



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, November 16, 2016 at 6:30 p.m.

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

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

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

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

CALL TO ORDER

ROLL CALL

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

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

CONSENT ITEMS

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

1. Approval of Planning Commission Meeting Minutes:

- 1-1. Regular Meeting of September 21, 2016.

REGULAR AGENDA

1. **PC RESOLUTION NO. 2016-22** – Downtown Huntington Park Specific Plan (DTSP) temporary in-lieu parking fee reduction.
1. Consider PC Resolution No. 2016-22, recommending approval of a policy temporarily reducing the in-lieu parking fees within the Downtown Huntington Park Specific Plan (DTSP).

PUBLIC HEARING

1. **CASE NO. 2016-12 CUP/MINOR CUP – CONDITIONAL USE PERMIT/ MINOR CONDITIONAL USE PERMIT**– A request for a Conditional Use Permit and a Minor Conditional Use Permit to expand an existing restaurant with on-site sales of beer and wine located at 6042 Santa Fe Avenue, within the Commercial General (CG) Zone. (Continued from Planning Commission meeting of October 19, 2016)

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 and Minor Conditional Use Permit in connection with property located at 6042 Santa Fe Avenue, within CG Zone.

2. **CASE NO. 2016-19 CUP – CONDITIONAL USE PERMIT** – A request for a Conditional Use Permit to install new antennas on an existing wireless facility tower located at 6237 Maywood Avenue, within the Manufacturing Planned Development (MPD) Zone.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;
2. Take public testimony; and

3. Consider PC Resolution No. 2016-19, approving a Conditional Use Permit in connection with property located at 6237 Maywood Avenue, in the MPD Zone.

3. **CASE NO. 2016-20 DP/BONUS DEVELOPMENT/VAR – DEVELOPMENT PERMIT/ BONUS DEVELOPMENT/ VARIANCE** – A request for a Development Permit, a Bonus Development, and a Variance to build a second unit located at 6303 Marconi Avenue, within the Residential Medium-Density (R-M) Zone.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Continue the item to the Planning Commission meeting of December 21, 2016.

4. **CASE NO. 2016-21 DP – DEVELOPMENT PERMIT** – A request for a Development Permit to construct a two-story retail/ office building at property located at 5707 Pacific Boulevard & 2554 57th Street, within the Commercial General (CG) Zone.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Continue the item to the Planning Commission meeting of December 21, 2016.

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to the Regular Meeting on Wednesday, December 21, 2016 at 6:30 p.m.

I, Carlos Luis, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at City of Huntington City Hall and made available at www.hpca.gov on the 10th of November, 2016.



Carlos Luis



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, September 21, 2016 at 6:30 p.m.

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

Chair Martinez called the meeting to order at 6:33 p.m. PRESENT: Commissioners; Angelica Montes, (one VACANCY), Vice Chair Carlos Cordova and Chair Efren Martinez.

ABSENT: Commissioner Eduardo Carvajal.

STAFF PRESENT: Senior Planner Carlos Luis, Associate Planner Juan Arauz, Assistant City Attorney Noel Tapia, and Recording Secretary/City Clerk Donna Schwartz.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Chair Cordova.

PUBLIC COMMENT - None

CONSENT ITEMS

Motion: Vice Chair Cordova motioned to approve consent items, seconded by Commissioner Montes. Motion 3-0-1 by the following vote:

ROLL CALL:

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

1. Approved Planning Commission Meeting Minutes:

1-1. Regular Meeting of August 17, 2016.

REGULAR AGENDA

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

Assistant City Attorney Noel Tapia announced that Vice Chair Cordova lived near the property being discussed noting that since the item is only for discussion it would not be a conflict of interest.

Chair Martinez opened up the item for public comment.

Public Comment

1. Lilianna Garcia, Principal and D'Lonra Ellis, representatives of Aspire School spoke in support of the proposed project.

Chair Martinez closed public comment.

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.

Senior Planner Carlos Luis introduced Associate Planner Juan Arauz who provided a PowerPoint presentation.

At 7:04 p.m. Chair Martinez left the Chambers.

At 7:04 p.m. Vice Chair Cordova called for a RECESS.

At 7:08 p.m. Chair Martinez reentered the Chambers.

At 7:08 p.m. Chair Martinez RECONVENED the meeting with all Commissioners present, with the exception of Commissioner Carvajal absent and one vacancy.

Associate Planner Juan Arauz continued the PowerPoint presentation.

Chair Martinez opened the item up for public comment.

Public Comment

1. Alejandro Garcia, applicant/tenant, spoke in support of the proposed project, noted previous issues regarding the business license, and feels some of the conditions can be met with the help of the property owner.

Planning Commissioners discussed at length the conditions and the requirements of the applicant and the property owner and recommended staff work with the applicant for other options and would like to see the item come back to the Commission at the next regular Planning Commission meeting.

Assistant City Attorney Tapia informed the Commission on legal nonconforming use and requirements to comply with development standards in order to make the findings in support of the project.

Motion: Commissioner Montes motioned to continue item to the next Planning Commission Meeting of October 19, 2016, seconded by Vice Chair Cordova. Motion passed 3-0-1 by the following vote:

ROLL CALL:

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

STAFF COMMENTS

Carlos Luis, Senior Planner announced that the City Council has requested two Planning Commissioners attend the next regular City Council Meeting on October 18, 2016, to give an update at.

PLANNING COMMISSION COMMENTS

Commissioner Montes, thanked staff for all their support.

Vice Chair Cordova, thanked staff for all their support, would like to find a way to help the applicant and request property owners to comply with some of the requirements.

Chair Martinez thanked staff for all their support.

ADJOURNMENT

At 8:24 p.m. Chair Martinez adjourned the City of Huntington Park Planning Commission to the next Regular Meeting on Wednesday, October 19, 2016 at 6:30 p.m.

Respectfully submitted,

Donna G. Schwartz
Recording Secretary/City Clerk



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: NOVEMBER 16, 2016

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: MANUEL ACOSTA, ECONOMIC DEVELOPMENT MANAGER

FROM: CARLOS LUIS, SENIOR PLANNER

SUBJECT: **PC RESOLUTION NO. 2016-22 – DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DTSP) TEMPORARY IN-LIEU PARKING FEE REDUCTION**

BACKGROUND:

In 2010, the City Council adopted a temporary ordinance reducing the DTSP in-lieu parking fee from \$29,677.06 to \$2,000.00 for a period of two years. The temporary reduction expired in 2012. Since August 2012, the DTSP in-lieu parking fee has been \$29,677.06 per deficient parking space.

The City has received several concerns from prospective business owners, property owners, and current business owners regarding the current in-lieu parking fee amount. Specifically, that the fee was “unrealistic.”

The City has been working closely with Planning Commissioner Martinez and business and property owners within the DTSP to address their concerns with the in-lieu parking fee. Based on several meetings that the City has had with business and property owners, staff has been directed to draft a proposed Resolution (attached) reducing the existing DTSP in-lieu parking fee.

RECOMMENDATION:

That the Planning Commission consider PC Resolution No. 2016-22 recommending adoption of a temporary fee reduction for the DTSP in-lieu parking fee to the City Council.

EXHIBITS:

A: PC Resolution No. 2016-22

PC RESOLUTION NO. 2016-22

EXHIBIT A

1 **PC RESOLUTION NO. 2016-22**

2 **A RESOLUTION OF THE PLANNING COMMISISON OF THE CITY OF**
3 **HUNTINGTON PARK RECOMMENDING ADOPTION TO THE CITY**
4 **COUNCIL A TEMPOARY REDUCTION OF THE IN-LIEU PARKING FEE FOR**
5 **THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN AREA**

6 **WHEREAS**, the procedure and standards pertaining to in-lieu parking are established
7 within Title 9, Chapter 3, Article 8 of the Huntington Park Municipal Code; and

8 **WHEREAS**, the procedure and standards state that the in-lieu parking fee for each
9 deficient space shall be determined by the City Council; and

10 **WHEREAS**, City Council Resolution NO. 2008-7 adopted on February 19, 2008
11 established the in-lieu parking fee in the amount of \$38,861.38 for each deficient parking
12 space; and

13 **WHEREAS**, City Council Resolution No. 2010-62 adopted on September 20, 2010
14 established a two-year temporary reduced in-lieu parking fee of \$2,000.00 for each deficient
15 parking space; and

16 **WHEREAS**, City Council Resolution No. 2010-62 expired on September 20, 2012
17 and the in-lieu parking fee was set at \$29,677.08 for each deficient parking space; and

18 **WHEREAS**, the adopted in-lieu parking fee has deterred businesses from
19 establishing within the downtown commercial district; and

20 **WHEREAS**, during this economic climate the commercial vacancy rate has increased
21 within the downtown commercial district; and

22 **WHEREAS**, the City Council wishes to encourage restaurants to establish within the
23 downtown commercial district; and

24 **WHEREAS**, the current in-lieu parking fee amount does not reflect the true current
25 cost of providing parking in the downtown commercial district; and

26 **WHEREAS**, the City Council has reviewed the Parking Cost Analysis to determine
27 the true cost of developing parking in the downtown commercial district and is attached as
28 Exhibit "A"; and

WHEREAS, the in-lieu parking fee established by this resolution is equal to or less

1 than the costs of developing parking in the downtown commercial district; and

2 **WHEREAS**, the proposed reduction in-lieu parking fee encourages the establishment
3 of restaurants within the downtown district providing a public benefit to the community.

4 **NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK**
5 **DOES HEREBY RESOLVE AS FOLLOWS:**

6 **SECTION 1:** The in-lieu parking fee for each deficient space established by City
7 Council Resolution No. 2008-7 is hereby amended.

8 **SECTION 2:** Restaurants within the DTSP and within a 300 foot radius to public
9 parking. Restaurants deficient in parking that are within a 300 foot radius of public parking
10 are eligible to pay a reduced in-lieu fee of \$2,000 per deficient off-street parking space.

11 **SECTION 3:** Eligible restaurants shall be a minimum of 2,000 square feet or larger.

12 **SECTION 4:** Fee reduction runs with the restaurant; not with the land.

13 **SECTION 5:** Fee reduction may apply if restaurant expands building footprint.
14 Reduced fees shall be applicable for additional deficient off-street parking spaces resulting
15 from expansion.

16 **SECTION 6:** Change of ownership will trigger review of conditions with new owner, if
17 new owner does not agree with conditions fees will revert to existing in-lieu parking fee.

18 **SECTION 7:** Conditional Use Permit, or other permit/approval, shall be required for
19 approval of in-lieu fee reduction.

20 **SECTION 8:** Restaurant can be called for review if conditions of approval are not
21 being met

22 **SECTION 9:** Exterior improvements shall be required as part of the reduced in-lieu
23 fee. A minimum of \$5,000.00 or the equal value of reduced in-lieu fees, whichever is
24 greater, shall be required to be put towards exterior improvements. (Ex: If a restaurant is
25 deficient 5 parking spaces, the in-lieu fee is \$10,000.00. A total of \$10,000.00 will be
26 required to be put toward exterior improvements.)

27 **SECTION 10:** At the termination of the three (3) years of this Resolution, the in-lieu
28 parking fee shall return to the amount stated in Resolution No. 2010-62 adopted on

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February 19, 2008 unless the extended in time by the City Council.

SECTION 11: The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 16th day of November 2016.

Chair

Attest:

Secretary



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: NOVEMBER 16, 2016

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: JUAN ARAUZ, ASSOCIATE PLANNER

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

REQUEST: A request for a Conditional Use Permit and a Minor 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 (*Continued from the October 19, 2016 Planning Commission Meeting*).

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.

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

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with the purpose/intent of this Code;
2. The proposed use is consistent with the intent of the General Plan;
3. The approval of the Minor 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;
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.

October 19, 2016 Planning Commission Meeting

During the October 19, 2016 Planning Commission Meeting, the applicant informed the Commission that they were not able to obtain a reciprocal parking agreement with the adjacent property owner. As a result, the proposed expansion would not meet the minimum parking requirements for the project.

In efforts to assist the business owners, a Minor Conditional Use Permit was offered to the applicant as a mechanism to provide additional relief to the existing nonconforming parking conditions.

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:

Minor Conditional Use Permit

Pursuant to HPMC section 9-2.803, reductions off off-street parking are subject to approval of a Minor CUP when the reduction occurs as a result of changes of use, shared parking requests, etc. The proposed project will require a reduction of off-street parking as a result of a change of use when the restaurant expands into the adjacent tenant space. Specifically, the change in use occurs as a result of converting a take-out restaurant to a sit down restaurant.

The proposed expansion has also been determined to be minimal in that a total of two tables and seven seats are proposed in the new seating area. It is also worth noting that the propose project would also be reducing the number of tenants at the site by occupying two tenant spaces by one operator.

If the Minor CUP is approved, the need for a parking agreement will be eliminated.

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.

The subject property in which the restaurant and the expansion is proposed has 65 parking spaces. A total of 71 spaces are required for the proposed uses on the subject property. The Minor CUP would allow the reduction of 6 spaces. As a result, the project would be code compliant.

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 does not comply with the minimum off-street parking requirement. In order to comply with all applicable property development standards, a Minor Conditional Use Permit is required for the reduction in off-street parking resulting from the change in use.

- 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.

Minor Conditional Use Permit Findings

In granting a Minor Conditional Use Permit to allow the reduction of off-street parking requirements, the Planning Commission must make findings in connection with the Conditional Use Permit, as set forth in the Huntington Park Municipal Code (HPMC). A Conditional Use Permit may be approved only if all of the following findings are made:

- 1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with the purpose/intent 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 does not comply with the minimum off-street parking requirement. In order to comply with all applicable property development standards, a Minor Conditional Use Permit is required for the reduction in off-street parking resulting from the change in use.

2. The proposed use is consistent with the intent of 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 Minor 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; and

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 and safety

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

PLANNING COMMISSION AGENDA REPORT

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

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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

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

14. That all existing and/or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to the commencement of alcohol sales.
15. That any proposed on-site utilities, including electrical and telephone, be installed underground and be completely concealed from public view as required by the Planning Division prior to the commencement of alcohol sales.
16. That the existing trash enclosure with a gate and overhead trellis be maintained in compliance with HPMC Section 9-3.103(24).
17. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The applicant shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
18. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
19. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
20. That this entitlement may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
21. That the applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
22. 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.
23. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.

PLANNING COMMISSION AGENDA REPORT

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24. 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.
25. 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.
26. That the business owner (applicant) and property owner agree in writing to the above conditions.

BUILDING AND SAFETY

27. 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.
28. 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.
29. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
30. Art fee shall be paid to the City prior to issuance of the building Permit.
31. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.
32. 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.
33. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
34. All State of California disability access regulations for accessibility and adaptability shall be complied with.
35. Approval is required from the Los Angeles County Health Department for restaurants.
36. Energy calculations are required for new lighting or mechanical equipment.
37. Project shall comply with the CalGreen Non Residential mandatory requirements.

38. 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.
39. 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.
40. 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.
41. 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.
42. 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.
43. Individual occupancies shall be separated from adjacent occupancies in accordance with Table 508.4.
44. Assembly uses intended for food and/or drink consumption shall be classified as Group A-2 Occupancy.
45. 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.
46. 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

47. 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

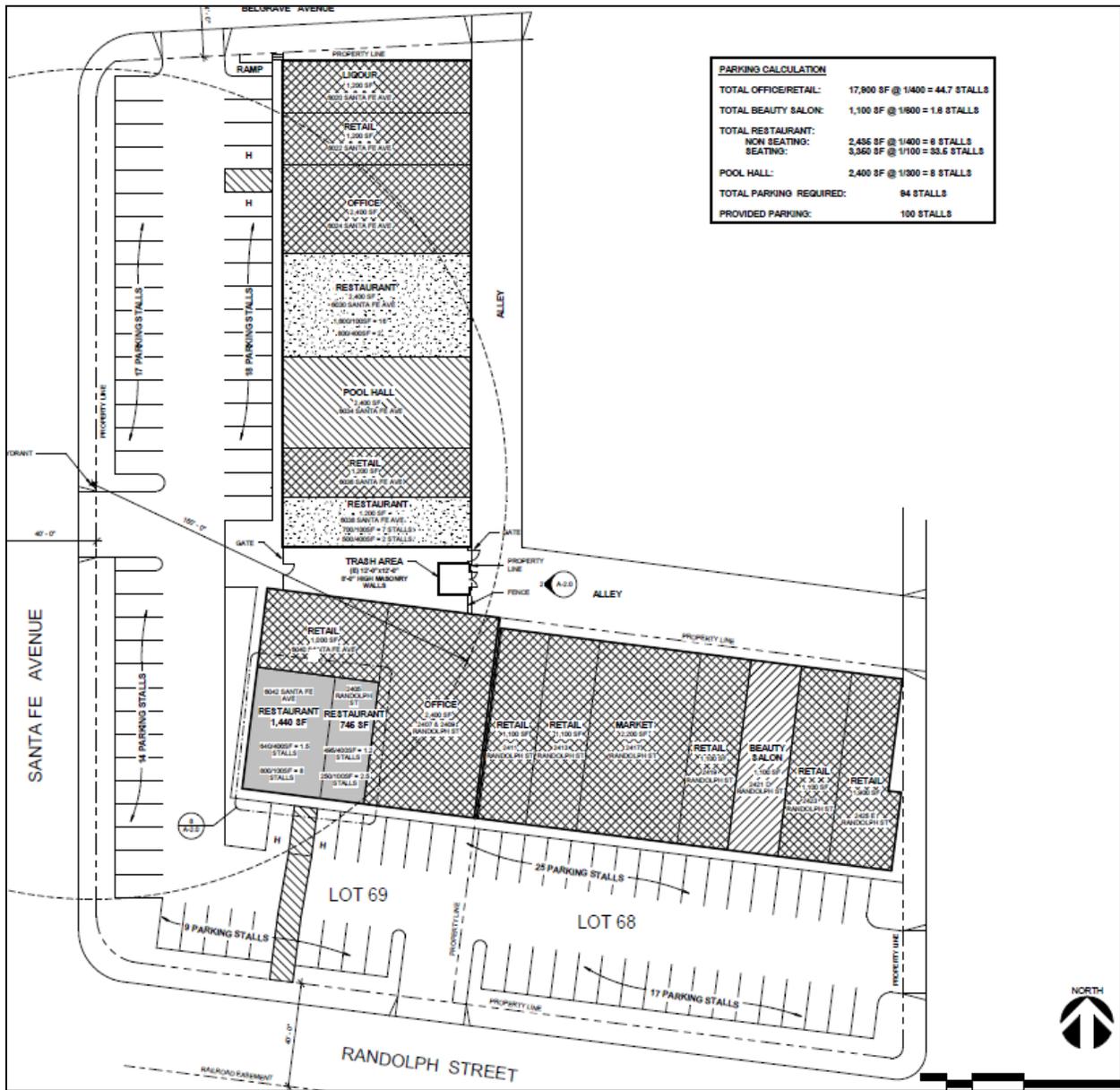


VICINITY MAP



EXHIBIT A

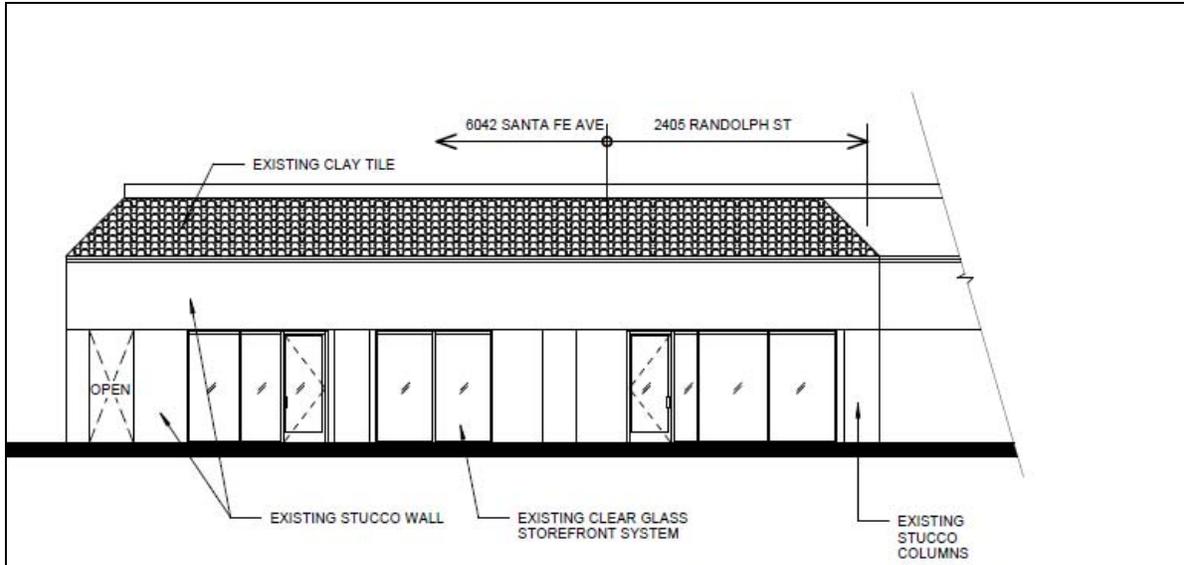
CASE NO. 2016-12



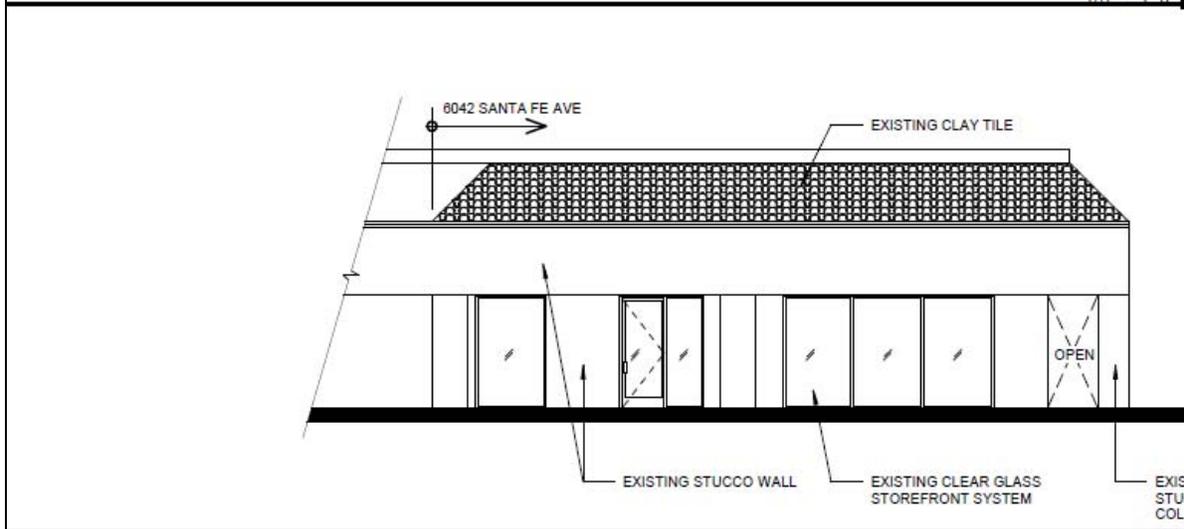
SITE PLAN

EXHIBIT B

CASE NO. 2016-12



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:
OLGA WAINBERG, TRUSTEE

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

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

6 **SECTION 1:** Based on the evidence in the Environmental Assessment
7 Questionnaire, the Planning Commission adopts the findings in said Questionnaire and
8 determines that the project, as proposed, will have no significant adverse effect on the
9 environment and adopts an Environmental Categorical Exemption (CEQA Guidelines,
10 Section 15301, Existing Facilities, and Section 15303, Conversion of Small Structures).

11 **SECTION 2:** The Planning Commission hereby finds that all of the following required
12 findings can be made for a Conditional Use Permit in connection with Case No. 2016-12
13 CUP:

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

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

22 However, the subject site does not comply with the minimum off-street parking
23 requirement. In order to comply with all applicable property development
24 standards, a Minor Conditional Use Permit is required for the reduction of off-street
25 parking resulting from the change in use.

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

27 **Finding:** The proposed restaurant expansion is consistent with the General Plan
28 and meets all the zoning and development standards for the expansion of the

1 existing restaurant with on-site alcohol sales, including lot size and parking. The
2 land uses for the General Plan and Zoning map have the same CG designation and
3 thus consistent. Additionally, the proposed development also fulfills the Goal 1
4 General Plan's Land Use Element, which includes providing a mix of land uses
5 which meets the diverse needs of the City.

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

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

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

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

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

27 **Finding:** The subject site is physically suitable for the proposed restaurant
28 expansion with on-site alcohol sales. The restaurant is located on a 53,579 square

1 foot parcel, and the adjacent lot is 25,140 square feet, for a total combined lot size
2 of 78,719 square feet. The two parcels combined provide sufficient parking and
3 vehicle circulation for all the on-site uses.

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

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

19 **SECTION 3:** The Planning Commission hereby finds that all of the following
20 required findings can be made for a Minor Conditional Use Permit in connection with
21 Case No. 2016-12 CUP:

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

25 **Finding:** The proposed restaurant expansion is conditionally permitted within the
26 subject zoning district. The subject zoning district, CG, is intended to provide for
27 restaurants, general retail, professional office, and service-oriented business
28 activities serving a community-wide need under design standards that ensure

1 compatibility and harmony with adjoining land uses.

2 However, the subject site does not comply with the minimum off-street parking
3 requirement. In order to comply with all applicable property development
4 standards, a Minor Conditional Use Permit is required for the reduction of off-street
5 parking resulting from the change in use.

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

7 **Finding:** The proposed restaurant expansion is consistent with the General Plan
8 and meets all the zoning and development standards for the expansion of the
9 existing restaurant with on-site alcohol sales, including lot size and parking. The
10 land uses for the General Plan and Zoning map have the same CG designation and
11 thus consistent. Additionally, the proposed development also fulfills the Goal 1
12 General Plan's Land Use Element, which includes providing a mix of land uses
13 which meets the diverse needs of the City.

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

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

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

25 **Finding:** The subject restaurant has been in business since 1996 and has created
26 no nuisances to the City or surrounding properties. The design, location, size, and
27 operating characteristics of the proposed restaurant expansion with alcohol sales is
28 not expected to be detrimental to the public health, safety and welfare of the City.

1 The proposed expansion is harmonious and compatible with the existing retail and
2 service uses presently located within the vicinity and zoning district. Additionally,
3 the site has adequate vehicle circulation and suitable access along Santa Fe
4 Avenue and Randolph Street.

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

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

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

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

27 **SECTION 4:** The Planning Commission hereby approves Case No. 2016-12 CUP, a
28 request for approval of a Conditional Use Permit to expand an existing restaurant with

1 alcohol sales at 6042 Santa Fe Avenue, in the Commercial General (CG) Zone, subject
2 to the execution and fulfillment of the following conditions:

3 PLANNING

- 4 1. That the property owner and applicant shall indemnify, protect, hold harmless and
5 defend the City and any agency or instrumentality thereof, its officers, employees and
6 agents from all claims, actions, or proceedings against the City to attack, set aside, void,
7 annul, or seek damages arising out of an approval of the City, or any agency or
8 commission thereof, concerning this project. City shall promptly notify both the property
9 owner and applicant of any claim, action, or proceeding to which this condition is
10 applicable. The City shall cooperate in the defense of the action, while reserving its right
11 to act as it deems to be in the best interest of the City and the public. The property owner
12 and applicant shall defend, indemnify and hold harmless the City for all costs and fees
13 incurred in additional investigation or study, or for supplementing or revising any
14 document, including, without limitation, environmental documents. If the City's legal
15 counsel is required to enforce any condition of approval, the applicant shall pay for all
16 costs of enforcement, including legal fees.
- 17 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department
18 corrections and conditions, the property shall be developed substantially in accordance
19 with the applications, environmental assessment, and plans submitted.
- 20 3. That the proposed use shall comply with all applicable City, County, State and Federal
21 codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign,
22 Zoning, and Business License.
- 23 4. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and
24 orderly manner at all times and comply with the property maintenance standards as set
25 forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
- 26 5. That the business be operated in compliance with the City of Huntington Park Noise
27 Ordinance.
- 28 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.

- 1
2 10. That if the business ceases to operate as a bona fide public eating establishment
3 (restaurant) as defined under the Huntington Park Municipal Code Section 9-
4 4.203(2)(A)(1), then the entitlement shall be null and void.
- 5
6 11. That business operation be limited to a restaurant only and that beer and wine only be
7 served in conjunction with meals during regular business hours.
- 8
9 12. That alcohol shall only be served and/or consumed within the designated dining area as
10 shown on the floor plan.
- 11
12 13. That if any signs are proposed, such signs shall be installed in compliance with the City's
13 sign regulations and that approval be obtained through a Sign Design Review prior to
14 installation and that any existing non-permitted signs either apply for proper permits or
15 be removed.
- 16
17 14. That all existing and/or proposed mechanical equipment and appurtenances, including
18 satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on
19 the property shall be completely shielded/enclosed so as not to be visible from any public
20 street and/or adjacent properties. Such shielding/enclosure of facilities shall be of
21 compatible design related to the building structure for which such facilities are intended
22 to serve and shall be installed prior to the commencement of alcohol sales.
- 23
24 15. That any proposed on-site utilities, including electrical and telephone, be installed
25 underground and be completely concealed from public view as required by the Planning
26 Division prior to the commencement of alcohol sales.
- 27
28 16. That the existing trash enclosure with a gate and overhead trellis be maintained in
compliance with HPMC Section 9-3.103(24).
- 17
18 17. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington
19 Park Municipal Code relating to Storm Water Management. The applicant shall also
20 comply with all requirements of the National Pollutant Discharge Elimination System
21 (NPDES), Model Programs, developed by the County of Los Angeles Regional Water
22 Quality Board. This includes compliance with the City's Low Impact Development (LID)
23 requirements.
- 24
25 18. That this entitlement shall be subject to review for compliance with conditions of the
26 issuance at such intervals as the City Planning Commission shall deem appropriate.
- 27
28 19. That the violation of any of the conditions of this entitlement may result in a citation(s)
and/or the revocation of the entitlement.
- 20
21 20. That this entitlement may be subject to additional conditions after its original issuance.
22 Such conditions shall be imposed by the City Planning Commission as deemed
23 appropriate to address problems of land use compatibility, operations, aesthetics,
24 security, noise, safety, crime control, or to promote the general welfare of the City.

- 1 21. That the applicant be required to apply for a new entitlement if any alteration,
2 modification, or expansion would increase the existing floor area of the establishment.
- 3 22. That this entitlement shall expire in the event it is not exercised within one (1) year from
4 the date of approval, unless an extension has been granted by the Planning
5 Commission.
- 6 23. That if the use ceases to operate for a period of six (6) months the entitlement shall be
7 null and void.
- 8 24. That should the operation of this establishment be granted, deemed, conveyed,
9 transferred, or should a change in management or proprietorship occur at any time, this
10 Conditional Use Permit shall be reviewed.
- 11 25. The Director of Community Development is authorized to make minor modifications to
12 the approved preliminary plans or any of the conditions if such modifications shall
13 achieve substantially the same results, as would strict compliance with said plans and
14 conditions.
- 15 26. That the business owner (applicant) and property owner agree in writing to the above
16 conditions.

17 BUILDING AND SAFETY

- 18 27. The initial plan check fee will cover the initial plan check and one recheck **only**.
19 Additional review required beyond the first recheck shall be paid for on an hourly basis in
20 accordance with the current fee schedule.
- 21 28. The second sheet of building plans is to list all conditions of approval and to include a
22 copy of the Planning Commission Decision letter. This information shall be incorporated
23 into the plans prior to the first submittal for plan check.
- 24 29. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of
25 the building permit.
- 26 30. Art fee shall be paid to the City prior to issuance of the building Permit.
- 27 31. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction
28 of the recycling coordinator.
32. 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.
33. In accordance with paragraph 5538(b) of the California Business and Professions Code,
plans are to be prepared and stamped by a licensed architect.
34. All State of California disability access regulations for accessibility and adaptability shall
be complied with.

- 1 35. Approval is required from the Los Angeles County Health Department for restaurants.
- 2 36. Energy calculations are required for new lighting or mechanical equipment.
- 3 37. Project shall comply with the CalGreen Non Residential mandatory requirements.
- 4 38. Plumbing fixtures shall be provided as required by the Chapter 4 of the California
- 5 Plumbing Code. Additional fixtures may be required if not in compliance.
- 6 39. Except as provided by Section 3401.4 or Section 3404.1, alterations to any building or
- 7 structure shall comply with the requirements of the code for new construction.
- 8 40. No change shall be made in the use or occupancy of any building that would place the
- 9 building in a different division of the same group of occupancies or in a different group of
- 10 occupancies, unless such building is made to comply with the requirements of this code
- 11 for such division or group of occupancies per Section 3408.1 of CBC.
- 12 41. The building height and area shall not exceed the limits specified in Table 503 based on
- 13 the type of construction as determined by Section 602 and the occupancies as
- 14 determined by Section 302 except as modified hereafter.
- 15 42. Each portion of a building shall be individually classified in accordance with Section
- 16 302.1. Where a building contains more than one occupancy group, the building or
- 17 portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or
- 18 508.4, or a combination of these sections.
- 19 43. Individual occupancies shall be separated from adjacent occupancies in accordance with
- 20 Table 508.4.
- 21 44. Assembly uses intended for food and/or drink consumption shall be classified as Group
- 22 A-2 Occupancy.
- 23 45. Exceptions:
- 24 A room or space used for assembly purposes with an occupant load of less than 50
- 25 persons and accessory to another occupancy shall be classified as a Group B
- 26 occupancy or as part of that occupancy.
- 27 A room or space used for assembly purposes that is less than 750 square feet (70 m²) in
- 28 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.



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: NOVEMBER 16, 2016

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: JUAN ARAUZ, ASSOCIATE PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2016-19 CUP
(CONDITIONAL USE PERMIT)**

REQUEST: **REQUEST FOR A CONDITIONAL USE PERMIT TO
INSTALL FOUR NEW TELEVISION ANTENNAS ON AN
EXISTING WIRELESS TOWER FACILITY LOCATED AT
6237 MAYWOOD AVENUE, WITHIN THE
MANUFACTURING PLANNED DEVELOPMENT (MPD)
ZONE.**

APPLICANT: Eyetower/Justin Davis
38 Technology Suite 250
Irvine, CA 92618

PROPERTY OWNER: Crown Castle
PO Box 849882 MW Cell TRS 1 LLC
Los Angeles, CA 90084

PROJECT LOCATION: 6237 Maywood Avenue

**ASSESSOR'S
PARCEL NUMBER:** 6318-007-013

PRESENT USE: Industrial/Manufacturing

PROJECT SIZE: N/A

BUILDING SIZE: N/A

LOT SIZE: 1,010 sq. ft.

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6237 Maywood Avenue

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GENERAL PLAN: Manufacturing Planned Development

ZONE: Manufacturing Planned Development (MPD)

**SURROUNDING
LAND USES:**

North: Manufacturing

South: Manufacturing

West: Manufacturing

East: Commercial/Manufacturing (City of Bell)

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

Pursuant to the Huntington Park Municipal Code (HPMC) Section 9-4.302 (Allowed Uses), wireless communication facilities are 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

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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. Justin Davis (Applicant), is requesting a Conditional Use Permit to install four (4) new antennas on an existing wireless tower facility located at 6237 Maywood Avenue, in the MPD Zone.

Site Description

The subject site, Assessor Parcel Number (APN) 6318-007-013, is a small flag-shaped parcel located within another parcel, APN 6318-007-012. The adjoining parcel is presently occupied by a bumper repair shop and a contractor's storage yard. The subject site is accessible from Maywood Avenue through the driveway belonging to the larger adjoining parcel. The site is bordered by manufacturing uses to the north, south, west, and by commercial and manufacturing uses to east (City of Bell).

The subject property is developed with two enclosed shelters that house equipment for the existing 60-foot wireless facility monopole. The shelters and monopole are enclosed within an eight-foot high chain-link fence.

Project Description

The Applicant is proposing to install a new 36 square-foot equipment shelter, a new 15kw diesel generator, replace a portion of the existing chain-link fence with a new 8 foot sliding gate, and install 4 new television antennas. Three of the proposed antennas will be six-and-a-half feet long, and

one will be approximately eleven feet long. The proposed antennas will capture local television signals that will be packaged and sold to service customers worldwide. The proposed antennas and equipment room will be unmanned and, according to the applicant, will require maintenance from a single technician once a month.

ANALYSIS:

Conditional Use Permit Findings

In granting a Conditional Use Permit for the proposed antennas on the existing wireless tower facility, the Planning Commission must make the required findings, 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 antennas on the existing wireless facility are conditionally permitted within the subject zoning district. The subject zoning district, MPD, is intended to provide for industrial and manufacturing uses that serve a community-wide need.

- 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.**

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Finding: The proposed television antennas on an existing wireless tower facility are 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 antennas on the existing wireless tower 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 industrial uses and there are no plans to change the future land use designations within the area. 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 is approximately 1,010 square feet and is completely enclosed within an eight-foot high chain-link fence. Access to the subject site is from the adjoining parcel (APN 6318-007-012). The adjoining parcel is developed with manufacturing and industrial uses and is presently occupied by a bumper repair shop and a contractor's storage yard. As conditioned, it is not expected that the Applicant's proposal will be detrimental to the public health, safety, or welfare of the City or adjoining uses.

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- 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: Access to the site is from the adjoining parcel's (APN 6318-007-012) driveway. The site is accessible from Maywood Avenue. The site is already set-up with all utilities and services to support the existing wireless facility monopole and the proposed new antennas.

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 install four (4) new antennas on an existing wireless tower facility located at 6237 Maywood Avenue, in the MPD Zone.

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. 2016-19 CUP**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

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.

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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 existing wireless communication monopole be operated in compliance with the City of Huntington Park Noise Ordinance.
6. 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.
7. That the operator shall obtain/amend its City of Huntington Park Business License prior to commencing business operations.
8. That all proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and/or routed along the ground floor ceiling and shall be completely concealed from public view as required by the City prior to authorization to operate.
9. 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.
10. 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.
11. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
12. 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.
13. That the Applicant be required to apply for a new entitlement if any alteration, modification, or expansion would result in an increase to equipment and/or antennas.

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6237 Maywood Avenue

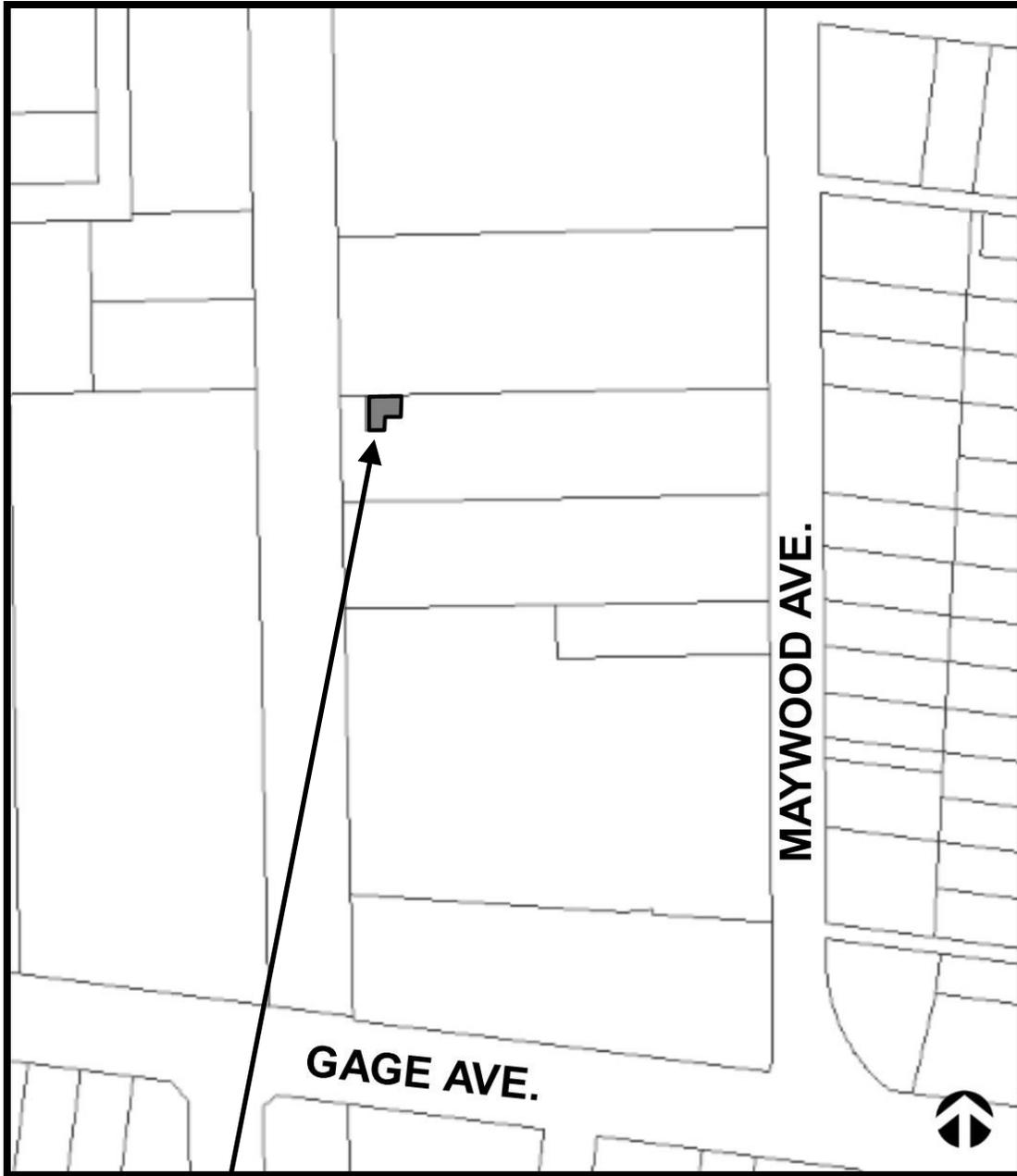
November 16, 2016

Page 8 of 8

14. 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.
15. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
16. 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.
17. 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.
18. 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.
19. That the business owner (Applicant) and property owner agree in writing to the above conditions.

EXHIBITS:

- A: Vicinity Map
- B: Assessor's Parcel Map
- C: Site Plan
- D: Floor Plan
- E: Elevation
- F: 2016-19 CUP Application
- G: PC Resolution No. 2016-19



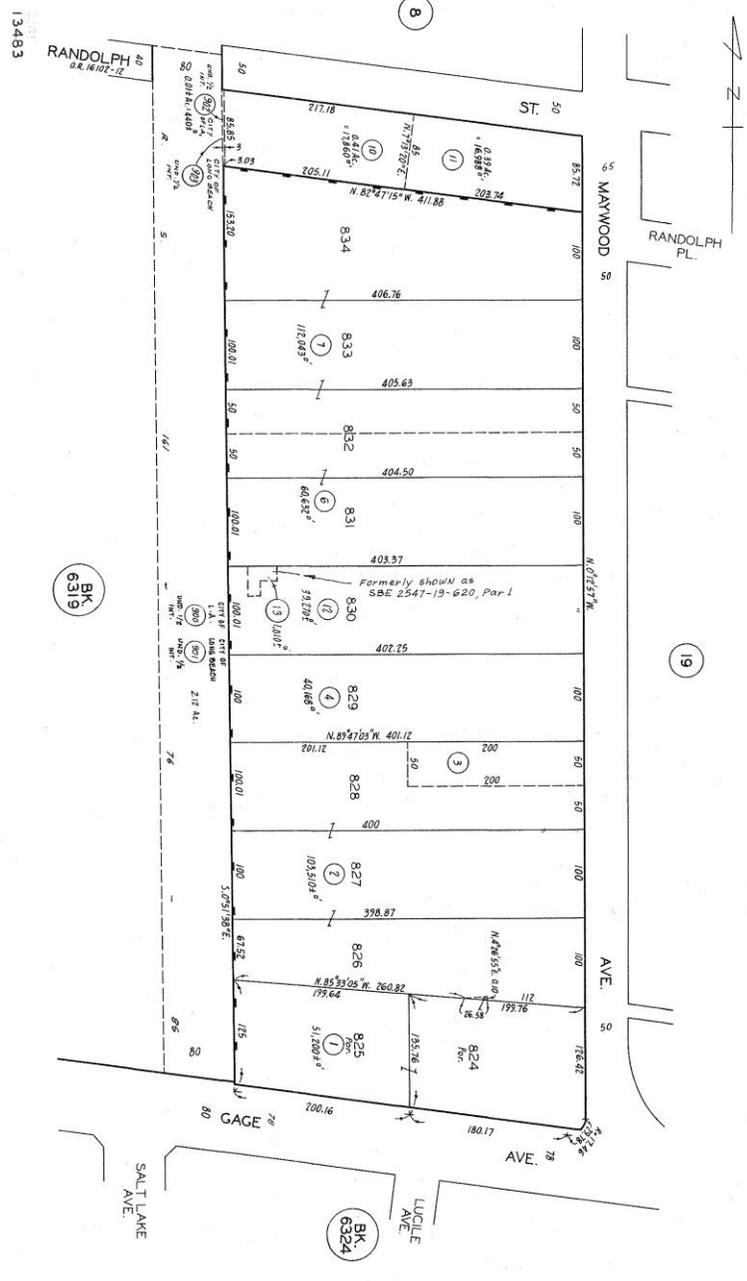
6237 Maywood Avenue
Huntington Park, CA 90255

VICINITY MAP

6318 7
SCALE: 100'

2004

9660222106/12
2000080204300000-12
2004082116015001-12
2004082116044052-22
2003105



13483
SAN ANTONIO RANCHO
TRACT NO. 3398 - - M.B. 37--43
P. 1-389

ASSESSOR'S PARCEL MAP

EXHIBIT B

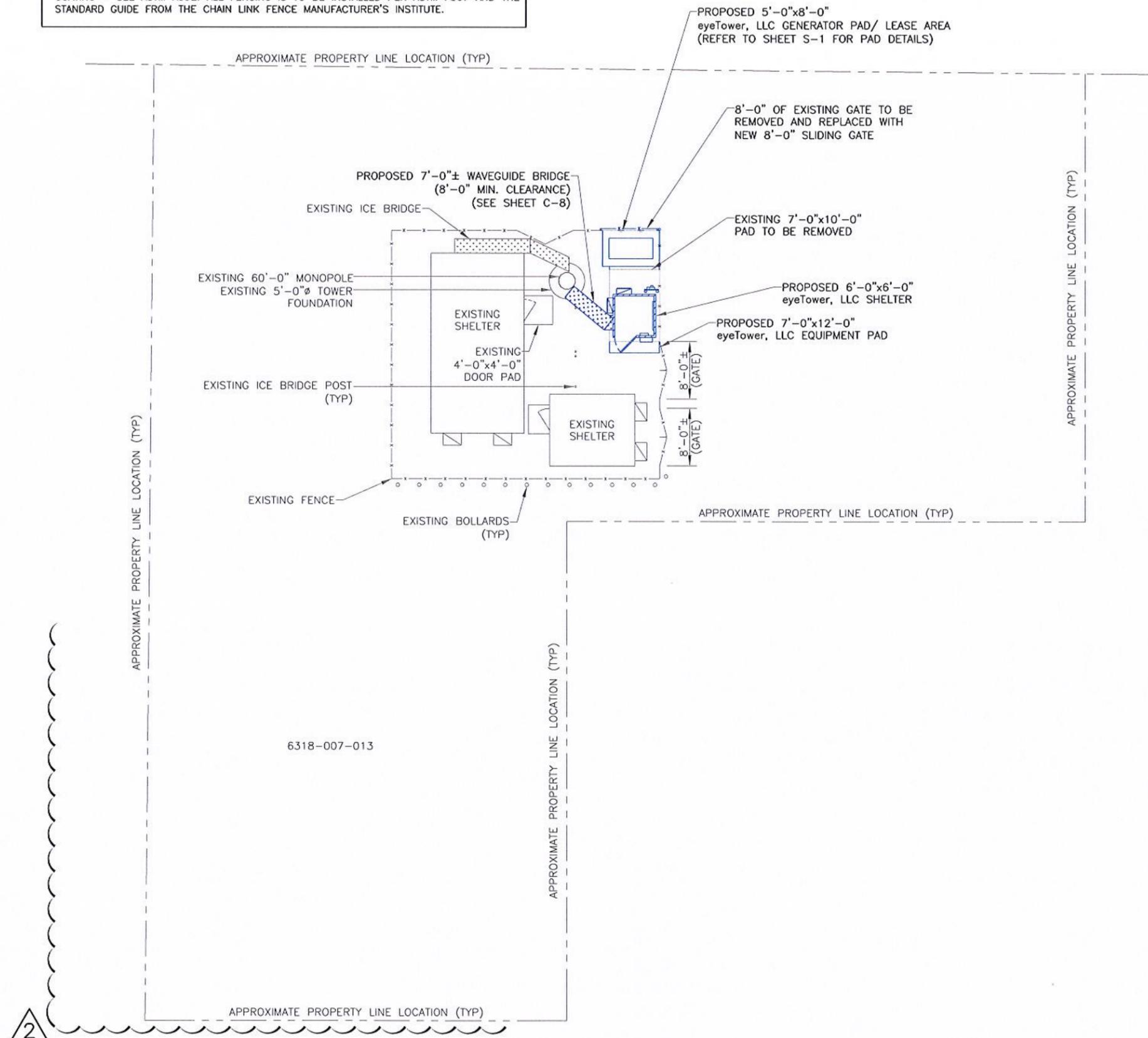
CASE NO. 2016-19 CUP

SITE PLAN

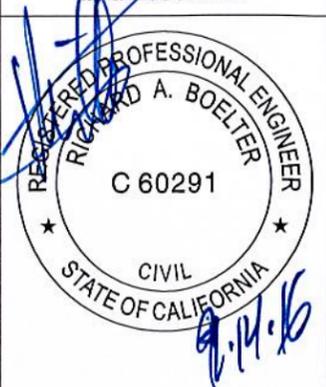
EXHIBIT C

CASE NO. 2016-19 CUP

NOTE:
 NEW CHAIN LINK HORIZONTAL SLIDING GATE TO BE INSTALLED PER ASTM F1184. ALL CHAIN LINK FENCE FABRIC TO BE GALVANIZED, 9 GAGE WIRE. FENCE FABRIC TO HAVE 2-INCH OPENINGS. SELVAGE TO BE KNUCKLED BOTH ENDS (UNLESS NOTED OTHERWISE). ZINC COATING TO BE CLASS 2 WITH MINIMUM 2 OUNCES OF ZINC PER SQUARE FOOT OF COATING - SEE ASTM A392. ALL FENCING IS TO BE INSTALLED PER ASTM F567 AND THE STANDARD GUIDE FROM THE CHAIN LINK FENCE MANUFACTURER'S INSTITUTE.



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADJUST DIMENSIONS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE APPROVED. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF AND NEITHER CROWN CASTLE NOR THE ENGINEER WILL BE PROVIDING CONTRACTOR WITH A COPY OF THIS PROJECT.



No.	Date	Action
2	09/12/16	CONSTRUCTION
1	08/25/16	CONSTRUCTION
0	05/20/16	CONSTRUCTION
A	05/02/16	90% CD SUBMITTAL

Carrier:

2711 CENTERVILLE ROAD, STE 400 FMS 160
 WILMINGTON, DE 19808

Tower Owner/Client:

33 EXECUTIVE PARK, SUITE 310
 IRVINE, CA 92614

A/E Consultant:

380 SOUTHPOINTE BLVD, SUITE 400
 CANONSBURG, PA 15317

Project:

**844966
 LAX200**

6237 MAYWOOD AVENUE
 HUNTINGTON PARK, CA 90255

Drawing Title:

SITE PLAN

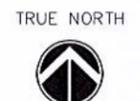
Application ID: 334125	JDE Job Number: 366010
Drawn By: MAJ	Date: 05/02/16
Checked By: JM	Client Approval:

Issue No.:	Drawing No.:
2	C-1.2



Know what's below.
 Call before you dig.

NOTE:
 THE NEW CONSTRUCTION WILL NOT DISTURB OR DESTROY EXISTING LANDSCAPING OR TREES.



22"x34" SCALE: 1/8" = 1'-0"
 11"x17" SCALE: 1/16" = 1'-0"
 8' 6' 4' 2' 0' 8'

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COMPOUND PLAN

1 2 3 4 5 6

PLOT SIZE - 11" x 17" AND 10"

FLOOR PLAN

EXHIBIT D

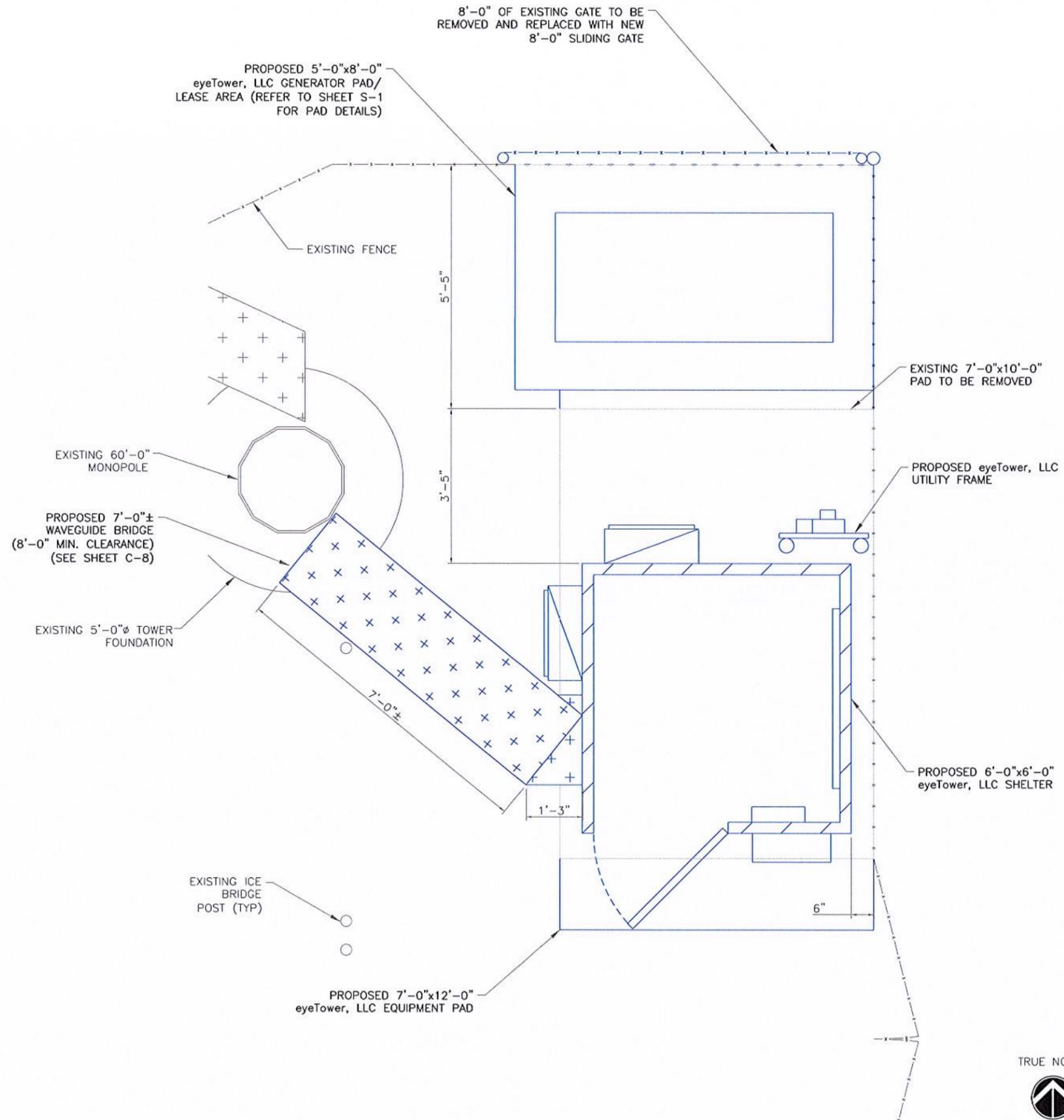
CASE NO. 2016-19 CUP

GENERAL REFERENCE NOTES

- DAMAGE TO ALL UTILITIES, LAND, ACCESS AREAS, AND PROPERTY OF OTHERS DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO THE ORIGINAL CONDITION AT THE COMPLETION OF THE WORK.
- REMOVE ANY EXISTING VEGETATION AND ORGANIC MATERIALS FROM THE LEASE AREA.
- RE-GRADE AROUND THE EQUIPMENT SLAB AS REQUIRED TO ALLOW A MAXIMUM 4" OF PAD THICKNESS EXTENDING ABOVE THE FINISHED GRAVEL SURFACE. REPLACE GRAVEL AROUND SLAB AT COMPLETION OF INSTALLATION.
- ALL WORK SHALL BE DONE IN A SATISFACTORY AND PROFESSIONAL WORKMANLIKE MANNER. ALL WORK SHALL BE SUBJECT TO INSPECTION DURING CONSTRUCTION AND FINAL APPROVAL BY THE CONSTRUCTION MANAGER.
- ANY SUBSTITUTIONS OF MATERIALS, EQUIPMENT, OR DEVIATIONS FROM THE DESIGN PLAN OR SPECIFICATIONS SHALL BE COORDINATED AND APPROVED BY THE CONSTRUCTION MANAGER.
- COLOR SELECTION FOR PAINTED ITEMS SHALL BE MADE BY THE CONSTRUCTION MANAGER.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN PRIOR TO BID SUBMITTAL. ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITIES LOCATOR FOR EXACT LOCATIONS OF ALL EXISTING UTILITIES WITHIN DISTURBED AREAS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES BY DIGGING A TEST PIT, AS NECESSARY. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE FOR PLANNING PURPOSES ONLY.
- THE CONTRACTOR SHALL PROVIDE ANY NECESSARY PROTECTION FOR EXISTING UTILITIES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN A CLEAN SET OF CONSTRUCTION DRAWINGS AT THE SITE FOR THE PURPOSE OF DOCUMENTING "AS-BUILT" CONDITIONS AND DEVIATIONS FROM THE ORIGINAL DESIGN. THE REDLINE DRAWINGS SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS FOR THE PROJECT FROM ALL APPLICABLE GOVERNMENT AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR SHALL PROTECT ALL SURVEY STATIONS AND CONTROL POINTS DURING CONSTRUCTION AND SHALL RE-ESTABLISH ANY DISTURBED CONTROL POINTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING LOCAL BUILDING CODE AND ALL APPLICABLE AMENDMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL GOVERNING LOCAL OFFICIAL FOR LOCAL BUILD CODE REQUIREMENTS.
- THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND BE FAMILIARIZED WITH ALL EXISTING CONDITIONS INCLUDING SITE ACCESS PRIOR TO BID SUBMITTAL. ANY CHANGES DURING CONSTRUCTION DUE TO AN EXISTING CONDITION WHICH IS VISUALLY ASCERTAINABLE PRIOR TO BID SUBMITTAL, CANNOT BE USED AS THE BASIS FOR A CHANGE ORDER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL WASTE DEBRIS AND VEGETATION FROM THE SITE. BURIAL AND/OR BURNING OF WASTE MATERIALS IS NOT ACCEPTABLE.

NOTES:

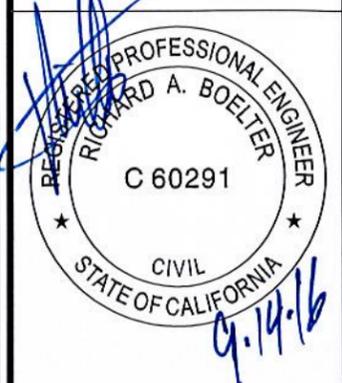
- CONDUIT ROUTING IS SCHEMATIC ONLY, CONTRACTOR SHALL DETERMINE SUITABLE ROUTING IN THE FIELD.
- NEW CHAIN LINK HORIZONTAL SLIDING GATE TO BE INSTALLED PER ASTM F1184. ALL CHAIN LINK FENCE FABRIC TO BE GALVANIZED, 9 GAGE WIRE. FENCE FABRIC TO HAVE 2-INCH OPENINGS. SELVAGE TO BE KNUCKLED BOTH ENDS (UNLESS NOTED OTHERWISE). ZINC COATING TO BE CLASS 2 WITH MINIMUM 2 OUNCES OF ZINC PER SQUARE FOOT OF COATING - SEE ASTM A392. ALL FENCING IS TO BE INSTALLED PER ASTM F567 AND THE STANDARD GUIDE FROM THE CHAIN LINK FENCE MANUFACTURER'S INSTITUTE.



EQUIPMENT LOCATION PLAN

22"x34" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN SHOWS. ALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF AND NEITHER DRAWING OR ENGINEER NOR THE ENGINEER WILL BE PROVIDING CONSTRUCTION REVIEW OF THE PROJECT.



No.	Date	Action
2	09/12/16	CONSTRUCTION
1	08/25/16	CONSTRUCTION
0	05/20/16	CONSTRUCTION
A	05/02/16	90% CD SUBMITTAL

Carrier:

2711 CENTERVILLE ROAD, STE 400, PMB 160
WILMINGTON, DE 19808

Tower Owner/Client:

38 EXECUTIVE PARK, SUITE 310
IRVINE, CA 92614

A/E Consultant:

380 SOUTHPOINTE BLVD, SUITE 400
CANDLERBURG, PA 15317

Project:

**844966
LAX200**

6237 MAYWOOD AVENUE
HUNTINGTON PARK, CA 90255

Drawing Title:

EQUIPMENT LOCATION PLAN

Application ID: 334125	JDE Job Number: 366010
Drawn By: MAJ	Date: 05/02/16
Checked By: JM	Client Approval

Issue No.:	Drawing No.:
2	C-2

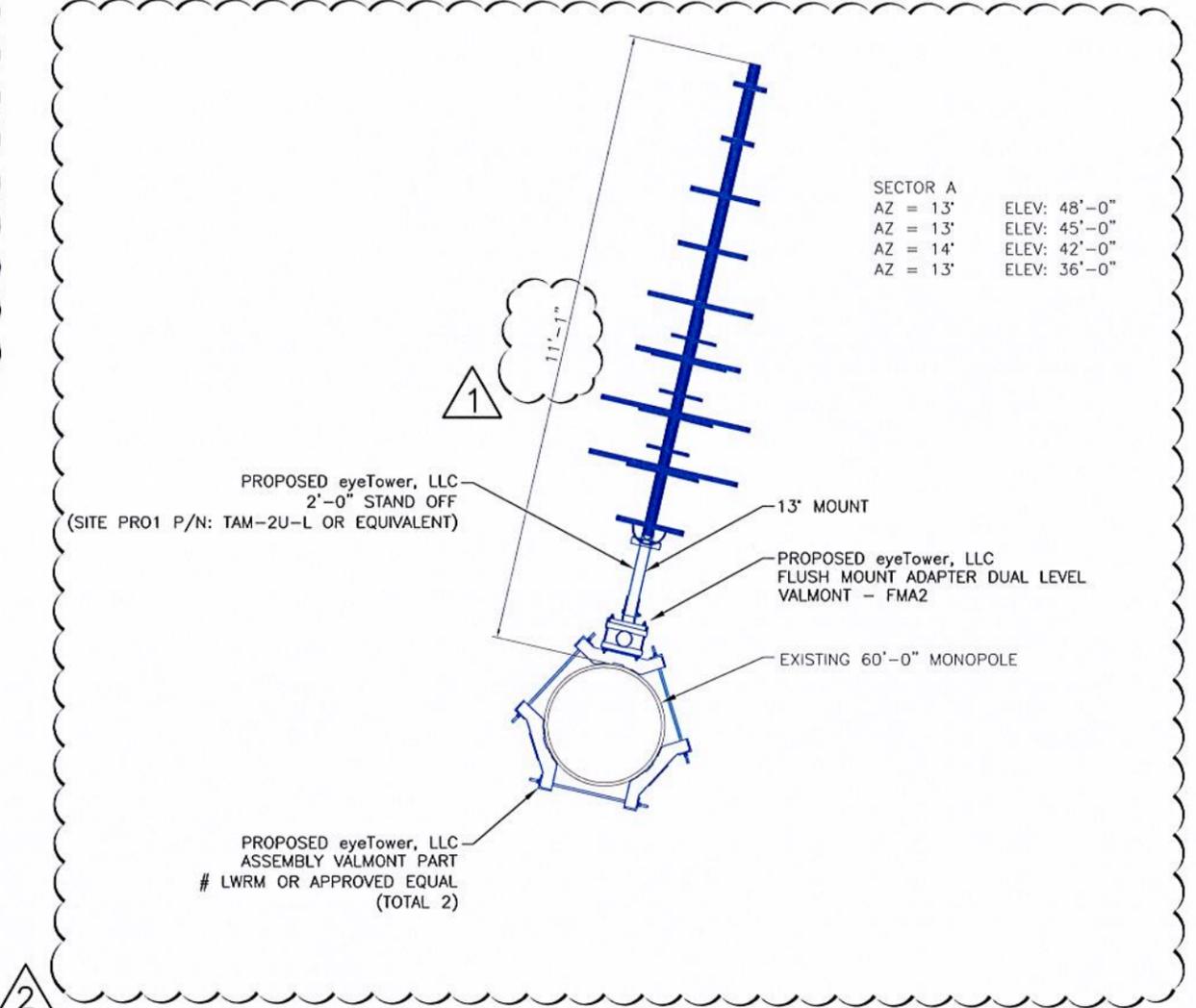
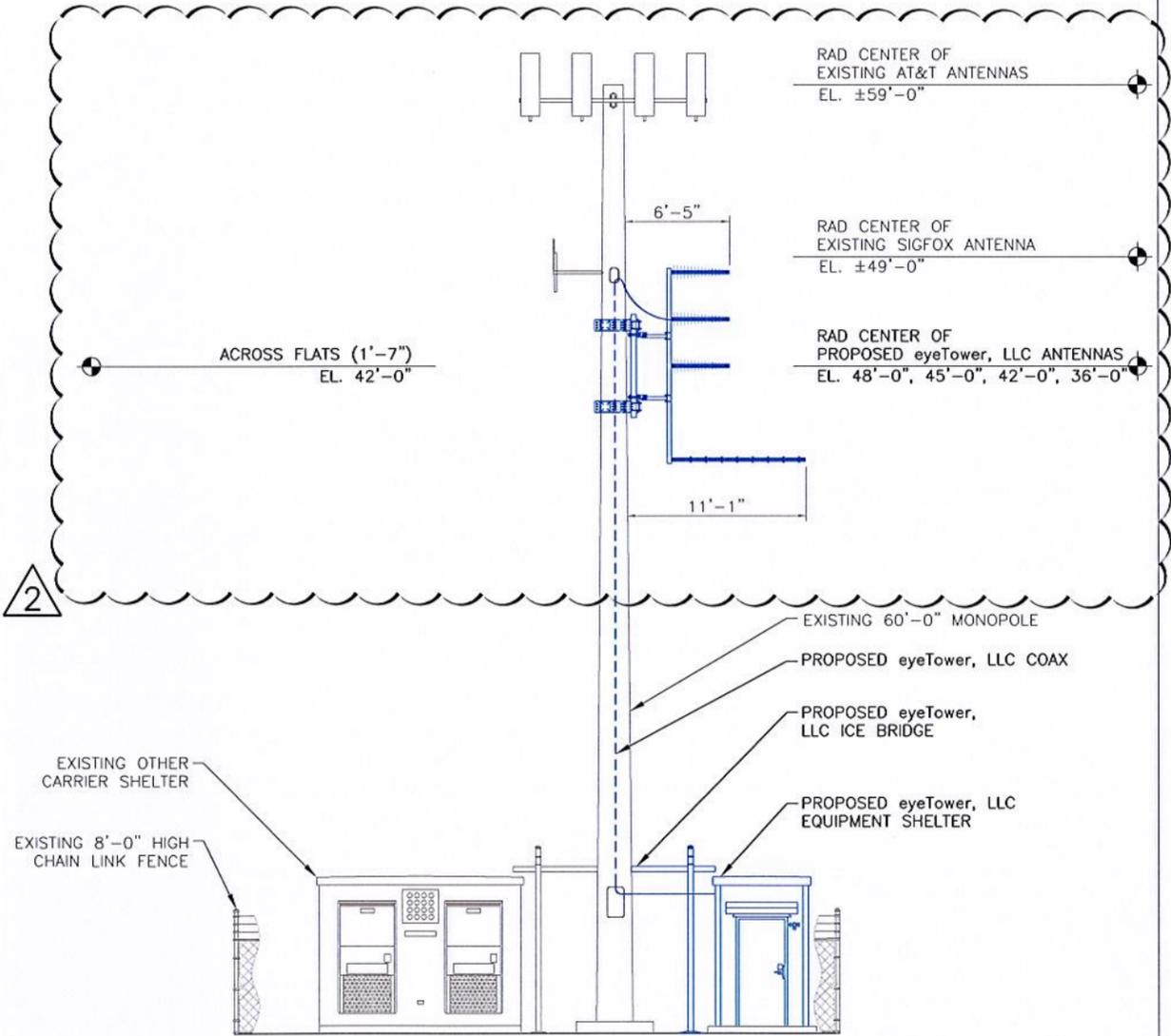
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ELEVATIONS

NOTE:
NO WORK SHALL COMMENCE WITHOUT THE APPROVED TOWER/ANTENNA MOUNT STRUCTURAL ANALYSIS REPORT SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER UNDER SEPARATE COVER. IF REQUIRED, THE CONTRACTOR SHALL MODIFY TOWER AND/OR ANTENNA MOUNTS AS INDICATED IN THE ABOVE MENTIONED STRUCTURAL REPORT OR ASSOCIATED MODIFICATION DESIGN DRAWINGS.

NOTE:
1. REFER TO PAUL J. FORD & COMPANY PASSING STRUCTURAL ANALYSIS DATED APRIL 28, 2016.
2. REFER TO SHEET C-5 FOR OTA TOWER ELEVATION DRAWING PROVIDED BY eyeTower, LLC.
3. TOWER DOES NOT HAVE CLIMBING FACILITIES - MANLIFT REQUIRED FOR ELEVATED WORK.

NOTES:
1. REFER TO ANTENNA SCHEDULE FOR ADDITIONAL INFO.
2. ADJUST ANTENNA MOUNTS AS REQUIRED TO ACHIEVE THE AZIMUTHS SPECIFIED AND LIMIT RF SHADOWING.
3. CONTRACTOR TO FIELD VERIFY TOWER DIAMETER PRIOR TO ORDERING MOUNT.



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONTRACTOR OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN SHOWS SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE APPROVED. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF AND NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN REVIEW OF THIS PROJECT.



No.	Date	Action
2	09/12/16	CONSTRUCTION
1	08/25/16	CONSTRUCTION
0	05/20/16	CONSTRUCTION
A	05/02/16	90% CD SUBMITTAL

Carrier:
eyeTower
2711 CENTERVILLE ROAD, STE 400, PMB 160
WILMINGTON, DE 19809

Tower Owner/Client:
CROWN CASTLE
38 EXECUTIVE PARK, SUITE 310
IRVINE, CA 92614

A/E Consultant:
CROWN CASTLE
260 SOUTHPOINTE BLVD, SUITE 400
CANONSBURG, PA 15317

Project:
844966 LAX200
6237 MAYWOOD AVENUE
HUNTINGTON PARK, CA 90255

Drawing Title:
TOWER ELEVATION & ANTENNA LAYOUT

Application ID: 334125	JDE Job Number: 366010
Drawn By: MAJ	Date: 05/02/16
Checked By: JM	Client Approval

Issue No.:	Drawing No.
2	C-3

TOWER ELEVATION

22"x34" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE

ANTENNA LAYOUT

22"x34" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE

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

EXHIBIT F

CASE NO. 2016-19 CUP



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: 10.26.16 File No.: 2016.19 Fee/Receipt No.: 2,475.00 Initials: VA

PROJECT INFORMATION

Project Address: 6237 Maywood Ave
 General Location: _____
 Assessors Parcel Number (APN): 6318-007-013

APPLICANT'S INFORMATION

Applicant: Eyetaower - Justin Davis
 Mailing Address: 38 Technology Suite 250 Irvine CA 92618
 Phone 1: 602-391-0399 Phone 2: _____ Fax: _____

PROPERTY OWNER'S INFORMATION

Property Owner: Crown Castle
 Mailing Address: PO BOX 849882 MW CELL TRS 1 LLC Los Angeles, CA 90084
 Phone 1: 949-885-9879 Phone 2: _____ Fax: _____

REQUEST

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

Install 4 TV antennas on new mounts on existing tower. Install new 6' x 6' shelter inside existing compound. Install
15 KW Generator.

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)
This is an existing cell phone tower

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)
No traffic will be created by this project

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

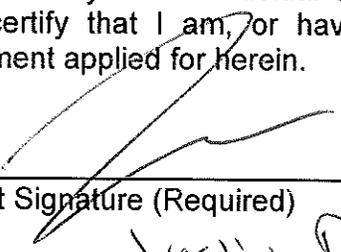
N/A existing cell tower

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

N/A existing cell tower

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 8/30/16

Justin Davis

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.

See LOA

Property Owner Signature (Required)

Date _____

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: 10/6/16 File No.: 2016-19 CUP Fee/Receipt No.: _____ Initials: _____

1. **Applicant** (please circle whether Owner, Leasee, Purchaser or Representative):
 Name: Eytower
 Address: 38 Technology Suite 250 Irvine CA 92618
 Telephone: 602-391-0399 Fax: _____

2. **Contact Person concerning this project:**
 Name: Justin Davis
 Address: 38 Technology Suite 250 Irvine CA 92618
 Telephone: 602-391-0399 Fax: _____

3. **Address of project:** 6237 Maywood Ave

4. **Assessor's Parcel Number (APN):** 6318-007-013

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:**
None

7. **Existing Zone:** _____

8. **Proposed use of site:** Place antennas on existing cell tower

9. **Site size (lot dimensions and square footage):**
59' tall monopole

10. **Project size:**
Square feet to be added/constructed to structure(s):
n/a equipment to be placed in existing shelter

Total square footage of structure(s): _____
11. **Number of floors of construction:**
Existing: n/a existing site

Proposed: _____
12. **Parking:**
Amount required: n/a existing site

Amount provided: _____
13. **Anticipated time scheduling of project:** n/a existing site

14. **Proposed phasing of development:** n/a existing site

15. **If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:**
n/a

16. **If commercial, indicate the type of commercial use, estimated employment per shift, proposed hours of operations, indicate whether neighborhood, City or Regionally oriented, square footage of sales area, and loading locations:**
n/a

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

n/a

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

n/a

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

A) Potentially Significant Impact

B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

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

AIR QUALITY

20. Would the proposed project:

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

BIOLOGICAL RESOURCES

21. Would the proposed project:

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

CULTURAL RESOURCES:

22. Would the proposed project:

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

GEOLOGY AND SOILS

23. Would the proposed project:

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

HAZARDS

24. Would the proposed project:

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

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

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

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

LAND USE AND PLANNING

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

MINERAL AND ENERGY RESOURCES

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

NOISE

28. Would the proposed project result in:
- a. Increase to existing noise levels? D
 - b. Exposure of people to severe noise levels? D

POPULATION AND HOUSING

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

PUBLIC SERVICES

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

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

RECREATION

31. Would the proposed project:

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

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

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

UTILITIES AND SERVICE SYSTEMS

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

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

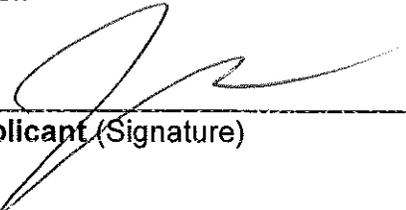
34. Describe the project site as it exists before the project, including any existing structures on the site, and the use of the structures (i.e. residential, commercial, industrial, etc.) Attach photographs of the site and of the surrounding land uses.

n/a existing site

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

n/a existing site

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)

8/30/16

Date

P.C. RESOLUTION NO. 2016-19

EXHIBIT G

CASE NO. 2016-19 CUP

1 **PC RESOLUTION NO. 2016-19**

2 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON,**
3 **STATE OF CALIFORNIA, APPROVING A REQUEST FOR A CONDITIONAL USE**
4 **PERMIT TO INSTALL FOUR NEW TELEVISION ANTENNAS ON AN EXISTING**
5 **WIRELESS TOWER FACILITY WITHIN THE MANUFACTURING PLANNED**
6 **DEVELOPMENT (MPD) ZONE ON PROPERTY LOCATED AT 6237 MAYWOOD**
7 **AVENUE, HUNTINGTON PARK, CALIFORNIA**

8 **WHEREAS,** a public hearing was held in the City Hall, 6550 Miles Avenue,
9 Huntington Park, California on Wednesday, November 16, 2016 at 6:30 p.m. pursuant to
10 the notice published and posted as required by law in accordance with the provisions of
11 the Huntington Park Municipal Code, upon an application from Justin Davis & Eyetower,
12 requesting approval of a Conditional Use Permit to install four new television antennas
13 on an existing wireless tower facility within the Manufacturing Planned Development
14 (MPD) Zone on property located at 6237 Maywood Avenue, described as:

15 Assessor's Parcel No. 6318-007-013, City of Huntington Park, County of Los
16 Angeles; and

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

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

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

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

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

28 //

//

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

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

9 **SECTION 2:** The Planning Commission hereby finds that the required findings can
10 be made in connection with Conditional Use Permit No. 2016-19:

- 11 1. The proposed use is conditionally permitted within, and would not impair the
12 integrity and character of, the subject zoning district and complies with all of the
13 applicable provisions of this Code in that ***the proposed antennas on the existing
14 wireless facility are conditionally permitted within the subject zoning district.
15 The subject zoning district, MPD, is intended to provide for industrial and
16 manufacturing uses that serve a community-wide need.***
- 17 2. The proposed use is consistent with the General Plan in that ***it is conditionally
18 permitted within the MPD zoning district. The land uses for the General Plan
19 and Zoning Map have the same MPD designation and thus consistent.
20 Additionally, the proposed development also fulfills the Goal 1 General Plan's
21 Land Use Element, which includes providing a mix of land uses which meets
22 the diverse needs of the City.***
- 23 3. The approval of the Conditional Use Permit for the proposed use is in compliance
24 with the requirements of the California Environmental Quality Act (CEQA) and the
25 City's Guidelines in that ***the proposed television antennas on an existing
26 wireless tower facility are Categorically Exempt pursuant to Article 19,
27 Section 15301 (Existing Facilities) of the California Environmental Quality Act
28 (CEQA) Guidelines.***

- 1 4. The design, location, size and operating characteristics of the proposed use are
2 compatible with the existing and planned future land uses within the general area in
3 which the proposed use is to be located and will not create significant noise, traffic
4 or other conditions or situations that may be objectionable or detrimental to other
5 permitted uses operating nearby or adverse to the public interest, health, safety,
6 convenience or welfare of the City in that ***the design, location, size, and***
7 ***operating characteristics of the proposed antennas on the existing wireless***
8 ***tower facility are compatible with the existing and future land uses as the***
9 ***subject site is zoned MPD. The MPD zone, and the general vicinity, is host to***
10 ***other manufacturing and industrial uses and there are no plans to change the***
11 ***future land use designations within the area. As conditioned, it is not***
12 ***expected that the Applicant's proposal will be detrimental to the public***
13 ***health, safety, or welfare of the City.***
- 14 5. The subject site is physically suitable for the type and density/intensity of use being
15 proposed in that ***the subject site is approximately 1,010 square feet and is***
16 ***completely enclosed within an eight-foot high chain-link fence. Access to the***
17 ***subject site is from the adjoining parcel (APN 6318-007-012). The adjoining***
18 ***parcel is developed with manufacturing and industrial uses and is presently***
19 ***occupied by a bumper repair shop and a contractor's storage yard. As***
20 ***conditioned, it is not expected that the Applicant's proposal will be***
21 ***detrimental to the public health, safety, or welfare of the City or adjoining***
22 ***uses.***
- 23 6. There are adequate provisions for public access, water, sanitation and public
24 utilities and services to ensure that the proposed use would not be detrimental to
25 public health, safety and general welfare in that ***access to the site is from the***
26 ***adjoining parcel's (APN 6318-007-012) driveway. The site is accessible from***
27 ***Maywood Avenue. The site is already set-up with all utilities and services to***
28 ***support the existing wireless facility monopole and the proposed antennas.***

1 **SECTION 4:** The Planning Commission hereby approves Case No. 2016-19
2 Conditional Use Permit, subject to the execution and fulfillment of the following
3 conditions:

- 4 1. That the property owner and Applicant shall indemnify, protect, hold harmless and
5 defend the City and any agency or instrumentality thereof, its officers, employees and
6 agents from all claims, actions, or proceedings against the City to attack, set aside,
7 void, annul, or seek damages arising out of an approval of the City, or any agency or
8 commission thereof, concerning this project. City shall promptly notify both the
9 property owner and Applicant of any claim, action, or proceeding to which this
10 condition is applicable. The City shall cooperate in the defense of the action, while
11 reserving its right to act as it deems to be in the best interest of the City and the
12 public. The property owner and Applicant shall defend, indemnify and hold harmless
13 the City for all costs and fees incurred in additional investigation or study, or for
14 supplementing or revising any document, including, without limitation, environmental
15 documents. If the City's legal counsel is required to enforce any condition of approval,
16 the Applicant shall pay for all costs of enforcement, including legal fees.
- 17 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department
18 corrections and conditions, the property shall be developed substantially in
19 accordance with the applications, environmental assessment, and plans submitted.
- 20 3. That the proposed use shall comply with all applicable City, County, State and
21 Federal codes, laws, rules, and regulations, including Health, Building and Safety,
22 Fire, Sign, Zoning, and Business License.
- 23 4. That the use be conducted, and the property be maintained, in a clean, neat, quiet,
24 and orderly manner at all times and comply with the property maintenance standards
25 as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park
26 Municipal Code.
- 27 5. That the existing wireless communication monopole be operated in compliance with
28 the City of Huntington Park Noise Ordinance.
6. 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.
7. That the operator shall obtain/amend its City of Huntington Park Business License
prior to commencing business operations.
8. That all proposed on-site utilities, including electrical and equipment wiring, shall be
installed underground and/or routed along the ground floor ceiling and shall be
completely concealed from public view as required by the City prior to authorization to
operate.
9. 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

1 Applicants shall also comply with all requirements of the National Pollutant Discharge
2 Elimination System (NPDES), Model Programs, developed by the County of Los
3 Angeles Regional Water Quality Board. This includes compliance with the City's Low
Impact Development (LID) requirements.

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

6 11. That the violation of any of the conditions of this entitlement may result in a citation(s)
7 and/or the revocation of the entitlement.

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

12 13. That the Applicant be required to apply for a new entitlement if any alteration,
13 modification, or expansion would result in an increase to equipment and/or antennas.

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

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

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

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

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

19. That the business owner (Applicant) and property owner agree in writing to the above
conditions.

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

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

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MEMORANDUM

DATE: NOVEMBER 16, 2016

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: JUAN ARAUZ, ASSOCIATE PLANNER

RE: **PLANNING COMMISSION CASE NO. 2016-20 – DEVELOPMENT PERMIT/BONUS DEVELOPMENT/VARIANCE**

BACKGROUND

On November 5, 2016, a Notice of Public Hearing was published in the newspaper and mailers were sent to property owners within a 300' radius of the subject site regarding the proposed project located at 6303 Marconi Avenue.

The notice was published and mailers were sent out without properly noticing the proposed project. Specially, the notices advertised a Variance application by mistake. The notices should have included a Conditional Use Permit instead of a Variance. New noticing will be required in order to conduct the public hearing.

RECOMMENDATION

That the Planning Commission continue to the December 21, 2016 Planning Commission Meeting to allow Staff time to properly notice the meeting.



MEMORANDUM

DATE: NOVEMBER 16, 2016

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: MANUEL ACOSTA, ECONOMIC DEVELOPMENT MANAGER

FROM: CARLOS LUIS, SENIOR PLANNER

RE: **PLANNING COMMISSION CASE NO. 2016-21 – DEVELOPMENT PERMIT**

BACKGROUND

On October 17, 2016, the Planning Division received a Development Permit application for a proposed two-story retail/office commercial building measuring approximately 8,404 square feet.

Subsequently, the item was published in the local newspaper and scheduled for the November 16, 2016 Planning Commission meeting.

Upon review of the proposed project application and plans, it was noted that there were several inconsistencies with the application submittal. After discussing the inconsistencies with applicant, it was agreed that the applicant would like to request a continuance in order to have time to address the inconsistencies with the application.

RECOMMENDATION

That the Planning Commission continue this item to the December 21, 2016 Planning Commission meeting in order to allow Staff time to work with the applicant and resolve the inconsistencies.