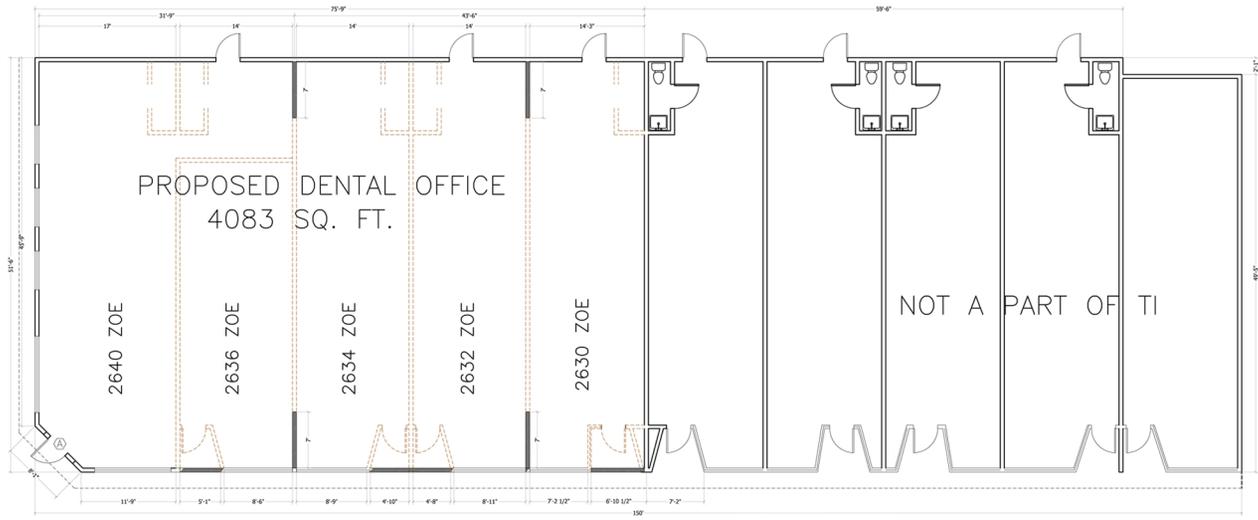
ZOE AVE.

STREET LIGHT
6" FIRE HYDRANT
STREET LIGHT

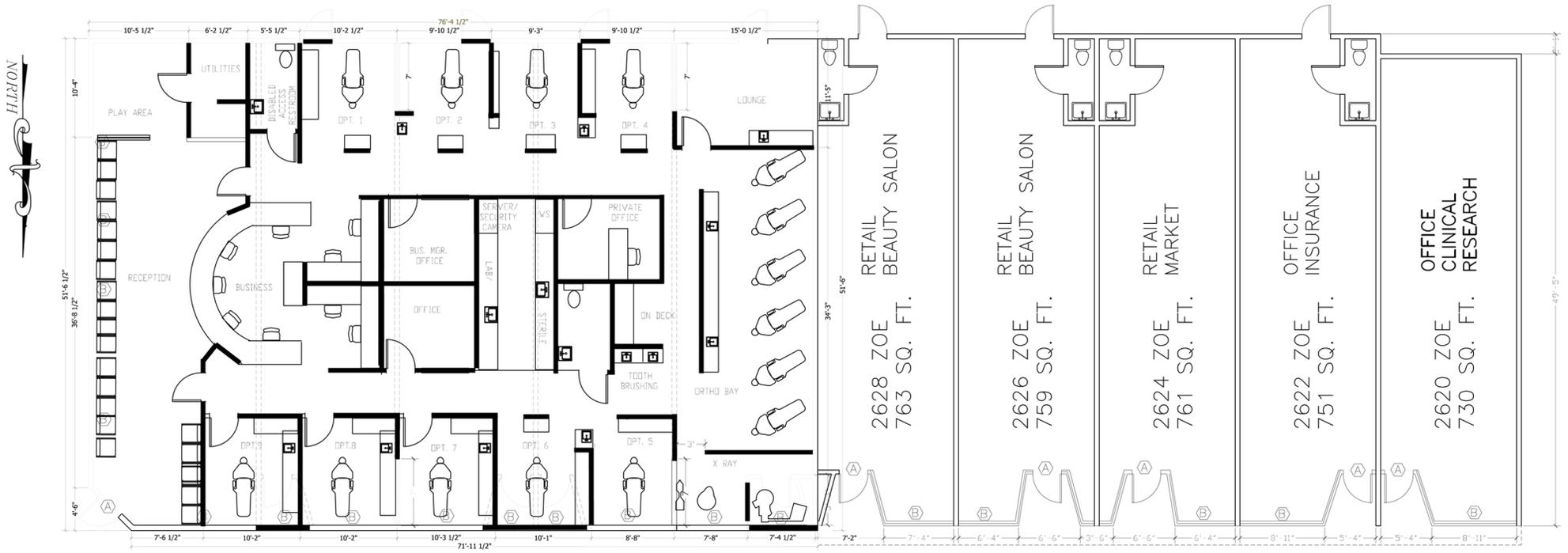
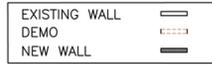
FLOOR PLAN

EXHIBIT D

CASE NO. 2016-11 DP



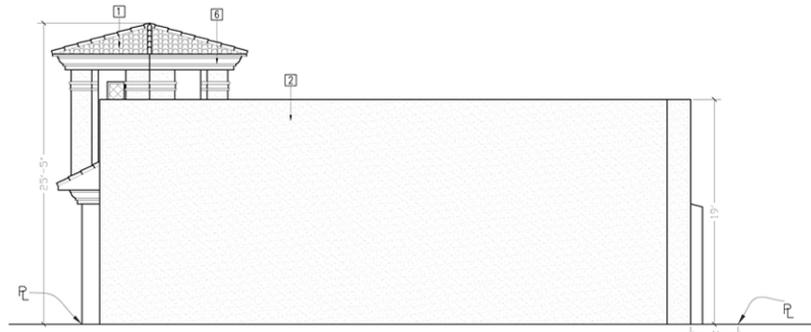
DEMO. PLAN



PROPOSED FLOOR PLAN

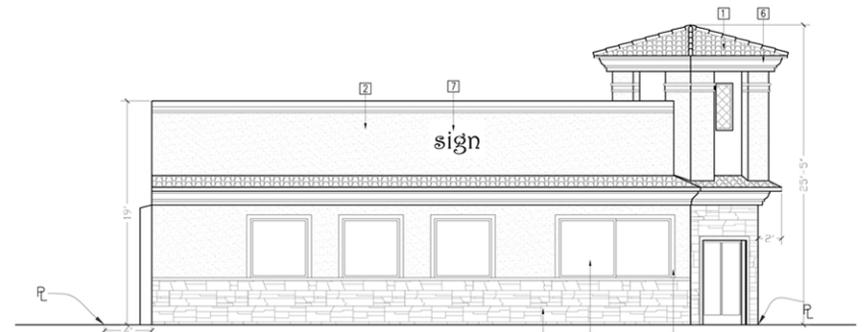


ELEVATIONS



PROPOSED WEST ELEVATION

3/16" = 1'



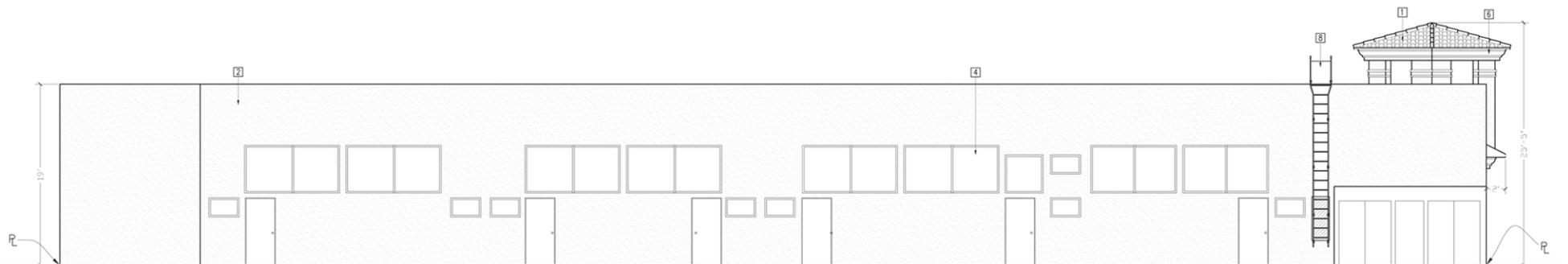
PROPOSED EAST ELEVATION

3/16" = 1'



PROPOSED NORTH ELEVATION

3/16" = 1'



PROPOSED SOUTH ELEVATION

3/16" = 1'

EX. ELEC. METER CLOSET



SIGN

SIGN

SIGN

SIGN

SIGN

SIGN



**DEVELOPMENT PERMIT APPLICATION
&
ENVIRONMENTAL ASSESSMENT CHECKLIST**

EXHIBIT F

CASE NO. 2016-11 DP



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

RECEIVED
 JUN 23 2016

FOR OFFICE USE ONLY

Date Filed: _____ File No.: 2016-11 DP Fee/Receipt No.: _____ Initials: RP

PROJECT INFORMATION

Project Address: 2620-2640 Zoe Ave, Huntington Park, CA 90255
 General Location: The corner of Zoe Ave and Rita Ave
 Assessors Parcel Number (APN): 6322-017-014-15

APPLICANT'S INFORMATION

Applicant: Keivan Sarraf [Redacted]
 Mailing Address: 1212 Beverly View Dr, Beverly Hills, CA 90210
 Phone 1: Cell: [Redacted] Phone 2: _____ Fax: 888-699-6623

PROPERTY OWNER'S INFORMATION

Property Owner: Total Care Properties, LLC
 Mailing Address: 1212 Beverly View Dr, Beverly Hills, CA 90210
 Phone 1: Cell: [Redacted] Phone 2: _____ Fax: 888-699-6623

PROJECT DESCRIPTION (Check as Appropriate):

Interior Improvement(s) Only Addition to Existing Structure New Structure
 Other Improvements (Describe): Redesign of building facade and general appearance.

Describe in detail the proposed development:

Interior TI, Facade remodel, combine 5 tenant spaces into one, expansion of medical use.

TYPE OF USE (Check as Appropriate):

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

Square Footage of New Development/Addition: 4083 sf of TI including 63 sf addition

Total Square Footage: 7847 sf

Lot Coverage: 91.53% Off-Street Parking Spaces Provided: 0 No. of Floors: 1

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.

[Redacted Signature]

 Signature of Applicant

6/22/16

 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: 6/23/16 File No.: 2016-11 DP Fee/Receipt No.: _____ Initials: KS

1. **Applicant** (please circle whether Owner, Lessee, Purchaser or Representative):
 Name: Keivan Sarraf
 Address: 1212 Beverly View Dr, Beverly Hills, CA 90210
 Telephone: [REDACTED] Fax: 888-699-6623

2. **Contact Person concerning this project:**
 Name: Keivan Sarraf
 Address: 1212 Beverly View Dr, Beverly Hills, CA 90210
 Telephone: [REDACTED] Fax: 888-699-6623

3. **Address of project:** 2620-2640 Zoe Ave, Huntington Park, CA 90255

4. **Assessor's Parcel Number (APN):** 6322-017-014-15

5. **Indicate type of permit application(s)** (i.e. Conditional Use Permit, Development Permit, Variance, etc.) **for the project to which this form pertains:**
Development Permit

6. **List any other permits and/or other public agency approvals required for this project, including those required by City, County, State and/or Federal agencies:**

7. **Existing Zone:** DTSP: Downtown Specific Plan

8. **Proposed use of site:** Dental office

9. **Site size** (lot dimensions and square footage):
8,572.5 sf, 0.20 Acres
-
-
10. **Project size:**
Square feet to be added/constructed to structure(s):
4083 SF to be remodeled including 63 sf of additional space
-
- Total square footage of structure(s): Current: 7,847 sf, Final: 7910 sf
11. **Number of floors of construction:**
Existing: 1 Floor
Proposed: No Change
12. **Parking:**
Amount required: 13.61
Amount provided: 0 (Applicant will pay in-lieu fees)
13. **Anticipated time scheduling of project:** Begin construction in July 2016. Complete work December 2016.
14. **Proposed phasing of development:** The project will be completed in 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:**
Dental office. Hours of operations will be Monday - Friday, 9 AM - 6 PM.
-
-
-

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

N/A

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

N/A

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

A) Potentially Significant Impact

B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

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

AIR QUALITY

20. Would the proposed project:

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

BIOLOGICAL RESOURCES

21. Would the proposed project:

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

CULTURAL RESOURCES:

22. Would the proposed project:

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

GEOLOGY AND SOILS

23. Would the proposed project:

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

HAZARDS

24. Would the proposed project:

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

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

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

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

LAND USE AND PLANNING

26. Would the proposed project:

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

MINERAL AND ENERGY RESOURCES

27. Would the proposed project:

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

NOISE

28. Would the proposed project result in:

- a. Increase to existing noise levels? D
- b. Exposure of people to severe noise levels? D

POPULATION AND HOUSING

29. Would the proposed project:

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

PUBLIC SERVICES

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

- a. Fire protection? D

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

RECREATION

31. Would the proposed project:

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

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

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

UTILITIES AND SERVICE SYSTEMS

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

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

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

The site is a 1 story multi tenant retail property built in 1942 consisting of block and stucco. It is occupied by various merchants including a barber shop, restaurants, beauty salon, and mini market.

Photographs attached.

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.).

The land is used as a shopping strip mall. The development will not modify the height, primary frontage, secondary frontage, setbacks, or rear yard of the property.

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)

6/22/16

Date

P.C. RESOLUTION NO. 2016-11

EXHIBIT G

CASE NO. 2016-11 DP

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

4 **SECTION 1:** Based on the evidence in the Environmental Assessment
5 Questionnaire, the Planning Commission determines that the proposed Development
6 Permit is exempt from the California Environmental Quality Act pursuant to Section
7 15301 of the CEQA Guidelines (Existing Facilities).

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

- 10 A. Each fact set forth in the Staff Report to the Planning Commission dated August
11 17, 2016 is true and correct.
- 12 B. City of Huntington Park Municipal Code Sections 9-2.1007 requires that, in order
13 to approve a Development Permit, the Planning Commission must make all of
14 the following findings, supported by substantial evidence:
- 15 1. The proposed development is one permitted within the subject zoning district
16 and complies with all of the applicable provisions of this Code, including
17 prescribed development/site standards.
 - 18 2. The proposed development is consistent with the General Plan.
 - 19 3. The proposed development would be harmonious and compatible with existing
20 and planned future developments within the zoning district and general area,
21 as well as with the land uses presently on the subject property.
 - 22 4. The approval of the Development Permit for the proposed project is in
23 compliance with the requirements of the California Environmental Quality Act
24 (CEQA) and the City's Guidelines.
 - 25 5. The subject site is physically suitable for the type and density/intensity of use
26 being proposed.

27 //

28 //

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

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

7 C. The Planning Commission is able to make all required findings:

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

11 **Finding:** The subject zoning district, DTSP, provides for a variety of uses,
12 including service oriented uses. Pursuant section 4.6 of the DTSP, medical
13 and dental office uses are permitted within the subject zoning district. In
14 addition, as conditioned, the proposed development complies with all DTSP.

15
16 **2. The proposed development is consistent with the General Plan.**

17 **Finding:** The General Plan Land Use designation of the subject site is
18 Downtown Huntington Park Specific Plan. Permitted uses in this designation
19 include a wide range of general retail and service establishments, such as
20 stores and offices, to accommodate the surrounding community.

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

25 **Finding:** It is anticipated that the existing and future development of the zoning
26 district continue as commercial. The surrounding properties within the vicinity
27 are built for commercial uses. The proposed expansion would be similar and
28 compatible with existing surrounding uses, therefore, will not adversely impact

1 the subject site or surrounding area. The proposed use will not be of greater
2 intensity than the existing surrounding uses.

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

6 **Finding:** The proposed addition to the existing commercial structure will not
7 result in more than 2,500 square feet. Therefore, it is exempt per CEQA's
8 Categorical Exemption, Section 15301, Existing Facilities.

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

11 **Finding:** The subject site is currently developed with a multitenant commercial
12 building. The proposed 2,461 square foot addition to the building can be
13 accommodated on the site due to the fact that the lot measures 84,071 square
14 feet and will comply with the HPMC requirements.

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

18 **Finding:** The subject site is currently developed with adequate access, water,
19 sanitation and public utilities. The proposed building expansion would not be
20 considered to be detrimental to public health, safety and general welfare
21 because no additional utility services will be required.

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

25 **Finding:** The proposed building expansion complies with all minimum
26 development standards of the Zoning Code. Thereby, the proposed
27 development would not be considered to be detrimental to the public health,
28 safety, or welfare of the City.

1 **SECTION 3:** The Planning Commission hereby approves Case No. 2016-11 DP, a
2 request for approval of a Development Permit to make tenant improvements and expand
3 a dental office use in an existing multi-tenant commercial building at 2620-2640 Zoe
4 Avenue, within District C (Neighborhood) of the Downtown Specific Plan (DTSP), subject
5 to the execution and fulfillment of the following conditions:

6 **PLANNING**

7 42. That the property owner and applicant shall indemnify, protect, hold harmless and
8 defend the City and any agency or instrumentality thereof, its officers, employees and
9 agents from all claims, actions, or proceedings against the City to attack, set aside, void,
10 annul, or seek damages arising out of an approval of the City, or any agency or
11 commission thereof, concerning this project. City shall promptly notify both the property
12 owner and applicant of any claim, action, or proceeding to which this condition is
13 applicable. The City shall cooperate in the defense of the action, while reserving its right
14 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.

15 43. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall
16 be diligently removed within a reasonable time period.

17 44. That the property comply with the City's Standards for Exterior Colors, Section 9-
18 3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of
Occupancy.

19 45. Except as set forth in subsequent conditions, all-inclusive, and subject to department
20 corrections and conditions, the property shall be developed substantially in accordance
21 with the applications, environmental assessment, and plans submitted.

22 46. That all proposed mechanical equipment and appurtenances, including satellite dishes,
23 gutters etc., whether located on the rooftop, ground level or anywhere on the structure or
24 property shall be completely shielded/enclosed so as not to be visible from public view
25 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 issuance of the Certificate of Occupancy as approved by
the Planning Division.

26 47. That the property be maintained in a clean, neat, quiet, and orderly manner at all times
27 and comply with the property maintenance standards as set forth in the Huntington Park
28 Municipal Code Sections 8-9.02.1 and 9-3.103.18.

- 1 48. That the applicant comply with the City's requirement for Publicly Visible Art or pay in-lieu art fees in accordance with HPMC Title 9, Chapter 3, Article 17 prior to Building Permit issuance.
- 2
- 3 49. That all unpermitted signage shall either be removed from the site or legalized.
- 4
- 5 50. That the applicant acquire approval for a Planned Sign Program through a Sign Design Review.
- 6
- 7 51. That the applicant pay in-lieu parking fees for three parking spaces in the amount determined by the City Council.
- 8
- 9 52. 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.
- 10
- 11 53. 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.
- 12
- 13
- 14 54. That the Permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
- 15
- 16 55. That the entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
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- 18 56. That should the operation of this facility be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Permit shall be reviewed.
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- 20 57. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.
- 21
- 22 58. That this 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.
- 23
- 24 59. That the applicant shall comply and satisfy any and all conditions set by applicable departments or agencies, including but not limited to: Building and Safety Division, Engineering Department, and the Fire Department.
- 25
- 26
- 27 60. That the Director of Community Development or his designee 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.
- 28

1
2 61. That the applicant and property owner agree in writing to the above conditions.

3 **BUILDING & SAFETY**

4 62. The initial plan check fee will cover the initial plan check and one recheck only.
5 Additional review required beyond the first recheck shall be paid for on an hourly basis in
6 accordance with the current fee schedule.

7 63. The second sheet of building plans is to list all conditions of approval and to include a
8 copy of the Planning Commission Decision letter. This information shall be incorporated
9 into the plans prior to the first submittal for plan check.

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11 the building permit.

12 65. Art fee shall be paid to the City prior to issuance of the building Permit

13 66. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction
14 of the recycling coordinator.

15 67. Approval is required from the Los Angeles County Health Department for X-ray
16 equipment.

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

19 69. Structural calculations prepared under the direction of an architect, civil engineer or
20 structural engineer shall be provided.

21 70. The newly created Tenant Space shall be addressed as 2630 Zoe Avenue and an
22 application to assign address shall be filed with Building Department prior to plan check
23 submittal. The remaining 5 units addressing will remain as 2620, 2622, 2624, 2626, 2628
24 Zoe.

25 71. Additions, alterations, repairs and changes of use or occupancy in all buildings and
26 structures shall comply with the provisions for new buildings and structures except as
27 otherwise provided in Chapter 34 of the Building Code in effect.

28 72. Alterations to the existing building or structure shall be made to ensure that the existing
building or structure together with the addition are no less conforming with the provisions
of the current code than the existing building or structure was prior to the addition. An
existing building together with its additions shall comply with the height and area
provisions of Chapter 5.

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

1 74. Each addition to an existing building or facility shall comply with the requirements for new
2 construction and shall comply with Section 11B-202.4.

3 75. Swinging doors and gates shall have maneuvering clearances complying with Table
4 11B-404.2.4.1. Minimum maneuvering clearances of 60 inches minimum for exterior
5 door with front or hinged approach in pull position are required.

6 76. Electrical plan check is required.

7 77. Mechanical plan check is required.

8 78. Plumbing plan check is required.

9 79. Plumbing fixtures shall be provided as required by the Chapter 4 of the California
10 Plumbing Code. Table 422.1 shall apply to additions in an existing building resulting in
11 increased occupant load. Additional fixtures may be required.

12 80. Energy calculations for Title 24 compliance are required.

13 81. Project shall comply with the CalGreen Non Residential mandatory requirements.

14 **CODE ENFORCEMENT**

15 82. That anti-graffiti window film be applied to the exterior of all windows.

16 83. That the rear of the property be kept free from any overgrown weeds.

17 84. That window sign coverage shall not exceed 25 percent of each window.

18 **SECTION 4:** This resolution shall not become effective until 15 days after the date
19 of decision rendered by the Planning Commission, unless within that period of time it is
20 appealed to the City Council. The decision of the Planning Commission shall be stayed
21 until final determination of the appeal has been effected by the City Council.

22 **SECTION 5:** The Secretary of the Planning Commission shall certify to the adoption
23 of this resolution and a copy thereof shall be filed with the City Clerk.
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CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: AUGUST 17, 2016

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: MANUEL ACOSTA, ECONOMIC DEVELOPMENT MANAGER

FROM: CARLOS LUIS, SENIOR PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2016-13-ZOA
(ZONING ORDINANCE AMENDMENT)**

REQUEST: **PLANNING COMMISSION CONSIDERATION OF A RESOLUTION RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF AN ORDINANCE AMENDING SECTIONS 9-4.202 AND 9-4.203 OF ARTICLE 2 OF CHAPTER 4 OF THE HUNTINGTON PARK MUNICIPAL CODE, AND SECTION 4-6 OF THE HUNTINGTON PARK DOWNTOWN SPECIFIC PLAN REGARDING ALLOWABLE USES AND DEVELOPMENT STANDARDS.**

APPLICANT: City of Huntington Park

PROJECT LOCATION: Citywide

MUNICIPAL CODE REQUIREMENTS FOR ZONING ORDINANCE: Pursuant to the Huntington Park Municipal Code (HPMC) Section 9-2.1401, the City Council may amend the General Plan, the Zoning Ordinance or Zoning Map whenever required by public necessity and general welfare.

REQUIRED FINDINGS FOR A ZONING ORDINANCE AMENDMENT: Pursuant to HPMC Section 9-2.1407(2), an amendment to the Zoning Code may be approved in compliance with State law (Government Code Section

65800 et. seq., Chapter 4 [Zoning Regulations]), only if all of the following findings are made, as applicable to the type of amendment:

1. The proposed amendment is consistent with the General Plan;
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City;
3. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA), and the City's Guidelines;
4. The proposed amendment is internally consistent with other applicable provisions of the Zoning Ordinance;

**ENVIRONMENTAL
REVIEW:**

Pursuant to the provisions of the California Environmental Quality Act (hereinafter "CEQA") (California Public Resources Code Sections 21000 et seq.) and State CEQA guidelines, it has been determined that adoption and implementation of the proposed Ordinance is exempt from CEQA pursuant to Sections 15061(b)(3) of the California Code of Regulations.

BACKGROUND:

- ***Commercial General (C-G) Zone***

The City has recently received various inquiries regarding proposed uses including, but not limited to, laundromats (retail only) and second hand stores. Currently, these uses are permitted by right within the C-G (Commercial General) zone.

- ***Downtown Huntington Park Specific Plan (DTSP)***

The City has also received inquiries regarding check cashing businesses and laundromats within the Downtown Huntington Park Specific Plan (DTSP) zone. Currently, checking cashing businesses are

permitted on the second floor and above within the DTSP.

Laundromats are also permitted uses within District C of the DTSP. Both uses would be processed administratively via a business license or via building plan check if minor improvements are proposed.

- ***Development Standards***

There have also been recent applications that included uses with specific development standards that have raised issues of concern. Establishments with off-sales of alcohol such as convenience stores, gas stations with mini-marts and liquor stores are required to maintain a minimum distance separation between sensitive receptors such as schools, parks, and religious organizations. Currently, section 9-4.203 Table IV-7 of the HPMC requires a minimum distance of 300-feet from schools, parks, and religious organizations.

ANALYSIS:

- ***Commercial General (C-G) Zone***

Both laundromats and second hand stores are permitted by right uses within the C-G Zone. If a laundromat or second hand store is proposed within an existing building, the review and approval process can be completed administratively by staff. Upon successful completion of the administrative review process (i.e. Planning, Building & Safety, Public Works, other agencies) approvals, the applicant will be issued a business license.

If new construction is involved, a Development Permit (DP) is required for laundromats or second hand stores. A DP is reviewed and approved by the Planning Commission; however, the review is specific to the physical construction of the project.

The proposed change of requiring a Conditional Use Permit (CUP) would require a public hearing before the City's Planning Commission for laundromats and second hand stores. The CUP process will allow the City to review applications with greater detail. In

addition, conditions may be imposed on the project that will help to safe guard the community. For example, laundromats proposing to operate on a 24-hour basis can be conditioned to provide professional security personnel between certain hours of the night. Security personnel will help to keep the subject site safe during the night hours. Another example is second hand stores may be conditioned to have dedicated drop-off area with dedicated staff where people can drop-off donations in order to avoid goods being dropped off and left on the exterior of the building where they can build up.

The following identifies the proposed changes to Table IV-5 of the HPMC. Please note that items proposed to be removed are identified with a ~~strikethrough~~, new language is identified in **bold underline**, and language proposed to remain the same is identified in normal font:

Table IV-5

ALLOWED LAND USES

Land Use Activity		C-P	C-N	C-G
Administrative and Professional Offices:				
1.	Administrative, Business, Service, and Public Utilities	P	P	P
2.	Accounting, Consulting, Counseling, Design, and Legal	P	P	P
3.	Headquarters (Business, Corporate, and Government)	P	P	P
4.	Medical/Dental Uses	P	P	P
General Commercial Uses:				
1.	Auditoriums/Concert/Convention Halls	-	-	C
2.	Alcoholic Beverage Sales/Serving Establishments [see regulations in Section 9-4.203(2)(A) and Table IV-7]			
3.	Amusement/Video Arcades	-	-	C
4.	Antique Shops	-	P	P
5.	Apparel/Shoe Stores	-	P	P
6.	Appliance Stores	-	P	P
7.	Art/Photography Shops, Studios, Galleries	P	P	P

Land Use Activity		C-P	C-N	C-G
8.	Auction Sales	-	-	D
9.	Automobile, Motorcycle, and Truck Dealerships	-	-	C
10.	Automobile Parts Supply	-	-	C
11.	Automobile Rental Agencies	-	-	D
12.	Automobile Repair Specialty Shops	-	-	C
13.	Automobile Service Centers	-	-	C
14.	Bakeries (retail only)	-	P	P
15.	Banks/Financial Offices	P	P	P
16.	Banquet Halls, Lodges, and Conference Halls	-	-	C
17.	Barber/Beauty/Nail Shops	P	P	P
18.	Bars, Cocktail Lounges, Taverns	-	-	C
19.	Bicycle Shops (sales/service, non-motorized)	-	P	P
20.	Billiard/Pool Centers	-	-	C
21.	Book Stores (new/used)	-	P	P
22.	Book Stores/Adult Business [see regulations in Chapter 5-20]	-	-	P
23.	Bowling Alley	-	-	C
24.	Camera Film Drop Off/Express Developing	P	P	P
25.	Camera Shop (new/used)	-	P	P
26.	Candy, Confectionery/Ice Cream Stores	-	P	P
27.	Car Washes	-	-	C
28.	Catering Establishments	-	-	P
29.	Check Cashing	-	C	C
30.	Churches	C	C	C
31.	Communication Equipment Buildings	P	P	P
32.	Commuter Bus Stations	-	-	C
33.	Convenience Stores, Mini-Markets	-	D	D
34.	Cultural/Community Facilities	P	P	P
35.	Currency Exchanges	-	-	C
36.	Dance Hall/Club	-	-	C
37.	Dance School/Studios	-	C	P
38.	Day Care Center	C	C	C
39.	Delicatessens, Sandwich Shops, Donut Shop, Coffee Houses, Juice Bars under 2,000 square feet	C	P	P
		-	C	C
40.	Department Stores	-	P	P

Land Use Activity		C-P	C-N	C-G
41.	Discount/Club Membership Stores	-	-	P
42.	Drug Stores	-	P	P
43.	Dry Cleaning/Dyeing (retail only)	-	P	P
44.	Electronic/Computer Stores	-	P	P
45.	Escort Bureau/Introductory Service	C	-	C
46.	Figure Model Studio (non-nude)	-	-	C
47.	Floor Covering/Draperies Store	-	-	P
48.	Florist Shops	P	P	P
49.	Furniture Stores	-	-	P
50.	Gift/Stationery Stores	-	P	P
51.	Glass Shop (sales/service)	-	-	P
52.	Grocery Stores (including supermarkets)	-	P	P
53.	Gun Shops	-	-	C
54.	Hardware Stores (up to 10,000 square feet)	-	P	P
55.	Health/Athletic Clubs (excluding massage parlors)	P	P	P
56.	Hobby Shops	-	P	P
57.	Home Improvement Centers (over 10,000 square feet)	-	-	C
58.	Hospitals	C	C	C
59.	Hotels/Motels	-	-	C
60.	Ice Cream Parlors	-	P	P
61.	Interior Decorating Shop	-	P	P
62.	Jewelry Sales/Repair Stores	-	P	P
63.	Laboratories (including film, medical, and dental)	-	P	P
64.	Laundromat (retail only)	-	<u>P</u>	<u>P</u>
			<u>C</u>	<u>C</u>
65.	Lighting Fixture Stores	-	-	P

Land Use Activity		C-P	C-N	C-G
66.	Locksmith Shops	-	P	C
67.	Marine Sales/Service	-	-	P
68.	Massage Parlors (acupressure)	-	-	-
69.	Mini-Malls	-	D	D
70.	Money Advance	-	C	C
71.	Money Transfer	-	C	C
72.	Mortuaries	-	C	P
73.	Multiple Tenant Merchandise Mart	-	-	C
74.	Museums	P	P	P
75.	Music Stores	-	P	P
76.	Newspaper/Magazine Stores	-	P	P
77.	Nightclubs (with entertainment/dancing)	-	-	C
78.	Nurseries/Garden Supply Store	-	P	P
79.	Office Supplies/Equipment (retail only)	P	-	P
80.	Optical Shop	P	P	P
81.	Paint/Wallpaper Stores (retail only)	-	P	P
82.	Parcel Shipping/Copy/Fax Centers	P	P	P
83.	Parking Structures	C	C	C
84.	Pawn Shop/Brokers	-	-	C
85.	Pet Shops	-	P	P
86.	Plumbing Fixture Stores	-	P	P
87.	Pool Supply (retail only)	-	P	P
88.	Post Office Substation	P	P	P
89.	Printing/Blueprinting Shops	P	P	P
90.	Private Schools	C	C	C
91.	Publicly Accessible Telephones ¹	P	P	P
92.	Radio/Television Broadcasting Studios (no transmitting)	P	-	C
93.	Recording Studios	P	C	P
94.	Recycling Facilities	-	C	C
95.	Restaurants (less than 4,000 square feet, excluding drive-thrus)	-	D	D
96.	Restaurants (greater than 4,000 square feet, excluding drive-thrus)	-	C	C
97.	Restaurants (with drive-thru facilities)	-	-	C
98.	Restaurants (where outdoor eating facilities are larger than 400 square feet)	-	C	C
99.	Saving and Loans	P	P	P
100.	Secondhand Stores	-	-	P <u>C</u>

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Land Use Activity		C-P	C-N	C-G
101.	Service Stations (including gas stations)	-	C	C
102.	Shoe Repair	-	P	P
103.	Shuttle Stations	-	-	C
104.	Sign/Lettering Shops (with retail sales area)	P	P	P ²
105.	Skating Rinks	-	C	C
106.	Sporting Goods Stores	-	P	P
107.	Stamp/Coin Shops	P	P	P
108.	Tailor Shops	P	P	P
109.	Tattoo or Body Piercing Parlor	-	-	C
110.	Tennis Court, Commercial	D	D	D
111.	Theaters, Movie (excluding drive-ins)	-	-	C
112.	Ticket Sales	P	P	P
113.	Tobacco/Smoke Shops [see regulations in Section 4-19.03]	-	P	P
114.	Toy Stores	-	P	P
115.	Trade Schools/Private Schools	C	C	C
116.	Travel Agencies	P	P	P
117.	Variety Stores	-	P	P
118.	Vending Machines (outside, accessory use only)	C	C	C
119.	Veterinary Offices/Animal Hospitals	C	C	C
120.	Video Machines (up to 5)	P	P	P
121.	Video Stores (up to a maximum net display area of 25% of total video displays devoted to adult videos)	-	P	P
122.	Wedding Chapels	C	C	C
Other Uses:				
1.	Antennae (accessory only)	C	C	C
2.	Condominiums	-	-	-
3.	Convalescent Homes	C	C	C
4.	Drive-Thru Establishments (accessory only)	-	-	C
5.	Emergency Shelters	-	-	C
6.	Residential Developments (20 du/acre) ²	D	D	-
7.	Outdoor Storage (accessory only)	-	C	C
8.	Wireless Communications Facilities	C	C	C
9.	Senior Citizen Housing (only in Senior Citizen Housing Overlay District)	-	-	-
10.	Single Room Occupancy	-	-	-

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- 1 Public telephones shall not be allowed in the DTSP zoning district unless located completely within an enclosed leasable building space and more than ten (10) feet from any pedestrian opening into a building unless with a valid Publicly Accessible Telephone Permit, see Chapter 36 of Title 5 of the Municipal Code.
- 2 Exceptions for mixed use if within 0.5 miles of a Transit Center, or 0.25 miles of a Transit Node or a Transit Corridor, as defined by the Metropolitan Transportation Authority Congestion Management Plan, or if other transit improvement measures are provided as determined by the review authority.

- ***Downtown Huntington Park Specific Plan (DSTP)***

Within the DTSP, check cashing and laundromats are permitted by right uses. Specifically, check cashing services are permitted on the second floor and above within Districts A and B of the DTSP. Laundromats are permitted within District C. Again, these uses would be processed administratively by staff.

By requiring a CUP for check cashing services, the City will be able to impose conditions of approval that will safeguard the community. An example of a potential condition of approval is to require armed security during all business hours since it is reasonable to assume that the business will be handling significant amounts of money.

If a CUP is required for laundromats, conditions such as requiring professional security personnel to be present on the site during certain hours of the night when laundromats are proposed to operate on a 24-hour basis. Security personnel will help to keep the subject site safe during the night hours.

To see the proposed changes to figure 4.58 of the DTSP, please see Exhibit B. Please note that items proposed to be removed are identified with a ~~strikethrough~~, new language is identified in **bold underline**, and language proposed to remain the same is identified in normal font.

- ***Development Standards***

The HPMC currently requires a minimum separation distance between establishments that sale alcohol. Specifically, the current code requires a minimum distance separation to sensitive receptors for convenience stores, gas stations with mini-marts, and for liquor stores. The purpose of the separation

requirements is to minimize potential negative impacts that may arise with these types of uses. The purpose is to also create a buffer from these uses to places that are frequented by minors/children and families.

By increasing the distance requirement from 300-feet to 600-feet, the buffer is further increased and would further minimize the potential for minors/children and families from exposure to establishments that propose off-sales of alcohol.

The following identifies the proposed changes to section 9-4.203 and Table IV-7 of the DTSP. Only the sections proposed to be amended are shown below. Please refer to Exhibit A for a comprehensive section 9-4.203. Please note that items proposed to be removed are identified with a ~~strike through~~, new language is identified in **bold underline**, and language proposed to remain the same is identified in normal font.

Section 9-4.203 2. A. (3) b. 2)

b. Convenience Store.

- 1) Convenience stores may be located in compliance with Table IV-5 (Allowed Land Uses), provided a Conditional Use Permit has been obtained in compliance with Chapter 2, Article 11 (Conditional Use Permits).
- 2) Convenience stores shall be at least 1,000 feet from any other convenience store, at least ~~300~~ **600** feet from any school, park, religious organization or nightclub/discotheque, and at least 100 feet from any property located in the RL, RM, RH, or CN zoning districts as measured from one property line to the other.

Section 9-4.203 2. A. (3) c. 2)

c. Gas Station with Mini-Mart.

- 1) Gas stations with mini-marts may be located in compliance with Table IV-5 (Allowed Land Uses), provided a Conditional Use Permit has been obtained

in compliance with Chapter 2, Article 11 (Conditional Use Permits).

- 2) The premises, including parking lots or parking areas, shall be at least ~~300~~ **600** feet from any school, park, religious organization, other gas stations with mini-marts selling alcoholic beverages.
- 3) The expansion of existing gas stations with mini-marts shall be exempt from minimum distance requirements.

Section 9.4.203 2. A. (3) d. 2).

d. Liquor Store.

- 1) Liquor stores may be located in compliance with Figure IV-5 (Allowed Land Uses), provided a Conditional Use Permit has been obtained in compliance with Chapter 2, Article 11 (Conditional Use Permits).
- 2) The premises, including parking lots or parking areas, shall be at least ~~300~~ **600** feet from the property line of any school, park, religious organization, nightclub/discotheque or other liquor store, and at least 100 feet from the nearest point of any property located in the RL, RM, RH, or CN zoning districts.

Table IV-7

ALCOHOL SALES ESTABLISHMENT STANDARDS

	District A (Gateway)	District B (Festival)	C-P	C-N	C-G	R-L	R-M	R-H	MPD	Minimum Distance Requirements
OFF-SALE¹										
Grocery Store	x	x	x	x	x				x	
Convenience Store	x	x	x		x				x	1,000' from other convenience stores; 300' 600' from school, park, religious organization, discotheque/nightclub; 100' from R-L, R-M, R-H, C-N

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	District A (Gateway)	District B (Festival)	C-P	C-N	C-G	R-L	R-M	R-H	MPD	Minimum Distance Requirements
Gas Station with Mini- Mart ³			x	x	x				x	300' 600' from school, park, religious organization, gas station with mini-mart
Liquor Store	x	x	x		x				x	300' 600' from school, park, religious organization, discoteque/nightclub, liquor store; 100' from R-L, R-M, R-H, C-N
ON-SALE¹										
Banquet/ Conference Hall	x ²	x ²	x		x				x	200' from school, park, religious organization, banquet/conference hall; 200' from R-L, R- M, R-H, C-N
Bar/Cocktail Lounge/Tavern	x	x	x		x				x	300' from school, park, religious organization, bar/cocktail lounge/ tavern; 300' from R-L, R-M, R-H, C-N
Restaurant	x	x	x	x	x				x	
Nightclub/ Discotheque	x ²	x ²	x		x				x	300' from school, park, religious organization, liquor store; 200' from R-L, R-M, R-H, C-N

x = Zone where use is allowed.

Notes:

1. All alcohol sales establishments require a Conditional Use Permit in all allowable zones.
2. Nightclub/discotheque, and banquet/conference hall facilities shall be exempt from minimum distance requirements in the District A (Gateway) and District B (Festival) of the DTSP.
3. Expansion of existing gas stations with mini-marts shall be exempt from minimum distance requirements.

• **Findings**

1. The proposed amendment is consistent with the General Plan ***in that the proposed amendment is consistent with Goal 2.0; Policy 2.2 of the General Plan because it will require that commercial development provide adequate buffers (such as decorative walls and landscaped setbacks) at designated boundaries with adjacent residential uses so as to prevent impacts on residences due to noise, traffic, parking, light and glare, and differences in scale; to ensure privacy; and provide visual compatibility. By requiring a Conditional Use Permit for check cashing, second***

hand stores, and laundromats, the City will be able to review the applications on a case-by-case basis and ensure that adequate buffers are in place to safeguard the community. Furthermore, the proposed amendments to increase the distance requirements from off-sale alcohol establishments to sensitive receptors (i.e. schools, parks, and religious organizations) will further create a buffer that will safeguard minors/children and the community.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City ***in that the proposed amendment does not proposed any physical construction that would be detrimental to the public interest, health, safety, convenience or welfare of the City. The proposed amendments will allow the City to review future proposals and ensure that any negative impacts can be mitigated.***
3. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA), and the City's Guidelines ***in that the proposed amendment has been determined to be exempt from CEQA pursuant to section 15061(b)(3) of the California Code of Regulations. The proposed amendment does not propose any physical construction that would cause any significant effect on the environment. Further, the propose amendments will allow the City to review future projects on a case-by-case basis and mitigated any potential impacts.***
4. The proposed amendment is internally consistent with other applicable provisions of the Zoning Ordinance ***in that the amendments will not create any inconsistencies with the applicable provisions of the Zoning Ordinance.***

CONCLUSION:

It is not anticipated that the proposed amendments to the Zoning Code will create adverse impacts to public health, safety and welfare.

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SUBSEQUENT ACTION: If the Planning Commission recommends to the City Council the adoption of the Zoning Ordinance Amendment; the item will be presented to the City Council, at a duly noticed public hearing, for final consideration and approval.

RECOMMENDATION: That the Planning Commission conduct a public hearing, consider all public testimony and **adopt Resolution No. 2016-13** recommending that the City Council adopt an Ordinance amending sections 9-4.202 and 9-4.203 of Article 2 of Chapter 4 of the Huntington Park Municipal Code and Section 4-6 of the Huntington park Downtown Specific Plan regarding allowable uses and Development Standards.

EXHIBITS:

- A: PC Resolution No. 2016-13 (ZOA Case No. 2016-13)
- B: Proposed Amendments to Table 4.58 of the DTSP

PC Resolution No. 2016-13

EXHIBIT A

CASE NO. 2016-13 ZOA

1 **WHEREAS**, all persons appearing for or against the recommendation to adopt the
2 Zoning Ordinance Amendment were given the opportunity to be heard in connection with
3 said matter; and

4 **WHEREAS**, any and all written comments received prior to the hearing, and
5 responses to such comments, were reviewed and considered by the Planning Commission.
6

7 **NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF**
8 **HUNTINGTON PARK DOES RESOLVE AS FOLLOWS:**

9
10 **SECTION 1:** The proposed Ordinance amending the Huntington Park Municipal
11 Code, as attached hereto and marked Exhibit "A" has been presented to the Planning
12 Commission, and the Commission has reviewed and considered the information therein
13 prior to any action on the adoption of this Resolution.

14 **SECTION 2.** The Planning Commission finds, determines, and declares that the
15 proposed amendment to the Municipal Code has been processed in accordance with State
16 law and local regulations, and that said amendment is in the public interest and consistent
17 with the General Plan.

18 **SECTION 3:** The Planning Commission, based upon evidence and staff's report
19 received at the public hearing, hereby recommends approval of the proposed amendment
20 to the Huntington Park Municipal Code relating to the sales of alcoholic beverages in the
21 City, recommends that the City Council conduct a public hearing, consider all public
22 testimony, and recommends the adoption of the proposed Ordinance.

23 **SECTION 4:** The Secretary of the Planning Commission shall certify to the adoption
24 of this Resolution and forward a copy to the City Council.

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PASSED, APPROVED, AND ADOPTED this 17th day of August 2016 by the
following vote:

AYES:
NOES:
ABSENT:

HUNTINGTON PARK PLANNING COMMISSION

Efren Martinez, Chairperson

ATTEST:

Carlos Luis, Secretary

ATTACHMENT A

Ordinance No. 2016-XX amends Sections 9-4.202 and 9-4.203 of Article 2 of Chapter 4 of the Huntington Park Municipal Code and Section 4-6 of the Huntington Park Downtown Specific Plan, and replaces the following:

Please note language proposed to be removed is identified with a ~~strike through~~, new language is identified in **bold underline**, and existing language is shown in normal font.

Commercial General Zone

9-4.202 Allowed uses.

Any use designated as “Permitted” by the following list shall comply with the provisions of this Code. Any permitted use which will occupy an existing structure (with no structural alteration/enlargement) shall comply with the operational standards contained in this article as well as Chapter 3 (General Regulations). Additionally, any permitted use which will occupy an existing structure that is to be altered, enlarged, or requires construction of a new structure(s) shall require the approval of a Development Permit in compliance with Chapter 2, Article 10.

The following list of Allowed Land Uses, Table IV-5, establishes the primary land uses in the C-P, C-N and C-G zoning district which are Permitted (P) or subject to a Development Permit (D) or a Conditional Use Permit (C). In accordance with Section 9-1.106, uses that are not listed shall be expressly prohibited, unless the Director determines the use to be similar in nature and class to other uses listed.

Table IV-5

ALLOWED LAND USES

Land Use Activity		C-P	C-N	C-G
Administrative and Professional Offices:				
1.	Administrative, Business, Service, and Public Utilities	P	P	P
2.	Accounting, Consulting, Counseling, Design, and Legal	P	P	P
3.	Headquarters (Business, Corporate, and Government)	P	P	P
4.	Medical/Dental Uses	P	P	P
General Commercial Uses:				
1.	Auditoriums/Concert/Convention Halls	-	-	C

Land Use Activity		C-P	C-N	C-G
2.	Alcoholic Beverage Sales/Serving Establishments [see regulations in Section 9-4.203(2)(A) and Table IV-7]			
3.	Amusement/Video Arcades	-	-	C
4.	Antique Shops	-	P	P
5.	Apparel/Shoe Stores	-	P	P
6.	Appliance Stores	-	P	P
7.	Art/Photography Shops, Studios, Galleries	P	P	P
8.	Auction Sales	-	-	D
9.	Automobile, Motorcycle, and Truck Dealerships	-	-	C
10.	Automobile Parts Supply	-	-	C
11.	Automobile Rental Agencies	-	-	D
12.	Automobile Repair Specialty Shops	-	-	C
13.	Automobile Service Centers	-	-	C
14.	Bakeries (retail only)	-	P	P
15.	Banks/Financial Offices	P	P	P
16.	Banquet Halls, Lodges, and Conference Halls	-	-	C
17.	Barber/Beauty/Nail Shops	P	P	P
18.	Bars, Cocktail Lounges, Taverns	-	-	C
19.	Bicycle Shops (sales/service, non-motorized)	-	P	P
20.	Billiard/Pool Centers	-	-	C
21.	Book Stores (new/used)	-	P	P
22.	Book Stores/Adult Business [see regulations in Chapter 5-20]	-	-	P
23.	Bowling Alley	-	-	C
24.	Camera Film Drop Off/Express Developing	P	P	P
25.	Camera Shop (new/used)	-	P	P
26.	Candy, Confectionery/Ice Cream Stores	-	P	P
27.	Car Washes	-	-	C
28.	Catering Establishments	-	-	P
29.	Check Cashing	-	C	C
30.	Churches	C	C	C

Land Use Activity		C-P	C-N	C-G
31.	Communication Equipment Buildings	P	P	P
32.	Commuter Bus Stations	-	-	C
33.	Convenience Stores, Mini-Markets	-	D	D
34.	Cultural/Community Facilities	P	P	P
35.	Currency Exchanges	-	-	C
36.	Dance Hall/Club	-	-	C
37.	Dance School/Studios	-	C	P
38.	Day Care Center	C	C	C
39.	Delicatessens, Sandwich Shops, Donut Shop, Coffee Houses, Juice Bars under 2,000 square feet over 2,000 square feet	C	P	P
		-	C	C
40.	Department Stores	-	P	P
41.	Discount/Club Membership Stores	-	-	P
42.	Drug Stores	-	P	P
43.	Dry Cleaning/Dyeing (retail only)	-	P	P
44.	Electronic/Computer Stores	-	P	P
45.	Escort Bureau/Introductory Service	C	-	C
46.	Figure Model Studio (non-nude)	-	-	C
47.	Floor Covering/Draperies Store	-	-	P
48.	Florist Shops	P	P	P
49.	Furniture Stores	-	-	P
50.	Gift/Stationery Stores	-	P	P
51.	Glass Shop (sales/service)	-	-	P
52.	Grocery Stores (including supermarkets)	-	P	P
53.	Gun Shops	-	-	C
54.	Hardware Stores (up to 10,000 square feet)	-	P	P
55.	Health/Athletic Clubs (excluding massage parlors)	P	P	P
56.	Hobby Shops	-	P	P
57.	Home Improvement Centers (over 10,000 square feet)	-	-	C
58.	Hospitals	C	C	C

Land Use Activity		C-P	C-N	C-G
59.	Hotels/Motels	-	-	C
60.	Ice Cream Parlors	-	P	P
61.	Interior Decorating Shop	-	P	P
62.	Jewelry Sales/Repair Stores	-	P	P
63.	Laboratories (including film, medical, and dental)	-	P	P
64.	Laundromat (retail only)	-	<u>P</u>	<u>P</u>
65.	Lighting Fixture Stores	-	-	P
Land Use Activity		C-P	C-N	C-G
66.	Locksmith Shops	-	P	C
67.	Marine Sales/Service	-	-	P
68.	Massage Parlors (acupressure)	-	-	-
69.	Mini-Malls	-	D	D
70.	Money Advance	-	C	C
71.	Money Transfer	-	C	C
72.	Mortuaries	-	C	P
73.	Multiple Tenant Merchandise Mart	-	-	C
74.	Museums	P	P	P
75.	Music Stores	-	P	P
76.	Newspaper/Magazine Stores	-	P	P
77.	Nightclubs (with entertainment/dancing)	-	-	C
78.	Nurseries/Garden Supply Store	-	P	P
79.	Office Supplies/Equipment (retail only)	P	-	P
80.	Optical Shop	P	P	P
81.	Paint/Wallpaper Stores (retail only)	-	P	P
82.	Parcel Shipping/Copy/Fax Centers	P	P	P
83.	Parking Structures	C	C	C
84.	Pawn Shop/Brokers	-	-	C
85.	Pet Shops	-	P	P
86.	Plumbing Fixture Stores	-	P	P

Land Use Activity		C-P	C-N	C-G
87.	Pool Supply (retail only)	-	P	P
88.	Post Office Substation	P	P	P
89.	Printing/Blueprinting Shops	P	P	P
90.	Private Schools	C	C	C
91.	Publicly Accessible Telephones ¹	P	P	P
92.	Radio/Television Broadcasting Studios (no transmitting)	P	-	C
93.	Recording Studios	P	C	P
94.	Recycling Facilities	-	C	C
95.	Restaurants (less than 4,000 square feet, excluding drive-thrus)	-	D	D
96.	Restaurants (greater than 4,000 square feet, excluding drive-thrus)	-	C	C
97.	Restaurants (with drive-thru facilities)	-	-	C
98.	Restaurants (where outdoor eating facilities are larger than 400 square feet)	-	C	C
99.	Saving and Loans	P	P	P
100.	Secondhand Stores	-	-	P C
101.	Service Stations (including gas stations)	-	C	C
102.	Shoe Repair	-	P	P
103.	Shuttle Stations	-	-	C
104.	Sign/Lettering Shops (with retail sales area)	P	P	P ²
105.	Skating Rinks	-	C	C
106.	Sporting Goods Stores	-	P	P
107.	Stamp/Coin Shops	P	P	P
108.	Tailor Shops	P	P	P
109.	Tattoo or Body Piercing Parlor	-	-	C
110.	Tennis Court, Commercial	D	D	D
111.	Theaters, Movie (excluding drive-ins)	-	-	C
112.	Ticket Sales	P	P	P

Land Use Activity		C-P	C-N	C-G
113.	Tobacco/Smoke Shops [see regulations in Section 4-19.03]	-	P	P
114.	Toy Stores	-	P	P
115.	Trade Schools/Private Schools	C	C	C
116.	Travel Agencies	P	P	P
117.	Variety Stores	-	P	P
118.	Vending Machines (outside, accessory use only)	C	C	C
119.	Veterinary Offices/Animal Hospitals	C	C	C
120.	Video Machines (up to 5)	P	P	P
121.	Video Stores (up to a maximum net display area of 25% of total video displays devoted to adult videos)	-	P	P
122.	Wedding Chapels	C	C	C
Other Uses:				
1.	Antennae (accessory only)	C	C	C
2.	Condominiums	-	-	-
3.	Convalescent Homes	C	C	C
4.	Drive-Thru Establishments (accessory only)	-	-	C
5.	Emergency Shelters	-	-	C
6.	Residential Developments (20 du/acre) ²	D	D	-
7.	Outdoor Storage (accessory only)	-	C	C
8.	Wireless Communications Facilities	C	C	C
9.	Senior Citizen Housing (only in Senior Citizen Housing Overlay District)	-	-	-
10.	Single Room Occupancy	-	-	-

1 Public telephones shall not be allowed in the DTSP zoning district unless located completely within an enclosed leasable building space and more than ten (10) feet from any pedestrian opening into a building unless with a valid Publicly Accessible Telephone Permit, see Chapter 36 of Title 5 of the Municipal Code.

2 Exceptions for mixed use if within 0.5 miles of a Transit Center, or 0.25 miles of a Transit Node or a Transit Corridor, as defined by the Metropolitan Transportation Authority Congestion Management Plan, or if other transit improvement measures are provided as determined by the review authority.

Downtown Huntington Park Specific Plan

Section 4-6; Table 4-58

4-6 ALLOWABLE LAND USES BY DISTRICT

The Downtown vision creates a uniquely identifiable Downtown for Huntington Park that is an economically vibrant, pedestrian-oriented, and multi-cultural destination. An important objective of the Specific Plan process is to clearly spell out the desired mix of land uses and the location of these uses. Within this chapter, the list of uses outlined in the Zoning Code has been modified and reorganized by District in an effort to simplify, streamline, and customize the land use requirements. This reorganization will encourage reinvestment and revitalization of the Downtown area consistent with the Specific Plan vision.

The following Land Use Table, figure 4.58, identifies the uses proposed for each District within the Specific Plan area. It addresses permitted and non-permitted uses in the planning area, with the letter "P" designating permitted uses, the letter "D" designating uses subject to a Development Permit, and the letter "C" designating uses subject to a Conditional Use Permit. Where a use classification is not listed, that land use classification is not permitted. Any permitted use which will occupy an existing structure that is to be altered, enlarged, or requires construction of a new structure(s) shall require the approval of a Development Permit.

Per the Zoning Code, the Director of Community Development may determine that a proposed use fits within the purpose and intent of the zoning districts, in compliance with Zoning Code Section 9-1.106. For definitions of uses, refer to the Zoning Code Section 9-1.203.

Existing uses that are not permitted or not listed in the Land Use Tables contained in this document are declared nonconforming uses. Refer to the Zoning Code Chapter 3, Article 6 Nonconforming Structures and Uses for definitions and policies.

LAND USE ACTIVITY	A Gateway	B Festival	C Neighborhood	D Zoe
<p>P = Permitted; C = Conditional Use Permit; D = Development Permit; ¹ = Permitted Only Above First Floor on Pacific Boulevard; ² = Permitted Only Above First Floor; ³ = Subject to regulations in the City of Huntington Park Planning and Zoning Code Section 9-4.203 (2) (A) and must be 200' from schools, parks, religious organizations, and R-L, R-M, R-H, and C-N uses and also from uses identical to the noted use except for Grocery Stores/Food Markets and Restaurants; ⁴ = Subject to regulations in the City of Huntington Park Planning and Zoning Code Section 9-4.203 (2) (A)</p>				
A. ADMINISTRATIVE AND PROFESSIONAL OFFICES				
Administrative, Business, Financial, Service and Public Utilities	p ¹	p ²	P	P
Accounting, Consulting, Counseling, Design, Legal	p ¹	p ²	P	P
Headquarters (Business, Corporate and Government)	p ²	p ²	P	P
Medical/Dental and Professional Offices	p ²	p ²	P	P
B. GENERAL COMMERCIAL USES				
Auditoriums/Concert/Convention Halls	C	C	-	-
Amusement/Video Arcades	C	C	-	-
Apparel/Shoe Stores	P	P	P	P
Appliance Stores	P	P	-	P
Art/Photography Shops, Studios, Galleries	P	P	P	P
Automobile Parts Supply	P	-	-	-
Automobile Rental Agencies	p ¹	-	P	-
Bakeries (retail only)	P	P	P	P
Banks	P	P	-	-
Banquet Halls, Lodges and Conference Halls ³	C	C ²	-	-
Barber/Beauty/Nail Shops	p ¹	p ²	P	P
Bicycle Shops (sales/service, non-motorized)	C	C	C	C
Billiard/Pool Centers	C ²	C ²	-	-
Book Stores (new/used)	P	P	P	P
Bowling Alley (with 50' maximum street frontage)	D	-	-	-
Camera Film Drop Off/Express Developing	P	P	P	P
Camera Shop (new/used)	P	P	P	P

g.4.58 Land Use Table

LAND USE ACTIVITY	A Gateway	B Festival	C Neighborhood	D Zoe
P = Permitted; C = Conditional Use Permit; D = Development Permit; ¹ = Permitted Only Above First Floor on Pacific Boulevard; ² = Permitted Only Above First Floor; ³ = Subject to regulations in the City of Huntington Park Planning and Zoning Code Section 9-4.203 (2) (A) and must be 200' from schools, parks, religious organizations, and R-L, R-M, R-H, and C-N uses and also from uses identical to the noted use except for Grocery Stores/Food Markets and Restaurants; ⁴ = Subject to regulations in the City of Huntington Park Planning and Zoning Code Section 9-4.203 (2) (A)				
B. GENERAL COMMERCIAL USES (Continued)				
Candy, Confectionery/Ice Cream Stores	P	P	P	P
Catering Establishments	p ¹	-	-	-
Check Cashing Services	p ² C ²	p ² C ²	-	-
Churches	-	-	C	-
Commuter Bus Stations	-	-	C	-
Convenience Stores, Mini-Markets ³	D	D	-	-
Cultural/Community Facilities	C	C	C	C
Currency Exchanges	p ²	p ²	-	-
Cyber Café	C	C	-	-
Dance Hall/Club	C ²	C ²	-	-
Dance School/Studios	p ²	p ²	P	-
Day Care Center	C	C	C	C
Delicatessens, Sandwich Shops, Donut Shop, Coffee Houses, Juice Bars ³	P	P	P	P
Department Stores (greater than 5,000 sq. ft.)	P	P	-	-
Discount/Club Membership Stores	P	-	-	-
Drug Stores	P	P	P	-
Dry Cleaning/Dyeing (retail only)	p ¹	-	P	P
Electronic/Computer Stores	P	P	P	P
Floor Covering/Draper Store	P	P	P	P
Florist Shops	P	P	P	P
Food Markets (including supermarkets) ⁴	P	P	P	P
Furniture Stores	P	P	P	P

Land Use Table g.4.58

LAND USE ACTIVITY	A Gateway	B Festival	C Neighborhood	D Zoe
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B. GENERAL COMMERCIAL USES (Continued)				
Gift/Stationary Stores	P	P	P	P
Class Shop (sales/service)	P	-	P	P
Hardware Stores (up to 10,000 sq. ft.)	C	C	P	P
Health/Athletic Clubs (excluding massage parlors)	C	C	P	-
Hobby Shops	P	P	P	P
Hotels/Motels	C	-	-	-
Ice Cream Parlors	P	P	P	P
Interior Decorating Shop	P	P	P	P
Jewelry Sales/Repair Stores	P	P	P	P
Laboratories (including film, medical and dental)	p ²	p ²	-	-
Laundromat (retail only)	-	-	P <u>C</u>	-
Lighting Fixture Stores	P	P	P	P
Locksmith Shops	p ¹	p ²	P	P
Mortuaries	-	-	C	-
Museums	P	C	-	-
Music Stores	P	P	P	P
Newspaper/Magazine Stores	P	P	P	P
Nightclubs	-	C	-	-
Nurseries/Garden Supply Store	-	-	P	-
Office Supplies/Equipment (retail only)	P	P	P	C
Optical Shop	p ¹	p ²	P	P
Paint/Wallpaper Stores (retail only)	p ¹	p ²	P	P
Parcel Shipping/Copy/Fax Centers	p ¹	p ²	P	P

fig.4.58 Land Use Table

LAND USE ACTIVITY	A Gateway	B Festival	C Neighborhood	D Zoe
<p>P = Permitted; C = Conditional Use Permit; D = Development Permit; ¹ = Permitted Only Above First Floor on Pacific Boulevard; ² = Permitted Only Above First Floor; ³ = Subject to regulations in the City of Huntington Park Planning and Zoning Code Section 9-4.203 (2) (A) and must be 200' from schools, parks, religious organizations, and R-L, R-M, R-H, and C-N uses and also from uses identical to the noted use except for Grocery Stores/Food Markets and Restaurants; ⁴ = Subject to regulations in the City of Huntington Park Planning and Zoning Code Section 9-4.203 (2) (A)</p>				
B. GENERAL COMMERCIAL USES (Continued)				
Parking Structures	-	-	C	-
Pet Shops	P	P	P	P
Plumbing Fixture Stores	C	C	P	P
Pool Supply (retail only)	-	-	C	C
Post Office Substation	p ¹	p ²	P	P
Printing/Blueprinting Shops	C ¹	C ²	C	C
Radio/Television Broadcasting Studios (no transmitting)	C ²	C ²	C	-
Recording Studios	p ²	p ²	C	-
Recycling Facilities	-	-	-	-
Restaurants (less than 4,000 sq. ft., excluding drive-thrus) ⁴	P	P	D	D
Restaurants (greater than 4,000 sq. ft., excluding drive-thrus) ⁴	P	P	-	C
Restaurants (where outdoor eating facilities are larger than 400 sq. ft.) ⁴	P	P	C	C
Saving and Loans	P	P	-	-
Shoe Repair	p ¹	p ²	P	P
Shuttle Stations	-	-	C	-
Sign/Lettering Shops with retail sales area	p ¹	p ²	-	-
Sporting Good Stores	P	P	P	P
Stamp/Coin Shops	P	P	P	P
Tailor Shops	p ¹	p ²	P	P
Theaters, Movie (excluding drive-in)	C	C	C	-
Ticket Sales	p ¹	p ²	P	P
Tobacco/Pipe Stores	P	P	P	P
Toy Stores	P	P	P	P

Land Use Table

g.4.58

LAND USE ACTIVITY	A Gateway	B Festival	C Neighborhood	D Zoe
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B. GENERAL COMMERCIAL USES (Continued)				
Travel Agencies	P ¹	P ²	P	P
Veterinary Offices/Animal Hospitals	-	-	C	-
Video Machines (up to 5)	P	P	P	P
Video Stores (up to a maximum net display area of 25% of total video displays devoted to adult videos)	P	P	P	P
Wedding Chapels	-	-	C	-
C. RESIDENTIAL USES				
Child Day Care Facility (in conjunction with residential use only) - Small Family Child Day Care Home (8 or less children)	P	P	P	P
Child Day Care Facility (in conjunction with residential use only) - Large Family Child Day Care Home (9 or more children)	C ²	C ²	C	C
Condominiums	C ²	C ²	C	C ²
Day Care Center	C ¹	C ²	C	C
Density Bonus/Affordable Housing	C ²	C ²	C	C ²
Group Homes (6 or less clients)	P ¹	-	P	P ²
Group Homes (7 or more clients)	-	C ²	C	C ²
Multi-Family Dwelling	D ²	D ²	D	D ²
Senior Citizen Housing (only in Senior Citizen Housing Overlay District)	C ²	C ²	C	C ²
Single-Family Dwellings	-	-	C	-
Single Room Occupancy	C ²	C ²	C	-
Zero Lot Line/Small Lot Residential Development	-	-	C	-

fig.4.58 Land Use Table

LAND USE ACTIVITY	A Gateway	B Festival	C Neighborhood	D Zoe
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C. RESIDENTIAL USES (CONTINUED)				
Recreational Accessory Uses				
Swimming Pool, Private	p ²	p ²	P	P
Tennis Court Private	D ²	D ²	D	D
Tree "Play" House	-	-	P	P
Accessory Uses				
Fences and Walls	P	P	P	P
Garage	p ¹	-	P	P
Keeping of Domestic Animals/Household Pets	P	P	P	P
Outdoor Play/Athletic Equipment	p ²	p ²	P	-
Patio (with or without cover)/Gazebo	p ²	p ²	P	-
Satellite Dish Antenna	D	D	D	D
Storage	D	D	D	D
Vehicle Repair (Property owner/tenant vehicle only, and only within enclosed garage/yard)	-	-	P	-
Vertical Antenna (12 feet or less in height)	P	P	P	P
Vertical Antenna (more than 12 feet in height)	D	D	D	D
D. OTHER USES				
Antennae (accessory only)	C	C	C	C
Wireless Communications Facilities	C	C	C	C

Land Use Table g.4.58

9-4.203 Zoning district development standards.

1. General Standards.

A. The following standards are minimum unless stated as maximum by this Code. All setbacks shall be measured from the property line.

Table IV-6

GENERAL STANDARDS

STANDARD	C-P	C-N	C-G
Floor Area Ratio ¹ (maximum)	1:1	1:1	2:1
Lot Area (square feet)	5000	5000	5000
Front Setback (feet)	5 ⁵	5 ⁵	5 ⁵
Rear Setback ² (feet)	0	0	0
Side Setback ³ (each)	0	0	0
Side Setback ⁴ (street side)	5	5	5
Structure Height (feet, maximum)	40	30	40
Lot Frontage/Width	50	50	50

¹ Shall not apply to residential developments in mixed use projects or to public uses or public parking structures.

² Where the rear yard abuts a "R" zoning district and there is no public alley, a minimum rear yard of 15 feet shall be maintained.

³ Where the side yard abuts a "R" zoning district, a minimum side yard of 5 feet, plus 2 feet for each additional story, shall be maintained.

⁴ Where the street side yard fronts on a "R" zoning district, a minimum side yard of 10 feet, plus 2 feet for each additional story, shall be maintained.

⁵ Where this is average setback and where there is a minimum average of 3 feet width landscaped area.

B. Commercial Zone Standards. The following general standards shall apply to all commercial/office/mixed-use activities except as otherwise provided in this Code:

(1) All uses shall be conducted within a completely enclosed structure. Limited outside uses (i.e., patio dining areas, garden sales, and other uses deemed acceptable) may be approved with a Development Permit;

(2) There shall be no visible storage, from adjacent public view, of motor vehicles, trailers, airplanes, boats or their composite parts; loose rubbish, garbage, junk or their receptacles; tents; equipment or building materials in any portion of a parcel. No storage shall occur on any vacant parcel. Building materials for use on the same premises may be stored on the parcel only during the time that a valid building permit is in effect for construction;

(3) All setbacks, parkways, open areas, and nonwork areas that are visible from a public street or from a parking lot available to the general public shall be landscaped;

(4) Every parcel with a structure shall have trash receptacle(s) on the premises in compliance with Section 9-3.103. The Director may require locks and/or roofs on the trash enclosures located in commercial zoning districts;

(5) For any ground floor use that is prohibited within the front sixty (60) feet of Pacific Boulevard between Florence Avenue and Randolph Street, public entrances shall be separate entrances located a minimum of seventy (70) feet from Pacific Boulevard, and shall not be through any other enclosed leasable space fronting on Pacific Boulevard;

(6) All residential development (i.e., multi-family units, senior citizen housing and single room occupancy facilities) located in commercial zoning districts shall comply with the general, specific and property development standards outlined in Article 1 of this Chapter (Residential Zones);

(7) All roof-mounted air conditioning or heating equipment, vents or ducts shall not be visible from ground level from any abutting parcel, or any public street or right-of-way. This shall be accomplished through the extension of the main structure or roof or screened in a manner which is architecturally integrated with the main structure; and

(8) All elevations of all structures shall be architecturally treated to ensure compatibility with all neighboring structures and the established character of the City in compliance with the design guidelines contained in the General Plan.

(9) Storefront opening widths shall be limited to a maximum of eight (8) feet or fifty (50%) percent of the width of the storefront, whichever is less, in the Huntington Park Downtown Specific Plan (HTSP).

2. Land Use District Specific Standards. In addition to the general development requirements contained in Chapter 3, Article 1 (Property Development Standards),

the following standards shall apply to specific commercial land use activities:

A. Establishments Serving Alcoholic Beverages. Due to the special impacts which result from the proliferation and over-concentration of businesses which sell alcoholic beverages, including but not limited to, promotion of deleterious health effects from excessive consumption, litter, loitering, drunk driving, interference with children on the way to and from schools and parks, discouragement of more desirable and beneficial businesses, encouragement of crime and the defacement of buildings, among other potentially blighting influences, the following provisions are to ensure that the occurrence of alcoholic beverage outlets does not adversely impact the public health, safety, comfort, convenience and general welfare of the City.

The following provisions shall apply to any commercial establishment where alcoholic beverages are to be sold or served, as applicable, and are in addition to the provisions set forth in Chapter 2, Article 11 (Conditional Use Permits).

(1) Definitions. For the purposes of this section, unless otherwise apparent from the context, certain words and phrases used in this section are defined as follows:

“Alcoholic beverage” means alcohol, distilled spirits, liquor, wine, beer and every other liquid or solid containing alcohol, distilled spirits, wine or beer, and which contains 0.5 percent or more of alcohol by volume and which is fit for beverage purposes, either alone or when diluted, mixed or combined with other substances.

“Banquet/conference hall” means an establishment that is rented primarily for special temporary legal activities/occasions (e.g., business meetings, banquets or entertainment), and where there are areas usable or temporarily convertible for dancing, dining, entertainment, meetings and public audio/visual presentation, and where the on-sale or serving of general alcoholic beverages, including beer or wine, if served at a function, is incidental and accessory to the primary hall functions.

“Bar/cocktail lounge/tavern” means an establishment used primarily for the on-sale of general alcoholic beverages, including beer or wine, where food and/or entertainment are incidental to the sale of alcohol.

“Bona fide public eating place” means a place which is regularly and in a bona fide manner used and kept open for the serving of meals on the premises for compensation and which has suitable kitchen facilities connected therewith containing conveniences for cooking an assortment of foods which may be required for ordinary meals, the kitchen of which shall be kept in a sanitary condition with the proper amount of refrigeration for keeping food on the premises and complying with all health laws and regulations.

“Convenience store” means a store with less than 5,000 square feet of gross floor area primarily engaged in the retail sale of a limited range of household products including, but not limited to, dry goods, canned goods, dairy and other food products, and may include the off-sale of beer or wine.

“Gas station with mini-mart” means an establishment that sells gasoline for motor vehicles in conjunction with a “convenience store.”

“Grocery store” means a store primarily engaged in the retail sale of a wide range of household products including, but not limited to, dry goods, canned goods, dairy products, fresh fruits and vegetables, fresh and prepared meats, fish and poultry and where the off-sale of alcohol, including beer or wine, by the establishment must be accessory to and incidental in proportion to the primary use of grocery sales. Grocery store includes a market and supermarket as long as fresh produce and meats are sold.

“Incidental sale or use” means sale or use that is a minority portion or nonrequired ancillary aspect of a business either based on annual gross sales revenue or other factors (e.g., percentage of floor area devoted, nature, purpose and intention of the primary permitted use).

“Liquor store” means a store primarily engaged in the off-sale of general alcohol, including beer, wine and distilled spirits, and where other items (e.g., dry goods and food products) may also be sold.

“Meal” means the usual assortment of foods commonly ordered at various hours of the day; the service of food and victuals, (e.g., sandwiches and/or salads only), shall not be deemed in compliance with this requirement.

“Nightclub/discotheque” means an establishment used primarily for dancing and entertainment purposes, where there is a 200 square foot minimum dance area and where the on-sale of general alcoholic beverages, including beer or wine, is conducted.

“Off-sale” means a commercial establishment selling alcoholic beverages, including beer or wine, for consumption off the premises.

“On-sale” means a commercial establishment serving alcoholic beverages, including beer or wine, for consumption on the premises.

“Premises” means property, land, buildings, or separate leasable space, or any combination thereof, as determined by the Director.

(2) Prohibited Establishments.

a. All alcohol sale establishments shall be expressly prohibited in the R-L Low-Density Residential Zone, the R-H Medium-Density Residential Zone, the R-H High-Density Residential Zone and the C-N Commercial-Neighborhood Zone.

b. Gas stations with mini-marts shall be expressly prohibited from the general off-sale of alcoholic beverages other than beer or wine.

(3) Off-Sale Conditional Use Permits. In addition to those findings set forth in Chapter 2 Article 11 (Conditional Use Permits), the Commission may approve an application for an off-sale Conditional Use Permit only if it finds that applicant has met its burden of proof by clear and convincing evidence that the application complies with all of the following provisions:

a. Grocery Store. Bona fide grocery stores may be located in compliance with Table IV-5 (Allowed Land Uses), provided a Conditional Use Permit has been obtained according to the procedures and requirements of Chapter 2, Article 11 (Conditional Use Permits).

b. Convenience Store.

1) Convenience stores may be located in compliance with Table IV-5 (Allowed Land Uses), provided a Conditional Use Permit has been obtained in compliance with Chapter 2, Article 11 (Conditional Use Permits).

2) Convenience stores shall be at least 1,000 feet from any other convenience store, at least ~~300~~ **600** feet from any school, park, religious organization or nightclub/discotheque, and at least 100 feet from any property located in the RL, RM, RH, or CN zoning districts as measured from one property line to the other.

c. Gas Station with Mini-Mart.

1) Gas stations with mini-marts may be located in compliance with Table IV-5 (Allowed Land Uses), provided a Conditional Use Permit has been obtained in compliance with Chapter 2, Article 11 (Conditional Use Permits).

2) The premises, including parking lots or parking areas, shall be at least ~~300~~ **600** feet from any school, park, religious organization, other gas stations with mini-marts selling alcoholic beverages.

3) The expansion of existing gas stations with mini-marts shall be exempt from minimum distance requirements.

d. Liquor Store.

1) Liquor stores may be located in compliance with Figure IV-5 (Allowed Land Uses), provided a Conditional Use Permit has been obtained in compliance with Chapter 2, Article 11 (Conditional Use Permits).

2) The premises, including parking lots or parking areas, shall be at least ~~300~~ 600 feet from the property line of any school, park, religious organization, nightclub/discotheque or other liquor store, and at least 100 feet from the nearest point of any property located in the RL, RM, RH, or CN zoning districts.

3) The total number of liquor stores allowed within the City at any one time shall be limited to one for each 3,000, or fraction thereof, inhabitants of the City. The total population of the City shall be determined by the most current published total available from the U.S. Census Bureau or the California State Department of Finance, whichever has been more recently updated.

(4) On-Sale Conditional Use Permits.

a. Banquet/Conference Hall.

1) Banquet halls may be located in compliance with Table IV-5 (Allowed Land Uses), provided a Conditional Use Permit has been obtained in compliance with Chapter 2, Article 11 (Conditional Use Permits).

2) The premises, including parking lots or parking areas, shall be at least 200 feet from any school, park, religious organization, other banquet halls and the nearest point of any property located in the RL, RM, RH or CN zoning districts.

b. Bar/Cocktail Lounge/Tavern.

1) Bars/cocktail-lounges/taverns may be located in compliance with Table IV-5 (Allowed Land Uses), provided a Conditional Use Permit has been obtained in compliance with Chapter 2, Article 11 (Conditional Use Permits).

2) The premises, including parking lots or parking areas, shall be at least 300 feet from any school, park, religious organization, other bar/cocktail lounge/tavern and the nearest point of any property located in the RL, RM, RH, or CN zoning districts.

c. Bona Fide Public Eating Place. Bona fide public eating places may be located in compliance with Table IV-5 (Allowed Land Uses), provided a Conditional Use Permit has been obtained in compliance with Chapter 2, Article 11 (Conditional Use Permits).

d. Nightclub/Discotheque.

1) Nightclubs/discotheques may be located in compliance with Figure IV-5 (Allowed Land Uses), provided a Conditional Use Permit has been obtained according to the procedures and requirements of Chapter 2, Article 11 (Conditional Use Permits).

2) The premises, including parking lots or parking areas, shall be at least 300 feet from any school, park, religious organization, convenience store, liquor store and at least 200 feet from the nearest point of any property located in the RL, RM, RH or CN zoning districts.

(5) Huntington Park Downtown Specific Plan (DTSP) Zone Exceptions. Within District A (Gateway) and District B (Festival) of the DTSP zoning district, there shall be no minimum distance requirements, between uses or other zones for the following uses: bona fide eating establishments, nightclubs/discotheques or banquet/conference halls; except as deemed necessary by the Commission in the granting of a Conditional Use Permit or by the Council in the event of an appeal.

(6) Standard Control Measures. In addition to those conditions that the Commission or Council may otherwise impose as part of a Conditional Use Permit, all establishments that sell or serve alcoholic beverages shall be subject to the following conditions:

a. Establishments shall have notices posted on the premises to warn of deleterious effects of alcohol use or abuse. The notice standards shall be as follows:

1) All signs shall state, in both English and Spanish, the following: "NOTICE: ALCOHOL CONSUMPTION MAY BE HARMFUL TO HEALTH";

2) All signs shall be in clear view to any patrons or customers, as follows: signs shall be located within forty (40) feet of any seating area with a minimum of two (2) square feet of sign area, or located within twenty (20) feet of any seating area with a minimum of one square foot of sign area, and located within ten (10) feet of any point of purchase/pickup/service with a minimum of one square foot of sign area;

3) Letters shall be a minimum of two (2) inches in height for signs two (2) square feet or larger and a minimum of one inch in height for signs less than two (2) square feet. Colors used shall promote easy visibility. All lettering shall be neatly, clearly and professionally printed and formatted;

b. A masonry wall shall be constructed around the parking area of any establishment at a height of not less than five (5) feet nor more than six (6) feet on the lot line abutting any residential zone or residential dwelling. The masonry wall shall be constructed and maintained in a manner to separate, buffer and protect the adjoining property from the establishment.

c. The exterior walls of any establishment shall be soundproofed sufficiently so that noise from the establishment shall not annoy or disturb surrounding residents or businesses adjacent to the premises. The Commission is hereby authorized to establish more specific noise standards in the event it determines that precise standards are necessary in the public interest and to avoid the creation of public or private nuisance.

d. Interior lighting of any establishment shall be provided so as to produce a minimum uniform intensity of three (3) foot-candle power at a height of thirty-six (36) inches above the floor.

e. Public telephones that permit incoming calls shall not be located on the premises of any establishment.

f. Electronic games, including video games, shall not be located on the premises of any off-sale establishment, except bona fide grocery stores with a minimum gross floor area of 10,000 square feet.

g. Exterior lighting of the parking area shall be installed to provide adequate lighting for patrons while not disturbing surrounding residential or commercial areas.

h. Litter and trash receptacles shall be located at convenient locations both inside and outside any establishment, and trash and debris shall be removed on a daily basis.

i. All graffiti shall be removed from the premises of any establishment within twenty-four (24) hours of its discovery.

j. For Conditional Use Permit applications which are approved for any establishment based in part upon the fact that alcohol sales in the premises are incidental to the sale of other products, the owner or operator of the establishment shall, upon request of the Director, provide satisfactory evidence that the sale of alcohol has remained incidental to the sale of other products. The Director may request evidence at any time, but not more than once in a one-year period.

k. Within thirty (30) days of approval of the Conditional Use Permit or upon a transfer of ownership of an existing establishment with an existing valid Conditional Use Permit, the applicant shall certify their acceptance of the conditions placed on the approval by signing a statement that they accept and shall be bound by all of the conditions.

l. Violation of, or noncompliance with, any of the conditions imposed in the granting of a Conditional Use Permit shall constitute grounds for revocation of the Conditional Use Permit for any establishment.

m. Expansion or enlargement of any establishment involving the sale or serving of alcoholic beverages shall be subject to the Conditional Use Permit approval process as a new application according to the procedures and requirements of Chapter 2, Article 11 (Conditional Use Permits).

n. Should any structure associated with alcohol sales or serving establishments be destroyed by any means to an extent of more than fifty (50) percent of its replacement cost immediately prior to destruction, the establishment shall not be reconstructed except in compliance with the provisions of Chapter 3, Article 6 (Nonconforming Structures and Uses).

o. Alcoholic beverage stock or sales display areas shall be located within the establishment at the furthest point of travel from the store entrance, unless the display is located behind a staff controlled counter/cash register area.

p. Minimum off-sale container and package sale requirements for all establishments shall be as follows:

1) The sale of beer, malt liquor, stout, ale or similar alcoholic beverages shall not be permitted in single containers smaller than five (5) gallons except in packages containing six (6) or more individual cans or bottles of at least ten (10) ounces each;

2) The sale of wine, wine coolers, mixed spirits or other similar alcoholic beverages shall not be permitted in containers of less than 750 milliliters except in packages specifically designed and manufactured for multiple container sales and which

packages shall in no case contain less than four (4) individual bottles or cans of at least ten (10) ounces each;

3) The sale of wine or beer which exceeds fourteen (14) percent alcohol content by volume shall be expressly prohibited; and

4) The sale of alcoholic beverages containing more than thirty-five (35) percent of alcohol by volume including, but not limited to, gin, vodka, whiskey, and other similar distilled spirits, shall not be permitted in containers of less than sixteen (16) ounces.

q. Video recordings shall be made of all alcohol sales transactions occurring at off-sale establishments, except bona fide grocery stores, and retained for not less than thirty (30) days.

r. Any temporary window signs or other advertisements that relate to alcoholic beverage sales that are within four (4) feet of the interior of a window or entrance and/or are visible from the exterior shall be in compliance with the following criteria:

1) There shall not be more than three (3) poster-type signs and three (3) neon-gas/lighted signs;

2) Window coverage/display area shall not exceed twenty-five (25) percent;

3) Signs shall not exceed twenty-five (25) percent of the total permitted sign area on the premises;

4) Each individual sign/display shall not exceed six (6) square feet in size.

s. The Commission may impose additional conditions upon any establishment as may be reasonable to avoid the creation of a public or private nuisance or the annoying or disturbing of surrounding residents or business in compliance with procedures and requirements of Chapter 2, Article 11 (Conditional Use Permits).

(7) Optional Control Measures. In addition to standard control measure requirements or those that the Commission may otherwise impose, all off-sale and on-sale establishments may be subject to any of the conditions included within the standard conditions of the Alcoholic Beverage Control Board.

(8) Conditional Use Permit Administration and Nonconforming Abatement.

a. Revocation. In addition to the conditions justifying revocation under Chapter 2, Article 11 (Conditional Use Permits), any off-sale or on-sale Conditional Use Permit may be revoked upon violation of any law, upon violation of any conditions of approval, upon the revocation of the alcoholic license by the Department of Alcoholic Beverage Control, or upon two (2) suspensions of the alcoholic license by the Department of Alcoholic Beverage Control in any twelve (12) month period.

b. Nonconforming Abatement. In addition to the provisions of Chapter 3 Article 6 (Nonconforming Structures and Uses), all nonconforming off-sale and on-sale establishments shall be required to conform with this Section in compliance with the following:

1) Mailed notice shall be given to the owners of all nonconforming establishments within two (2) years of the date of approval of this Section;

2) Compliance with all applicable codes shall be completed within two (2) years of the date of the mailed notice.

3) There shall be no revocation or denial of a Conditional Use Permit of any existing legal nonconforming establishment based upon the inability of any legal nonconforming establishment to meet the minimum distance requirements nor due to its location in a zoning district where these uses are not currently allowed.

Table IV-7

ALCOHOL SALES ESTABLISHMENT STANDARDS

	District A (Gateway)	District B (Festival)	C-P	C-N	C-G	R-L	R-M	R-H	MPD	Minimum Distance Requirements
OFF-SALE ¹										
Grocery Store	x	x	x	x	x				x	
Convenience Store	x	x	x		x				x	1,000' from other convenience stores; 300' 600' from school, park, religious organization, discotheque/nightclub; 100' from R-L, R-M, R-H, C-N
Gas Station with Mini-Mart ³			x	x	x				x	300' 600' from school, park, religious organization, gas station with mini-mart
Liquor Store	x	x	x		x				x	300' 600' from school, park, religious organization, discotheque/nightclub, liquor store; 100' from R-L, R-M, R-H, C-N
ON-SALE ¹										
Banquet/Conference Hall	x ²	x ²	x		x				x	200' from school, park, religious organization, banquet/conference hall; 200' from R-L, R-M, R-H, C-N

	District A (Gateway)	District B (Festival)	C-P	C-N	C-G	R-L	R-M	R-H	MPD	Minimum Distance Requirements
Bar/Cocktail Lounge/Tavern	x	x	x		x				x	300' from school, park, religious organization, bar/cocktail lounge/ tavern; 300' from R-L, R-M, R-H, C-N
Restaurant	x	x	x	x	x				x	
Nightclub/ Discotheque	x ²	x ²	x		x				x	300' from school, park, religious organization, liquor store; 200' from R-L, R-M, R-H, C-N

x = Zone where use is allowed.

Notes:

1. All alcohol sales establishments require a Conditional Use Permit in all allowable zones.
2. Nightclub/discotheque, and banquet/conference hall facilities shall be exempt from minimum distance requirements in the District A (Gateway) and District B (Festival) of the DTSP.
3. Expansion of existing gas stations with mini-marts shall be exempt from minimum distance requirements.

B. Amusement/Video Arcades.

(1) Intent and Purpose.

The intent of this regulation is to provide a minimum standard of development for amusement centers in commercial areas to insure that the public welfare, morals, and conduct are maintained. Also, this regulation is designed to insure that amusement centers will be functionally related and compatible with adjacent commercial uses and that amusement centers will not be a detriment to noncommercial developments.

(2) Definitions.

In addition to the definitions set forth in Article 1 of this chapter, for the purposes of this article, unless otherwise apparent from the context, certain words and phrases used in this article are defined as follows:

a. "Aisle" means an area of passage to gain access to any video machine or similar device. Aisles shall be free to pedestrian flow and unobstructed.

b. "Mechanical amusement device" means any machine, device or contrivance which is permitted to function by the insertion of a coin, slug, token, plate or disk. "Mechanical amusement device" shall not include or apply to coin-operated billiard tables, vending machines, shooting galleries, weighing machines, pony rides or any children's coin-operated rides, automatic or coin-operated music boxes, radios,

televisions sets, jukeboxes, photograph and motion picture machines or similar device or operation.

(3) Requirements for the Operation of Amusement Centers.

The Commission shall not grant any Conditional Use Permit for an amusement center unless the Commission shall find that:

a. The Commission is able to make the findings set forth in Section 9-3.2013 of this Chapter.

b. The lot upon which such business is proposed to be located is classified in the CBD or C-G Zone.

c. Where machines are located along one side of an aisle, such aisle shall be a minimum sixty-six (66") inches in width and shall be unobstructed. Where machines are locate don both sides of any aisle, the aisle shall be not less than ninety (90") inches in width and shall be unobstructed.

d. No amusement center shall be maintained or operated unless all positions of the interior of such amusement center, except the rest rooms thereof, are plainly visible from the outside of the building through unobstructed windows or glass doors. All windows and glass doors, which provide a view of the interior of the premises, shall remain unobstructed at all times. All entrances and interior areas shall be adequately lighted, and the lighting plan shall be approved by the Building Division prior to the commencement of such business.

e. Each amusement center having more than nineteen (19) machines shall provide a minimum of one toilet and lavatory facilities of each sex, which facilities shall be accessible to customers, employees, and business invitees.

f. No amusement center shall be open for business except between the hours of 10:00 a.m. and 10:00 p.m. on Sunday through Thursday and between the hours of 10:00 a.m. and 12:00 midnight on Friday and Saturday.

g. Amusement centers shall have at least one attendant during the hours of operation. Security guards and attendants shall first be subject to approval by the Police Chief and to a background check as required by the Police Chief. No such security guard or attendant shall be approved unless the Police Chief determines that such proposed security guard or attendant has not been convicted of any offense involving gambling or any offense against minors or against the public peace during the preceding five (5) years.

h. The noise control conditions shall be as follows:

1) Wall Separations. The amusement center shall be separated from adjacent occupiable areas by a wall assembly extending from the floor to the roof, with a sound

transmission class (STC) of at least fifty-six (56) per American Society of Testing and Materials (ASTM) designations E-90 or E-336 and E-413.

2) Intrusive Noise. The operation of the amusement center shall be conducted in a manner so that the intrusive sound level in adjacent occupiable areas shall not exceed the following noise standards for the cumulative periods:

Noise Standard Which Shall Not Be Exceeded

Nature or Character of Intrusive Noise	Commercial Areas	Residential Areas
Cumulative period of 30 minutes in any hour	45dB(A)	40dB(A)
Cumulative period of 15 minutes in any hour	50	50
Cumulative period of 5 minutes in any hour	55	50
Cumulative period of 1 minute in any hour	60	55
Any time	65	60

3) Ambient Sound Levels. If the ambient sound level within the adjacent area exceeds the applicable standards for the cumulative period specified in subsection

(2) of this subsection, the applicable standards for that period shall be the ambient sound level.

4) Pure or Impulsive Noise. If the source of noise emits a pure or impulsive noise, the noise standards for the applicable period shall be reduced by five (5) decibels.

5) Measurement Period and Sound Level Meter. For the purposes of the enforcement of the provisions of this subsection, the sound level meter that satisfies the requirements of American National Standards Institute (ANSI) S1.4-1971 (or the most recent revision thereof), Type S2A meter, shall be any one hour period during the hours of operation of the amusement center.

i. Bicycle racks shall not be located in any required landscaped area, entrance, exit, walkway to a building driveway, within any legally required parking space, public way or in such a fashion as to obstruct any entrance to or exit from the premises.

j. No person shall enter, be or remain in any part of an amusement center while in the possession of, consuming, using or under the influence of any alcoholic beverage or drug. No licensee, manager or supervisory employee shall permit any such person to enter or remain upon such premises. Smoking and the sale of tobacco products on the premises shall be prohibited. A sign shall be posted inside the amusement center stating in letters at least two (2") inches high: "NO SMOKING. NO CONSUMPTION OF ALCOHOLIC BEVERAGES."

k. No amusement center may be located closer than 300 feet from a school, church or house of worship except in the CBD Zone, where there shall be no minimum distance requirement.

l. No conditional use permit for an amusement center shall be granted for a period longer than two (2) years. No filing fee shall be required for a request for the renewal or continuation of the Conditional Use Permit.

m. The Commission, upon a showing a good cause, at the time it grants any Conditional Use Permit for an amusement center may modify or delete any condition otherwise required by this section if the Commission finds that such conditions imposes an undue hardship upon the applicant, and such requirement, as applied to his proposed business location, is unnecessary for the protection of the health, safety or welfare of the public, the patrons of the establishment, or surrounding residences or businesses. The commission may impose any additional conditions upon the granting of any such Conditional Use Permit which the Commission determines are necessary or desirable to effectuate the purposes set forth in this Section.

n. After the commencement of business, amusement centers shall be subject to other conditions deemed necessary by the Planning Commission, Community Development Director and/or the Chief of Police.

C. Automobile Sales. Automobile sales dealerships, new and/or used, may be permitted in the C-G and MPD zoning districts, shall conform with the intent of this Code, and shall enhance and promote the image of the City. A Development Permit shall be required, and all dealerships shall be developed/operated in the following manner:

(1) The minimum site area for a new dealership shall be 15,000 square feet;

- (2) All parts, accessories, etc., shall be stored within a fully enclosed structure;
- (3) Service and associated car storage areas shall be completely screened from public view;
- (4) All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way;
- (5) All landscaping shall be installed and permanently maintained in compliance with Chapter 3, Article 4 (Landscaping Standards);
- (6) All on-site signs shall be in compliance with Chapter 3, Article 12 (Sign Standards);
- (7) All loading and unloading of vehicles shall occur on-site and not in adjoining streets or alleys;
- (8) All vehicles associated with the business shall be parked or stored on-site and not in adjoining streets or alleys;
- (9) An adequate on-site queuing area for service customers shall be provided. Required parking spaces may not be counted as queuing spaces;
- (10) All vehicle service/repair work shall occur within a fully enclosed structure. Service bays with individual access from the exterior of the structure shall not directly face or front on a public right-of-way if located across the street from or within 100 feet of a residential zoning district/use;
- (11) Off-street parking requirements shall be established during project review to adequately accommodate all on-site uses including showroom, office, parts and service areas, as well as employee and customer parking; and
- (12) Every parcel with a structure shall have trash receptacle(s) on the premises in compliance with Section 9-3.103.

D. Automobile Service Centers/Automobile Repair Specialty Shops. Automobile service and repair centers may only be permitted in the C-G zoning district, are subject to the approval of a Conditional Use Permit, and shall be developed/operated in the following manner:

- (1) The minimum site area for a new service and/or repair center shall be 15,000 square feet;
- (2) The site shall be entirely paved, except for structures and landscaping, so that vehicles are not parked in a dirt or otherwise not fully improved area;

(3) On-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way;

(4) Landscaping shall be installed and permanently maintained in compliance with Chapter 3, Article 4 (Landscaping Standards);

(5) On-site signs shall be in compliance with Chapter 3, Article 12 (Sign Standards);

(6) Vehicles stored for more than five (5) consecutive days shall be completely screened with a six (6') foot-high solid masonry wall so as not to be visible from adjoining properties or public rights-of-way;

(7) Service access shall be located at the rear or side of structure(s) and as far as possible from adjoining residential uses;

(8) Repair/service activities and vehicle loading and unloading shall occur on-site and not in adjoining streets or alleys;

(9) Service bays with individual access from the exterior of the structure shall not directly face or front on a public right-of-way if located across the street from or within 100 feet of a residential zoning district/use;

(10) Every parcel with a structure shall have trash receptacle(s) on the premises in compliance with Section 9-3.103;

(11) All vehicle service/repair work shall occur within a fully enclosed structure. Outdoor hoists shall be prohibited;

(12) All repair facilities shall maintain closed windows when performing body and fender work, hammering, sanding, or other noise-generating activity. Exterior noise shall not exceed sixty-five (65) dBA at the property line in compliance with Chapter 3, Article 5 (Noise Standards);

(13) All on-site parking shall be in compliance with Chapter 3, Article 8 (Off-Street Parking Standards). A specific parking plan shall be developed as part of the permit review process;

(14) No work shall be performed on vehicles between the hours of 8:00 p.m. and 7:00 a.m. Monday through Saturday, and no work shall be performed on Sundays, if located within 300 feet of a residential zoning district/use, hospital or convalescent facility;

(15) The premises shall be kept in a neat, clean and orderly condition at all times;

(16) Service/repair centers shall receive used motor oil for subsequent recycling and removal, subject to the approval of the County Fire Department;

(17) All discarded automotive parts or equipment or permanently disabled, junked or dismantled vehicles shall be removed from the premises in a timely manner; and

(18) All hazardous materials resulting from the repair operation shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution, and flammable liquids, particularly gasoline, paints, solvents and thinners, shall be in compliance with all applicable local, State and Federal regulations.

E. Huntington Park Downtown Specific Plan (DTSP) Zoning District Standards. All development within the District A (Gateway) and District B (Festival) of the DTSP shall comply with the following specific development standards, in addition to those listed elsewhere in this Article and those outlined in Chapter 3, Article 1 (Property Development Standards):

(1) General/specialty retail sales activities are the only allowable uses permitted on the first/ground level. Specific characteristics of general/specialty retail uses may include, but are not limited to, the following:

- a. The use is “unique”;
- b. The use utilizes window display(s);
- c. The use is desired/needed by other businesses in the immediate neighborhood;
- d. The use is a convenience to shoppers;
- e. The use generates sales tax;
- f. The use generates pedestrian activity;
- g. The use has visual elements or activities that serve as an anchor to draw pedestrians to it or beyond;
- h. The hours of operation are similar to those of neighboring retail uses; and
- i. The use maintains the continuity of the commercial retail district.

(2) General retail sales and professional office activities as well as multi-family residential development are permitted on all floors other than the ground level. Each of

these uses may be situated as a single use or they may be combined into an appropriately designed mixed-use development;

(3) Senior citizen housing (at a maximum density of 225 units per acre), single room occupancy permits and multi-family residential development (i.e., apartments and condominiums at a maximum density of seventy (70) units per acre) are allowable uses provided they are located above the first/ground level;

(4) Only new merchandise may be offered for sale within District A (Gateway) and District B (Festival) of the DTSP;

(5) No parking facilities are permitted to be located along properties fronting Pacific Boulevard from the north side of Florence Avenue to the south side of Randolph Street;

(6) All required parking shall be in compliance with Chapter 3, Article 8 (Off-Street Parking Standards). All residential developments within the DTSP shall be provided with private, secured parking;

(7) All on-site signs shall be in compliance with the sign standards within the DTSP; and

(8) Every parcel with a structure shall have trash receptacle(s) on the premises in compliance with Section 9-3.103.

F. Convenience Stores. The retail sales of groceries, staples, sundry items and/or alcoholic beverages within structures of less than 5,000 square feet of gross floor area are subject to the approval of a Development Permit and shall be developed/operated in the following manner:

(1) The minimum site area for a new convenience store shall be 10,000 square feet;

(2) The site shall have direct frontage along a major or secondary street;

(3) One access drive may be permitted for each street frontage. The design and location of the access drive(s) shall be subject to the approval of the Director;

(4) No convenience store shall be located less than 1,000 feet from an existing or previously approved convenience store, as measured from one property line to another;

(5) All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way;

(6) All landscaping shall be installed and permanently maintained in compliance with Chapter 3, Article 8 (Landscaping Standards);

(7) All on-site signs shall be in compliance with Chapter 3 Article 12 (Sign Standards);

(8) All on-site parking shall be in compliance with Chapter 3, Article 8 (Off-Street Parking Standards). A specific parking plan shall be developed as part of the permit review process;

(9) The premises shall be kept in a neat, clean and orderly condition at all times;

(10) Every parcel with a structure shall have trash receptacle(s) on the premises in compliance with Section 9-3.103;

(11) If on-site dispensing of automotive fuels is provided, the design, location, and operation of these facilities shall be consistent with the provisions of subsection 9-4.203.N (Service Station Standards). Additionally, the cashier location shall provide direct visual access to the pump islands and the vehicles parked adjacent to the islands;

(12) Each convenience store shall provide a minimum of one public, disabled-accessible restroom located within the store;

(13) Public pay telephones provided on-site shall not be set up for incoming calls. Public telephones shall be featured with "call out" service only;

(14) Up to four (4) video games may be installed and operated on the premises;

(15) The design of the convenience store and its construction materials shall be in compliance with the design guidelines contained in the General Plan; and

(16) A convenience store adjacent to any residential zoning district/use shall have a six (6) foot-high decorative masonry wall along all property lines adjacent to the district(s). The design of the wall and its construction materials shall be subject to the approval of the Director.

G. Drive-Thru Establishments. New drive-thru establishments are subject to the approval of a Conditional Use Permit, and shall be developed/operated in the following manner:

(1) Pedestrian walkways should not intersect the drive-thru drive aisles, but where they do, they shall have clear visibility, and they shall be emphasized by enriched paving or striping;

(2) Drive-thru aisles shall have a minimum ten (10) foot interior radius at curves and a minimum twelve (12) foot width. Also, each entrance to an aisle and the direction of flow shall be clearly designated by signs/pavement marking(s) or raised curbs;

(3) No driveway or drive-thru entrance/exit may be located closer than fifty (50) feet to the end of a curb corner/return or closer than twenty (20) feet to a common property line;

(4) Each drive-thru aisle shall provide sufficient stacking/queuing area behind the ATM(s), menu board(s), service window, etc. to accommodate a minimum of six (6) vehicles or 120 feet, whichever is greater, and shall also provide stacking/queuing area behind the order speaker to accommodate a minimum of one (1) vehicle or twenty (20) feet, whichever is greater;

(5) Access to drive-thru aisle(s) shall be separated by at least twenty-five (25) feet from any other driveways (i.e., access driveways to parking lots, alleys, etc.);

(6) The provision of drive-thru service facilities shall not justify a reduction in the number of required off-street parking spaces;

(7) Drive-thru aisles shall be constructed with (PCC) concrete, or other approved decorative material;

(8) All service areas, rest rooms and ground-mounted and roof-mounted mechanical equipment shall be screened from public view;

(9) Landscaping shall screen drive-thru or drive-in aisles from any public rights-of-way or residential zoning district or use, and shall be used to minimize the visual impact of menu boards and/or directional signs;

(10) Menu boards shall not exceed twenty-four (24) square feet in area, with a maximum height of six (6) feet, and shall face away from public rights-of-way. Outdoor speakers shall be located at least fifty (50) feet from any residential zoning district/use; this distance may be reduced if the Director of Community Development determines that sufficient noise and light impact mitigation measures are employed;

(11) Pick-up windows, order areas, drive-thru aisles, and any outdoor seating areas shall be oriented so as to minimize potential noise impacts to adjacent residential zoning districts/uses;

(12) Drive-thru facilities within an integrated shopping center shall have an architectural style consistent with the theme established in the center. The architecture of any drive-thru facility shall provide compatibility with surrounding uses in terms of form, materials, color, scale, etc. Structure plans shall have variation in depth and angle to create variety and interest in its basic form and silhouette. Articulation of structure surface shall be encouraged through the use of openings and recesses that create texture and

shadow patterns. Structure entrances shall be well articulated and project a formal entrance through variation of architectural plane, pavement surface treatment, and landscape plaza(s);

(13) The premises shall be kept in a neat, clean and orderly condition at all times;

(14) Every parcel with a structure shall have trash receptacle(s) on the premises in compliance with Section 9-3.103;

(15) A six (6) foot-high solid decorative masonry wall shall be constructed on each property line that is adjacent to a residential zoning district/use. The design of the wall and the proposed construction materials shall be subject to the approval of the Director. The Commission may require walls that are greater than six (6) feet in height and/or designed for improved sound buffering;

(16) Prior to initiating business operations, the volume (noise level) of the order speaker(s) shall be certified by an acoustical engineer not to exceed sixty (60) decibels at the property lines when abutting a residentially zoned property; and

(17) Drive-thru establishments must be operated in compliance with Chapter 3, Article 5 (Noise Standards).

H. Strip Centers. Strip Centers (small scale, up to 15,000 square feet, multi-tenant shopping centers) are subject to the approval of a Development Permit and shall be developed/operated in the following manner:

(1) All development and operational standards outlined in Section 9-4.203(F) (Convenience Stores), (except for item numbers 4 and 13) shall apply to mini-malls;

(2) The development shall provide internal continuity, uniformity, and compatibility relating to architectural design, vehicular and pedestrian access, and on-site provisions for landscaping, loading, parking, and signs;

(3) To the extent feasible, the on-site vehicular circulation system shall provide continuity with adjacent and similar commercial developments;

(4) No outdoor displays or sale of merchandise shall be permitted. However, limited outdoor sales may be allowed subject to the approval of a Special Event Permit in compliance with Chapter 2, Article 5; and

(5) Every parcel with a structure shall have trash receptacle(s) on the premises in compliance with Section 9-3.103.

I. Mixed Use Projects. The development of mixed use projects can present unique design issues not encountered in more conventional single use (i.e., all commercial) projects. The primary design issue related to mixed use projects is the need

to successfully balance the requirements of residential uses (i.e., the need for privacy, security, amenities, natural lighting, etc.) with the needs of commercial uses for access visibility, parking, loading and possibly extended hours of operation.

Mixed use projects may be eligible for increased height or density (FAR) under the provisions of Chapter 3, Article 2 (Bonus Development).

Mixed use projects are subject to approval of a Conditional Use Permit and shall be developed/operated in the following manner:

(1) Mixed use projects that provide commercial space on the ground floor with residential units above (vertical mix) are encouraged.

(2) The maximum number of dwelling units shall be based on the following densities:

a. Senior citizen housing: 225 units per gross acre; and

b. Multi-family, condominiums and single room occupancy projects: seventy (70) units per gross acre;

(3) Access to residential units shall be from a central lobby which may be located on the first/ground level or one story above. Lobby access shall be restricted to residents only;

(4) All roof-mounted equipment shall be screened in compliance with the requirements of Section 9-3.103, Subsection 17 (Screening). Special consideration shall be given to the location and screening of noise generating equipment (i.e., refrigeration units, air conditioning and exhaust fans). Noise reducing screens and insulation may be required if any equipment has the potential to create a negative impact on residential uses;

(5) Separate access drives and parking facilities shall be provided for residential uses and commercial uses except that residential visitor parking and commercial parking may be shared subject to the approval of the Director;

(6) Resident parking areas shall be provided with security gates;

(7) Commercial loading areas and trash/recyclable material storage facilities shall be located as far as possible from residential units and should be completely screened from view from the residential portion of the project; and

(8) Lighting for the commercial uses shall be appropriately shielded so as not to spill over into the residential area or impact the residential units in any way.

J. Multi-Tenant Merchandise Mart. Multiple tenant merchandise marts are subject to the approval of a Conditional Use Permit in the C-G and MPD zoning districts and shall be constructed and operated in the following manner:

(1) The minimum floor area of a building utilized for a multiple tenant merchandise mart shall be 10,000 square feet;

(2) The minimum average size of a tenant stall shall be 200 square feet. A maximum of the lesser of either twenty-five (25) stalls or ten (10%) percent of the total stall spaces may be allowed to have a floor area of not less than 100 square feet. The minimum dimension of any stall shall not be less than ten (10) feet measured along any side;

(3) The lot upon which the mart is to be located shall have frontage on at least one of the following major arterials/streets/highways: Slauson Avenue, Florence Avenue, Santa Fe Avenue, Soto Street (north of Slauson Avenue), Alameda Street, Wilmington Avenue or Gage Avenue (west of Alameda Street);

(4) Tenant spaces shall be maintained as designated on a floor plan, approved as part of the Conditional Use Permit, which specifically identifies the dimensions and locations of all walls, partitions, counters, cabinets, aisles and other physical features of the mart's interior;

(5) All permanent stall spaces shall have permanently oriented fixtures and furniture, similar to those found in large fashion malls. There shall be no folding tables or residential lawn furniture used in any stall space operation;

(6) Each tenant space shall be partitioned on at least three (3) sides (at least two (2) sides for corner stalls) using wood or metal stud walls, taped drywall, textured and painted. The Commission may approve other materials if the applicant can demonstrate that they are of equal durability and permanence and will present a quality appearance;

(7) Partition walls shall be a minimum of six (6) feet in height and secured permanently to the floor;

(8) Roll-up metal security grilles of anodized aluminum shall be provided for each tenant stall. The same security grille system shall be used throughout the mart. Scissor-type security gates shall not be allowed;

(9) Each tenant space shall be provided with at least two (2) electrical outlets;

(10) Aisles providing access to tenant stalls and other public areas shall be a minimum of eight (8) feet wide or as required by the Planning and/or Building Department. Aisles shall provide for continuous circulation with no dead-ends and shall be laid out in a straightforward manner so as not to be confusing;

(11) A minimum of two (2) public, handicapped accessible restrooms (one for males, one for females) shall be provided;

(12) City business licenses and State Board of Equalization seller permits shall be obtained by each tenant operating a stall space;

(13) No loudspeaker or other sound equipment shall be used on the premises that can be heard from any areas outside the building;

(14) No merchandise or obstruction shall be located outside permanent stall spaces or outside the building;

(15) The floor areas of all tenant spaces, except for food spaces, shall be covered with a single color and type of high-grade tile or carpeting, or other durable floor covering, subject to approval by the Director;

(16) Trash enclosure(s) shall be provided. The receptacle(s) shall be screened from view on at least three (3) sides by a solid wall 6 feet in height and on the fourth side by a solid metal gate not less than five (5) feet in height. The gate shall be maintained in good working order and shall remain closed except when in use. Appropriate size commercial trash bins shall be used and shall be kept within the enclosure except during trash pick-up. The design of the wall and gate shall be architecturally compatible with the surrounding structures and subject to the approval of the Director;

(17) No adult business, as defined by Section 9-1.203, shall be permitted;

(18) All sales shall be retail (no wholesale) and conducted only within permanent stall spaces located within the building;

(19) Additional conditions or minor modifications to the conditions herein may be imposed by the Commission as necessary in order to implement the general intent of this section.

(20) Security personnel shall be provided during the hours of operation.

K. Multiple Tenants Within a Single Retail Establishment. A multiple tenant retail establishment with between two (2) to four (4) businesses within a single establishment shall comply with the following standards before a business license will be issued by the City.

(1) There shall not be more than three (3) additional licenses (or secondary tenants) within an existing retail sales business (or primary tenant), based upon one additional license for each 1,000 square feet of retailing floor area. Nonretail areas (e.g., storage, restrooms, offices, etc.), of the primary tenant shall not be counted in the ratio;

(2) Any secondary tenant shall be complementary as determined by the Director and the decision shall be appealable to the Planning Administrative Committee;

(3) Each tenant shall be guaranteed clear access from a public right-of-way;

(4) Parking requirements shall be imposed for secondary tenant businesses in excess of 400 square feet or as determined by the Director;

(5) All signage requirements as prescribed in Chapter 3, Article 12 (Sign Standards) shall apply regardless of the number of tenant businesses at any location; and

(6) A Site Plan Review approval by the Department shall be required prior to zoning use approval and license issuance.

L. Recycling Facilities. Development standards governing recycling facilities are outlined in Chapter 3, Article 10.

M. Senior Citizen Housing Standards. Development standards governing senior citizen/congregate care housing facilities are outlined in Chapter 3, Article 11.

N. Service Station Standards. Service stations are subject to the approval of a Conditional Use Permit and shall be located/developed/operated in the following manner:

(1) New service stations shall be permitted only at the intersections of major and secondary arterials. A maximum of two (2) service stations shall be permitted at each intersection. The use shall not adjoin a residential zoning district/use;

(2) The minimum site area for new service stations shall be 15,000 square feet, with a minimum street frontage of 100 feet;

(3) All activities and operations shall be conducted entirely within an enclosed structure, except as follows:

a. The dispensing of petroleum products, water and air from pump islands;

b. The provision of emergency service of a minor nature; and

c. The sale of items via vending machines which shall be placed next to the main structure in a designated area not to exceed thirty-two (32) square feet, and which shall be screened from public view.

(4) Pump islands shall be located a minimum of twenty (20) feet from a street property line, however, a canopy or roof structure over a pump island may encroach up to ten (10) feet within this distance. Additionally, the cashier location shall provide direct visual access to the pump islands and the vehicles parked adjacent to the islands;

(5) There shall not be more than two (2) vehicular access points to any one street;

(6) There shall be a minimum distance of thirty (30) feet between curb cuts along a street frontage;

(7) No driveway may be located closer than fifty (50) feet to the end of a curb corner/return nor closer than twenty (20) feet to a common property line;

(8) The width of a driveway may not exceed thirty (30) feet, measured at the sidewalk;

(9) Outside storage of motor vehicles is prohibited within public view and/or within on-site parking areas;

(10) No vehicles may be parked on sidewalks, parkways, driveways or alleys;

(11) No vehicle may be parked on the premises for the purpose of offering same for sale;

(12) All light sources, including canopy, perimeter and flood shall be energy efficient, stationary and shielded or recessed within the roof canopy so that the service station shall be indirectly visible and all light is directed away from adjacent properties and public rights-of-way. Lighting shall not be of a high intensity as to cause a traffic hazard or adversely affect adjoining properties. No luminaire shall be higher than fifteen (15) feet above finished grade;

(13) Landscaping shall comprise a minimum of ten (10) percent of the service station site area, exclusive of required setbacks, and shall be provided and permanently maintained in compliance with the following regulations, as well as those outlined in Chapter 3, Article 4 (Landscaping Standards):

a. A minimum five (5) foot wide (inside dimension) and six (6) inch high curbed planter area shall be provided along interior property lines, except for openings to facilitate vehicular circulation to adjacent properties. Where adjacent to a periphery wall, twenty-four (24) inch box trees planted not more than sixteen (16) feet apart shall be included in the planter areas;

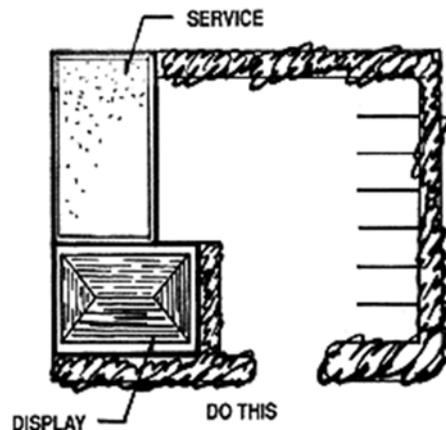
b. An on-site planter area of not less than 200 square feet shall be provided at the corner of two (2) intersecting streets. Landscaping shall not exceed a height of thirty-six (36) inches at this location, with the exception of trees provided that sight visibility is unobstructed;

c. A minimum of fifty (50) square feet of planter area shall be located along each portion of the main structure fronting on a public right-of-way; and

d. Additional landscaping may be required by the Review Authority to provide screening for adjacent properties.

(14) All on-site signs shall be in compliance with Chapter 3, Article 12 (Sign Standards);

(15) Service bays with individual access from the exterior of the structure shall not directly face or front on a public right-of-way if located across the street from or within 100 feet of a residential zoning district/use;



(16) No used or discarded automotive parts or equipment, or disabled, junked, or wrecked vehicles may be located in any open area outside the main structure;

(17) The premises shall be kept in a neat, clean, and orderly condition at all times;

(18) Every parcel with a structure shall have trash receptacle(s) on the premises in compliance with Section 9-3.103;

(19) Where an existing service station adjoins property in a residential zoning district/use, a six (6) foot-high decorative masonry wall shall be constructed at the time the station requires a permit for the on-site improvement/modification. Materials, textures, colors and design of the wall shall be compatible with on-site development and adjoining properties and shall be subject to the approval of the Director. When the wall reaches the established front-yard setback line of a residentially zoned parcel abutting or directly across an alley from the service station, it shall decrease to a height of thirty (30) inches. Height exceptions shall only be approved by the Director for special or unusual security reasons and the additional height shall be of a decorative, "see-through" type, as approved by the Director;

(20) Restroom entrances otherwise viewable from adjacent properties or public rights-of-way shall be concealed from view by planters or decorative screening;

(21) Noise from bells or loudspeakers shall not exceed sixty-five (65) dBA at the property line at any time and/or shall not be audible from a residentially zoned/occupied parcel between the hours of 8:00 p.m. and 8:00 a.m. on weekdays and Saturdays, and before 10:00 a.m. and after 7:00 p.m. on Sundays, in compliance with Chapter 3, Article 5 (Noise Standards);

(22) All parking, loading, circulation aisles and pump island areas shall be constructed with (PCC) concrete; and

(23) Service stations shall receive used motor oil for subsequent recycling and removal, subject to the approval of the County Fire Department.

O. Service Station Conversions. A structure originally constructed as a service station and which is proposed for conversion to another allowable use shall require approval of a Development Permit, and shall include upgrading and remodeling which may include, but is not limited to, the removal of all gasoline appurtenances (i.e., canopies, overhead doors, pump islands, underground tanks, etc.), additional landscaping standards as required by Chapter 3, Article 4 (Landscaping Standards), additional street improvements or modification of existing improvements to conform to access regulations and exterior remodeling.

P. Single Room Occupancy (SROs). Development standards governing single room occupancy (SROs) facilities are outlined in Chapter 3, Article 13.

Q. Tattoo Parlors. Tattoo parlors, including body piercing establishments, are allowed subject to the approval of a Conditional Use Permit and subject to the following standards:

- (1) Patrons shall be a minimum of eighteen (18) years of age.
- (2) Business operating hours shall be limited to between 9:00 a.m. and 12:00 midnight.
- (3) The consumption or possession of alcoholic beverages on the premises is prohibited.
- (4) Restrooms shall be provided within the business location for customer use.
- (5) A customer waiting area shall be provided separate from other areas of the facility.

(6) Signs shall be limited to the name of the business only and no signs or displays depicting services or products offered shall be displayed within three (3) feet of any window.

(7) Operators shall comply with all State and local health regulations pertaining to the operation of tattoo parlors.

R. Vending Machines. Unattended/automatic vending machines are allowed subject to the approval of a Minor Conditional Use Permit subject to the following standards:

(1) Vending machines are allowed as an accessory use to any primary use except single-family residential.

(2) The preferred location for vending machines is within an enclosed building. If located on the exterior of a building, vending machines shall be located adjacent to the main building and in locations that do not block windows or doors, restrict vehicle or pedestrian movement, restrict existing parking or loading spaces or restrict lines of sight.

(3) Vending machines may be internally or externally illuminated. For security purposes, the area within ten (10) feet of a vending machine shall be illuminated with a minimum of two (2) footcandles of illumination measured at the finished grade. Lighting sources shall be shielded and located in a manner that does not impact adjacent properties.

(4) Vending machines shall comply with Sections 114200 through 114245 of the State Health and Safety Code.

S. Cyber Cafés.

(1) Definition. "Cyber cafés," also known as "personal computer arcades," "cyber arcades," "internet cafés," and "cyber centers," are defined as network gaming centers with six (6) or more stations that provide the space, equipment and technology to provide multi-player personal computer or similar games and services available to customers/patrons for a fee. These centers also provide computer or other similar game systems on a rental basis for internet access, computer and other games and word processing.

(2) Intent and Purpose. The intent of this regulation is to provide minimum standards for the development and/or the establishment of cyber cafés in commercial areas, and to ensure that the public health, safety and welfare are maintained. These regulations are also designed to ensure that cyber cafés will be functionally related and compatible with surrounding commercial uses, and that cyber cafés will not be a detriment to surrounding uses.

(3) Requirements for the Operation of Cyber Cafés. A Development Permit is required to establish/operate a cyber café in accordance with Chapter 2, Article 10 of Title 9 of this Code. The Planning Commission shall not approve a Development Permit for a cyber café unless all of the following standards are met:

a. The Commission is able to make the findings set forth in Section 9-2.1007 of this Code.

b. The lot upon which such business is proposed to be located is classified in District A (Gateway) or District B (Festival) of the DTSP.

c. Hours of operation shall be from 8:00 a.m. to 10:00 p.m. on Sundays through Thursdays and 8:00 a.m. to 12:00 a.m. (midnight) on Fridays and Saturdays. Minors must be accompanied by a parent or legal guardian after 10:00 p.m. Additionally, minors may not enter the establishment before 3:00 p.m. on school days, unless documentation is provided by the minor, which proves that the minor's school is currently not in session. Notice of the above-stated prohibitions relating to the presence of minors shall be posted by the owner/operator at the entrance in lettering of at least two (2) inches in size.

d. If criminal activity occurs, including but not limited to, assaults, gang-related activity, weapons offenses, disturbances, and/or juvenile related crime including truancy, at any cyber café establishment, then the owner may be required to provide a California licensed uniformed security guard(s) to be on the premises at all times the establishment is open for business if required by the Police Chief. Security guards shall first be subject to approval by the Police Chief and to a background check as required by the Police Chief. No such security guard shall be approved unless the Police Chief determines that such proposed security guard or attendant has not been convicted of any offense involving gambling or any offense against minors or against the public peace during the preceding five (5) years. Additionally, should a criminal incident occur, the owner may be required to provide a security plan to address any public safety concerns arising from the business. Such security plan shall be approved by the Police Department.

e. The parking requirement for cyber cafés shall be one parking space for every 300 square feet of gross floor area.

f. There shall be a twenty-five (25%) percent maximum window sign coverage area for each individual window. Such window signs shall require sign design review approval by the Planning Division.

g. A public restroom shall be made available for customer use within the establishment at all times during hours of operation.

h. All computer work stations shall be open, without physical partitions or dividers between stations. There shall be no stations within any type of enclosed or semi-enclosed booth type of arrangement.

i. No unlawful gambling shall be permitted within the establishment at any time.

j. All entrances and interior areas shall be adequately illuminated, and the lighting plan shall be approved by the Building Division prior to the commencement of such business.

k. Any bicycle racks proposed in association with a cyber café shall require location and design approval by the Planning Division prior to installation.

l. No person shall enter, be or remain in any part of a cyber café while in the possession of, consuming, using or under the influence of any alcoholic beverage or illegal substance. No licensee, manager or supervisory employee shall permit any such person to enter or remain in the establishment. Smoking and the sale of tobacco products on the premises shall be prohibited. A sign shall be posted inside the cyber café stating in letters at least two (2) inches high: "NO SMOKING. NO CONSUMPTION OF ALCOHOLIC BEVERAGES."

m. "No loitering" signs shall be posted at the front and rear of the business as approved by the Community Development Director.

n. Occupancy shall not exceed the standards of the Uniform Building Code and the Los Angeles County Fire Code, and the maximum occupancy load shall be posted at the main entrance.

o. The owner shall submit and receive approval of a fire exit plan from the City's Building Division and the Los Angeles County Fire Department. The plan shall address all exiting requirements of the Uniform Building Code and Los Angeles County Fire Code. This includes, but is not limited to, providing an existing plan showing equipment location, aisle locations and dimension widths, and having approved exit doors and panic hardware.

p. The operation of the cyber café shall be conducted in a manner so that any noise-generating device producing or reproducing of sound between 10:00 p.m. and 8:00 a.m., which exceeds the noise limit of sixty-five (65) dBA established by the General Plan at the property line, shall be a violation of this section.

q. Severability. If any section, subsection, sentence, clause, phrase or portion of the ordinance codified in subsection 9-4.203(S) is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of the subsection. The city council hereby declares that it would have adopted the ordinance codified in subsection 9-4.203(S) and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, phrases or portions be declared invalid or unconstitutional.

T. Check Cashing/Currency Exchange/Money Advance/Money Transfer Uses.

(1) Definitions.

“Check cashing” is defined as a person or entity that, for compensation, engages in whole or in part in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. “Check cashing” also includes the business of deferred deposits whereby the check casher refrains from depositing a personal check written by a customer until a specific date. “Check cashing” does not include a state or federally chartered bank, savings association, credit union, industrial loan company or a retail seller engaged primarily in the business of selling consumer goods, such as consumables to retail buyers, which also incidentally cashes checks or issues money orders for a minimum flat fee as an added service to customers.

“Conspicuously post” means placed in plain public view in such a location and in such a way and of such form and size and typeface that any person seeking the services of a licensee could clearly and easily see and read the contents of the posted notices.

“Currency exchange” is defined as the trading of one currency for another.

“Money advance,” also known as “payday advance,” “paycheck advance,” “deferred deposit,” and “cash advance,” are defined as short-term (less than eleven (11) months) loans of less than Two Thousand no/100ths (\$2,000.00) Dollars.

“Money transfer,” also known as “wire transfer,” is defined as a transfer of funds from one entity to another through a bank account transfer or by a transfer of cash at a cash office.

(2) Intent and Purpose.

The intent of this regulation is to provide minimum standards for the development and/or the establishment of check cashing, currency exchange, money advance, and money transfer uses in the General Commercial (C-G), Neighborhood Commercial (C-N) and DTSP Zones, and to ensure that the public health, safety and welfare are maintained. These regulations are also designed to ensure that these uses are functionally related and compatible with surrounding commercial uses without being detrimental to surrounding uses.

(3) Operational Requirements.

Check cashing, currency exchange, money advance and money transfer uses are subject to the approval of a Conditional Use Permit in accordance with Chapter 2, Article 11 of Title 9 of the Huntington Park Municipal Code and shall be located, developed and operated in the following manner:

a. New check cashing, currency exchange, money advance and money transfer uses shall be located not less than one thousand (1,000) feet from another check cashing, currency exchange, money advance and money transfer use, as measured from one property line to another.

b. New check cashing, currency exchange, money advance and money transfer uses shall be a minimum of five hundred (500) feet, as measured from one property line to another, from the following legally established and operating uses:

1) Schools;

2) Parks;

3) Religious organizations;

4) State or Federally chartered banks, savings associations, credit unions, or other financial institutions;

5) Commercial establishments serving alcoholic beverages for consumption on the premises, excluding full service restaurants;

6) Commercial establishments selling alcoholic beverages for consumption off the premises.

(4) Check cashing, currency exchange, money advance and money transfer uses shall comply with the following performance standards:

a. A lighting plan shall be submitted for the review and approval of the Planning Division and shall be installed prior to issuance of the Certificate of Occupancy. Exterior lighting shall be provided on all frontages. Such lighting shall be designed to illuminate persons standing outside such that they can be identified from a distance of fifty (50) feet. Exterior lighting shall be designed so as not to cast glare off-site.

b. Storefronts shall have glass or transparent glazing in the windows and doors. No more than ten (10) percent of any window or door area shall be covered by signs, banners, or opaque coverings of any kind so that law enforcement personnel is provided with a clear view of the entire public area in the premises from the public sidewalk.

c. The days and hours of operation shall be no earlier than 7:00 a.m. or later than 7:00 p.m., unless the provisions of subsection (4)(d) are met. Patrons shall be discouraged from loitering prior to, during and/or after the hours of operation.

d. Check cashing, currency exchange, money advance and money transfer uses that wish to stay open beyond 7:00 p.m., as provided in subsection (4)(c), have in operation video cameras covering all internal and external locations of the business.

- e. The operator shall continuously and conspicuously post the following:
 - 1) A complete, detailed, and unambiguous schedule of fees charged for services;
 - 2) A list of acceptable identification; and
 - 3) The business license.

f. "No loitering" signs shall be installed and maintained where they will be most visible to pedestrians on each side of the building in which the use is located, including, but not limited to, street frontages and parking lots. The number, design, location, size and text of the signs shall be subject to Planning Division and Huntington Park Police Department review and approval. The signs shall be installed prior to issuance of the Certificate of Occupancy.

- g. No exterior pay telephones shall be permitted.

**Proposed Amendments to Table 4.58 of the
DTSP**

EXHIBIT B

CASE NO. 2016-13 ZOA

4-6 ALLOWABLE LAND USES BY DISTRICT

The Downtown vision creates a uniquely identifiable Downtown for Huntington Park that is an economically vibrant, pedestrian-oriented, and multi-cultural destination. An important objective of the Specific Plan process is to clearly spell out the desired mix of land uses and the location of these uses. Within this chapter, the list of uses outlined in the Zoning Code has been modified and reorganized by District in an effort to simplify, streamline, and customize the land use requirements. This reorganization will encourage reinvestment and revitalization of the Downtown area consistent with the Specific Plan vision.

The following Land Use Table, figure 4.58, identifies the uses proposed for each District within the Specific Plan area. It addresses permitted and non-permitted uses in the planning area, with the letter "P" designating permitted uses, the letter "D" designating uses subject to a Development Permit, and the letter "C" designating uses subject to a Conditional Use Permit. Where a use classification is not listed, that land use classification is not permitted. Any permitted use which will occupy an existing structure that is to be altered, enlarged, or requires construction of a new structure(s) shall require the approval of a Development Permit.

Per the Zoning Code, the Director of Community Development may determine that a proposed use fits within the purpose and intent of the zoning districts, in compliance with Zoning Code Section 9-1.106. For definitions of uses, refer to the Zoning Code Section 9-1.203.

Existing uses that are not permitted or not listed in the Land Use Tables contained in this document are declared nonconforming uses. Refer to the Zoning Code Chapter 3, Article 6 Nonconforming Structures and Uses for definitions and policies.

LAND USE ACTIVITY	A Gateway	B Festival	C Neighborhood	D Zoe
<p>P = Permitted; C = Conditional Use Permit; D = Development Permit; ¹ = Permitted Only Above First Floor on Pacific Boulevard; ² = Permitted Only Above First Floor; ³ = Subject to regulations in the City of Huntington Park Planning and Zoning Code Section 9-4.203 (2) (A) and must be 200' from schools, parks, religious organizations, and R-L, R-M, R-H, and C-N uses and also from uses identical to the noted use except for Grocery Stores/Food Markets and Restaurants; ⁴ = Subject to regulations in the City of Huntington Park Planning and Zoning Code Section 9-4.203 (2) (A)</p>				
A. ADMINISTRATIVE AND PROFESSIONAL OFFICES				
Administrative, Business, Financial, Service and Public Utilities	p ¹	p ²	P	P
Accounting, Consulting, Counseling, Design, Legal	p ¹	p ²	P	P
Headquarters (Business, Corporate and Government)	p ²	p ²	P	P
Medical/Dental and Professional Offices	p ²	p ²	P	P
B. GENERAL COMMERCIAL USES				
Auditoriums/Concert/Convention Halls	C	C	-	-
Amusement/Video Arcades	C	C	-	-
Apparel/Shoe Stores	P	P	P	P
Appliance Stores	P	P	-	P
Art/Photography Shops, Studios, Galleries	P	P	P	P
Automobile Parts Supply	P	-	-	-
Automobile Rental Agencies	p ¹	-	P	-
Bakeries (retail only)	P	P	P	P
Banks	P	P	-	-
Banquet Halls, Lodges and Conference Halls ³	C	C ²	-	-
Barber/Beauty/Nail Shops	p ¹	p ²	P	P
Bicycle Shops (sales/service, non-motorized)	C	C	C	C
Billiard/Pool Centers	C ²	C ²	-	-
Book Stores (new/used)	P	P	P	P
Bowling Alley (with 50' maximum street frontage)	D	-	-	-
Camera Film Drop Off/Express Developing	P	P	P	P
Camera Shop (new/used)	P	P	P	P

fg.4.58 Land Use Table

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B. GENERAL COMMERCIAL USES (Continued)				
Candy, Confectionery/Ice Cream Stores	P	P	P	P
Catering Establishments	p ¹	-	-	-
Check Cashing Services	P ² C ²	P ² C ²	-	-
Churches	-	-	C	-
Commuter Bus Stations	-	-	C	-
Convenience Stores, Mini-Markets ³	D	D	-	-
Cultural/Community Facilities	C	C	C	C
Currency Exchanges	p ²	p ²	-	-
Cyber Café	C	C	-	-
Dance Hall/Club	C ²	C ²	-	-
Dance School/Studios	p ²	p ²	P	-
Day Care Center	C	C	C	C
Delicatessens, Sandwich Shops, Donut Shop, Coffee Houses, Juice Bars ³	P	P	P	P
Department Stores (greater than 5,000 sq. ft.)	P	P	-	-
Discount/Club Membership Stores	P	-	-	-
Drug Stores	P	P	P	-
Dry Cleaning/Dyeing (retail only)	p ¹	-	P	P
Electronic/Computer Stores	P	P	P	P
Floor Covering/Draperies Store	P	P	P	P
Florist Shops	P	P	P	P
Food Markets (including supermarkets) ⁴	P	P	P	P
Furniture Stores	P	P	P	P

Land Use Table

fig.4.58

LAND USE ACTIVITY	A Gateway	B Festival	C Neighborhood	D Zoe
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B. GENERAL COMMERCIAL USES (Continued)				
Gift/Stationary Stores	P	P	P	P
Glass Shop (sales/service)	P	-	P	P
Hardware Stores (up to 10,000 sq. ft.)	C	C	P	P
Health/Athletic Clubs (excluding massage parlors)	C	C	P	-
Hobby Shops	P	P	P	P
Hotels/Motels	C	-	-	-
Ice Cream Parlors	P	P	P	P
Interior Decorating Shop	P	P	P	P
Jewelry Sales/Repair Stores	P	P	P	P
Laboratories (including film, medical and dental)	p ²	p ²	-	-
Laundromat (retail only)	-	-	P <u>C</u>	-
Lighting Fixture Stores	P	P	P	P
Locksmith Shops	p ¹	p ²	P	P
Mortuaries	-	-	C	-
Museums	P	C	-	-
Music Stores	P	P	P	P
Newspaper/Magazine Stores	P	P	P	P
Nightclubs	-	C	-	-
Nurseries/Garden Supply Store	-	-	P	-
Office Supplies/Equipment (retail only)	P	P	P	C
Optical Shop	p ¹	p ²	P	P
Paint/Wallpaper Stores (retail only)	p ¹	p ²	P	P
Parcel Shipping/Copy/Fax Centers	p ¹	p ²	P	P

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B. GENERAL COMMERCIAL USES (Continued)				
Parking Structures	-	-	C	-
Pet Shops	P	P	P	P
Plumbing Fixture Stores	C	C	P	P
Pool Supply (retail only)	-	-	C	C
Post Office Substation	p ¹	p ²	P	P
Printing/Blueprinting Shops	C ¹	C ²	C	C
Radio/Television Broadcasting Studios (no transmitting)	C ²	C ²	C	-
Recording Studios	p ²	p ²	C	-
Recycling Facilities	-	-	-	-
Restaurants (less than 4,000 sq. ft., excluding drive-thrus) ⁴	P	P	D	D
Restaurants (greater than 4,000 sq. ft., excluding drive-thrus) ⁴	P	P	-	C
Restaurants (where outdoor eating facilities are larger than 400 sq. ft.) ⁴	P	P	C	C
Saving and Loans	P	P	-	-
Shoe Repair	p ¹	p ²	P	P
Shuttle Stations	-	-	C	-
Sign/Lettering Shops with retail sales area	p ¹	p ²	-	-
Sporting Good Stores	P	P	P	P
Stamp/Coin Shops	P	P	P	P
Tailor Shops	p ¹	p ²	P	P
Theaters, Movie (excluding drive-in)	C	C	C	-
Ticket Sales	p ¹	p ²	P	P
Tobacco/Pipe Stores	P	P	P	P
Toy Stores	P	P	P	P

Land Use Table

fig.4.58

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B. GENERAL COMMERCIAL USES (Continued)				
Travel Agencies	P ¹	P ²	P	P
Veterinary Offices/Animal Hospitals	-	-	C	-
Video Machines (up to 5)	P	P	P	P
Video Stores (up to a maximum net display area of 25% of total video displays devoted to adult videos)	P	P	P	P
Wedding Chapels	-	-	C	-
C. RESIDENTIAL USES				
Child Day Care Facility (in conjunction with residential use only) - Small Family Child Day Care Home (8 or less children)	P	P	P	P
Child Day Care Facility (in conjunction with residential use only) - Large Family Child Day Care Home (9 or more children)	C ²	C ²	C	C
Condominiums	C ²	C ²	C	C ²
Day Care Center	C ¹	C ²	C	C
Density Bonus/Affordable Housing	C ²	C ²	C	C ²
Group Homes (6 or less clients)	P ¹	-	P	P ²
Group Homes (7 or more clients)	-	C ²	C	C ²
Multi-Family Dwelling	D ²	D ²	D	D ²
Senior Citizen Housing (only in Senior Citizen Housing Overlay District)	C ²	C ²	C	C ²
Single-Family Dwellings	-	-	C	-
Single Room Occupancy	C ²	C ²	C	-
Zero Lot Line/Small Lot Residential Development	-	-	C	-

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C. RESIDENTIAL USES (CONTINUED)				
Recreational Accessory Uses				
Swimming Pool, Private	p ²	p ²	P	P
Tennis Court Private	D ²	D ²	D	D
Tree "Play" House	-	-	P	P
Accessory Uses				
Fences and Walls	P	P	P	P
Garage	p ¹	-	P	P
Keeping of Domestic Animals/Household Pets	P	P	P	P
Outdoor Play/Athletic Equipment	p ²	p ²	P	-
Patio (with or without cover)/Gazebo	p ²	p ²	P	-
Satellite Dish Antenna	D	D	D	D
Storage	D	D	D	D
Vehicle Repair (Property owner/tenant vehicle only, and only within enclosed garage/yard)	-	-	P	-
Vertical Antenna (12 feet or less in height)	P	P	P	P
Vertical Antenna (more than 12 feet in height)	D	D	D	D
D. OTHER USES				
Antennae (accessory only)	C	C	C	C
Wireless Communications Facilities	C	C	C	C

Land Use Table