



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, September 21, 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 August 17, 2016.

REGULAR AGENDA

1. **CASE NO. 2014-01A CUP / DP – CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT** – Memorandum regarding a status update for property located at 6100 Carmelita Avenue.

DISCUSSION ONLY

PUBLIC HEARING

1. **CASE NO. 2016-14 DP – DEVELOPMENT PERMIT** – A request for a Conditional Use Permit to establish a furniture manufacturing facility located at 6001 Maywood Avenue, Suite P, in the Manufacturing Planned Development (MPD) Zone.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;
2. Take public testimony; and
3. Consider PC Resolution No. 2016-14, approving a Conditional Use Permit in connection with property located at 6001 Maywood Avenue, Suite P, within MPD Zone.

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to the Regular Meeting on Wednesday, October 19, 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 15th of September, 2016.



Carlos Luis



MINUTES

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

Chair Martinez called the meeting to order at 6:35 p.m. PRESENT: Commissioners: Eduardo Carvajal, Angelica Montes, (VACANCY), Vice Chair Carlos Cordova and Chair Efren Martinez. STAFF PRESENT: Senior Planner Carlos Luis, Permit Technician Rodrigo Pelayo, Assistant City Attorney Theresa Chen, and Recording Secretary/Jr. Deputy City Clerk Jessie Gomez.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Chair Cordova

PUBLIC COMMENT - None

CONSENT ITEMS

Motion: Commissioner Carvajal motioned to approve consent items, seconded by Commissioner Montes. Motion passed unanimously by one motion.

1. Approved Planning Commission Meeting Minutes of:
 - 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).

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

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.

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

Motion: Commissioner Montes motioned to approve recommendation 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, 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

REGULAR AGENDA - None

STAFF COMMENTS

Senior Planner Carlos Luis thanked the Commission for their support and participation this evening.

PLANNING COMMISSION COMMENTS

Commissioner Montes - thanked staff and made a positive comment on the size of the agenda.

Commissioner Carbajal - thanked staff, inquired about vacant sites on Mission and Florence, Tapatio Market location and Costco.

Staff explained that the Mission and Florence location is a proposed Smart and Final site, Tapatio location is a proposed CVS y mas and stated that Costco is still being discussed.

Vice Chair Cordova – thanked staff for their hard work, questioned the follow-up on the online service request, and requested a point of contact for code enforcement.

Staff responded to the process of the online service request and would be providing a point of contact for code enforcement.

Chair Martinez - thanked staff and Assistant City Attorney Chen for attending.

ADJOURNMENT

At 7:23 p.m. Chair Martinez adjourned the City of Huntington Park Planning Commission meeting to the Regular Meeting on Wednesday, September 21, 2016 at 6:30 p.m.

Respectfully Submitted,

Yesenia "Jessie" Gomez,
Recording Secretary, Jr. Deputy City Clerk



MEMORANDUM

DATE: SEPTEMBER 21, 2016

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: MANUEL ACOSTA, ECONOMIC DEVELOPMENT MANAGER

FROM: CARLOS LUIS, SENIOR PLANNER

**RE: STATUS UPDATE FOR PLANNING COMMISSION CASE NO. 2014-01A –
CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT MODIFICATION
FOR PROPERTY LOCATED AT 6100 CARMELITA AVENUE**

BACKGROUND

On June 15, 2016, the Planning Commission approved a modification to Conditional Use Permit Case No. 2014-01. The modification removed the construction of a 5-story structure consisting of an off-street parking structure and residential uses. The approval of the modification included various conditions of approval requiring Aspire Schools to implement, adjust, or modify items, including, but not limited to school start and end times, enrollment capacity, pick-up and drop-off plan, and off-street parking plan. The project was also conditioned to be brought back for an update within three months.

Since the June 15, 2016 meeting, Aspire Schools has implemented new plans or modified existing plans in order to address the conditions of approval.

- ***School Start and End Times***

Aspire has modified the school's start and end times. Currently the school starts at 8:30 a.m. and ends at 3:30 p.m. Monday through Thursday. On Fridays, school starts at 8:30 a.m. and ends at 1:30 p.m. Aspire's start and end times are currently staggered at least 15 minutes from start and end times of neighboring schools.

- ***Enrollment Capacity***

As of September 6, 2016, student enrollment is set at 400 students. Aspire has committed to maintaining the enrollment at 400 and will not exceed the limit.

- ***Pick-up and Drop-off Plan***

Conditions of approval also required that two vehicle lanes be made available for student drop-off and pick-up throughout the entire length of the driveway. Previously, Aspire was merging vehicles and utilizing only one lane. Currently, both lanes are utilized for students in 4th and 5th grade. According to Aspire, the new plan is working efficiently and is looking into allowing additional grade levels access to the drop-off and pick-up area. The City would recommend that

Aspire continue to explore the option of including additional grade levels to the on-site circulation plan.

White curbs and signs restricting parking along Carmelita and 61st have been installed in efforts to prevent vehicles from parking during peak hours. The restriction is intended to allow vehicles entering Aspire property to que in a lane that does not impede the flow of traffic on City streets.

- ***Off-Street Parking Plan***

Aspire has secured an off-street parking agreement with Nimitz Middle School. The parking agreement will allow Aspire access to Nimitz's parking lots on dates Aspire will host special events. A total of 3 special events are scheduled throughout the school year. All attending the event will be allowed to park on Nimitz property in order to avoid parking problems in the neighborhood. Other events, such as Back to School Night, will be spread across multiple days/evenings in order to minimize the amount of vehicles parked in the neighborhood.

Aspire has also provided assigned parking spaces for staff and guests visiting the school during typical hours of operation. We are currently working with Aspire on the assessing the optimal configuration for the required new driveway that will provide access to the staff parking lot. We are also working with Aspire on determining the feasibility of the new driveway.

CONCLUSION

Aspire will be conducting an evaluation of the current traffic measures and their effectiveness. Their findings will be reported back to the City for review. It is worth noting that the City will be conducting our own evaluation of conditions.

Aspire will continue to work on necessary changes of existing plans in order to achieve full compliance with all of the conditions of approval. We will continue to work with Aspire in order to ensure that impacts to the neighborhood are minimized. Additionally, we will work with Aspire to ensure that all conditions of approval are met.

ATTACHMENTS

- A: Aspire Parking Management Plan
- B: Aspire Comprehensive Parking Plan

ASPIRE PARKING MANAGEMENT PLAN

EXHIBIT A

CASE NO. 2014-01A

On behalf of Aspire Antonio Maria Lugo Academy (“AMLA”), we submit this parking management plan pursuant to Condition of Approval No. 35, PC Case No. 2014-01A CUP/DP (requiring AMLA to submit “a parking management plan...estimating the amount of parents parking and walking students to campus by grade and identify where they will park”).

I. Introduction and Background

AMLA is an elementary school serving 400 students in grades Kindergarten through Fifth Grade. As of September 6, 2016, the student break down per grade level is as follows:

Grade Level	Number of Students
Kindergarten	48
First Grade	48
Second Grade	74
Third Grade	78
Fourth Grade	75
Fifth Grade	77

To help manage traffic circulation and reduce traffic congestion in the area, AMLA, in partnership with the City of Huntington Park (“City”), has undertaken a series of actions, including shifting its start and end time and changing its drop-off and pick-up procedures. AMLA staff and AMLA neighbors have reported that they have noticed an improvement in the traffic conditions to date. Details regarding the actions that AMLA has taken are included in the Comprehensive Parking Plan, which AMLA has also submitted to the City.

The purpose of this plan is to share with the City information about those families who park their cars in the neighborhood during student drop-off and pick-up.

II. Morning Drop-Off Procedures

School begins at 8:30 am each day. All students at all grade levels are dropped off on campus using the two on-campus drop-off lanes. Parents are discouraged from parking in the neighborhood during morning drop-off.

III. Afternoon Pick-up Procedures

School ends at 3:30 pm Monday thru Thursday and at 1:30 pm on Friday. Parents and guardians are encouraged to pick their students up immediately after school ends and not to linger in the neighborhood. This message was shared with parents at the parent orientation and has been reinforced in other communications to families, including the family newsletters.

Parents and guardians of students in Kindergarten, First Grade, Second Grade and Third Grade are asked to park their cars as close to campus as possible on Randolph Street, East 61st Street, and Carmelita Avenue and to walk to campus to pick up their students. We estimate that approximately 210 students (slightly over half) are picked up by parents who park in the neighborhood and walk onto campus. Note that many parents pick up more than one student (e.g., siblings).



Parents and guardians of students in Fourth Grade and Fifth Grade use the two-lanes that flow through campus to pick up their children. We estimate that approximately 110 students use the lanes on campus.

Additionally, approximately 80 students participate in our afterschool program. Parents and guardians picking up students from the afterschool program use the two lanes that flow through campus to pick up their students.

**ASPIRE COMPREHENSIVE PARKING
MANAGEMENT PLAN**

EXHIBIT B

CASE NO. 2014-01A

Comprehensive Parking Plan

In order to comply with Mitigation Measure 35, the following Comprehensive Parking Plan has been prepared:

Assigned parking spaces for staff:

1. Staff parking will only be allowed in the on-site parking lot. The staff parking lot has parking spaces for 45 cars. The entrance to the staff parking lot is from the on-site access road and is controlled access. A keypad is used for staff to access the parking lot, and a call box is provided for communication to the main office.
 - a. Spaces for the staff have been assigned. **See Appendix A.**

Written traffic and parking policy for distribution to staff and parents:

2. A written traffic circulation and parking policy will be distributed to staff and parents.
 - a. Parents received multiple forms of communication about the traffic plan and parking policy, include at Orientation, Back to School Night, letters home, and phone notification. **See Appendix B**
 - b. Staff received training and information at Teacher Training and Orientation at the end of summer. **See Appendix C**

Traffic and parking monitors:

3. Traffic/parking monitors are provided at multiple locations around the school to supervise the arrival and dismissal of students.
 - a. 61st & Carmelita: Two crossing guards, contracted through All City Management Services, Inc., "The Crossing Guard Company".
 - b. 61st & Corona: Two crossing guards, contracted through All City Management Services, Inc., "The Crossing Guard Company".
 - c. Gate entrance on 61st: One Aspire AMLA staff member
 - d. Gate exit on Carmelita: Five Aspire AMLA staff members
 - e. One floating Aspire AMLA staff member to support with traffic flow
 - f. **See Appendix D**

Signage:

4. The school has created signs throughout the lot to ensure that parents follow the appropriate traffic protocol. **See Appendix E**

An event parking plan:

5. Large, special event parking plan: Aspire AMLA has secured a parking agreement with Nimitz Middle School for parking for three large events during the school year. **See Appendix F**
6. After school events: In order to minimize the amount of parked cars in the neighborhood, the school is committed to breaking up large events into smaller events and spreading them out across grade level. Example of Back to School Night:
 - a. Grades K/1: Tuesday, Sept. 6
 - b. Grades 2/3: Wednesday, Sept. 7

c. Grades 4/5: Thursday, Sept. 8

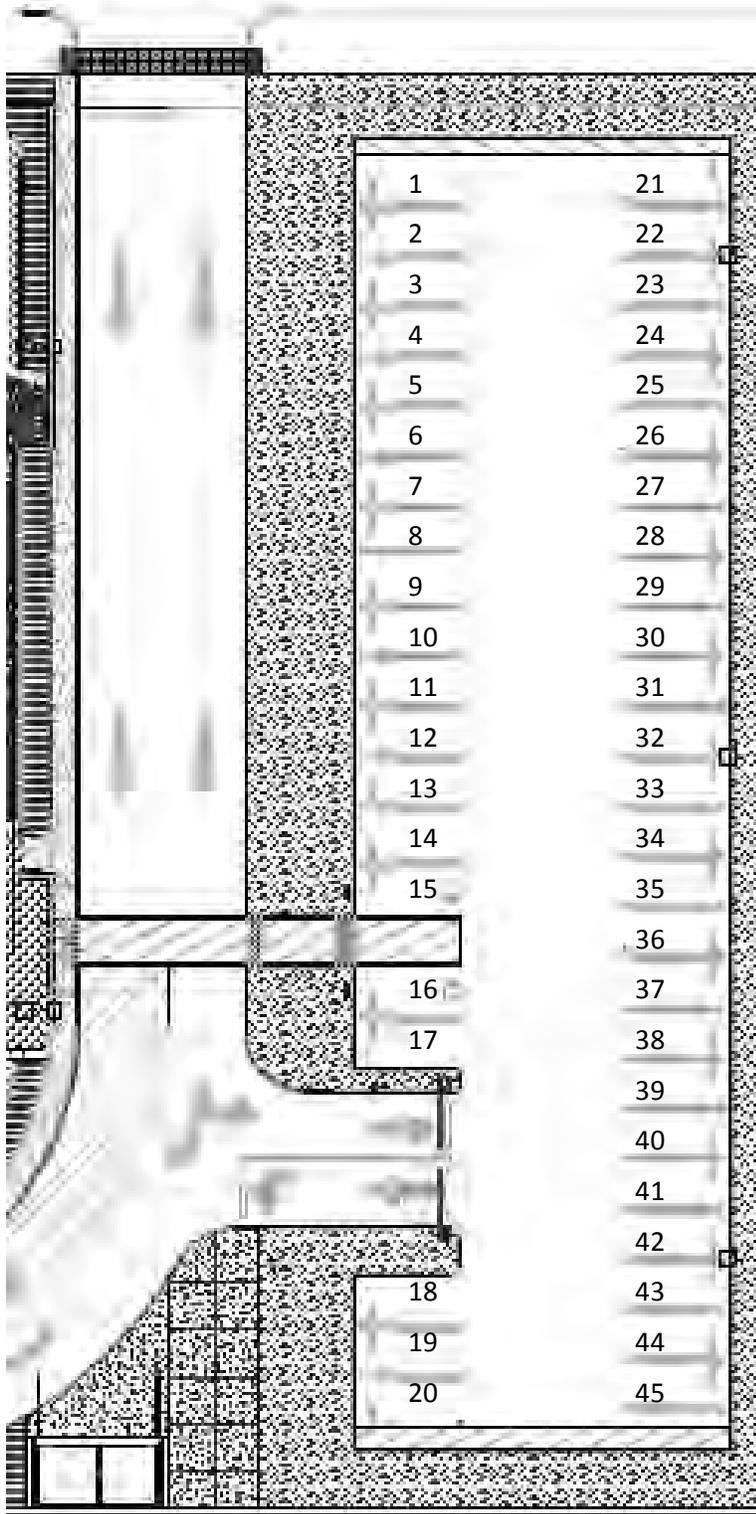
A plan for adequate off-street parking that avoids school visitors or staff parking in residential neighborhoods or unauthorized parking on nearby properties:

7. Three spaces are being provided for visitors in the gated parking lot. Access can be provided through the intercom/keypad at the gate. Parents are instructed to use these spots first. In addition, short term parking is available for visitors on Carmelita.
8. Parents and visitors are never allowed to park in either lane along the on-site access road as this is the emergency vehicle access route.
9. The city of Huntington Park painted the section of the curb white on 61st in front of the school. The city has also added a sign above this white curb.
10. All parking on the school side of Carmelita Street is prohibited on Wednesdays 9:00 AM to 12:00 PM for street sweeping. Parking on the school side of E 61st Street is prohibited on Thursdays from 11:00 AM to 2:00 PM for street sweeping.
11. Additional street parking information:
 - a. A total of 73 on-street spaces could be used for the Aspire School for special events after school hours (8 spaces on Carmelita Avenue in front of the Aspire School, 19 in the Huntington Park Elementary School on-street loading zones, and 46 in the Nimitz Middle School on-street loading zones).
 - b. A total of 118 spaces could be available for the Aspire School without impacting the on-street or off-street parking of area residences (45 spaces in the on-site parking lot, and 73 on-street spaces in front of Aspire School or other schools).

Appendix A

APPENDIX A

Aspire AMLA Assigned Parking Spaces for Staff



Parking Space Assignments by Position

- 1-7:** Teachers
- 8 & 9:** Instructional Assistant
- 10:** Education Specialist
- 11:** Health Technician
- 12:** Lead Campus Monitor
- 13:** Parent Coordinator
- 14:** Counselor
- 15:** **Handicap:** Specific Teacher
- 16:** **Handicap/Visitor**
- 17:** Dean of Instruction
- 18:** Principal
- 19 & 20:** Office Staff
- 21-32:** Teachers
- 33:** **Visitor**
- 34:** Technology Coordinator
- 35:** After School Director
- 36-38:** Shared staff parking
- 39:** Building Manager
- 40:** Cafeteria Manager
- 41-43:** Campus Monitors
- 44:** Shared staff parking
- 45:** **Visitor**

Appendix B

AMLA SUMMER ORIENTATION 2016

Welcome!!
Bienvenidos

INTRODUCTION

- ◉ Dean of Instruction/Decana De Instruccion

Christine Ybarra



- ◉ Parent Coordinator/
Cordinador de Padres
Jesus Javier Orduno



- ◉ Kim Benaraw
Associate Superintendent of
Instruction

IMPORTANT NEWS/HIGHLIGHTS

NOTICIAS IMPORTANTES/

- Please be sure to have all paperwork completed
- Por Favor asegurese de completar todos los documentos
 - Vaccinations for Kinder (Students will not be able to start school) NO exceptions
 - Vacunas para kinder (los estudiantes no podrán empezar la escuela) No hay excepciones.
 - Emergency Card (Please add every person who will be picking up your children)
 - Tarjeta de Emergencia (Por favor agregue cada persona que usted autorice para recoger a su niño(a))

CITY REQUIREMENTS

Important Information from Kate Ford, Aspire Area Superintendent:

I am writing to inform you of the new AMLA requirements made by the City of Huntington Park and the Planning Commission on June 15, in order to 1) keep our permit to operate in the city and 2) address serious traffic jams and unsafe pedestrian crossing. These are the requirements:

1. Two additional crossing guards on Corona and 61st for 2016-2017
2. Both lanes open for drop off and dismissal
3. New school start hours must be at least 20 minutes later than the other two neighborhood schools. Starting on August 8:

Breakfast 7:55 AM

School starts 8:30 AM

School ends 3:30 PM

Friday early dismissal 1:30 PM

[First Week of School-Early Dismissal](#)

We have NO choice in this matter. I want to thank you and the school staff ahead of time for your understanding. I am very hopeful that these changes will work well for the school and make the City Council proud of our willingness to be good community partners.

Sincerely,

KF

REQUERIMIENTOS DE LA CIUDAD

Comunicado Importante de Kate Ford, Superintendente de Area de Aspire.

Les Escribo para informarles de los nuevos requerimientos para AMLA hechos por la Comisión de Planeación y la ciudad de Huntington Park el día 15 de Junio, para:

- a) Mantener nuestro permiso para operar en la ciudad y
- b) Solucionar problemas de acumulamiento de tráfico y cruce inseguro de peatones.

Los requerimientos son los siguientes:

Agregar 2 guardias de cruce adicionales en la intersección de Corona y calle 61 para el año escolar 2016-2017

Mantener ambos carriles abiertos para dejar y recoger estudiantes.

El Nuevo horario de la escuela debe ser al menos 20 minutos mas tarde que las las otras 2 escuelas del vecindario. A partir del 8 de Agosto los horarios serán los siguientes:

Desayuno 7:55 AM

Escuela Inicia 8:30 AM

Escuela Termina 3:30 PM

Viernes Salida temprano 1:30 PM

Salida temprano la primera semana 1:30

No hay otra alternativa en este tema. Quiero agradecer de antemano a ustedes y al personal administrativo por su comprensión. Estoy confiada de que éstos cambios van a funcionar bien para la escuela y lograremos que el consejo de la ciudad se enorgullezca de nuestra disponibilidad para ser buenos asociados de la comunidad.

Sinceramente KF

DROP OFF AND PICK UP / DEJAR Y RECOGER

Drop off / Dejar

- 7:55 AM Doors open for breakfast/7:55 AM Las puertas se abren para el desayuno.
- Please do not block traffic/Por favor no obstruya el trafico

Pick up/ Recoger

- 3:30 PM Parents/Guardians/Emergency contacts may pick up students (Monday-Thursday) & 1:30 PM Fridays
 - 3:30PM Los padres / tutores / contactos de emergencia pueden recoger a los estudiantes (de lunes a jueves) y 1:30PM viernes
- Walkers **MUST** enter through the AMLA entrance on 61st / Las familias que caminen deben entrar por la entrada 61s
- Please support our drop off procedure by picking up promptly/Por favor apoyen nuestra procedimiento de entrada y salida al recoger a su hijo a tiempo

FIRST WEEK OF SCHOOL/ PRIMERA SEMANA DE ESCUELA

Monday, August 8th- Friday, August 12th

- ◉ Early Dismissal Week @ 1:30pm/Salimos temprano a la 1:30

Please be on time and make arrangements as needed/Por favor recojan a sus hijos/as a tiempo

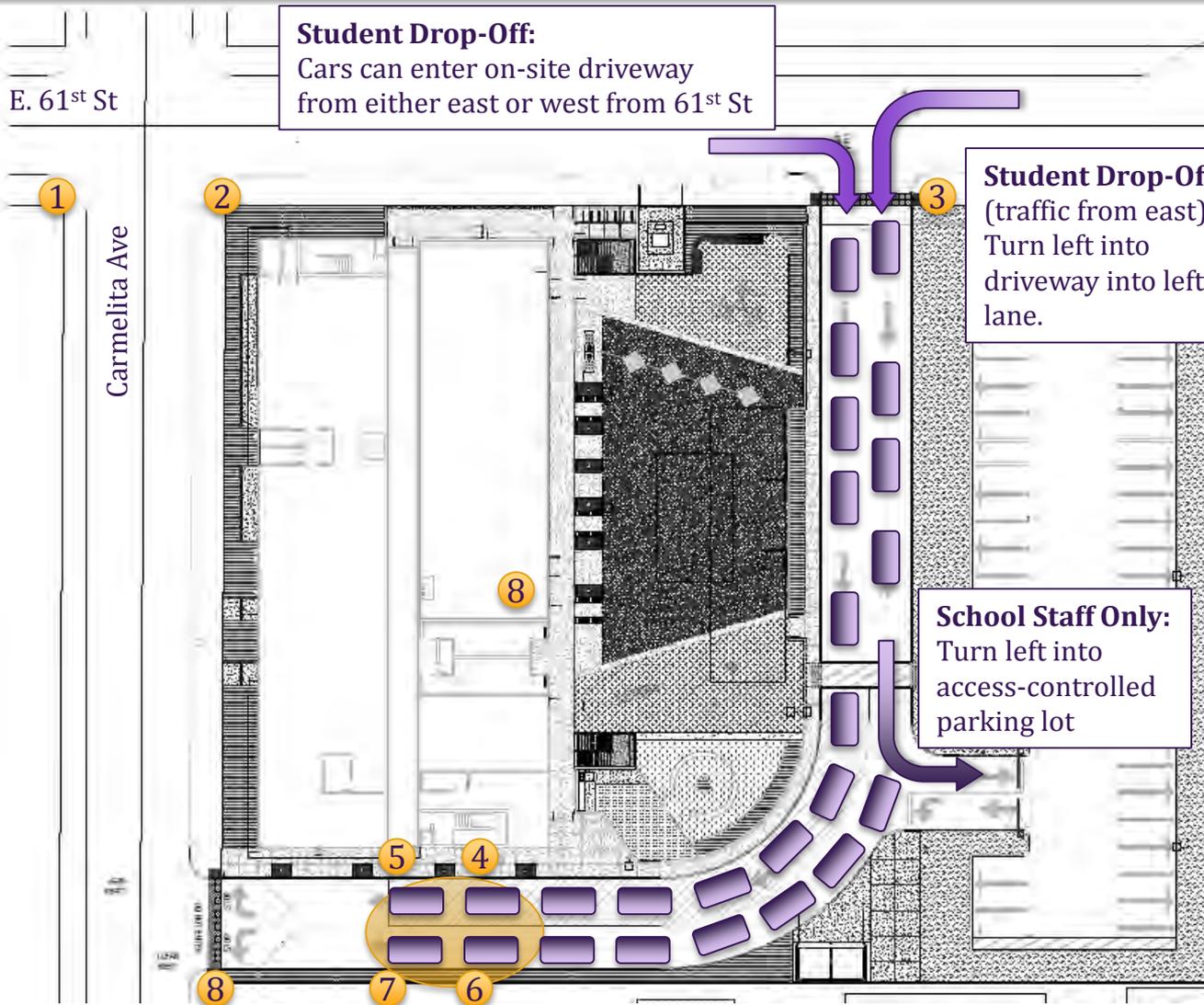
- ◉ Please be sure first day packets are completed and turned in/Por favor completen y entreguen sus paquetes de primer dia de clase
- ◉ Full uniform required/Uniforme completo requerido



TRAFFIC RULES

1. Families must only cross using the crosswalk
 2. Families should not park at other schools
 3. Families should only get off their car at the drop off zone
 4. Crossing guards will be present to facilitate arrival and dismissal. Following their direction is important for student safety
 5. You may not leave your vehicle unattended
1. Las familias sólo tienen que cruzar con el paso de peatones
 2. Por favor no estacionarse en frente de las otras escuelas
 3. Por seguridad los niños solamente se deben bajar en la zona de entrega
 4. Guías de cruce estarán disponibles para facilitar el cruce peatonal. Siguiendo las reglas es importante para la seguridad
 5. No se permite dejar su vehículo desatendido

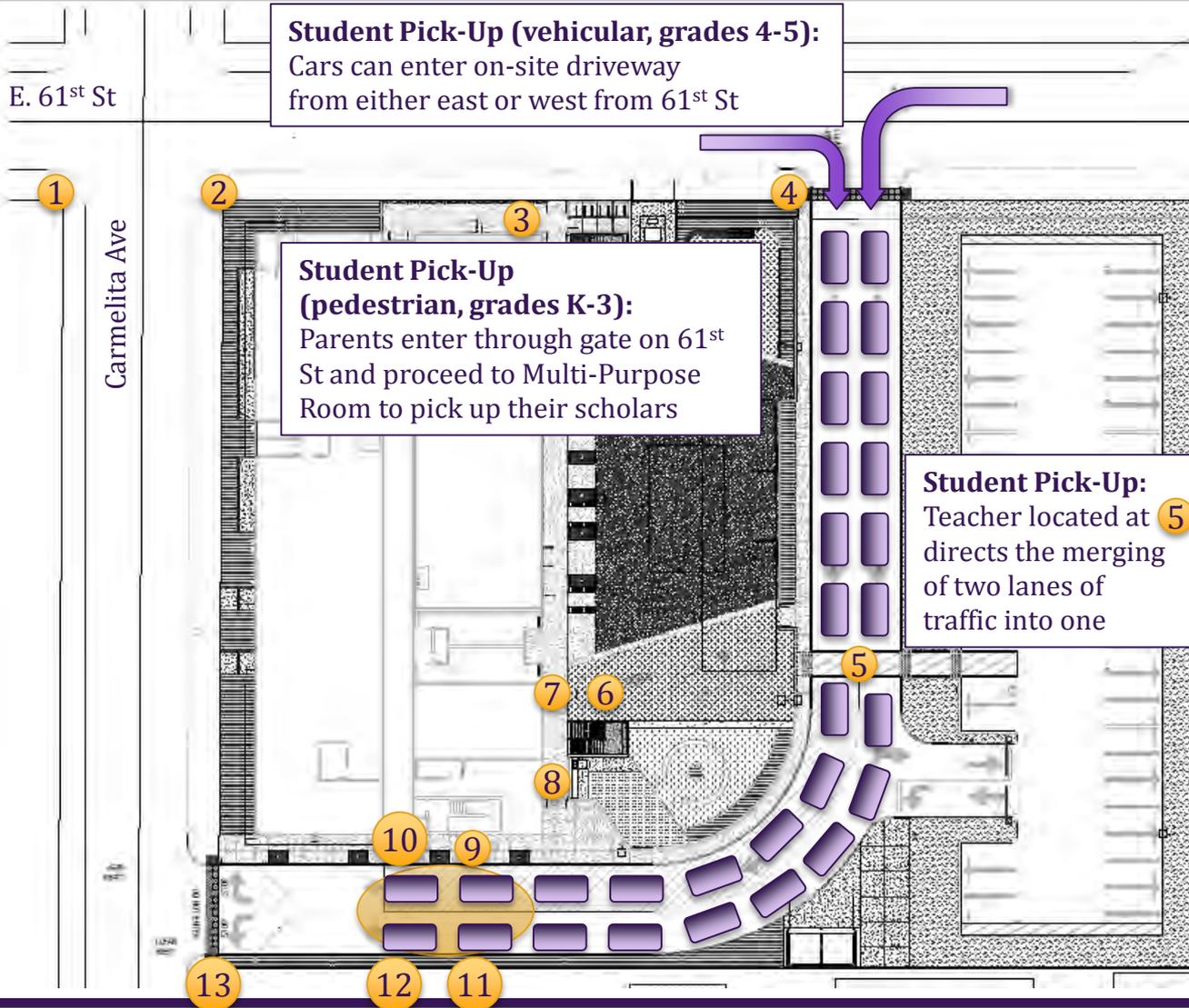
MORNING DROP-OFF PROCEDURE



Notes for Parents:

- Drop-Off starts at 7:55 am (start of breakfast)
- School starts at 8:30 am
- Vehicles can enter on-site driveway from either direction from E. 61st St
- Drop-Off is only allowed for the first two cars in lane. Cars in left lane, please unload on left side of car.

AFTERNOON PICK-UP PROCEDURE



Notes for Parents:

- Grades K-3 have to walk in through gate on E. 61st St at 3 to pick up their scholars – gate open at 3:30
- Grades 4-5 and their siblings can be picked up by vehicle – gate open at 3:15, pick-up starts at 3:30
- Vehicles can enter on-site driveway from either direction from E. 61st St
- Vehicles must have their dashboard sign with their scholar's name and grade to enter driveway
- Pick-Up is only allowed for the first two cars in the pick-up zone in each lane
- If a scholar is not ready to be picked up, the car must circle around and get in the back of the queue

EXCITED FOR NEXT YEAR

- Successfully completed year one of merge
 - Learned so much
 - Stronger culture
 - Many academic achievements
- Events calendar is complete
- New Dean of Instruction brings so much experience and expertise to our team
- Hiring a health technician



ENTUSIASMADA POR ESTE PROXIMO AÑO

- ◉ Haber completado exitosamente la union de 2 escuelas
 - Aprendimos mucho
 - Cultura fortalecida
 - Muchos logros académicos
- ◉ Calendario anual de Eventos completo
- ◉ Nueva Decana de Instrucción trayendo mucha experiencia y conocimiento a nuestro equipo
- ◉ contratamos a un técnico de Salud



**UPCOMING
EVENTS for
September:**

- **9/2 DEAR DAY/
PAJAMA DAY**
- **Back to School (K/1)**
9/6 4:00 pm
- **Back to School (2/3)**
9/7 4:00 pm
- **Back to School (4/5)**
9/8 4:00 pm
- **Kermesse**
9/16 4:00-7:00pm
- **ASC Meeting #2**
9/1 9:00 am
Elections
- **Coffee with Principal**
9/20 8:45 am

Inside this issue:

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- Logistical Updates 2
- Volunteer Opportunities 2
- Health Technician 3
- Healthy Foods/ Birthdays 4
- 6 Star Party 5
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AMLA Family Newsletter



9/1/16

Message from the Principal

Instructional Update

Hello AMLA Families,
We are very excited this time of year because it is when we as a staff reflect on our students' data and make updates to our instructional goals/program to ensure that we are appropriately adapting to our students needs. Below are a few changes that you can see and learn more about at your child's Back to School Night this month.

ELD Update:

IF your child is an English Language Learner, they will be participating in 30 minutes of daily language support through a program called "EL Achieve." Our wonderful teachers will be meetings monthly to discuss the progress of our students.

4th/5th Grade Math:

If you are a parent of a 4th or 5th grader this year, you may have noticed a change in math curriculum. We are so im-

pressed with how well our students are doing with this new and very rigorous program so far. We are confident this program was the right choice to ensure our students are better prepared for this year's SBAC.

- LCAP Goals: What are LCAP goals? It stands for Local Control Accountability Plan and every school is required to communicate their yearly goals to LAC-OE. This year our goals include the following topics:
- Attendance
- Increase in English Language Learners & achievement on the SBAC for both ELA and Math
- Increase in parent involvement for ASC/ELAC
- Maintain 0% suspension/ expulsion rate
- 65% growth on CELDT (1 level)



If you are interested in learning more, you are more than welcome to join us at our next ASC meeting.

Thank you again for your support this year!! Look forward to tremendous growth this year!

Educationally Yours,

Liliana Garcia, Principal

Logistical Updates

White Curbs:

Caution!!! New white curbs on 61st street. Currently there are no signs, but are still cautioning parents not to park or leave vehicles unattended. You are at risk for ticketing.

Drop Off/Dismissal:

From the start of school to now we have reduced our times by 10-15 minutes.

Student Safety:

Please do not drop off any students in the middle of the street. You should either walk students to the front entrance or drive thru to find a supervisor.

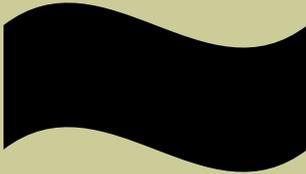


6 STAR PARTY

Be sure to talk to your son or daughter about how they can earn their chance to join the six star party!

General Information:

- ◇ Student should move up to 6 stars at lead once
- ◇ Cannot drop below a level 3 clip change



Healthy Food Policy

We ask that you please:

- Donate or bring in store bought items only
- Be conscious of what snacks are packed for recess/lunch
- When in doubt, check with the office

Please note the following 4 exceptions throughout the year:

Halloween, Christmas, Valentine's Day, End of Year Celebration you are allowed to purchase and bring candy, cupcakes, etc.

These special treats will be passed out at the end of the day so that parents/guardians can monitor the consumption of their children. (Parents can go into classrooms at 3:10)

Celebrating Birthdays!!

Our number one goal at AMLA is meeting our instructional goals, hence we must ensure that we are preserving instructional minutes. So we thank you in advance for following our birthday guidelines.

Healthy Snack Ideas

- ◆ Fruit or fruit packs
- ◆ 100 calorie cookie packs
- ◆ Baked chips
- ◆ Cheese sticks
- ◆ Pretzels/chex mix
- ◆ Juice
- ◆ Granola bars
- ◆ Jello
- ◆ Yogurt



Goodie Bag

Suggestions:

- ◆ Stickers
- ◆ Pencils
- ◆ Erasers
- ◆ Stamps
- ◆ crayons

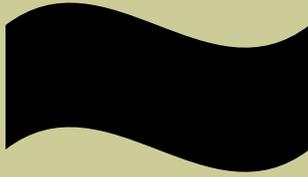


Welcome Mr. Arevalo *Health Technician*

What is his role?

- ◇ Attend to sick or injured child
- ◇ Communicate with families

We are here to support!!



DEAR DAY/ PAJAMA Day

This Friday!! 9/2

Students invited to come in pajamas, teddy bears, etc. to enjoy a time of day where everyone will **DROP EVERYTHING** and **READ!!**



Volunteer Opportunities (Message from Mr. Orduno) Kermesse meeting

A note from the Office

Uniform
Attendance
Updating forms
Lunch money



Caption describing picture or graphic.

Back to School Slides for Families

Diapositivas para las familias.

Regreso a clases

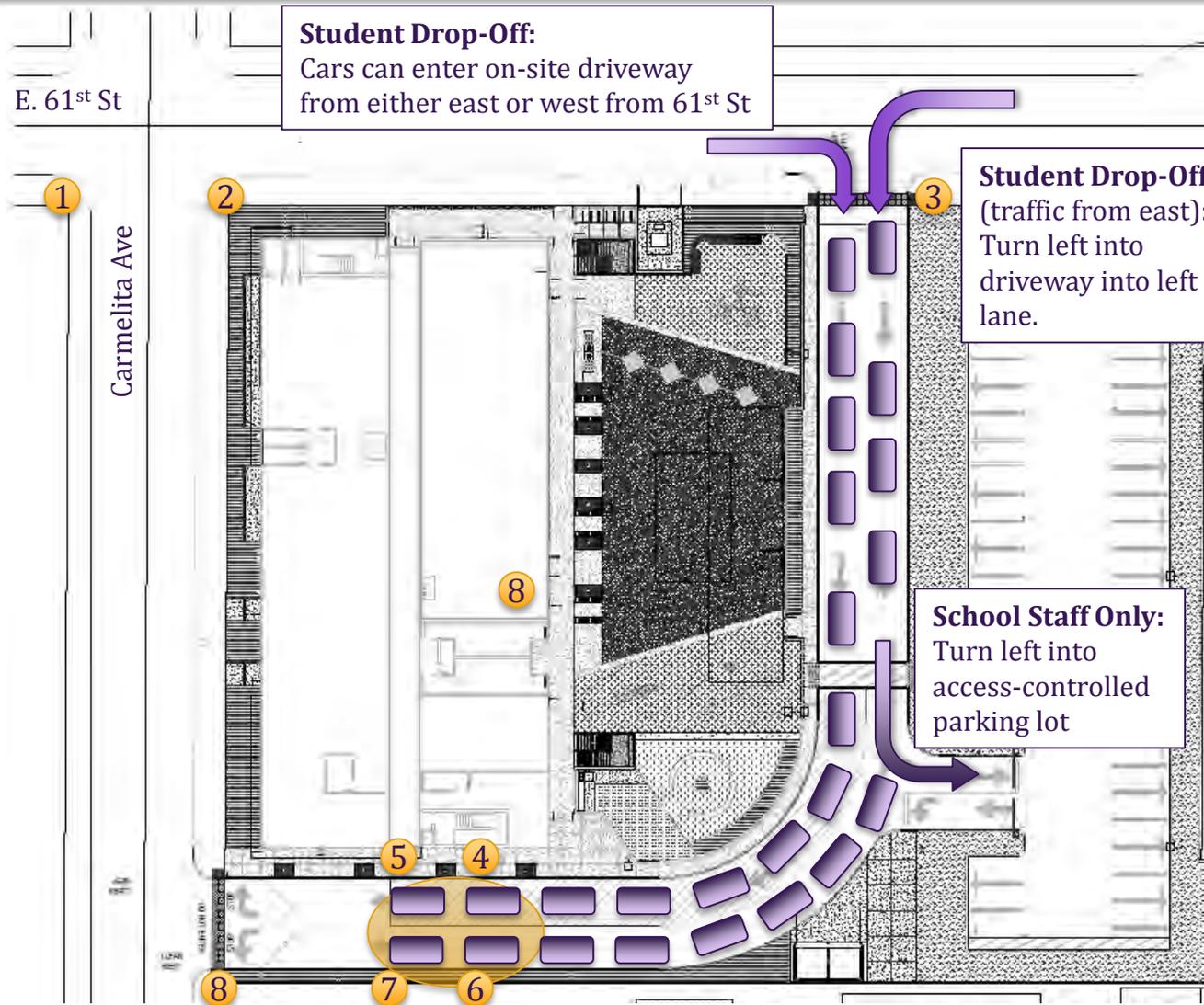
TRAFFIC RULES/REGLAS DE TRAFICO

1. Families must only cross using the crosswalk.
2. Families should only get off their car at the drop off zone. Police will be monitoring and ticketing.
3. You may not leave your vehicle unattended (New curb painted white on 61st) Risk of getting ticket



1. Las familias sólo tienen que cruzar con el paso de peatones
2. Por seguridad los niños solamente se deben bajar en la zona de entrega. La policía estará monitoreando y multando.
3. Nueva banquetta blanca en la calle 61 indicando que no se permite dejar su vehículo desatendido. Existe el riesgo de ser multado.

MORNING DROP-OFF PROCEDURE/DESCENSO MATUTINO DE ESTUDIANTES



Notes for Parents:

- Drop-Off starts at 7:55 am (start of breakfast) **Please do not leave children unsupervised! NO staff will be available before 7:55**
- School starts at 8:30 am
- Vehicles can enter on-site driveway from either direction from E. 61st St
- Drop-Off is only allowed for the first two cars in lane.

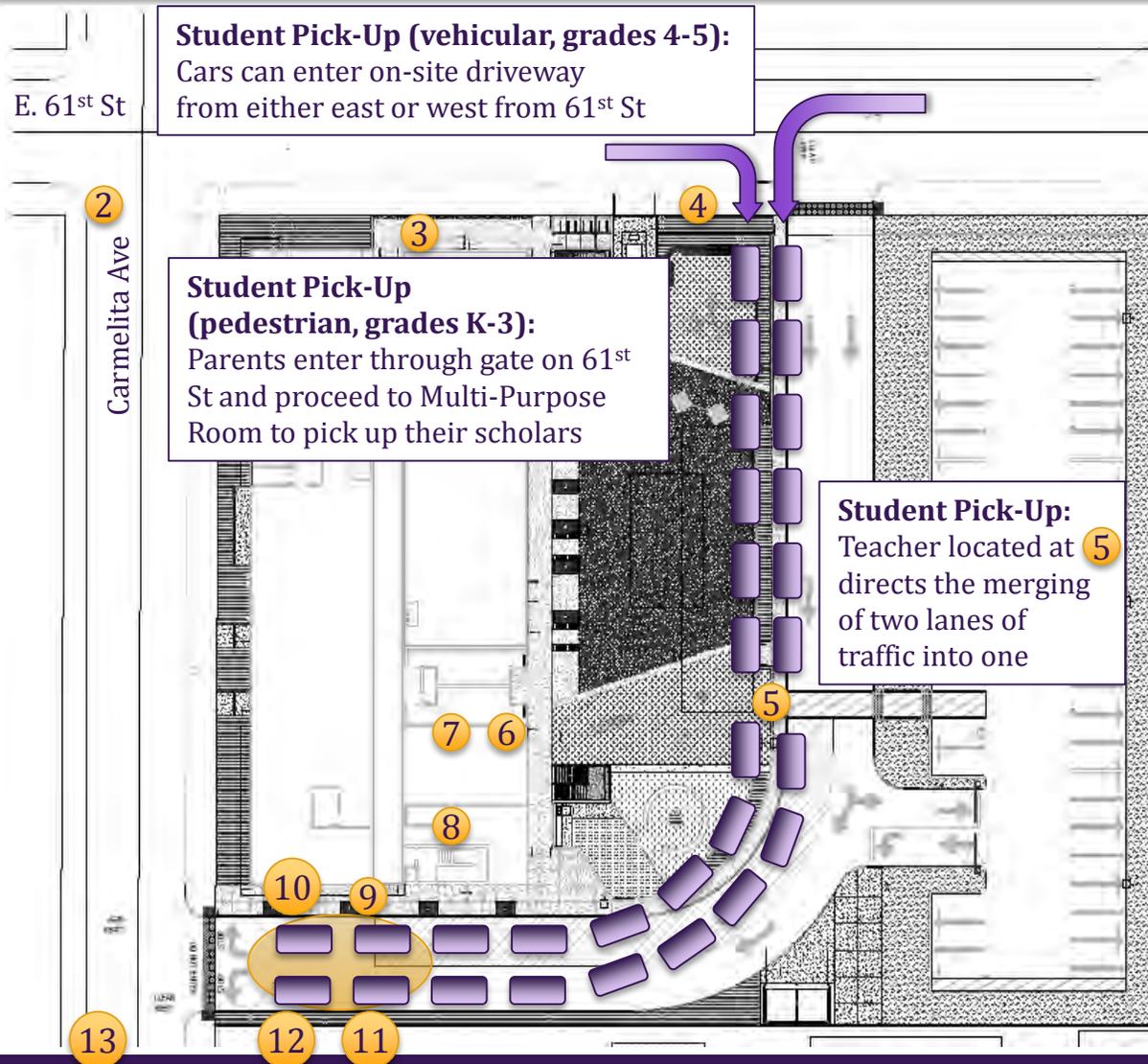
Notas para los padres:

- Descenso de estudiantes empieza a las 7:55 am (Inicio de desayuno) **por favor no deje a su estudiante sin supervisión! Personal escolar NO estará disponible antes de las 7:55**
- Escuela empieza a las 8:30 am
- Vehículos pueden entrar a la escuela por la entrada de calle 61 en cualquier dirección
- Descenso de estudiantes solo es permitido solo para los 2 primeros carros de la fila.

AFTERNOON PICK-UP PROCEDURE/PROCEDIMIENTO ASCENSO VESPERTINO

Notas para los Padres:

- Grados K-3 deben entrar por la puerta localizada por la calle 61 para recoger a sus estudiantes – la puerta se abrirá a las 3:30
- Grados 4-5 y hermano/as pueden ser recogidos en vehículo – la puerta se abrirá a las 3:15, Ascenso empieza a las 3:30 p.m
- Los Vehículos pueden pasar por la entrada de coches. al edificio de cualquiera de las direcciones por la calle 61
- Los vehículos tiene que mostrar el letrero en el prabrisas con el nombre y el grado del estudiante para entrada de vehículos.
- Ascenso de estudiantes solo es permitido para las 2 primeros carros en la zona de ascenso en cada linea
- Si un estudiante no esta listo para ser recogido, el carro deberá dar otra vuelta alrededor de la cuadra al final de la fila



Notes for Parents:

- Grades K-3 have to walk in through gate on E. 61st St to pick up their scholars – gate open at 3:30
- Grades 4-5 and their siblings can be picked up by vehicle – gate open at 3:15, pick-up starts at 3:30
- Vehicles can enter on-site driveway from either direction from E. 61st St
- Vehicles must have their dashboard sign with their scholar's name and grade to enter driveway
- Pick-Up is only allowed for the first two cars in the pick-up zone in each lane
- **If a scholar is not ready to be picked up, the car must circle around and get in the back of the queue**

Appendix C

OFFICE UPDATES

Summer Retreat 2016

CITY UPDATES

- ◉ Last meeting on June 15
 - 400 students (odd class numbers)
 - New bell schedule
 - New assigned parking
 - 4 crossing guards
 - 2 lane drop off/pick up



STAFF PARKING ASSIGNMENTS

**ASSIGNED
PARKING
ONLY**

FIRST WEEK OF SCHOOL

⦿ Morning meetings outside

- MPR Capacity
- Students having breakfast will eat inside the MPR
- Remainder of students will sit outside in line
- MM will typically only occur on Fridays (exception to first week) to get students indoors as quickly as possible

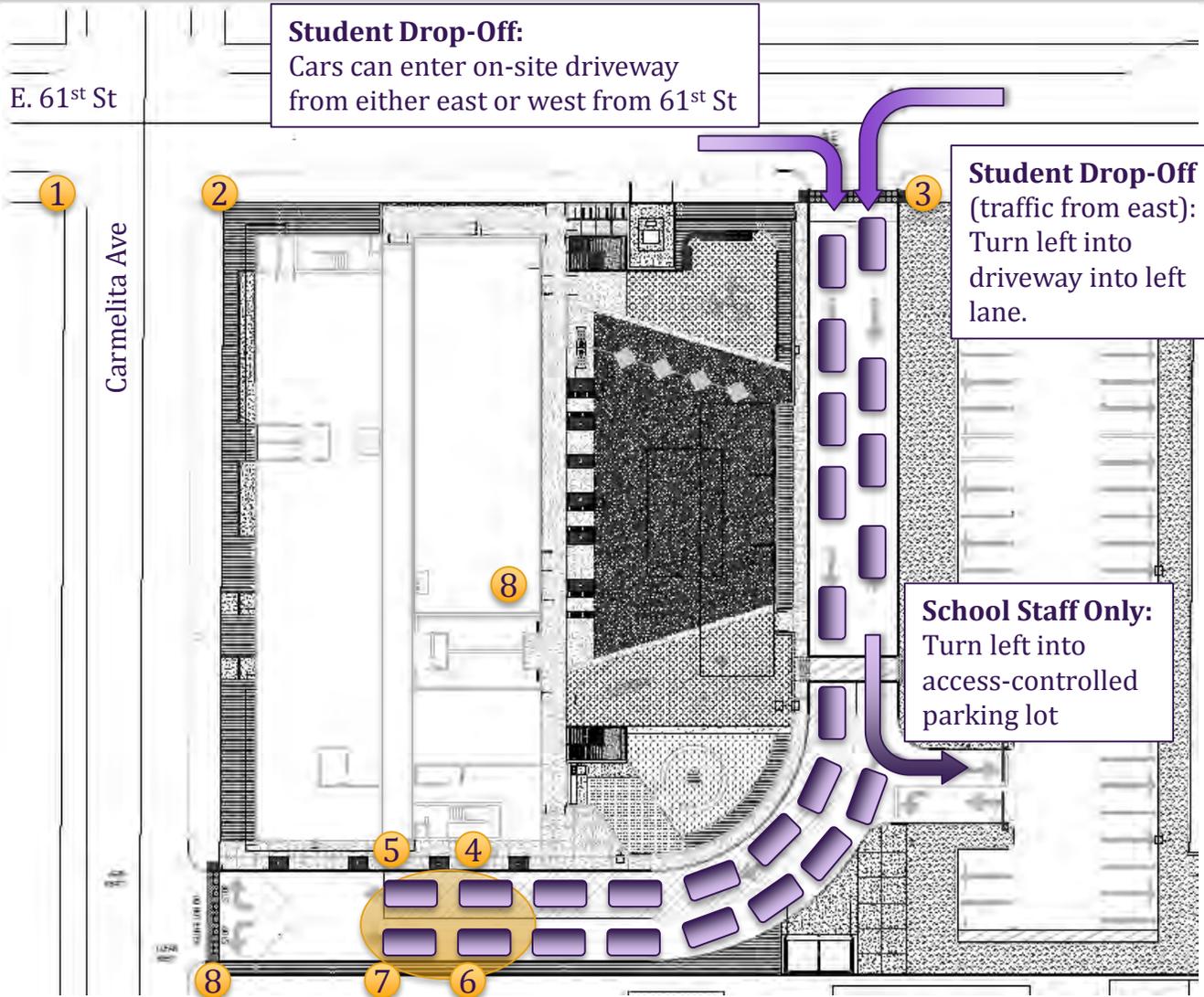
⦿ Attendance

- Please take attendance and drop off in the office by 9:00am
- Double check!!

DROP OFF/DISMISSAL

- 2 lanes
- Assigned duties
 - It is very crucial that you are on time!!!
- If you call out, include your job so that we accommodate as needed
 - Floaters: Joe, Lupe
 - Must wear vests!!! This fashion mandate comes from the city
 - Orange is the new black

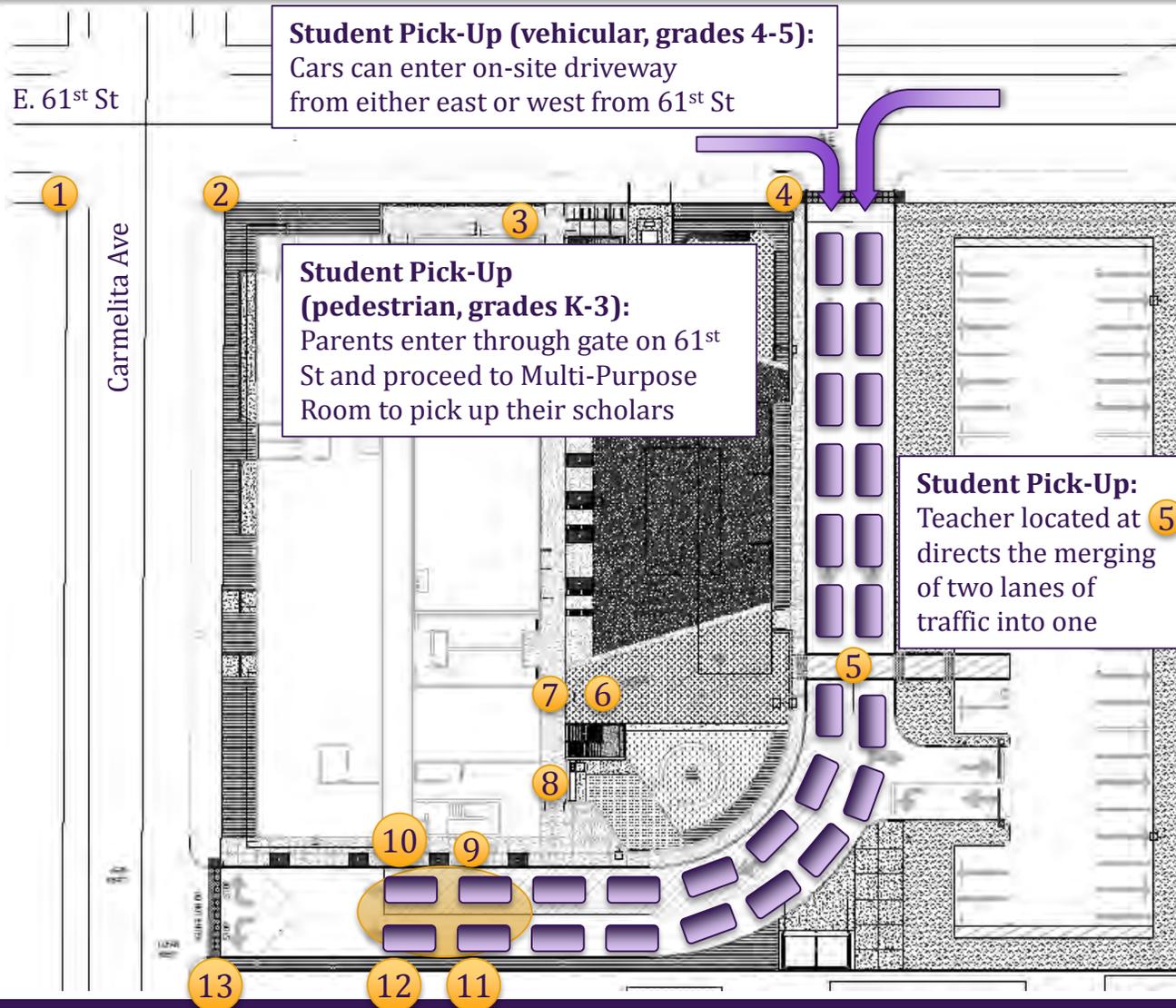
MORNING DROP-OFF PROCEDURE



Notes for Parents:

- Drop-Off starts at 7:55 am (start of breakfast)
- School starts at 8:30 am
- Vehicles can enter on-site driveway from either direction from E. 61st St
- Drop-Off is only allowed for the first two cars in lane. Cars in left lane, please unload on left side of car.

AFTERNOON PICK-UP PROCEDURE



Notes for Parents:

- Grades K-3 have to walk in through gate on E. 61st St at 3 to pick up their scholars – gate open at 3:30
- Grades 4-5 and their siblings can be picked up by vehicle – gate open at 3:15, pick-up starts at 3:30
- Vehicles can enter on-site driveway from either direction from E. 61st St
- Vehicles must have their dashboard sign with their scholar's name and grade to enter driveway
- Pick-Up is only allowed for the first two cars in the pick-up zone in each lane
- If a scholar is not ready to be picked up, the car must circle around and get in the back of the queue

TIME TO PRACTICE



Appendix D



ALL CITY MANAGEMENT SERVICES

Amendment to Agreement between All City Management Services, Inc. and Aspire Public Schools for providing School Crossing Guard Services

The **Aspire Public Schools** hereinafter referred to as the "Schools", and **All City Management Services, Inc.**, located at 10440 Pioneer Blvd., Suite 5, Santa Fe Springs, CA 90670, hereinafter referred to as the "Contractor", mutually agree to amend the existing Agreement entered into on July 14, 2014 as follows:

1. **Item #1** The Schools and the Contractor agree to extend the term of this Agreement for the 2016 - 2017 school year beginning July 1, 2016 through June 30, 2017.
2. **Item #15** The Schools agrees to pay Contractor for services rendered pursuant to the Agreement the sum of Twenty-One Dollars and Forty-Four Cents (\$21.44) per hour of guard service provided. It is understood that the cost of providing Five Thousand, Four Hundred (5,400) hours of service shall not exceed One Hundred Fifteen Thousand, Seven Hundred and Seventy-Six Dollars (\$115,776.00).
3. Except as provided for in Item #1 and Item #15, all other terms and conditions of the original Agreement and Amendments thereto between the Schools and the Contractor remain in effect.

Aspire Public Schools

By 
Signature

Delphine Sherman, CFO
Print Name and Title

Date _____

All City Management Services, Inc.

By 
Demetra Farwell, Corporate Secretary

Date August 10, 2016

All City Management Services Inc.

Client Worksheet 2016- 2017

Department: 406

Billing Rate for 2016/2017: \$21.44

Aspire Public Schools
8929 Kauffman Ave.
South Gate, CA 90280

KEY:

Traditional Calendar:

For sites with no regularly scheduled early release days, use 180 regular days

For sites with one regularly scheduled early release day/week, use 144 regular days and 36 minimum days

Sites with traditional calendar:

12	Sites at 2.5 hrs per day	30	Total Hrs/day	X	180	days/yr	X	\$21.44	=	\$115,776.00	Hourly Billing Rate
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Revised Pricing for 2 Crossing Guard added effective 8/22/2016 for Antonio Lugo

TOTAL PROJECTED HOURS

5400

TOTAL ANNUAL PROJECTED COST

\$115,776.00



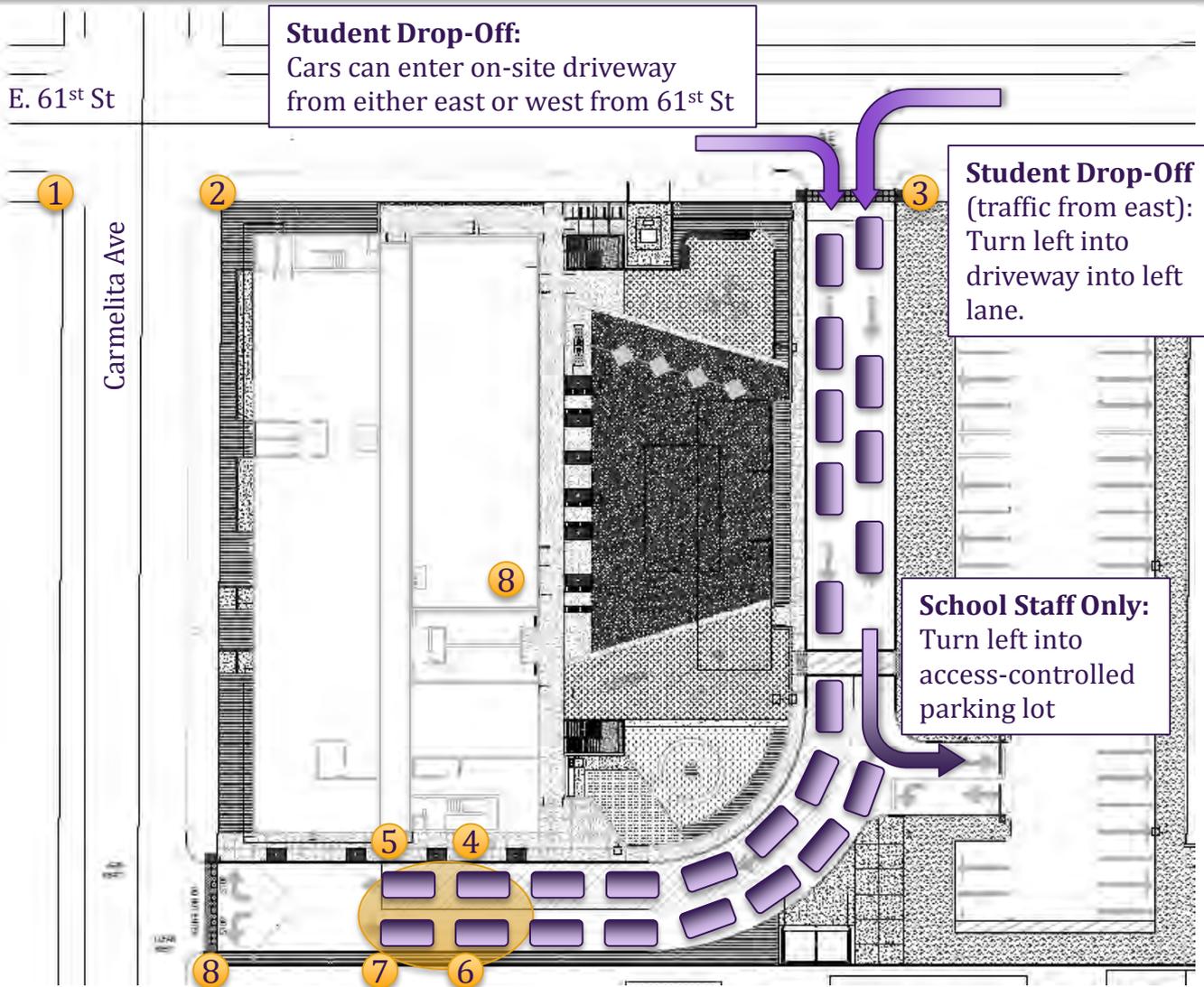
College for Certain



Aspire AMLA

Drop-Off/Pick-Up Plan
Spring 2016 update

MORNING DROP-OFF PROCEDURE – OPTION 2



Notes for Parents:

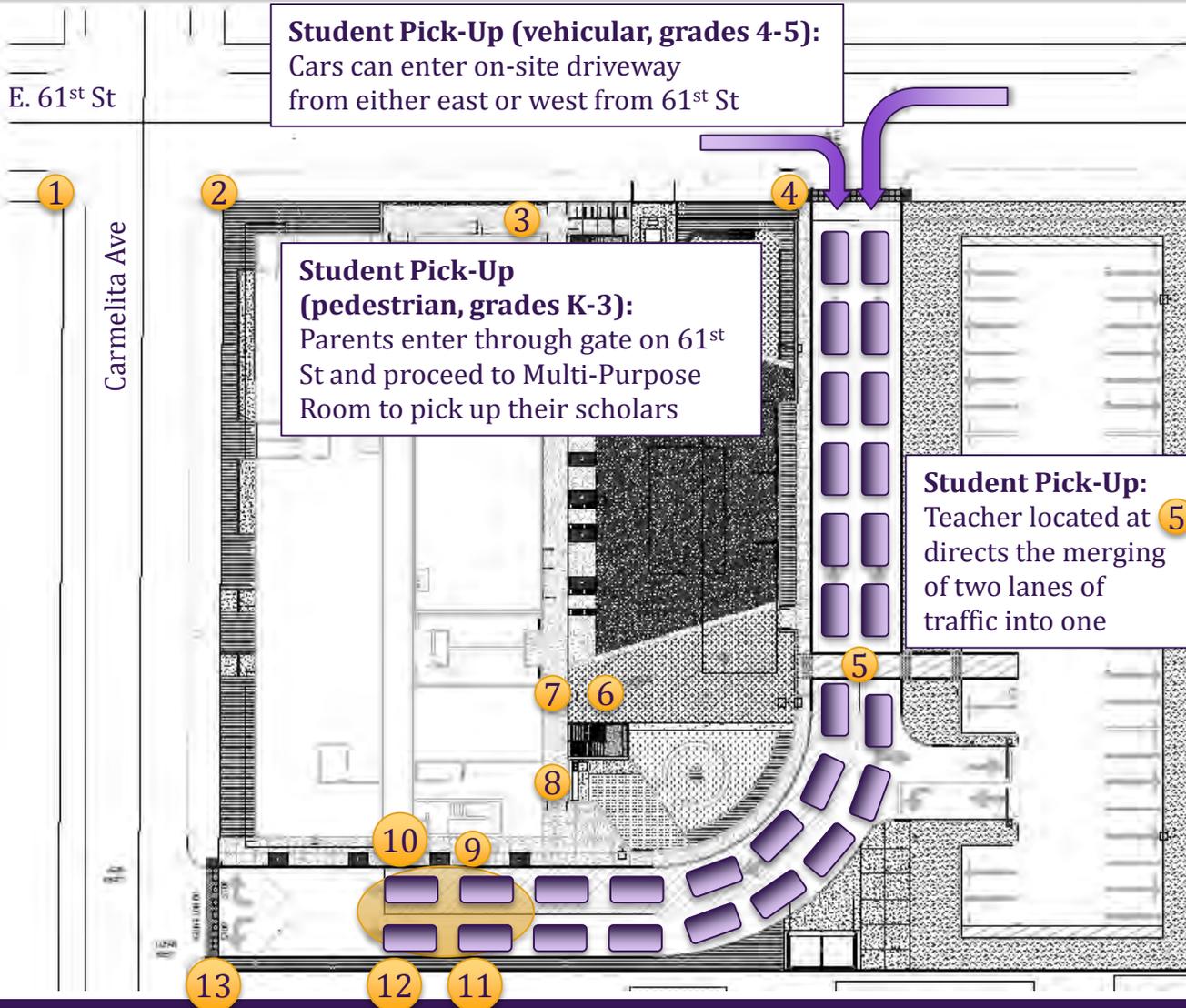
- Drop-Off starts at 7:10 am (start of breakfast)
- School starts at 7:45 am
- Vehicles can enter on-site driveway from either direction from E. 61st St
- Drop-Off is only allowed for the first two cars in lane. Cars in left lane, please unload on left side of car.

MORNING DROP-OFF PROCEDURE & STAFFING

STAFFING

- 1 **Crossing Guard**
(for E. 61st St)
- 2 **Crossing Guard**
(for Carmelita Ave)
- 3 **Campus Monitor** – Stationed at driveway entrance at 61st St, assisting with merge into right lane
- 4 **Campus Monitor** – Stationed at school entrance, assisting with unloading from vehicles
- 5 **Teacher** – Stationed at school entrance, assisting with unloading from vehicles
- 6 **Campus Monitor** – Stationed at school entrance, assisting with unloading from vehicles
- 7 **Campus Monitor** – Stationed at driveway exit at Carmelita Ave, helping to direct traffic
- 8 **Teacher** – Stationed in Multi-Purpose Room to supervise arrival of scholars

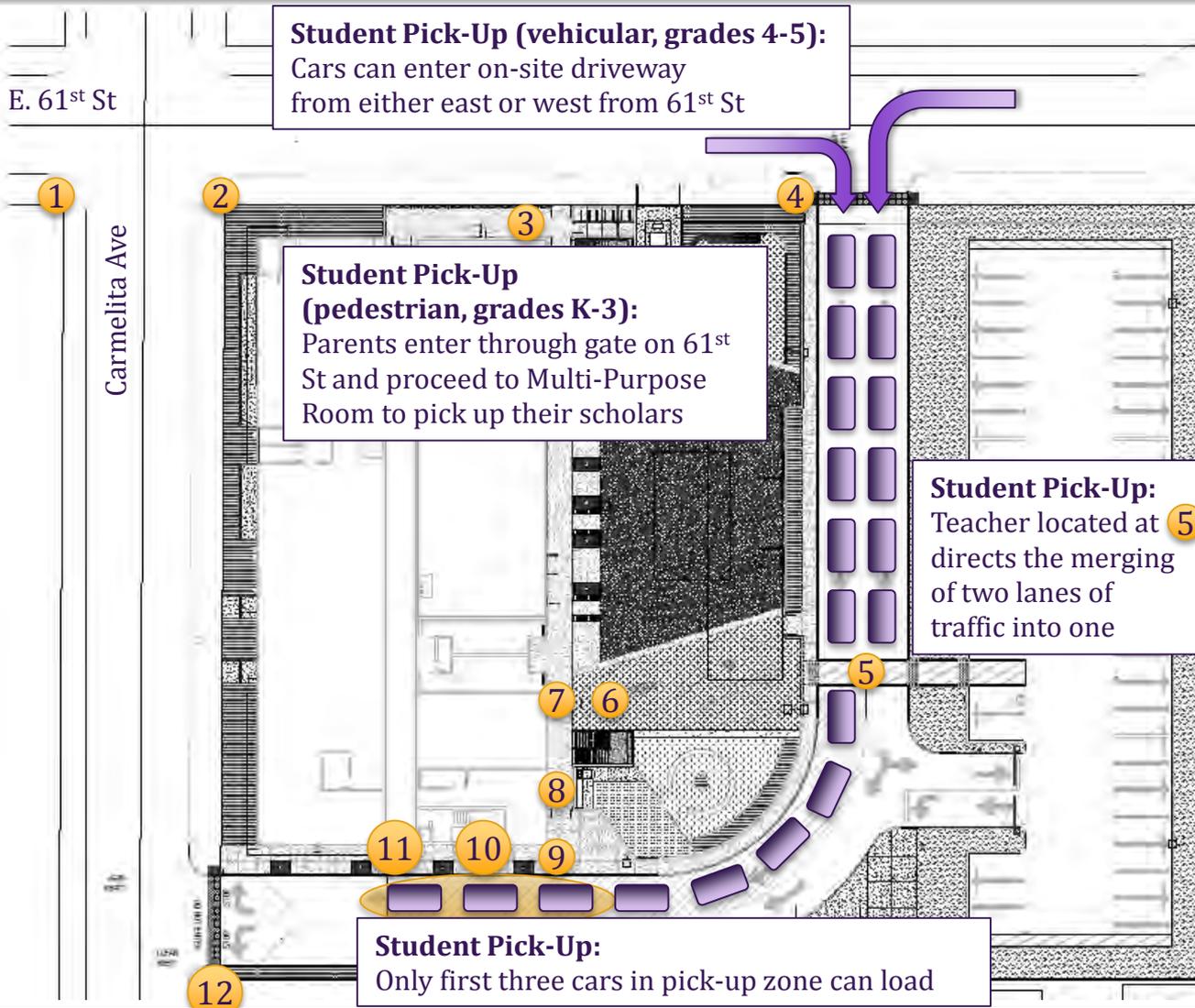
AFTERNOON PICK-UP PROCEDURE



Notes for Parents:

- Grades K-3 have to walk in through gate on E. 61st St at 3 to pick up their scholars – gate open at 2:45
- Grades 4-5 and their siblings can be picked up by vehicle – gate open at 2:30, pick-up starts at 2:45
- Vehicles can enter on-site driveway from either direction from E. 61st St
- Vehicles must have their dashboard sign with their scholar’s name and grade to enter driveway
- Pick-Up is only allowed for the first two cars in the pick-up zone in each lane
- If a scholar is not ready to be picked up, the car must circle around and get in the back of the queue

AFTERNOON PICK-UP PROCEDURE & STAFFING



STAFFING

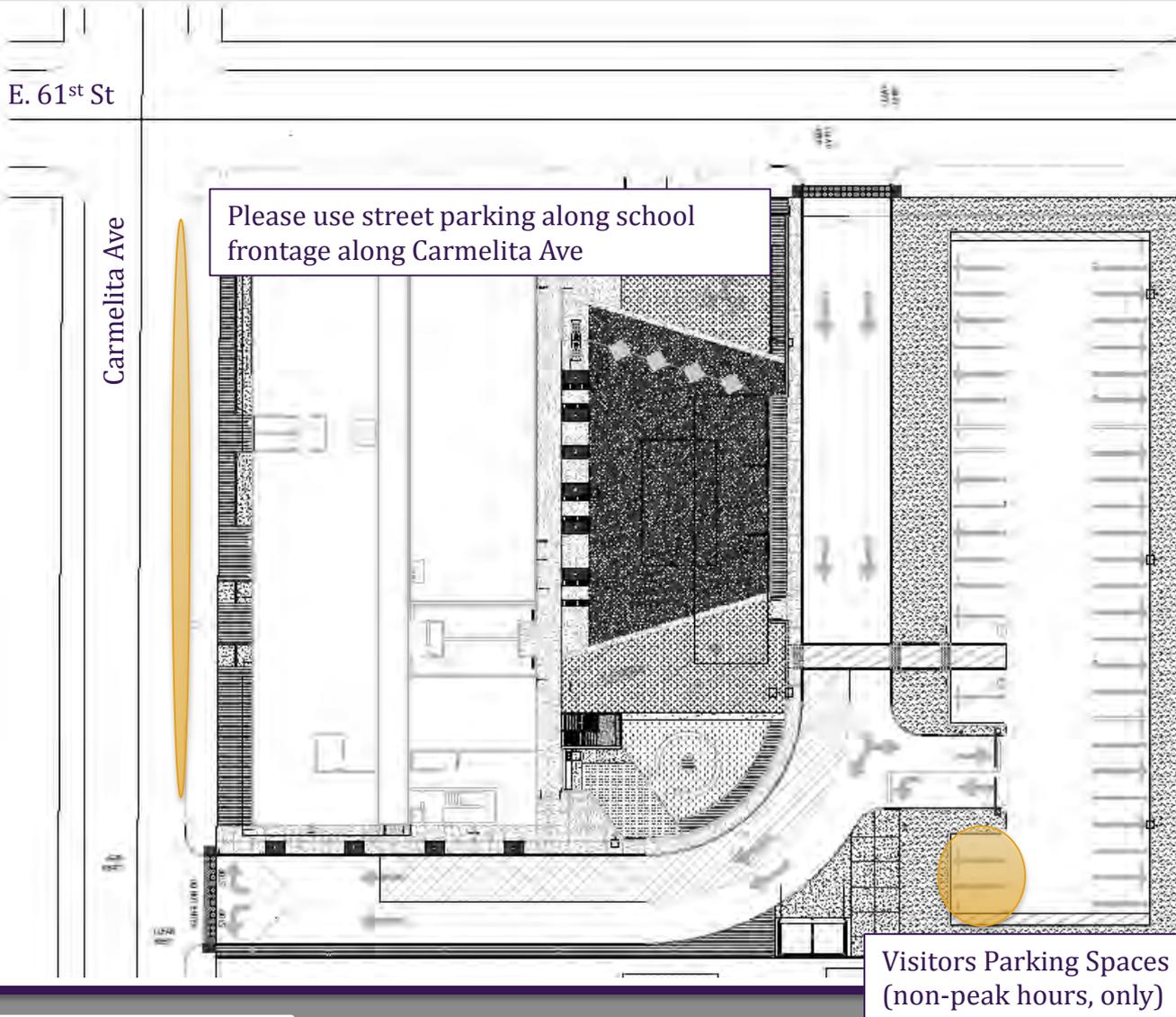
- 1 Crossing Guard (for E. 61st St)
- 2 Crossing Guard (for Carmelita Ave)
- 3 Campus Monitor
- 4 Teacher
- 5 Teacher
- 6 Teacher
- 7 Teacher
- 8 Teacher
- 9 Teacher
- 10 Teacher
- 11 Teacher
- 12 Campus Monitor

AFTERNOON PICK-UP PROCEDURE & STAFFING

STAFFING

- ① **Crossing Guard**
(for E. 61st St)
- ② **Crossing Guard**
(for Carmelita Ave)
- ③ **Campus Monitor** – Stationed at 61st St to open gate for pedestrian pick-up from Multi-Purpose Room; 80% of parents in and out in less than 5 minutes, 20% of parents take up to 10 minutes
- ④ **Teacher** – Stationed at driveway entrance at 61st St to guide traffic into both lanes and assist pedestrian crossing
- ⑤ **Teacher** – Stationed at crosswalk, with walkie talkie to read out names on dashboard signs, also directing merging of traffic from two lanes to one; starts calling out names at 2:40 to form ordered list for pick-up of scholars
- ⑥ **Teacher** – Stationed by play structure, with walkie talkie to line up scholars in the order called by ⑤
- ⑦ **Teacher** – Stationed by play structure, with walkie talkie to line up scholars in the order called by ⑤
- ⑧ **Teacher** – Stationed at playground gate, directing scholars to Cone 1, 2, or 3 for pick-up
- ⑨ **Teacher** – Stationed at Cone 1, opening car door and loading scholars in vehicles
- ⑩ **Teacher** – Stationed at Cone 2, opening car door and loading scholars in vehicles
- ⑪ **Teacher** – Stationed at Cone 3, opening car door and loading scholars in vehicles
- ⑫ **Campus Monitor** – Stationed at driveway exit at Carmelita Ave to assist with vehicular exit and pedestrian crossing

PARKING PLAN - PARENTS AND VISITORS



- If you need to park and enter the school, please use the street parking in front of the school along Carmelita Ave (~8 cars) Additionally there are three Visitor parking spaces in the controlled-access parking lot on site (only available during non-peak hours). Please use intercom at gate to contact front office for access.
- Parking is never allowed along the on-site access road – this is for emergency vehicle access.
- Double parking, or parking in front of residents' driveways is never allowed.

Appendix E



LEFT LANE



Students exit **LEFT**
side of the car

**RIGHT
LANE**



Students exit
RIGHT side of car

SALIDA



Los estudiantes salen por el
lado **DERECHO** del carro

 **ASPIRE**
PUBLIC SCHOOLS

**NO HAY
PARADA POR
FAVOR SIGA**





**DO NOT EXIT THE
VEHICLE!!**



**NO SALGA DEL
VEHICULO!!**

STOP

STOP

Please turn RIGHT!

ASPIRE
PUBLIC SCHOOLS

DROP OFF/
PICK-UP
ZONE

NO PARKING - PROHIBIDO PARAR

SimpoSign II

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US Patents 5,337,569 - 7,002,770



ASPIRE
PUBLIC SCHOOLS

**PLEASE
PULL UP
TO THE
DROP OFF/
PICK-UP
ZONE**



ASPIRE
PUBLIC PROGRAM
POR FAVOR
MANEJE
DESPACIO

ASPIRE
PUBLIC PROGRAM
PLEASE
DRIVE
SLOWLY

ASPIRE
PUBLIC PROGRAM
NO PARKING
IN FRONT OF
BUILDING
NO STANDING
OR STOPPING





ASPIRE
NO DROPOFF
PLEASE PULL
FORWARD

ASPIRE
PUBLIC SCHOOLS
NO HAY
PARADA POR
FAVOR SIGA

NO PARKING - PROHIBIDO PARQUEAR

4th & 5th Grade
Drivers ONLY



4to & 5to Grado
Conductores Solamente





ASPIRE
PLEASE
PULL UP
TO THE
DROP OFF/
PICK-UP
ZONE



Appendix F

TO BE COMPLETED BY PRINCIPAL or PRINCIPAL'S DESIGNEE

**LOS ANGELES UNIFIED SCHOOL DISTRICT
LEASING AND SPACE UTILIZATION (LASU)**

FACILITY USE AUTHORIZATION

Applicant has requested use of School on date(s), time(s) and for the purpose indicated below:

APPLICANT NAME/ORGANIZATION: Aspire Public Schools

SCHOOL REQUESTED: Nimitz Middle School

DATE(S) AND TIME(S) OF EVENT: (See attached LICENSE APPLICATION):

Oct 28 (Fall Festival) 2016; Feb 2017 (Movie Night) Feb 10 2017; March 30 2017 (Spring Talent Show)

Hours for all dates 4pm - 6pm
 Approved

NOT approved

At a minimum, Applicant will be charged utilities & supplies (paper towels, toilet paper, cleaning products) and assessed custodial hours equal to hours of use, number and types of facilities, and attendees expected.

ADDITIONAL CUSTODIAL HOURS REQUESTED BY SCHOOL ADMINISTRATOR

YES, I NEED 2 ADDITIONAL HOURS TO COVER THIS EVENT

NO, I DO NOT NEED ADDITIONAL HOURS

Concerns and Restrictions: Parking only

- My signature is necessary to begin the evaluation process.
- My signature confirms that event(s) will be entered into our calendar.
- My signature ensures that School site will schedule appropriate staff to be available during the event.

Principal's Signature (or designee): [Signature] Date: 8/23/2016

Name/Title (PLEASE PRINT): Lorenzo Garcia

Contact Phone, DIRECT LINE: (310) 897-5400 Email: lgarc4@lausd.net

This office evaluates and processes a large number of requests for use of school facilities. Your timely response is essential to ensure timely processing and communication between LASU, the Applicant and the School site.

No Application is deemed approved until all documentation has been received and approved by Leasing & Space Utilization and the Division of Risk Management.

When completed, please return to LASU:

School Mail

Attn: Karen Tandoc/Patricia Woods
FSD - Leasing and Space Utilization
333 S. Beaudry Avenue, 23rd Floor

EMAIL:

karen.tandoc@lausd.net
patricia.woods@lausd.net
TRobins@lausd.net

FAX:

213-241-6784

SHOULD YOU HAVE ANY QUESTIONS PLEASE CALL OUR MAIN LINE AT: (213) 241-6785.



Confidential? no keys Valerie

LOS ANGELES UNIFIED SCHOOL DISTRICT LICENSE APPLICATION

Date: June 28, 2016

- 1. Applicant's Full Name: Aspire Public Schools
2. Contact Person: Mallory Barnes Email: mallory.barnes@aspirepublicschools.org
3. Address: 6100 Carmelita Ave. Huntington Park, CA 90255
4. Tel: 323-585-1153 Fax: Cell: 805-558-8100 Website: aspirepublicschools.org
5. School Requested: Aspire Antonio Maria Lugo Academy School Contact & Title: Mallory Barnes, Director of Operations
6. Requested Date(s) / Time (s): (You may attach additional sheets if necessary.)

Table with 5 columns: Date(s), Event/Program Dates (From, To), Times (From, To), and Specify days of use (i.e. daily, only Mondays). Rows include Oct. 28, Feb. 10, and March 30.

- 7. Requested Facilities: Classrooms, Athletic Field/Stadium, Auditorium, Gymnasium, Parking lot, Playground, Swimming Pool, Multipurpose, Quad, Cafeteria only, Cafeteria & Kitchen, Other (specify)

8. Describe intended event, program or use in detail (Use separate sheet if necessary.) Please attach corroborating information: copy of flyer; list activities; provide detailed agenda or event itinerary: This application is for parking only. The events themselves will be hosted at the Aspire school. The events are: Fall Festival (Oct. 28), Movie Night (Feb. 10) and Spring Talent Show (March 30).

(a) Will any of the activities below be a part of the intended event? Festival/Faire/Carnival, Fireworks, Swimming Pool Use

(b) Will food be served at event? YES NO If YES, Pre-packaged food, Catering, Food Trucks, Other (explain)

- 9. Participants/Spectators/Attendees: (a) Number of participants and spectators expected to attend the event/program per day? 200 (b) Will a fee be charged to participants/spectators/attendees? YES NO If YES, how much per person? Per day(s) / week(s)?

- 10. Parking/Parking Operations: (a) Is the School's parking lot required in addition to the requested facility in Section 7 above? YES NO i. Parking will be SELF PARKING (no parking operator) PARKING OPERATOR/VALET COMPANY ii. If the applicant is not a parking operator, please provide the name of the company providing services. (Parking operator will also be required to provide insurance.) iii. Will shuttle services be provided? YES NO Operator Name (if different from above): (b) Number of cars anticipated to be parked in lot? 75 (c) Will a fee be charged to park? YES NO If YES, how much per vehicle? Per day(s)/week(s)?



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: SEPTEMBER 21, 2016

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: JUAN ARAUZ, ASSOCIATE PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2016-14 CUP
(CONDITIONAL USE PERMIT)**

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT TO ESTABLISH A FURNITURE MANUFACTURING FACILITY LOCATED AT 6001 MAYWOOD AVENUE, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.

APPLICANT: Alejandro Garcia
6001 Maywood Avenue, Suite P
Huntington Park, CA 90255

PROPERTY OWNER: HOAG Property Management
10551 Paramount Boulevard
Downey, CA 90241

PROJECT LOCATION: 6001 Maywood Avenue, Suite P

**ASSESSOR'S
PARCEL NUMBER:** 6318-010-001

PRESENT USE: Industrial/Manufacturing

PROJECT SIZE: 1,053 sq. ft.

BUILDING SIZE: 20,986 sq. ft.

SITE SIZE: 42,530 sq. ft.

GENERAL PLAN: Manufacturing Planned Development (MPD)

ZONE: MPD

**SURROUNDING
LAND USES:**

North: Manufacturing
West: Manufacturing (City of Vernon)
South: Residential (legal non-conforming)
East: Commercial/Manufacturing

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

Pursuant to the Huntington Park Municipal Code (HPMC) Section 9-4.302 (Allowed Uses), a furniture manufacturing facility is permitted in the MPD Zone provided a Conditional Use (CUP) has been granted by the Planning Commission.

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

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

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;
2. The proposed use is consistent with the General Plan;
3. The approval of the CUP for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
4. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2016-14 CUP 6001 Maywood Avenue, Suite P

September 21, 2016

Page 3 of 12

public interest, health, safety, convenience, or welfare of the City;

5. The subject site is physically suitable for the type and density/intensity of use being proposed; and
6. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

**ENVIRONMENTAL
REVIEW:**

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

BACKGROUND:

Mr. Alejandro Garcia (Applicant), is requesting a Conditional Use Permit to establish a furniture manufacturing facility located at 6001 Maywood Avenue, Suite P, in the MPD Zone.

Site Description

The subject site, Assessor Parcel Number 6318-010-001, is located on the western side of Maywood Avenue, at the intersection of Maywood Avenue and 60th Street. It is bordered by manufacturing uses to the north and west; commercial and manufacturing uses to west; and by legal non-conforming residential uses to the south. The property is developed with a 20,986 square foot building. The subject site measures 42,530 square feet. The Applicant's proposed tenant space, Suite P, measures 1,053 square feet. There is a mix of warehousing and manufacturing tenants located on-site.

The subject parcel shares a parking lot and driveway with the northerly parcel, Assessor Parcel Number 6318-010-002. Both parcels are under the ownership of Steven and Esther Goodman Trust. The northern parcel has a lot size of 42,642 square feet and has a 31,044 square foot building. This northerly parcel is presently occupied by a mix of manufacturing and warehousing uses.

Both parcels are non-conforming per the property development standards found in HPMC Section 9-3.1

because not all of the applicable development standards can be met. Specifically, both parcels rely on a shared parking lot and driveway.

Project Description

The Applicant is proposing to establish a furniture manufacturing facility where he will manufacture wood cabinets and custom furniture, repair wood furniture, and store moldings. The Applicant is not proposing any tenant improvements to the tenant space or to the site. The equipment associated with the proposed use includes a table saw, a jointer, and simple tools. There will be no commercial vehicles associated with the proposed use.

ANALYSIS:

Parking

Per the HPMC Section 9-3.804, the off-street parking requirement for warehouse uses is one space for every 800 square feet for the first 10,000 square feet and one space for every 1,000 square feet after 10,000 square feet. The off-street parking requirement for manufacturing uses is one space for every 800 square feet. An analysis of the subject site's parking calculation is shown below.

OFF-STREET PARKING CALCULATION		
USE/RATIO	CALCULATION	SPACES REQ.
Storage (first 10,000sf)	10,000sf/800sf	12.5
Storage (over 10,000sf)	11,234sf/1,000sf	11.2
Manufacturing	30,267sf/800sf	37.8
Total	-	61
70 spaces - 61 spaces = 9 spaces surplus		

The subject site and the adjacent parcel to the north have a total of 70 off-street parking spaces. With the Applicant's proposal, the site requires a total of 61 parking spaces, leaving a surplus of 9 parking spaces.

Conditions of Approval

If the Applicant's project is approved, Planning Division Staff recommends the following conditions of approval (among others listed in the attached resolution) in order to comply with all applicable property development standards.

Trash/Recyclable Materials Storage

Presently, the subject site does not have an enclosed area for trash and recyclable materials. Therefore, Planning Division Staff recommends that the Applicant be required to construct a trash enclosure with a gate and overhead trellis in compliance with HPMC Section 9-3.103(24).

Access and Parking

The subject site and the adjacent parcel to the north are non-conforming per the property development standards found in HPMC Section 9-3.103(1) and Section 9-3.8. Specifically, both parcels rely on a shared parking lot and driveway. As a result, Planning Division Staff recommends that the Applicant be required to complete a Parcel Merger Application in order to consolidate the two existing adjacent parcels into one parcel.

Conditional Use Permit Findings

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

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

Finding: The proposed furniture manufacturing facility is conditionally permitted within the subject zoning district. The subject zoning district, MPD, is intended to provide for industrial, manufacturing, and warehousing

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2016-14 CUP 6001 Maywood Avenue, Suite P

September 21, 2016

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oriented business activities that serve a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses.

However, the proposed use does not comply with all HPMC development standards. In order to comply with all applicable property development standards, Planning Division Staff recommends the following conditions of approval:

1. That the Applicant construct a trash enclosure with a gate and overhead trellis in compliance with HPMC Section 9-3.103(24).
2. That the Applicant complete a Parcel Merger Application in order to consolidate the two existing adjacent parcels into one parcel.

With the completion of these conditions of approval, the proposed use will comply with all of the applicable provisions of this Code.

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

Finding: The Applicant's proposal is consistent with the General Plan and is conditionally permitted within the MPD zoning district. The land uses for the General Plan and Zoning Map have the same MPD designation and thus consistent. Additionally, the proposed development also fulfills the Goal 1 General Plan's Land Use Element, which includes providing a mix of land uses which meets the diverse needs of the City.

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

Finding: The proposed furniture manufacturing facility is Categorically Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2016-14 CUP 6001 Maywood Avenue, Suite P

September 21, 2016

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

Finding: The design, location, size, and operating characteristics of the proposed furniture manufacturing facility are compatible with the existing and future land uses as the subject site is zoned MPD. The MPD zone, and the general vicinity, is host to other manufacturing and commercial uses and there are no plans to change the future land use designations within the area. The subject site was intended to support uses such as the proposed furniture manufacturing facility. The properties within the vicinity are developed with similar buildings that support similar manufacturing and commercial uses. Any residential properties located in the nearby vicinity are considered to be existing legal nonconforming since residential uses are not allowed in the MPD Zone. As conditioned, it is not expected that the applicant's proposal will be detrimental to the public health, safety, or welfare of the City.

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

Finding: The subject site has a total building size of 20,986 square feet and a lot size of 42,530 square feet. The subject site shares a parking lot and driveway with the adjacent parcel to the north. The northern parcel has a lot size of 42,642 square feet and has a 31,044 square foot building. This northerly parcel is presently occupied by a mix of manufacturing and warehousing uses. Both parcels are under the same ownership.

Both parcels are non-conforming per the property development standards found in HPMC Section 9-3.103(1) (Access) and Section 9-3.8 (Off-Street Parking). Because not all of the applicable development standards can be met, specifically because both parcels

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2016-14 CUP 6001 Maywood Avenue, Suite P

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rely on a shared parking lot and driveway, the subject site is not physically suitable for the type of use being proposed.

However, Planning Division Staff recommends that the Applicant complete a Parcel Merger Application in order to consolidate the two existing adjacent parcels into one parcel. This will eliminate the existing non-conformities within the subject site. With the completion of the Parcel Merger Application, the subject site will be 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 use would not be detrimental to public health, safety and general welfare.**

Finding: Vehicular and pedestrian access to the site is provided through Maywood Avenue. The proposed request to establish a furniture manufacturing facility will not significantly intensify public access, water, sanitation, and public utilities and services. Additionally, the project will not require changes to existing public utilities. Given that the surrounding area is already completely developed with public access, water, sanitation, and other public utilities, the proposed project would not affect these infrastructures or require any types of modifications.

Conclusion

Based on the above analysis, staff has determined that all of the required findings for approval of a Conditional Use Permit can be made. Therefore, Staff recommends approval of the Applicants' request to establish a furniture manufacturing facility, subject to conditions, at 6001 Maywood Avenue, Suite P.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission adopt the Categorical Exemption, make the required findings and requirements set forth in the Huntington Park Municipal Code, and **adopt PC Resolution No. 2016-14**

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2016-14 CUP 6001 Maywood Avenue, Suite P

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CUP, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING

1. That the property owner and Applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and Applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and Applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the Applicant shall pay for all costs of enforcement, including legal fees.
2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. That the proposed use shall comply with all applicable City, County, State and Federal codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License.
4. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. That the business be operated in compliance with the City of Huntington Park Noise Ordinance.
6. That all graffiti be removed from all exterior walls and/or surfaces prior to the commencement of alcohol sales.
7. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
8. That the operator shall obtain/amend its City of Huntington Park Business License prior to commencing business operations.

PLANNING COMMISSION AGENDA REPORT

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9. That if any signs are proposed, such signs shall be installed in compliance with the City's sign regulations and that approval be obtained through a Sign Design Review prior to installation and that any existing non-permitted signs either apply for proper permits or be removed.
10. That all existing and/or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to the commencement of alcohol sales.
11. That any proposed on-site utilities, including electrical and telephone, be installed underground and be completely concealed from public view as required by the Planning Division prior to the commencement of alcohol sales.
12. That the Applicants comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicants shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
13. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
14. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
15. That this entitlement may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
16. That the Applicants be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
17. That this entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
18. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2016-14 CUP 6001 Maywood Avenue, Suite P

September 21, 2016

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19. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.
20. That the Applicant shall comply with all applicable property development standards including, but not limited to, outdoor storage, fumes and vapors, property maintenance, and noise.
21. That the Applicant shall construct a trash enclosure with a gate and overhead trellis in compliance with HPMC Section 9-3.103(24).
22. That the Applicant complete a Parcel Merger Application in order to consolidate the two existing adjacent parcels (6318-010-001 and 6318-010-002) into one parcel.
23. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
24. That the business owner (Applicants) and property owner agree in writing to the above conditions.

BUILDING AND SAFETY

25. 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.
26. 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.
27. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
28. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
29. All State of California disability access regulations for accessibility and adaptability shall be complied with.
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. Electrical plan check is required.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2016-14 CUP 6001 Maywood Avenue, Suite P

September 21, 2016

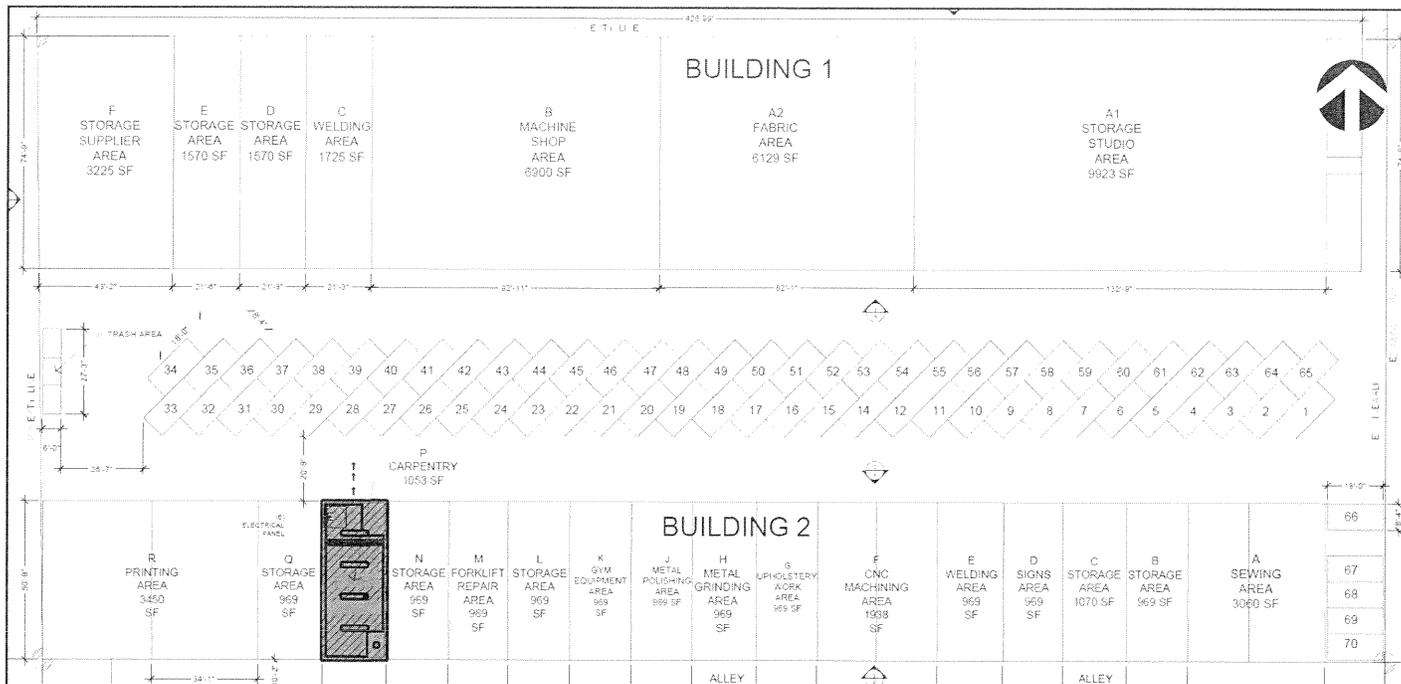
Page 12 of 12

32. Mechanical plan check is required.

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

EXHIBITS:

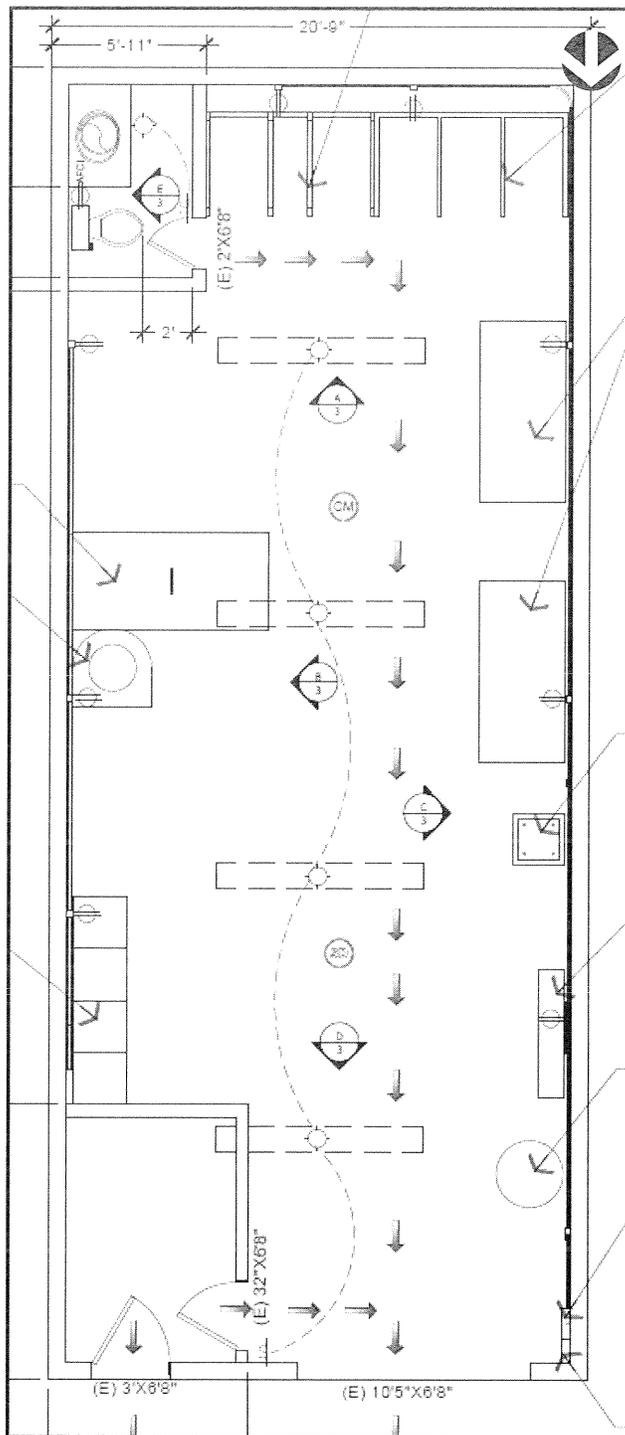
- A: Site Plan
- B: Floor Plan
- C: Elevations
- D: Conditional Use Permit Application
- E: PC Resolution No. 2016-14 CUP



SITE PLAN

EXHIBIT A

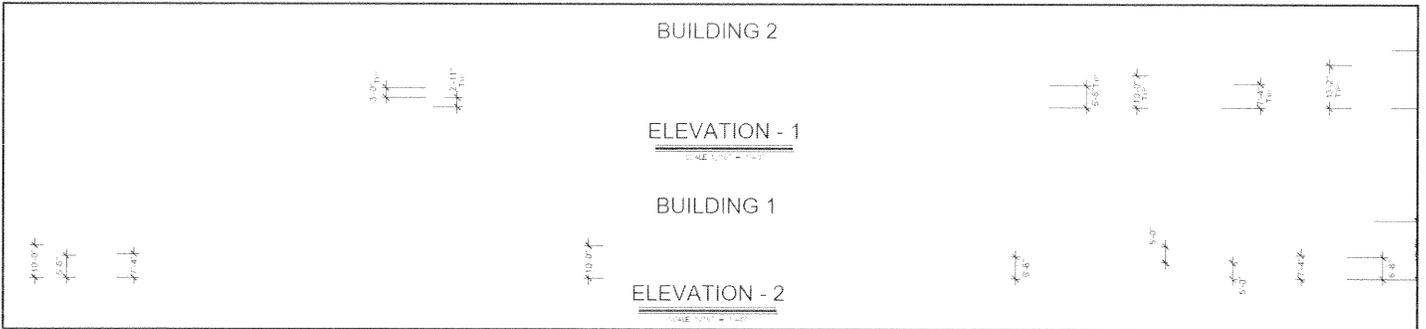
CASE NO. 2016-14



FLOOR PLAN

EXHIBIT B

CASE NO. 2016-14



ELEVATIONS

EXHIBIT C

CASE NO. 2016-14

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

EXHIBIT D

CASE NO. 2016-14



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

CONDITIONAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY

Date Filed: 0-14-16 File No.: 10-17 Fee/Receipt No.: 217.05 Initials: [Signature]

PROJECT INFORMATION

Project Address: 6001 MAYWOOD AVE. STE P, HUNTINGTON PARK, CA 90255
 General Location: ON MAYWOOD AVE. BETWEEN SLANSON AVE AND RANDOLPH AVE.
 Assessors Parcel Number (APN): _____

APPLICANT'S INFORMATION

Applicant: ALEJANDRO GARCIA
 Mailing Address: 6001 MAYWOOD AVE. STE P, HUNTINGTON PARK, CA 90255
 Phone 1: (323) 423 56 82 Phone 2: _____ Fax: _____

PROPERTY OWNER'S INFORMATION

Property Owner: HOAG PROPERTY MANAGEMENT, INC.
 Mailing Address: 10551 PARAMOUNT BLVD. DOWNEY, CA, 90241
 Phone 1: (562) 869-1556 Phone 2: _____ Fax: _____

REQUEST

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

- REPAIR WOOD CABINETS, WOOD FURNITURE.
- STORAGE MOULDINGS
- MANUFACTURE WOOD CABINETS, WOOD FURNITURE.
- CUSTOM FURNITURE

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

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

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

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

YES, THE SIZE OF THE SITE IS ADEQUATE TO MAKE MY WORK, I USED TO MAKE SOME CABINETS, AND I TAKE THEM TO INSTALL AT THE LOCATION OF THE CLIENT, I DO NOT FABRICATE BIG PIECES OF FURNITURE OR CABINETS, SHAPE OF THE BUILDING IS FINE FOR MY EQUIPMENT I DO NOT HAVE BIG MACHINES, I CAN EASILY WORK ON THIS SIZE AND SHAPE OF THE BUILDING.

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

YES, THERE IS ENOUGH ACCESS TO CARRY PIECES THAT I COULD FABRICATE, I DO NOT FABRICATE PIECES BIGGER THAN 8 FEET LONG, MOST OF THE MATERIALS THAT I USE ON MY FABRICATION PROCESS ARE 8 FEET LONG,

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

No, ALL THE PROCESS ON THE FABRICATION WILL NOT AFFECT ANY OF THE STRUCTURES OR BUILDINGS, BECAUSE SAWDUST WILL BE CONTROLLED BY DUST COLLECTOR.

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

NO, BECAUSE IT IS A COMMERCIAL ZONE, WILL NOT BE IN CONFLICT WITH THE GENERAL PLAN.

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

Alejandro Garcia
Applicant Signature (Required)

Date JUNE 14/2016

ALEJANDRO GARCIA
Print Name

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

HOAG PROPERTY MANAGEMENT, INC.
Property Owner Signature (Required)

Date JUNE 14/2016

HOAG PROPERTY MANAGEMENT, INC.
Print Name



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

ENVIRONMENTAL INFORMATION FORM

FOR OFFICE USE ONLY

Date Filed: _____ File No.: _____ Fee/Receipt No.: _____ Initials: _____

1. **Applicant** (please circle whether Owner, Leasee, Purchaser or Representative):

Name: ALEJANDRO GARCIA
 Address: 6001 MAYWOOD AVE^{STE P}, HUNTINGTON PARK, CA 90255
 Telephone: (323) 423 56 82 Fax: _____

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

Name: ALEJANDRO GARCIA
 Address: ~~6001~~ 6911 CHANSLOR AVE, BELL CA 90201
 Telephone: (323) 4 23 56 82 Fax: _____

3. **Address of project:** 6001 MAYWOOD AVE. SUITE P
HUNTINGTON PARK, CA 90255

4. **Assessor's Parcel Number (APN):** I'D # 6318-010-001

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

CUP

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:**

CUP

7. **Existing Zone:** MPD

8. **Proposed use of site:** MANUFACTURING/INDUSTRIAL

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

- MANUFACTURING
- ONE EMPLOYEE, 40 HOURS A WEEK.
- ONE ONE SHIFT
- LOADING LOCATION WILL BE IN FRONT OF THE SHOP.

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:

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.

TWO MANUFACTURING BUILDINGS AND A PARKING LOT,
PARKING LOT IS ON BETWEEN THE TWO BUILDINGS
AND A SMALL SECTION IN FRONT OF THE BUILDING

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.).

INTENSITY OF LAND USE: INDUSTRIAL
SPECIFICATIONS OF DEVELOPMENT: PARKING IS IN FRONT
OF THE SITE, NO REAR YARD, NO SETBACKS

E-HEIGHT: 20' 7" INTERIOR HEIGHT: 16' 7"

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.

ALEJANDRO GARCIA
Applicant (Signature)

AUG 01/2016
Date

P.C. RESOLUTION NO. 2016-14 CUP

EXHIBIT E

CASE NO. 2016-14

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RESOLUTION NO. 2016-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT IN CONNECTION WITH REAL PROPERTY LOCATED AT 6001 MAYWOOD AVENUE, SUITE P, HUNTINGTON PARK, CALIFORNIA.

WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, September 21, 2016 at 6:30 p.m. pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code (HPMC), upon an application from Mr. Alejandro Garcia, requesting approval of a Conditional Use Permit to establish a furniture manufacturing facility located at 6001 Maywood Avenue, Suite P, in the MPD Zone at the property described below:

Assessor's Parcel No. 6318-010-001 City of Huntington Park, County of Los Angeles; and

WHEREAS, the Planning Division has reviewed the request and has found that all of the required findings for approval of a Conditional Use Permit can be made as required by the Municipal Code; and

WHEREAS, the Planning Commission has considered the environmental impact information relative to the proposed request; and

WHEREAS, all persons appearing for or against the approval of the Conditional Use Permit were given the opportunity to be heard in connection with said matter; and

WHEREAS, all written comments received prior to the hearing, and responses to such comments, were reviewed by the Planning Commission; and

WHEREAS, the Planning Commission is required to announce its findings and recommendations.

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

SECTION 1: Based on the evidence in the Environmental Assessment

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

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

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

11 **Finding:** The proposed furniture manufacturing facility is conditionally permitted
12 within the subject zoning district. The subject zoning district, MPD, is intended to
13 provide for industrial, manufacturing, and warehousing oriented business activities
14 that serve a community-wide need under design standards that ensure compatibility
15 and harmony with adjoining land uses.

16 However, the proposed use does not comply with all HPMC development
17 standards. In order to comply with all applicable property development standards,
18 Planning Division Staff recommends the following conditions of approval:

- 19 1. That the Applicant construct a trash enclosure with a gate and overhead trellis in
20 compliance with HPMC Section 9-3.103(24).
- 21 2. That the Applicant complete a Parcel Merger Application in order to consolidate
22 the two existing adjacent parcels into one parcel.

23 With the completion of these conditions of approval, the proposed use will comply
24 with all of the applicable provisions of this Code.

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

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

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

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

7 **Finding:** The proposed furniture manufacturing facility is Categorically Exempt
8 pursuant to Article 19, Section 15301 (Existing Facilities) of the California
9 Environmental Quality Act (CEQA) Guidelines.

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

17 **Finding:** The design, location, size, and operating characteristics of the proposed
18 furniture manufacturing facility are compatible with the existing and future land uses
19 as the subject site is zoned MPD. The MPD zone, and the general vicinity, is host
20 to other manufacturing and commercial uses and there are no plans to change the
21 future land use designations within the area. The subject site was intended to
22 support uses such as the proposed furniture manufacturing facility. The properties
23 within the vicinity are developed with similar buildings that support similar
24 manufacturing and commercial uses. Any residential properties located in the
25 nearby vicinity are considered to be existing legal nonconforming since residential
26 uses are not allowed in the MPD Zone. It is not expected that the applicant's
27 proposal will be detrimental to the public health, safety, or welfare of the City.

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

1 **being proposed.**

2 **Finding:** The subject site has a total building size of 20,986 square feet and a lot
3 size of 42,530 square feet. The subject site shares a parking lot and driveway with
4 the adjacent parcel to the north. The northern parcel has a lot size of 42,642
5 square feet and has a 31,044 square foot building. This northerly parcel is
6 presently occupied by a mix of manufacturing and warehousing uses. Both parcels
7 are under the same ownership.

8 Both parcels are non-conforming per the property development standards found in
9 HPMC Section 9-3.1. Because not all of the applicable development standards can
10 be met, specifically because both parcels rely on a shared parking lot and driveway,
11 the subject site is not physically suitable for the type of use being proposed.

12 However, Planning Division Staff recommends that the Applicant complete a Parcel
13 Merger Application in order to consolidate the two existing adjacent parcels into one
14 parcel. This will eliminate the existing non-conformities within the subject site. With
15 the completion of the Parcel Merger Application, the subject site will be physically
16 suitable for the type and density/intensity of use being proposed.

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

20 **Finding:** Vehicular and pedestrian access to the site is provided through Maywood
21 Avenue. The proposed request to establish a furniture manufacturing facility will not
22 significantly intensify public access, water, sanitation, and public utilities and
23 services. Additionally, the project will not require changes to existing public utilities.
24 Given that the surrounding area is already completely developed with public
25 access, water, sanitation, and other public utilities, the proposed project would not
26 affect these infrastructures or require any types of modifications.

27 **SECTION 3:** The Planning Commission hereby approves Case No. 2016-14 CUP,
28 subject to the execution and fulfillment of the following conditions:

1 PLANNING

- 2 1. That the property owner and Applicant shall indemnify, protect, hold harmless and
3 defend the City and any agency or instrumentality thereof, its officers, employees and
4 agents from all claims, actions, or proceedings against the City to attack, set aside, void,
5 annul, or seek damages arising out of an approval of the City, or any agency or
6 commission thereof, concerning this project. City shall promptly notify both the property
7 owner and Applicant of any claim, action, or proceeding to which this condition is
8 applicable. The City shall cooperate in the defense of the action, while reserving its right
9 to act as it deems to be in the best interest of the City and the public. The property owner
10 and Applicant shall defend, indemnify and hold harmless the City for all costs and fees
11 incurred in additional investigation or study, or for supplementing or revising any
12 document, including, without limitation, environmental documents. If the City's legal
13 counsel is required to enforce any condition of approval, the Applicant shall pay for all
14 costs of enforcement, including legal fees.
- 15 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department
16 corrections and conditions, the property shall be developed substantially in accordance
17 with the applications, environmental assessment, and plans submitted.
- 18 3. That the proposed use shall comply with all applicable City, County, State and Federal
19 codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign,
20 Zoning, and Business License.
- 21 4. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and
22 orderly manner at all times and comply with the property maintenance standards as set
23 forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
- 24 5. That the business be operated in compliance with the City of Huntington Park Noise
25 Ordinance.
- 26 6. That all graffiti be removed from all exterior walls and/or surfaces prior to the
27 commencement of alcohol sales.
- 28 7. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code
Section 5-27.02(d), shall be diligently removed within a reasonable time period.
8. That the operator shall obtain/amend its City of Huntington Park Business License prior
to commencing business operations.
9. That if any signs are proposed, such signs shall be installed in compliance with the City's
sign regulations and that approval be obtained through a Sign Design Review prior to
installation and that any existing non-permitted signs either apply for proper permits or
be removed.
10. That all existing and/or proposed mechanical equipment and appurtenances, including
satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on
the property shall be completely shielded/enclosed so as not to be visible from any public

1 street and/or adjacent properties. Such shielding/enclosure of facilities shall be of
2 compatible design related to the building structure for which such facilities are intended
3 to serve and shall be installed prior to the commencement of alcohol sales.

4 11. That any proposed on-site utilities, including electrical and telephone, be installed
5 underground and be completely concealed from public view as required by the Planning
6 Division prior to the commencement of alcohol sales.

7 12. That the Applicants comply with all of the provisions of Title 7, Chapter 9 of the
8 Huntington Park Municipal Code relating to Storm Water Management. The Applicants
9 shall also comply with all requirements of the National Pollutant Discharge Elimination
10 System (NPDES), Model Programs, developed by the County of Los Angeles Regional
11 Water Quality Board. This includes compliance with the City's Low Impact Development
12 (LID) requirements.

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

15 14. That the violation of any of the conditions of this entitlement may result in a citation(s)
16 and/or the revocation of the entitlement.

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

21 16. That the Applicants be required to apply for a new entitlement if any alteration,
22 modification, or expansion would increase the existing floor area of the establishment.

23 17. That this entitlement shall expire in the event it is not exercised within one (1) year from
24 the date of approval, unless an extension has been granted by the Planning
25 Commission.

26 18. That if the use ceases to operate for a period of six (6) months the entitlement shall be
27 null and void.

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

20. That the Applicant shall comply with all applicable property development standards
including, but not limited to, outdoor storage, fumes and vapors, property maintenance,
and noise.

21. That the Applicant shall construct a trash enclosure with a gate and overhead trellis in
compliance with HPMC Section 9-3.103(24).

1 22. That the Applicant complete a Parcel Merger Application in order to consolidate the two
2 existing adjacent parcels (6318-010-001 and 6318-010-002) into one parcel.

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

7 24. That the business owner (Applicants) and property owner agree in writing to the above
8 conditions.

9 BUILDING AND SAFETY

10 25. The initial plan check fee will cover the initial plan check and one recheck **only**.
11 Additional review required beyond the first recheck shall be paid for on an hourly basis in
12 accordance with the current fee schedule.

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

16 27. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of
17 the building permit.

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

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

22 30. Additions, alterations, repairs and changes of use or occupancy in all buildings and
23 structures shall comply with the provisions for new buildings and structures except as
24 otherwise provided in Chapter 34 of the Building Code in effect.

25 31. Electrical plan check is required.

26 32. Mechanical plan check is required.

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

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

SECTION 5: The Secretary of the Planning Commission shall certify to the adoption of this resolution and a copy thereof shall be filed with the City Clerk.

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