



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, October 19, 2016 at 6:30 p.m.

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

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

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

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

CALL TO ORDER

ROLL CALL

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

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

CONSENT ITEMS

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

PUBLIC HEARING

1. **CASE NO. 2016-14 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. (Continued from September 21, 2016)

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.

2. **CASE NO. 2016-12 CUP – CONDITIONAL USE PERMIT** – A request for a Conditional Use Permit to expand an existing restaurant with beer and wine sales located at 6042 Santa Fe Avenue, in the Commercial General (CG) Zone.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;
2. Take public testimony; and
3. Consider PC Resolution No. 2016-12, approving a Conditional Use Permit in connection with property located at 6042 Santa Fe Avenue, in the CG Zone.

3. **CASE NO. 2016-18 ZOA – ZONE ORDINANCE AMENDMENT** – A request for a Zone Ordinance Amendment that will amend Title 9, Chapter 3, Article 23 entitled “Medical Marijuana Businesses” of the Huntington Park Municipal Code.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Application Withdrawn

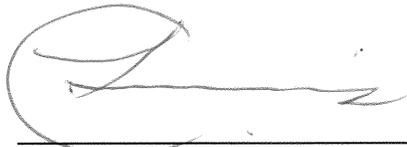
STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to the Regular Meeting on Wednesday, November 16, 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 13th of October, 2016.



Carlos Luis



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: OCTOBER 19, 2016

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: MANUEL ACOSTA, ECONOMIC DEVELOPMENT MANAGER

FROM: JUAN ARAUZ, ASSOCIATE PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2016-14 CUP
(CONTINUED FROM SEPTEMBER 21, 2016)**

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/
PROPERTY OWNER:** Alejandro Garcia
6001 Maywood Avenue, Suite P
Huntington Park, CA 90255

**ORGINIAL PLANNING
COMMISSION DATE:** September 21, 2016 – Planning Commission continued
Case No. 2016-14 to October 19, 2016.

PROJECT LOCATION: 6001 Maywood Avenue, Suite P

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

PRESENT USE: Industrial/Manufacturing

BUILDING SIZE: 20,986 sq. ft.

LOT 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 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.

September 21, 2016 Planning Commission Meeting

On September 21, 2016, the Planning Commission held a public hearing to consider Mr. Garcia's request, Case No. 2016-14. Following City staff's presentation and after hearing all public testimony in support and opposition of the proposed project, the Planning Commission discussed the Planning Division's recommended conditions of approval as it pertained to the Applicant's CUP request. Specifically, the following two conditions of approval were recommended and discussed:

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 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 complete a Parcel Merger Application in order to consolidate the two existing adjacent parcels into one parcel.

The Planning Commission offered the Applicant the choice to comply with one of the two aforementioned conditions of approval. The Applicant stated he needed time to discuss the two conditions of approval with the property management company to determine which of the two is the most feasible for him. The Planning Commission then voted to continue his item to the next regular scheduled Planning Commission meeting.

Since the September 21, 2016 PC meeting, Planning Division Staff has met with the Applicant to discuss which of the two aforementioned recommended conditions of approval. The Applicant has stated that he prefers to comply with the trash enclosure requirement, but he will discuss with the property owner and confirm with Staff prior to the October 19, 2016 Planning Commission meeting.

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 that one of the following two 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 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 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 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 that one of the following two 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.

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.

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 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.

- 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 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.
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.
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.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2016-14 CUP: 6001 Maywood Avenue

October 19, 2016

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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.

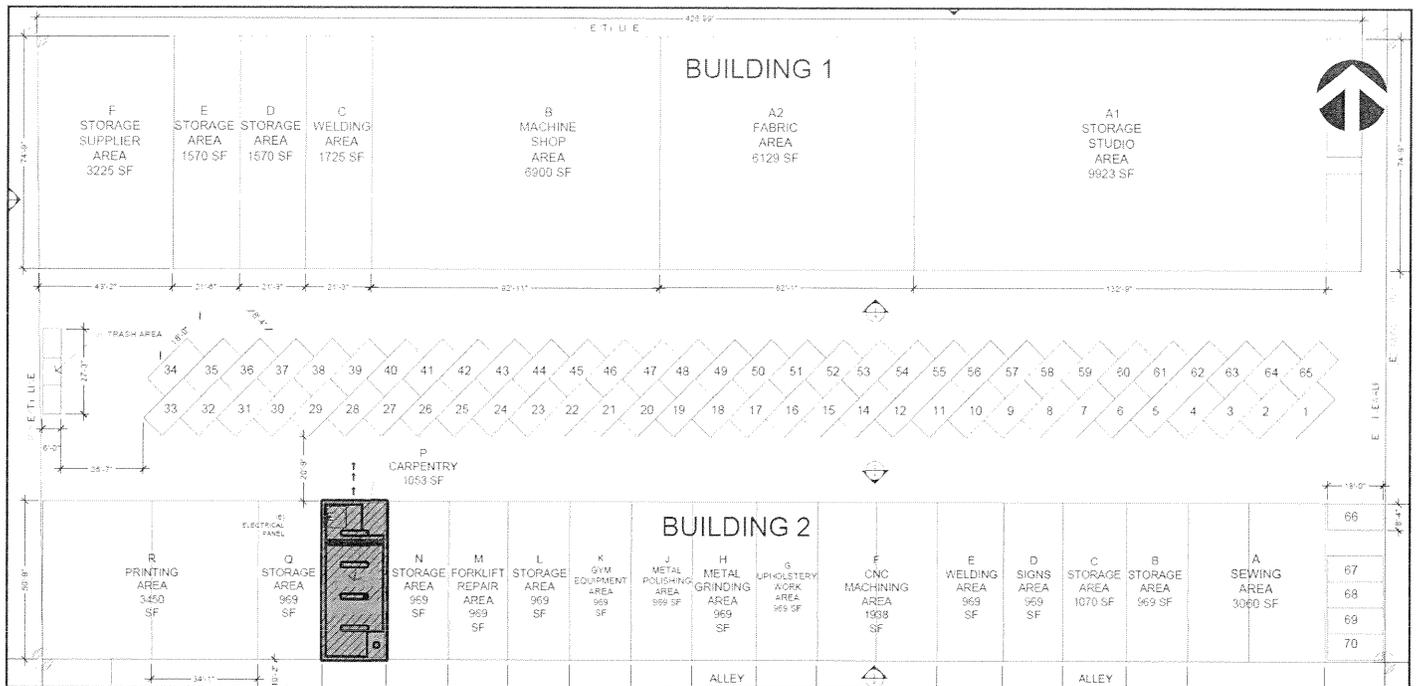
BUILDING AND SAFETY

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.
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:

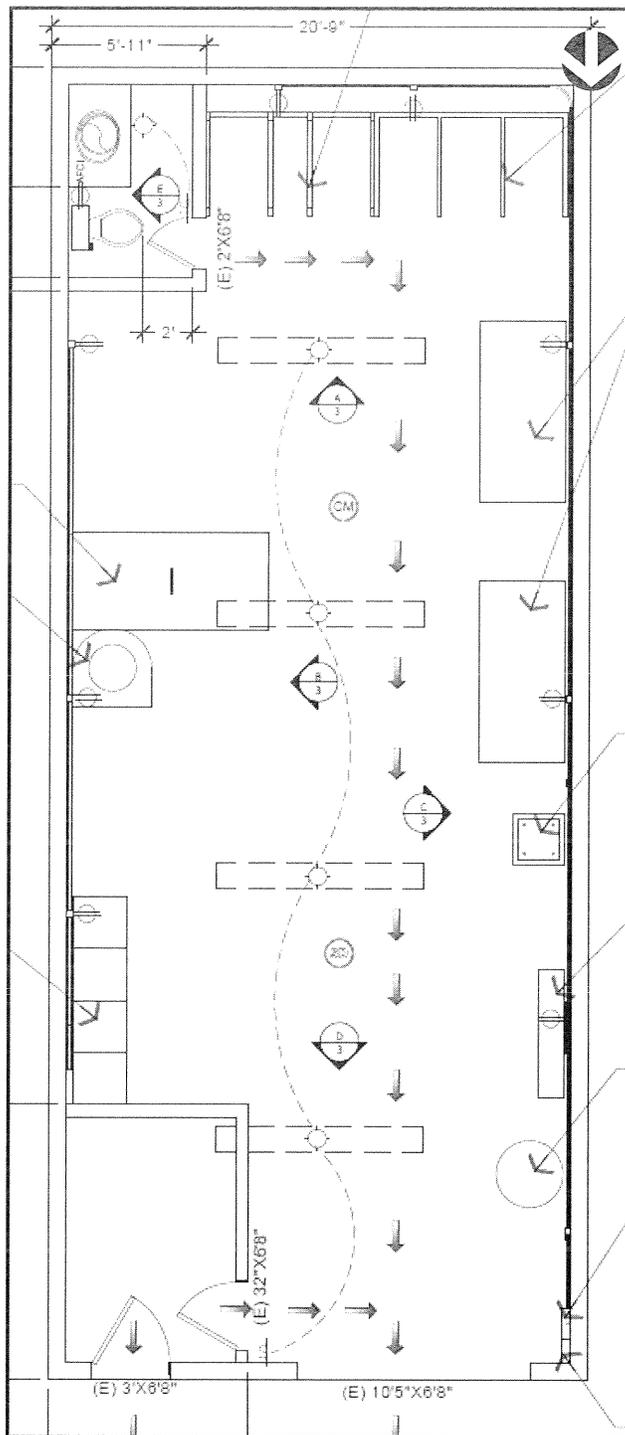
- A: Site Plan
- B: Floor Plan
- C: Elevations
- D: Conditional Use Permit Application
- E: PC Resolution No. 2016-14 CUP



SITE PLAN

EXHIBIT A

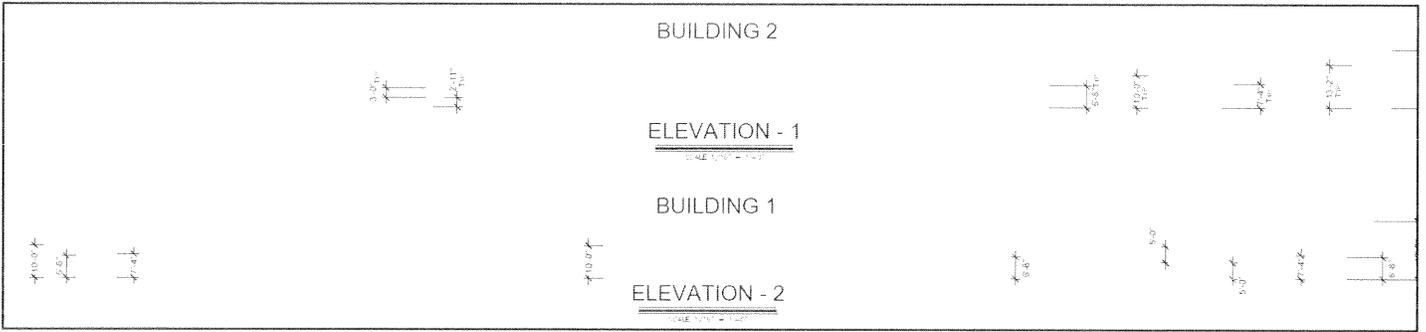
CASE NO. 2016-14



FLOOR PLAN

EXHIBIT B

CASE NO. 2016-14



ELEVATIONS

**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,

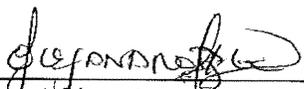
3. The proposed use will not be materially detrimental, nor have an adverse effect upon adjacent uses, buildings, or structures. (Explain)

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.


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

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 Categorical 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.

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

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CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: OCTOBER 19, 2016

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: MANUEL ACOSTA, ECONOMIC DEVELOPMENT MANAGER

FROM: JUAN ARAUZ, ASSOCIATE PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2016-12 CUP**

REQUEST: A request for Planning Commission approval of a **Conditional Use Permit to expand an existing restaurant with beer and wine sales located at 6042 Santa Fe Avenue, in the Commercial General (CG) Zone.**

APPLICANT: Cindy Estrada
6042 Santa Fe Avenue
Huntington Park, CA 90255

PROPERTY OWNER: Salomon and Olga Wainberg Trust
1517 S. Sepulveda Blvd.
Los Angeles, CA 90025

PROJECT LOCATION: 6042 Santa Fe Avenue

**ASSESSOR'S
PARCEL NUMBER:** 6321-004-069

PRESENT USE: Commercial

PROJECT SIZE: 2,185 sq. ft.

BUILDING SIZE: Building 1: 13,536 sq. ft.
Building 2: 6,424 sq. ft.
Total: 19,960 sq. ft.

SITE SIZE: 53,579 sq. ft.

GENERAL PLAN: General Commercial (CG)

ZONE: CG

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

**MUNICIPAL CODE
REQUIREMENTS FOR A
CONDITIONAL USE PERMIT:** A restaurant with the on-sale of alcoholic beverages is permitted in the CG Zone provided a Conditional Use (CUP) has been granted by the Planning Commission.

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

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

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

**ENVIRONMENTAL
REVIEW:**

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

BACKGROUND:

The Applicant, Ms. Cindy Estrada, is requesting approval of a Conditional Use Permit to expand an existing restaurant with the on-sale of alcoholic beverages, in the Commercial General (CG) Zone.

Project Description

On June 19, 1996, the Planning Commission approved a CUP to operate a restaurant with the on-sale of beer and wine at 6042 Santa Fe Avenue. Since then, the existing restaurant has outgrown its current tenant space and now the Applicant proposes to expand into the adjacent tenant space to the east. The adjacent vacant tenant space was previously occupied by a bakery, and later a take-out restaurant.

The project site consists of an existing 1,440 square foot bona-fide restaurant (Tortas Ahogadas Guadalajara), with the on-sale of beer and wine. The Applicant is proposing to expand the existing restaurant into an adjacent 745 square foot vacant tenant space. The addition will consist of additional seating area, kitchen space, a restroom, and storage space. After the expansion, the total size of the restaurant will be 2,185 square feet.

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

Site Description

The subject site, Assessor Parcel Number (APN) 6321-004-069 is located at the northeast corner of Randolph Street and Santa Fe Avenue. It is bordered by commercial uses to the north and west, and residential uses to the south and east. The property is developed with two multi-tenant commercial buildings totaling 19,960 square feet. The subject site has a lot size of 53,579 square feet. It is bordered by commercial uses to the north, west, and east, and by residential uses to the south.

The subject parcel shares a parking lot and driveway with the easterly parcel, APN 6321-004-068. Both parcels are under independent and separate owners. The neighboring parcel is owned by JMBJ. The easterly parcel has a lot size of 25,140 square feet and a building square footage of 10,920 square feet. This parcel is also occupied by a mix of commercial 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.

ANALYSIS:

Parking Analysis

Per the Huntington Park Municipal Code (HPMC) Section 9-3.801, the off-street parking requirement for a restaurant is one parking space per every 400 square feet of non-seating area and one parking space per every 100 square feet of seating area. Based on the parking calculation for all the uses, including the restaurant expansion, the Applicant's proposal requires 95 off-street parking spaces. When combined, the two parcels have a combined 100 off-street parking spaces. An analysis of the parking calculation is shown below.

OFF-STREET PARKING CALCULATION		
USE/RATIO	CALCULATION	SPACES REQ.
Office/Retail	17,900sf/400sf	44.7
Beauty Salon	1,100sf/600sf	1.6
Pool Hall	2,400sf/300sf	8
Restaurant (Seating)	3,350sf/100sf	33.5
Restaurant (Non-seating)	2,435sf/400sf	6
Total	-	94
100 spaces - 94 spaces = 6 spaces surplus		

The subject site and the adjacent parcel to the east have a total of 100 off-street parking spaces. With the Applicant's proposal, the site has a surplus of 9 parking spaces.

Recommended Condition of Approval

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

Parking Covenant Agreement

The subject site and the adjacent parcel to the east 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 Parking Covenant Agreement in order to provide a legal parking easement between both parcels.

Conditional Use Permit Findings

In granting a Conditional Use Permit to allow the on-sales of alcoholic beverages at an existing bona-fide restaurant, the Planning Commission must make findings in connection with the Conditional Use Permit, as set forth in the Huntington Park Municipal Code (HPMC). A Conditional Use Permit may be approved only if all of the following findings are made:

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

Finding: The proposed restaurant expansion is conditionally permitted within the subject zoning district. The subject zoning district, CG, is intended to provide for restaurants, general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses.

However, the subject site and the adjacent parcel to the east rely on a shared parking lot and driveway. Therefore, the site is non-conforming per the property development standards found in HPMC Section 9-3.103(1) and Section 9-3.8. In order to comply with all applicable property development standards, Planning Division Staff recommends that the Applicant be required to complete a Parking Covenant Agreement in order to provide a legal parking easement between the two parcels.

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

Finding: The proposed restaurant expansion is consistent with the General Plan and meets all the zoning and development standards for the expansion of the existing restaurant with on-site alcohol sales, including lot size and parking. The land uses for the General Plan and Zoning map have the same CG designation and thus consistent. 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 restaurant expansion is Categorically Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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

Finding: The subject restaurant has been in business since 1996 and has operated without reported nuisances to the City or surrounding properties. The design, location, size, and operating characteristics of the proposed restaurant expansion with alcohol sales is not expected to be detrimental to the public health, safety and welfare of the City. The proposed expansion is harmonious and compatible with the existing retail and service uses presently located within the vicinity and zoning district. Additionally, the site has adequate vehicle circulation and suitable access along Santa Fe Avenue and Randolph Street.

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

Finding: The subject site is physically suitable for the proposed restaurant expansion with on-site alcohol sales. The restaurant is located on a 53,579 square foot parcel, and the adjacent lot is 25,140 square feet, for a total combined lot size of 78,719 square feet. The two

parcels combined provide sufficient parking and vehicle circulation for all the on-site uses.

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

Finding: Vehicular and pedestrian access to the site would be provided through Santa Fe Avenue to the west, and Randolph Street to the south. The proposed restaurant expansion will not significantly intensify public access, water, sanitation, and public utilities and services. The project proposes to connect with existing infrastructure and will not require changes to existing public utilities. Given that the surrounding area is already completely developed with public access, water, sanitation, and other public utilities, the proposed project would not affect these infrastructures or require any types of modifications. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and services. The proposed restaurant expansion will not be detrimental to public health, safety and general welfare. Therefore, this finding can be made.

Conclusion

Based on the above analysis, staff has determined that the applicant's proposed project satisfies all of the required findings for approval of a Conditional Use Permit. Therefore staff recommends approval of the applicant's request to expand an existing restaurant with alcohol sales located at 6042 Santa Fe Avenue.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission adopt the Categorical Exemption, make the required findings and requirements set forth in the Huntington Park, Municipal Code, and **adopt PC Resolution No. 2016-12 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.
9. That the applicant obtain and maintain a valid alcohol beverage license for the on-site sale of beer and wine from the State Department of Alcoholic Beverage Control (ABC) and comply with all requirements, and should at any time the required license or permits, issued

by the ABC, be surrendered, revoked or suspended, this Conditional Use Permit shall automatically become null and void.

10. That if the business ceases to operate as a bona fide public eating establishment (restaurant) as defined under the Huntington Park Municipal Code Section 9-4.203(2)(A)(1), then the entitlement shall be null and void.
11. That business operation be limited to a restaurant only and that beer and wine only be served in conjunction with meals during regular business hours.
12. That alcohol shall only be served and/or consumed within the designated dining area as shown on the floor plan.
13. That if any signs are proposed, such signs shall be installed in compliance with the City's sign regulations and that approval be obtained through a Sign Design Review prior to installation and that any existing non-permitted signs either apply for proper permits or be removed.
14. That all existing and/or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to the commencement of alcohol sales.
15. That any proposed on-site utilities, including electrical and telephone, be installed underground and be completely concealed from public view as required by the Planning Division prior to the commencement of alcohol sales.
16. That the existing trash enclosure with a gate and overhead trellis be maintained in compliance with HPMC Section 9-3.103(24).
17. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The applicant shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
18. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
19. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2016-12 CUP 6042 Santa Fe Avenue

October 19, 2016

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20. That this entitlement may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
21. That the applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
22. That the Applicant provide a completed Parking Covenant Agreement for a parking easement between APN 6321-004-069 and APN 6321-004-068.
23. That this entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
24. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
25. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.
26. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
27. That the business owner (applicant) and property owner agree in writing to the above conditions.

BUILDING AND SAFETY

28. The initial plan check fee will cover the initial plan check and one recheck **only**. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule.
29. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
30. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
31. Art fee shall be paid to the City prior to issuance of the building Permit.
32. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2016-12 CUP 6042 Santa Fe Avenue

October 19, 2016

Page 12 of 13

33. The building shall be addressed as 6042 Santa Fe Avenue and an application to combine unit address shall be filed with Building Division prior to plan check submittal.
34. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
35. All State of California disability access regulations for accessibility and adaptability shall be complied with.
36. Approval is required from the Los Angeles County Health Department for restaurants.
37. Energy calculations are required for new lighting or mechanical equipment.
38. Project shall comply with the CalGreen Non Residential mandatory requirements.
39. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
40. Except as provided by Section 3401.4 or Section 3404.1, alterations to any building or structure shall comply with the requirements of the code for new construction.
41. No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancies or in a different group of occupancies, unless such building is made to comply with the requirements of this code for such division or group of occupancies per Section 3408.1 of CBC.
42. The building height and area shall not exceed the limits specified in Table 503 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter.
43. Each portion of a building shall be individually classified in accordance with Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or 508.4, or a combination of these sections.
44. Individual occupancies shall be separated from adjacent occupancies in accordance with Table 508.4.
45. Assembly uses intended for food and/or drink consumption shall be classified as Group A-2 Occupancy.
46. Exceptions:

A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.

A room or space used for assembly purposes that is less than 750 square feet (70 m2) in area and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.

47. Doors serving rooms or spaces with an occupant load of 50 or more in a Group A occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware per Section 1008.1.10 or meeting the exception Item 2 under Section 1008.1.9.3.

POLICE DEPARTMENT

48. No loitering outside the establishment. Must provide security to ensure no public drinking in lot.

EXHIBITS:

- A: Vicinity Map
- B: Site Plan
- C: Floor Plan
- D: Elevations
- E: Conditional Use Permit Application/Environmental Assessment Checklist
- F: PC Resolution No. 2016-12 CUP

SUBJECT SITE:
6042 Santa Fe Avenue
Huntington Park, CA 90255

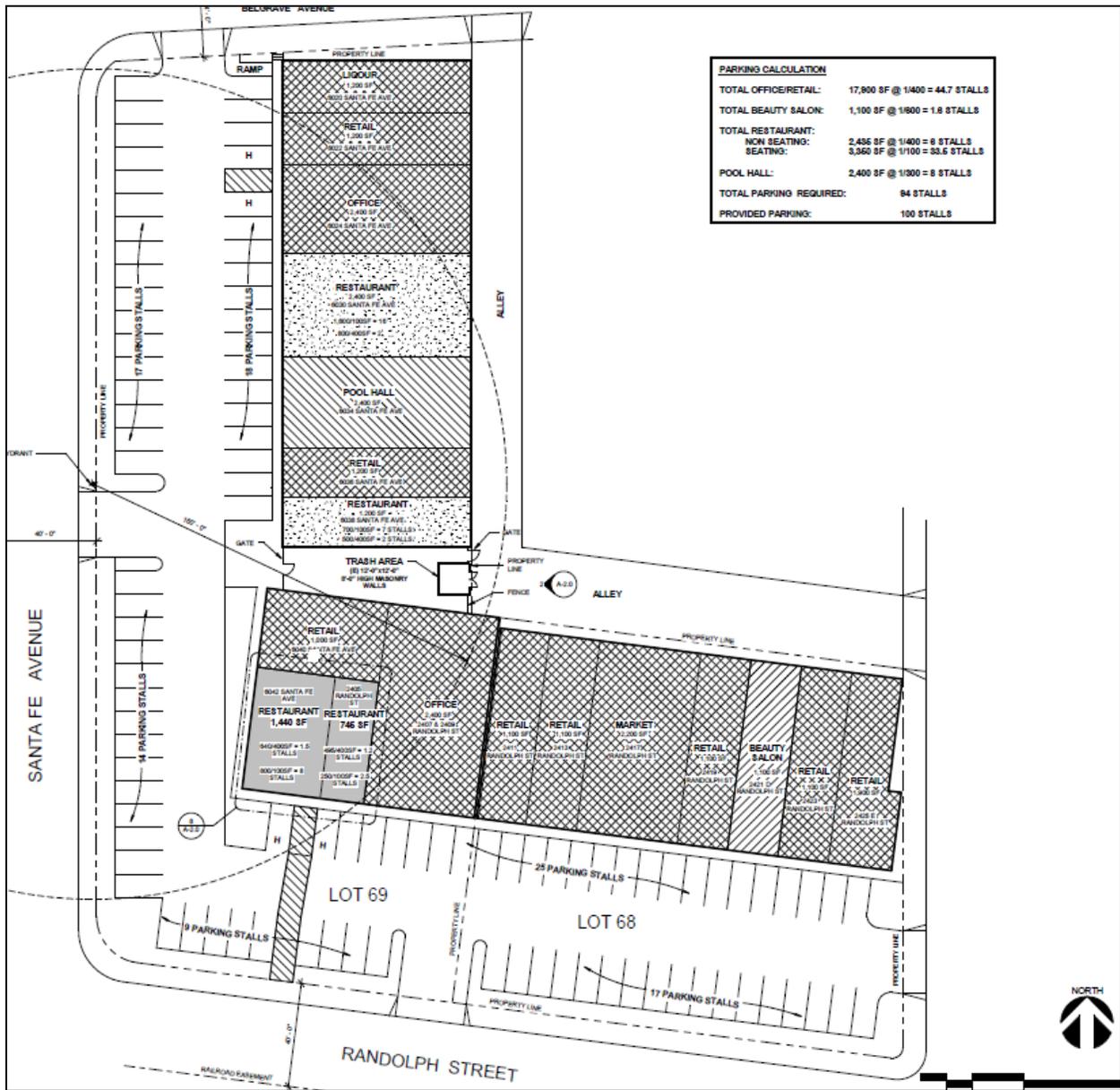


VICINITY MAP



EXHIBIT A

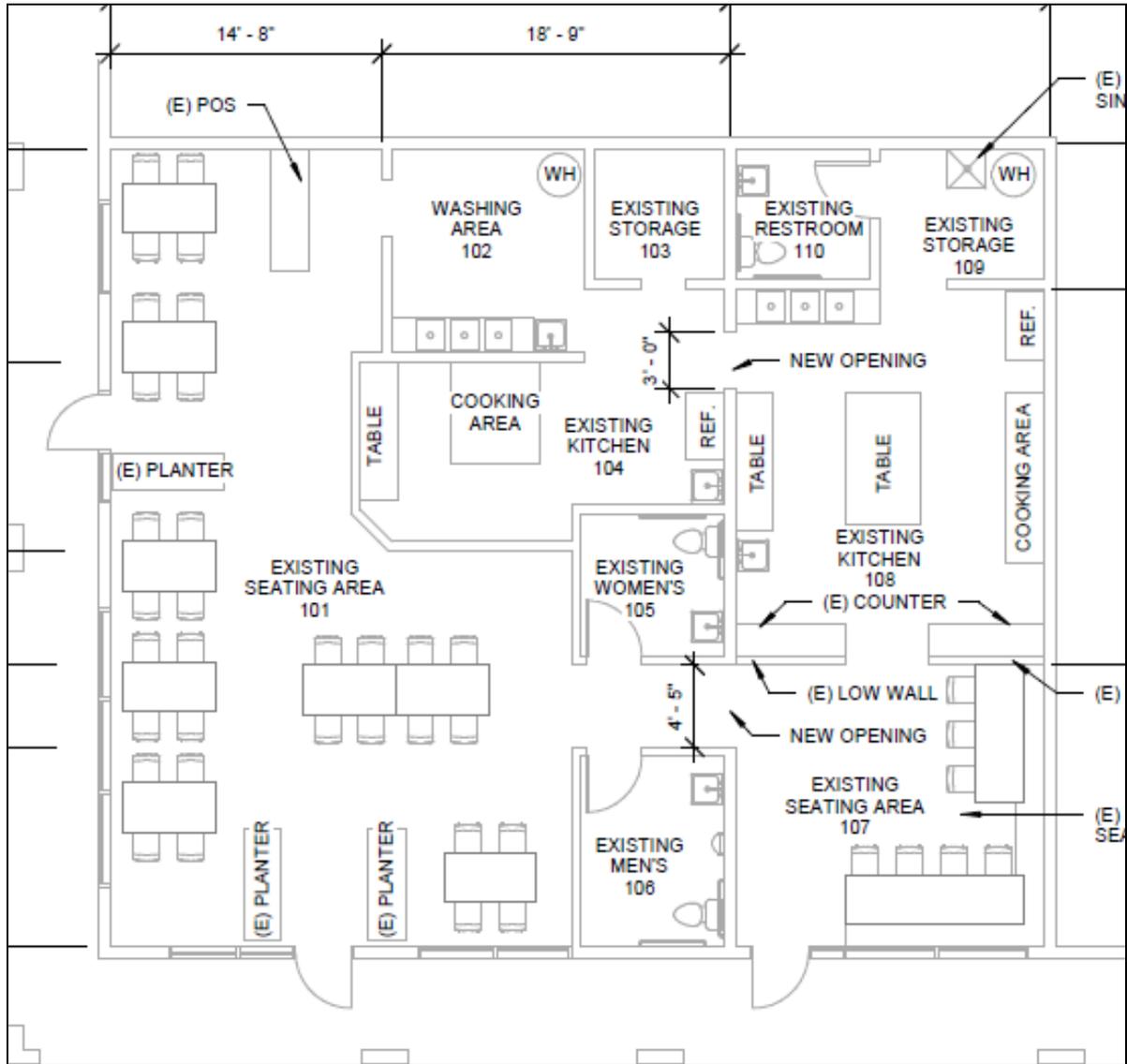
CASE NO. 2016-12



SITE PLAN

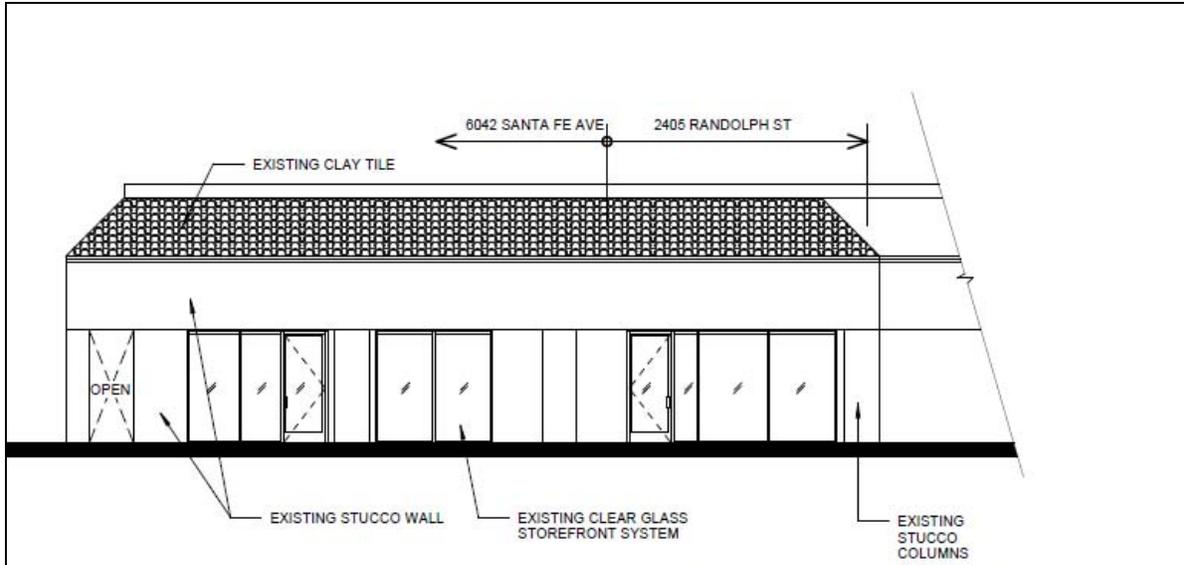
EXHIBIT B

CASE NO. 2016-12

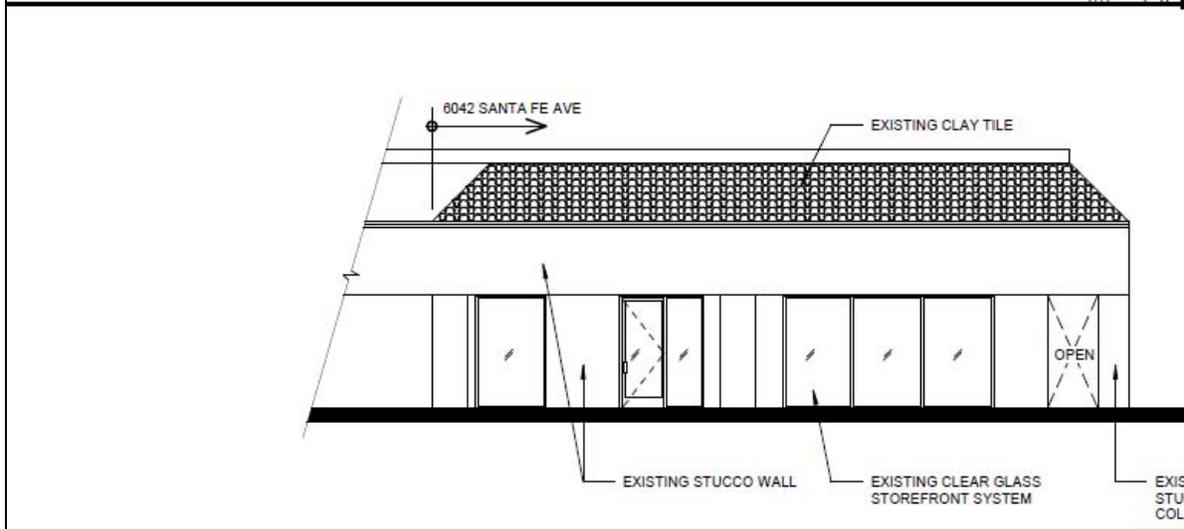


FLOOR PLAN





EXTERIOR ELEVATION - SOUTH
 1/8" = 1'-0"



ELEVATION

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

EXHIBIT E

CASE NO. 2016-12



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: 6/27/16 File No.: CUP 16-12 Fee/Receipt No.: \$2,148.61 Initials: [Signature]

PROJECT INFORMATION

Project Address: 6042 Santa Fe Avenue, Huntington Park
General Location: On the corner of Santa Fe Avenue and Randolph Street
Assessors Parcel Number (APN): 6321-004-069

APPLICANT'S INFORMATION

Applicant: Cindy Estrada
Mailing Address: 6042 Santa fe Ave, Huntington Park Ca 90255
Phone 1: 626 6736625 Phone 2: Fax:

PROPERTY OWNER'S INFORMATION (CBM Property Management)

Property Owner: SALOMON WAINBERG AND OLGA WAINBERG FAMILY TRUST DATED APRIL 16, 2012
Mailing Address: 1517 S. sepulveda blvd, Los Angeles Ca 90025
Phone 1: (310) 575 1517 ext.206 Phone 2: (310) 293 8381 Fax: (310) 575 1147

REQUEST

I/We hereby request a Conditional Use Permit (CUP) for the following purpose:
Applicant is seeking to modify Conditional Use Permit No.
which permitted an on-site Alcohol Beverage Control license for a restaurant, to allow
for the expansion of the restaurant into an adjacent commercial space.

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

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

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

1. The site for this proposed use is adequate in size and shape. (Explain)
The subject site is physically suitable for the type and intensity of use being proposed. The restaurant is an existing use on the site, and the additional space being proposed for expansion was previously a restaurant use. In addition, the proposed use is permitted within the CG (General Commercial) zoning district and complies with all of the applicable provisions of the Zoning Code.

2. The site has sufficient access to street and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use. (Explain)
The project site has adequate street access from Santa Fe Avenue and Randolph Street, including four (4) points of ingress/egress. Santa Fe Avenue is a 62-foot wide, four (4) lane Local Collector street with center turn lane, and

Randolph Street is 100-foot wide, four (4) lane Local Collector street with center railroad tracks. The proposed use is not anticipated to generate significant traffic that will impact existing conditions.

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

The restaurant is an existing use that has been harmonious and compatible with the existing commercial uses on the site for 6 years. The proposed use is also compatible with other uses within the CG (General Commercial) zoning district and within the general area.

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

The proposed use is consistent with the General Plan, specifically Goal 1.0 by offering a variety of employment opportunities and Goal 5.0 by encouraging the growth and expansion of local businesses. Policy 1.2. The proposed project will encourage community-oriented retail in Huntington Park while continuing to revitalize.

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.



Applicant Signature (Required)

Date 06/12/16

Cindy Estrada

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.

DocuSigned by:


Property Owner Signature (Required)

Date 6/13/2016

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: Cindy Estrada

Address: 7460 Santa fe Ave , Downey Ca 90242

Telephone: 626 673 6625

Fax: _____

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

Name: Same as above

Address: _____

Telephone: _____

Fax: _____

3. **Address of project:** 6042 Santa Fe Avenue, Huntington Park

4. **Assessor's Parcel Number (APN):** 6321-004-069

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

Conditional Use Permit

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

Department of Alcoholic Beverage Control

7. **Existing Zone:** CG (Commercial General)

8. **Proposed use of site:** Restaurant

9. **Site size** (lot dimensions and square footage):
Irregularly shaped lot, approximately 24,456 square feet.

10. **Project size:**
Square feet to be added/constructed to structure(s):
800 SF
Total square footage of structure(s): 2,230 SF

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

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

13. **Anticipated time scheduling of project:** Not Applicable.

14. **Proposed phasing of development:** Not Applicable.

15. **If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:**
Not Applicable.

16. **If commercial, indicate the type of commercial use, estimated employment per shift, proposed hours of operations, indicate whether neighborhood, City or Regionally oriented, square footage of sales area, and loading locations:**
Tortas Ahogadas is an existing Mexican food restaurant with a total of 11 employees, approximately 5 per shift. It is open six days a week from 9:00 am to 8:00 pm, and is closed on Tuesdays. Clientele is both local and citywide. The loading area is located in the rear.

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

Not Applicable.

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:

Not Applicable.

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

A) Potentially Significant Impact

B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

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

AIR QUALITY

20. Would the proposed project:

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

BIOLOGICAL RESOURCES

21. **Would the proposed project:**

- a. Remove of any existing trees or landscaping?

D

CULTURAL RESOURCES:

22. **Would the proposed project:**

- a. Affect historical resources?

D

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

D

GEOLOGY AND SOILS

23. **Would the proposed project:**

- a. Result in erosion, changes in topography or unstable soil conditions from excavation, grading or fill?

D

- b. Be located on expansive soils?

D

- c. Result in unique geologic or physical features?

D

HAZARDS

24. **Would the proposed project:**

- a. Create a risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?

D

- b. The use or disposal of potentially hazardous materials (i.e. toxic or flammable substances)?

D

- c. The creation of any health hazard or potential health hazard?

D

- d. Exposure of people to existing sources of potential health hazards?

D

HYDROLOGY AND WATER QUALITY

25. **Would the proposed project:**

- a. Change water drainage patterns?

D

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

D

- c. Impact groundwater quality? D

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

LAND USE AND PLANNING

- 26. Would the proposed project:**
- a. Conflict with the Zoning or General Plan designation? D

 - b. Be incompatible with existing land use in the vicinity? D

 - c. Disrupt or divide the physical arrangement of an established community? D

MINERAL AND ENERGY RESOURCES

- 27. Would the proposed project:**
- a. Conflict with the conservation of water? D

 - b. Use non-renewable resources in a wasteful and/or inefficient manner? D

 - c. Substantially increase energy consumption (i.e. electricity, oil, natural gas, etc.)? D

NOISE

- 28. Would the proposed project result in:**
- a. Increase to existing noise levels? D

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

POPULATION AND HOUSING

- 29. Would the proposed project:**
- a. Induce substantial growth in an area either directly or indirectly (i.e. through population growth or infrastructure use)? D

 - b. Displace existing housing, especially affordable housing? D

PUBLIC SERVICES

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

- b. Police protection? D

- c. Schools? D

- d. Maintenance of public facilities, including roads? D

- e. Other governmental services? D

RECREATION

31. Would the proposed project:

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

- b. Affect existing recreational opportunities? D

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

- a. Increase vehicle trips or traffic congestion? D

- b. Increase hazards to safety from design features (i.e. sharp curves or dangerous intersections)? D

- c. Inadequate access to nearby uses? D

- d. Insufficient on-site parking capacity? D

- e. Hazards or barriers for pedestrians or bicyclists? D

UTILITIES AND SERVICE SYSTEMS

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

- a. Power or natural gas? D

- b. Communications systems? D

- c. Local or regional water treatment or distribution facilities? D

- d. Sewer or septic tanks? D

- e. Storm water drainage? D

- f. Solid waste disposal? D

- g. Local or regional water supplies? D

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

The site has two (2) existing commercial buildings, 13,536 sf and 17,344 square feet respectively

There are a variety of commercial uses on the site, including professional offices convenience stores, seafood and barbecue restaurants, laundromat, and wireless store.

There are commercial and residential uses to the north; residential uses to the east and south; and commercial uses to the west. Please see attached pictures.

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

The site is located within an 1.71 acre neighborhood shopping center with 100 parking spaces.

The existing buildings are one (1) story and approximately 19 feet in height, with primary frontages on Santa Fe Avenue and Randolph Street. There are no rear yard setbacks; 5' side yard setbacks; and 70' front yard setbacks.

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



Applicant (Signature)

06/12/16

Date

P.C. RESOLUTION NO. 2016-12

EXHIBIT F

CASE NO. 2016-12

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

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

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

11 **Finding:** The proposed restaurant expansion is conditionally permitted within the
12 subject zoning district. The subject zoning district, CG, is intended to provide for
13 restaurants, general retail, professional office, and service-oriented business
14 activities serving a community-wide need under design standards that ensure
15 compatibility and harmony with adjoining land uses.

16 However, the subject site and the adjacent parcel to the east rely on a shared
17 parking lot and driveway. Therefore, the site is non-conforming per the property
18 development standards found in HPMC Section 9-3.103(1) and Section 9-3.8. In
19 order to comply with all applicable property development standards, Planning
20 Division Staff recommends that the Applicant be required to complete a Parking
21 Covenant Agreement in order to provide a legal parking easement between the two
22 parcels.

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

24 **Finding:** The proposed restaurant expansion is consistent with the General Plan
25 and meets all the zoning and development standards for the expansion of the
26 existing restaurant with on-site alcohol sales, including lot size and parking. The
27 land uses for the General Plan and Zoning map have the same CG designation and
28 thus consistent. Additionally, the proposed development also fulfills the Goal 1

1 General Plan's Land Use Element, which includes providing a mix of land uses
2 which meets the diverse needs of the City.

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

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

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

14 **Finding:** The subject restaurant has been in business since 1996 and has created
15 no nuisances to the City or surrounding properties. The design, location, size, and
16 operating characteristics of the proposed restaurant expansion with alcohol sales is
17 not expected to be detrimental to the public health, safety and welfare of the City.
18 The proposed expansion is harmonious and compatible with the existing retail and
19 service uses presently located within the vicinity and zoning district. Additionally,
20 the site has adequate vehicle circulation and suitable access along Santa Fe
21 Avenue and Randolph Street.

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

24 **Finding:** The subject site is physically suitable for the proposed restaurant
25 expansion with on-site alcohol sales. The restaurant is located on a 53,579 square
26 foot parcel, and the adjacent lot is 25,140 square feet, for a total combined lot size
27 of 78,719 square feet. The two parcels combined provide sufficient parking and
28 vehicle circulation for all the on-site uses.

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

4 **Finding:** Vehicular and pedestrian access to the site would be provided through
5 Santa Fe Avenue to the west, and Randolph Street to the south. The proposed
6 restaurant expansion will not significantly intensify public access, water, sanitation,
7 and public utilities and services. The project proposes to connect with existing
8 infrastructure and will not require changes to existing public utilities. Given that the
9 surrounding area is already completely developed with public access, water,
10 sanitation, and other public utilities, the proposed project would not affect these
11 infrastructures or require any types of modifications. In addition, the proposed
12 project would not impede the accessibility to public access, water, sanitation, or
13 other public utilities and services. The proposed restaurant expansion will not be
14 detrimental to public health, safety and general welfare. Therefore, this finding can
15 be made.

16 **SECTION 3:** The Planning Commission hereby approves Case No. 2016-12 CUP, a
17 request for approval of a Conditional Use Permit to expand an existing restaurant with
18 alcohol sales at 6042 Santa Fe Avenue, in the Commercial General (CG) Zone, subject
19 to the execution and fulfillment of the following conditions:

20 **PLANNING**

21 1. That the property owner and applicant shall indemnify, protect, hold harmless and
22 defend the City and any agency or instrumentality thereof, its officers, employees and
23 agents from all claims, actions, or proceedings against the City to attack, set aside, void,
24 annul, or seek damages arising out of an approval of the City, or any agency or
25 commission thereof, concerning this project. City shall promptly notify both the property
26 owner and applicant of any claim, action, or proceeding to which this condition is
27 applicable. The City shall cooperate in the defense of the action, while reserving its right
28 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.

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2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. That the proposed use shall comply with all applicable City, County, State and Federal codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License.
4. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. That the business be operated in compliance with the City of Huntington Park Noise Ordinance.
6. That all graffiti be removed from all exterior walls and/or surfaces prior to the commencement of alcohol sales.
7. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
8. That the operator shall obtain/amend its City of Huntington Park Business License prior to commencing business operations.
9. That the applicant obtain and maintain a valid alcohol beverage license for the on-site sale of beer and wine from the State Department of Alcoholic Beverage Control (ABC) and comply with all requirements, and should at any time the required license or permits, issued by the ABC, be surrendered, revoked or suspended, this Conditional Use Permit shall automatically become null and void.
10. That if the business ceases to operate as a bona fide public eating establishment (restaurant) as defined under the Huntington Park Municipal Code Section 9-4.203(2)(A)(1), then the entitlement shall be null and void.
11. That business operation be limited to a restaurant only and that beer and wine only be served in conjunction with meals during regular business hours.
12. That alcohol shall only be served and/or consumed within the designated dining area as shown on the floor plan.
13. That if any signs are proposed, such signs shall be installed in compliance with the City's sign regulations and that approval be obtained through a Sign Design Review prior to installation and that any existing non-permitted signs either apply for proper permits or be removed.
14. That all existing and/or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on

1 the property shall be completely shielded/enclosed so as not to be visible from any public
2 street and/or adjacent properties. Such shielding/enclosure of facilities shall be of
3 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.

4 15. 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
Division prior to the commencement of alcohol sales.

6 16. That the existing trash enclosure with a gate and overhead trellis be maintained in
7 compliance with HPMC Section 9-3.103(24).

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

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

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

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

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

20 22. That the Applicant provide a completed Parking Covenant Agreement for a parking
21 easement between APN 6321-004-069 and APN 6321-004-068.

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

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

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

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

4 27. That the business owner (applicant) and property owner agree in writing to the above
5 conditions.

6 BUILDING AND SAFETY

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

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

11 30. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of
12 the building permit.

13 31. Art fee shall be paid to the City prior to issuance of the building Permit.

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

16 33. The building shall be addressed as 6042 Santa Fe Avenue and an application to
17 combine unit address shall be filed with Building Division prior to plan check submittal.

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

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

21 36. Approval is required from the Los Angeles County Health Department for restaurants.

22 37. Energy calculations are required for new lighting or mechanical equipment.

23 38. Project shall comply with the CalGreen Non Residential mandatory requirements.

24 39. Plumbing fixtures shall be provided as required by the Chapter 4 of the California
25 Plumbing Code. Additional fixtures may be required if not in compliance.

26 40. Except as provided by Section 3401.4 or Section 3404.1, alterations to any building or
27 structure shall comply with the requirements of the code for new construction.

1 41. No change shall be made in the use or occupancy of any building that would place the
2 building in a different division of the same group of occupancies or in a different group of
3 occupancies, unless such building is made to comply with the requirements of this code
for such division or group of occupancies per Section 3408.1 of CBC.

4 42. The building height and area shall not exceed the limits specified in Table 503 based on
5 the type of construction as determined by Section 602 and the occupancies as
determined by Section 302 except as modified hereafter.

6 43. Each portion of a building shall be individually classified in accordance with Section
7 302.1. Where a building contains more than one occupancy group, the building or
8 portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or
508.4, or a combination of these sections.

9 44. Individual occupancies shall be separated from adjacent occupancies in accordance with
10 Table 508.4.

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

13 46. Exceptions:

14 A room or space used for assembly purposes with an occupant load of less than 50
15 persons and accessory to another occupancy shall be classified as a Group B
16 occupancy or as part of that occupancy.

17 A room or space used for assembly purposes that is less than 750 square feet (70 m²) in
18 area and accessory to another occupancy shall be classified as a Group B occupancy or
19 as part of that occupancy.

20 47. Doors serving rooms or spaces with an occupant load of 50 or more in a Group A
21 occupancy shall not be provided with a latch or lock unless it is panic hardware or fire
22 exit hardware per Section 1008.1.10 or meeting the exception Item 2 under Section
23 1008.1.9.3.

24 POLICE DEPARTMENT

25 48. No loitering outside the establishment. Must provide security to ensure no public
26 drinking in lot

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

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.

PUBLIC HEARING ITEM NO. 3
CASE NO. 2016-18 ZOA – ZONE ORDINANCE
AMENDMENT

APPLICATION WITHDRAWN