



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

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

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

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

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

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

CALL TO ORDER

ROLL CALL

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

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

CONSENT ITEMS

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

1. Approval of Planning Commission Meeting Minutes:

1-1. Regular Meeting of November 16, 2016.

PUBLIC HEARING

1. **(Continued from November 16, 2016) CASE NO. 2016-20 DP/CUP/BD/ – DEVELOPMENT PERMIT/ CONDITIONAL USE PERMIT/ BONUS DEVELOPMENT/** – A request for a Development Permit, Conditional Use Permit, and a Bonus Development to build a second unit located at 6303 Marconi Avenue, within the Residential Medium-Density (R-M) Zone.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;
 2. Take public testimony; and
 3. Consider PC Resolution No. 2016-20, approving a Development Permit, Conditional Use Permit, and a Density Bonus in connection with property located at 6303 Marconi Avenue, within R-M Zone.
2. **(Continued from November 16, 2016) 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 January 18, 2017.

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to the Regular Meeting on Wednesday, January 18, 2017 at 6:30 p.m.

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I, Carlos Luis, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at City of Huntington City Hall and made available at www.hpca.gov on the 15th of December, 2016.



Carlos Luis



MINUTES

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

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

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Carvajal.

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
ABSTAINED: Commissioner(s): Carvajal

1. Approved 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.

Senior Planner Carlos Luis presented the item.

Motion: Commissioner Carvajal motioned to adopt 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) with amended changes to Section 7, on page 2, of PC Resolution No. 2016-22, seconded by Commissioner Montes. Motion passed 4-0 by the following vote.

ROLL CALL:

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

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)

Senior Planner Carlos Luis introduced the item, presented a PowerPoint presentation and announced that the applicant was in attendance to answer any questions.

Chair Martinez opened the item up for public comment.

Public Comment

1. Cindy Estrada, applicant, noted previously a request was made by the Police Department to have a security guard and is asking the Planning Commission to modify resolution to require no security guard.
2. Brian, spoke in support of the applicant and the proposed project.

Chair Martinez closed public comment.

Motion: Chair Martinez motion to adopt 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, with changes to condition number 47, seconded by Commissioner Montes. Motion passed 4-0 by the following vote:
ROLL CALL:

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

Senior Planner Carlos Luis announced that there is a 15 day appeal period.

- 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.

Senior Planner Carlos Luis presented the item, introduced Assistant Planner Rodrigo Pelayo who presented a PowerPoint presentation and announced the applicant was in attendance to answer any questions.

Chair Martinez opened the item up for public comment.

Public Comment

- Justin Davis, applicant, announced he was here for any questions.

Motion: Chair Martinez motioned to continue item to the next regular Planning Commission meeting of December 21, 2016, seconded by Commissioner Carvajal. Motion passed 4-0 by the following vote:

ROLL CALL:

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

- 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.

Senior Planner Carlos Luis presented item and requested the item be continued due to incorrect publishing.

Motion: Chair Martinez motioned to continue item to the next regular Planning Commission meeting of December 21, 2016, seconded by Vice Chair Cordova. Motion passed 4-0 by the following vote:

ROLL CALL:

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

- 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.

Senior Planner Carlos Luis presented item and requested the item be continued to the next Planning Commission meeting.

Motion: Vice Chair Cordova motioned to continue item to the next regular Planning Commission meeting of December 21, 2016, seconded by Commissioner Montes. Motion passed 4-0 by the following vote:

ROLL CALL:

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

STAFF COMMENTS

Assistant City Attorney Noel Tapia welcomed back Commissioner Carvajal.

Senior Planner Carlos Luis advised the Commission that based on this evenings items, a Special Planning Commission meeting may be required.

PLANNING COMMISSION COMMENTS

Commissioner Montes, thanked staff for all their support.

Commissioner Carvajal, thanked staff and his colleagues for their support in his absence.

Vice Chair Cordova, thanked staff for all their support and asked staff to look into business cards for the commission.

Chair Martinez, congratulated Senior Planner Carlos Luis on his new baby and thanked staff for all their support.

ADJOURNMENT

At 7:56 p.m. Chair Martinez adjourned the City of Huntington Park Planning Commission to the Regular Meeting on Wednesday, December 21, 2016 at 6:30 p.m.

DRAFT



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: DECEMBER 21, 2016

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: JUAN ARAUZ, ASSOCIATE PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2016-20 DP/CUP/BD
(DEVELOPMENT PERMIT/ CONDITIONAL USE PERMIT/BONUS
DEVELOPMENT)**

REQUEST: A request for a Development Permit, a Conditional Use Permit, and a Bonus Development to build a second unit located at 6303 Marconi Avenue, within the Residential Medium-Density (R-M) Zone.

APPLICANT/PROPERTY OWNER: Totum Corporation
15130 Ventura Blvd, Suite 327
Sherman Oaks, CA 91403

PROJECT LOCATION: 6303 Marconi Avenue

ASSESSOR'S PARCEL NUMBER: 6319-004-005

PRESENT USE: Single Family Residence

PROPOSED PROJECT SIZE: 855 sq. ft. garage (1st floor)
686 sq. ft. unit (2nd floor)
1,541 sq. ft. Total

EXISTING BUILDING SIZE: 1,030 sq. ft. (SFD)

LOT SIZE: 4,725 sq. ft.

GENERAL PLAN: Residential Medium-Density (R-M)

ZONE: R-M

**SURROUNDING
LAND USES:** North: R-M
West: R-M
South: R-M
East: R-M

**MUNICIPAL CODE
REQUIREMENTS FOR A
DEVELOPMENT PERMIT:** Pursuant to Huntington Park Municipal Code (HPMC), the construction of multi-family housing requires a Development Permit. Per HPMC Section 9-2.1005, each Development Permit application shall be analyzed to ensure that the application is consistent with the purpose/intent of the Municipal Code and the City's CEQA Guidelines. To ensure effective implementation of General Plan policies relating to design, each applicable Development Permit shall be reviewed by the Director prior to determination by the Planning Commission.

**REQUIRED FINDINGS
FOR A DEVELOPMENT
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, modify, or deny a Development Permit in whole or in part and shall impose specific development conditions if approved. These conditions shall relate to both on- and off-site improvements that are necessary to accommodate flexibility in site planning/property development, mitigate project-related adverse impacts and to carry out the purpose/intent and requirements of the respective zoning district and General Plan goals and policies. The Review Authority may approve a Development Permit, only if all of the following findings are made:

1. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards;
2. The proposed development is consistent with the General Plan;

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3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property;
4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
5. The subject site is physically suitable for the type and density/intensity of use being proposed;
6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare; and
7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.

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

Pursuant to HPMC Section 9-3.2, the Commission may grant a Bonus Development through a Conditional Use Permit to increase or modify allowable development, not normally allowed by the strict application of the HPMC, in exchange for the inclusion of beneficial or desirable elements, of some proportional value, to the development not normally required.

The following list provides some examples of the types of uses, amenities, public facilities and urban design elements that the Bonus Development provisions aim to encourage:

- A. Affordable housing;
- B. Additional off-street parking facilities;
- C. Open space;
- D. Mixed use development; or
- E. Cultural facilities.

The following list outlines the development bonuses that may be allowed by the Commission, based on the number and extent of amenities, public facilities, and other positive

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development characteristics, outlined above and/or by the Commission, that are included in a project.

1. Increased allowable floor area ratio (FAR);
2. Increased building height;
3. Reduced building setback requirements;
4. Increased lot coverage percentage;
5. Reduced parking requirements;
6. Increased density;
7. Reduction of fees; and
8. Other development bonuses as determined by the 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 Conditional Use Permit (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

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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:**

Pursuant to the provisions of the California Environmental Quality Act (hereinafter "CEQA") (California Public Resources Code Sections 21000 et seq.) and State CEQA guidelines (14 Cal. Code Regs Sections 15000 et seq.), it has been determined that approval of the Conditional Use Permit, Development Permit, and Bonus Development for the proposed project is exempt from CEQA pursuant to Article 19, Class 32, Section 15332 (In-Fill Development Projects).

BACKGROUND:

On August 17, 2011, the Planning Commission approved the Applicant's request to construct a new two-story residential dwelling unit at 6303 Marconi Street, in the Residential Medium-Density (R-M) Zone. The Applicant submitted the request on behalf of Oldtimers Housing Development Corporation.

At the time when the Planning Commission approved the Applicant's request, the City of Huntington Park had entered into an agreement with Oldtimers Housing Development Corporation to utilize Neighborhood Stabilization Program (NSP) funding, allocated by the California Development of Housing and Community Development (HCD) under the Housing and Economic Recovery Act of 2008 (HERA), to purchase and repair foreclosed and/or abandoned homes and provide affordable housing to low income residents. The Applicant entered into an agreement with the City to rehabilitate and maintain the property as affordable units for a period of fifty-five (55) years, restricting the occupancy of the dwelling units to two (2) people per bedroom, plus one (1) additional household member.

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Since receiving approval, the proposed unit and garage were never built and the Applicant's Planning Commission approval expired. The Applicant is now re-submitting the same proposal that was approved back in 2011.

NOTICING:

On November 5, 2016, a notice of a public hearing scheduled for November 16, 2016 was published in the newspaper. Additionally, mailers were sent to property owners within a 300 foot radius of the subject site regarding the proposed project. However, the notice was published and mailers were distributed without noticing the requested CUP.

On December 12, 2016, Planning Division staff re-noticed the project, with the request for a CUP, via newspaper and mailers.

ANALYSIS:

Site Description

The subject site measures fifty-two and a half (52.50) feet in width along Clarendon Avenue and ninety (90) feet in depth along Marconi Street for a total lot area of 4,725 square feet. The lot was originally developed with a single family dwelling and detached garage, however the garage was demolished in 2011.

Proposed Project

The project Applicant, Totum Corporation, is requesting Planning Commission approval of a Development Permit and a Bonus Development to build a second unit located at 6303 Marconi Avenue, within the R-M zone. The property is currently developed with a 1,030 square foot single family residence.

The Applicant proposes to construct a new 2-story dwelling unit with an 855 square foot four (4)-car tandem parking garage on the ground floor and a 686 square foot one-bedroom unit on the second floor. The dwelling unit is comprised with a living, dining and kitchen area.

Architecture

The exterior design of the proposed unit will be compatible with the existing dwelling unit. The proposed unit will

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incorporate composite shingle roofing, stucco walls, and decorative light fixtures. Staff has conditioned that both structures be designed and painted to match and that the color comply with the City's Exterior Color Ordinance.

Open Space

The HPMC requirement for private open space in the R-M zone is 250 square feet for units on the ground floor, 200 square feet for units on the second floor, and 200 square feet of common open space. The project complies with the above requirements by providing 450 square feet of common space for the existing dwelling unit, 583 square feet for the proposed 2nd story dwelling unit, and 200 square feet of common open space.

Other Improvements

Additional on-site improvements include new landscaping throughout the entire property, new concrete pavers, decorative posts, light fixtures, wood-sided double garage doors, wrought iron guardrail and handrails, and a shared common open space area for both dwelling units.

BONUS DEVELOPMENT:

In exchange for the Applicant's proposed affordable housing component, a Bonus Development is being requested to deviate from the HPMC development standards for off-street parking standards, density, lot size, and dwelling unit size.

Parking

Per the HPMC Section 9-3.804, the proposed project requires two off-street covered parking spaces for each residential unit and one off-street uncovered guest parking space for every third unit. Since a third unit is not proposed, the Applicant is not required to provide a guest parking stall. Thus, the proposed project requires a total of four off-street parking spaces.

Per the HPMC Section 9-3.810(6), tandem parking spaces may be used to satisfy parking requirements in residential zoning districts for multi-family uses. Up to fifty percent (50%) of the parking may be accommodated by tandem spaces and two parking spaces in tandem shall a minimum

dimension of nine-and-a-half (9.5) feet by thirty-seven (37) feet.

The Applicant is proposing to provide four off-street tandem parking spaces. However, the Applicant's proposal is for one-hundred percent (100%) of the parking to be tandem with dimensions of eight-and-a-half (8.5) feet by thirty-four (34) feet. With the approval of the Bonus Development in exchange for affordable housing, the Applicant can deviate from the minimum development standards for tandem parking.

Density, Lot Size, and Dwelling Unit Size

The maximum allowed density in the R-M zone is 17.424 dwelling units per acre, with a minimum lot depth requirement of one-hundred feet, lot width of forty-five feet, and a minimum lot size of 5,000 square feet. Additionally, the minimum unit size in the R-M zone is 850 square feet.

The Applicant's proposal does not comply with the required density, lot depth, lot size, and unit size. With the approval of the Bonus Development in exchange for affordable housing, the Applicant can deviate from these minimum development standards, resulting in compliance with the requirements for parking, density, lot dimensions, lot size, and dwelling unit size.

FINDINGS:

Development Permit Findings

HMPC Section 9-2.1004 requires a Development Permit for projects consisting of two or more residential dwelling units. In granting a Development Permit, the Planning Commission must make findings as set forth pursuant to HMPC Section 9-2.1007. A Development Permit may be approved only if all of the following findings are made:

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

Finding: The subject zoning district is R-M. Per HPMC Section 9-4.101(2)(B), the zone is intended to provide for medium density residential dwellings such as two or three unit family structures. Moreover, HPMC Section

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9-4.102, Table IV-1 indicates that “multi-family dwellings” are allowed in the R-M zone subject to a Development Permit. Based on the aforementioned, the proposed housing development is permitted within this zone.

However, the proposal does not comply with all applicable development standards. Specifically, the proposal does not comply with the requirements for off-street parking, density, lot size, and dwelling unit size. With the approval of the requested Bonus Development in exchange for affordable housing, the Applicant’s proposal can deviate from the minimum development standards of the R-M zone, resulting in compliance with the requirements of the HPMC.

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

Finding: Goal 1.0, Policy 1.1 of the Housing Element, found within the City’s General Plan, is to provide a diversity of residential development types in Huntington Park, including low density single-family homes, moderate density townhomes, and higher density apartments and condominiums in order to address the City’s share of regional housing needs. This proposed project meets this goal by providing additional affordable housing in the City.

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

Finding: The proposed housing project is harmonious and compatible with the existing residential uses presently located within the vicinity and zoning district. The subject site is located in the R-M zone. The properties immediately surrounding the site are developed with single-family and multi-family residential structures. The proposed development would be compatible with existing surrounding uses, therefore, will not adversely impact the subject site or surrounding area. With approval of a Bonus Development in exchange for affordable housing, the proposed project

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can deviate from the minimum development standards for tandem parking as required by the Municipal Code.

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

Finding: Pursuant to the provisions of the California Environmental Quality Act (hereinafter "CEQA") (California Public Resources Code Sections 21000 et seq.) and State CEQA guidelines (14 Cal. Code Regs Sections 15000 et seq.), it has been determined that approval of the Development Permit for the proposed project is exempt from CEQA pursuant to Article 19, Class 32, Section 15332 (In-Fill Development Projects).

- 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 housing development. The site design has adequate circulation for vehicles with access from Marconi Street. However, the proposal does not comply with all applicable development standards. Specifically, the proposal does not comply with the requirements for off-street parking, density, lot size, and dwelling unit size. With the approval of the requested Bonus Development in exchange for affordable housing, the Applicant's proposal can deviate from the minimum development standards of the R-M zone.

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

Finding: Pedestrian access to the site is provided through Marconi Street and Clarendon Avenue and vehicular access is provided through Marconi Street. The site also has adequate existing sanitation, public utilities and services. The proposed development was reviewed by the City's Engineer and Building Official and they have determined that the project will not

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significantly intensify public access, water, sanitation, public utilities or services.

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

Finding: As proposed, it is not anticipated that the proposed development will create significant noise, traffic, or other conditions that may create adverse impacts to the adjacent uses. The design, size, and location of the project site are adequate to support the proposed development. Thus, it is expected that the development will not be detrimental to the public health, safety, or welfare.

Bonus Development Conditional Use Permit Findings

Bonus Development shall require a CUP approval by the Planning Commission. A CUP may only be approved if all of the following findings can be 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 subject zoning district is R-M. Per HPMC Section 9-4.101(2)(B), the zone is intended to provide for medium density residential dwellings such as two or three unit family structures. Moreover, HPMC Section 9-4.102, Table IV-1 indicates that “multi-family dwellings” are allowed in the R-M zone subject to a Development Permit. In addition, a Bonus Development requires a Conditional Use Permit in order to deviate from the minimum development standards. Based on the aforementioned, the proposed housing development is conditionally permitted within this zone.

The proposal does not comply with all applicable development standards. Specifically, the proposal does not comply with the requirements for off-street parking, density, lot size, and dwelling unit size. With the approval of the requested Bonus Development in exchange for affordable housing, the Applicant’s

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proposal can deviate from the minimum development standards of the R-M zone, resulting in compliance with the requirements of the HPMC.

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

Finding: Goal 1.0, Policy 1.1 of the Housing Element, found within the City's General Plan, is to provide a diversity of residential development types in Huntington Park, including low density single-family homes, moderate density townhomes, and higher density apartments and condominiums in order to address the City's share of regional housing needs. This proposed project meets this goal by providing additional affordable housing in 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: Pursuant to the provisions of CEQA (California Public Resources Code Sections 21000 et seq.) and State CEQA guidelines (14 Cal. Code Regs Sections 15000 et seq.), it has been determined that approval of a Conditional Use Permit and a Bonus Development is exempt from CEQA pursuant to Article 19, Class 32, Section 15332 (In-Fill Development Projects).

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: As proposed, it is not anticipated that the proposed development will create significant noise, traffic, or other conditions that may create adverse impacts to the adjacent uses. The design, size, and location of the project site are adequate to support the

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proposed development. Thus, it is expected that the development will not be detrimental to the public health, safety, or welfare. In addition, a Bonus Development is requested in order to deviate from the minimum development standards.

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 housing development. The site design has adequate circulation for vehicles with access from Marconi Street. However, the proposal does not comply with all applicable development standards. Specifically, the proposal does not comply with the requirements for off-street parking, density, lot size, and dwelling unit size. With the approval of the requested Bonus Development in exchange for affordable housing, the Applicant's proposal can deviate from the minimum development standards of the R-M zone.

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: Pedestrian access to the site is provided through Marconi Street and Clarendon Avenue and vehicular access is provided through Marconi Street. The site also has adequate existing sanitation, public utilities and services. The proposed development was reviewed by the City's Engineer and Building Official and they have determined that the project will not significantly intensify public access, water, sanitation, public utilities or services.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, consider all public testimony and **adopt PC Resolution No. 2016-20**, subject to the proposed conditions of approval and/or additional conditions that the Planning Commission may wish to impose.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2016-20 DP/CUP/BD: 6303 Marconi Avenue

December 21, 2016

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CONDITIONS OF APPROVAL:

PLANNING

1. That the property owner and applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the applicant shall pay for all costs of enforcement, including legal fees.
2. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
3. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of Occupancy.
4. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
5. That each garage/carport be provided with the address of the unit which it serves prior to the issuance of the Certificate of Occupancy.
6. That all proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the structure or property shall be completely shielded/enclosed so as not to be visible from public view and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to the issuance of the Certificate of Occupancy as approved by the Planning Division.
7. A Density Bonus Housing Agreement shall be prepared, submitted, reviewed, and approved by the Planning Division. The Density Bonus Housing Agreement shall comply with the requirements outlined in Huntington Park Municipal Code Section 9-3.2206.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2016-20 DP/CUP/BD: 6303 Marconi Avenue

December 21, 2016

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8. That the property be maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.
9. That the applicant comply with the City's requirement for Publicly Visible Art or pay in-lieu art fees in accordance with HPMC Title 9, Chapter 3, Article 17 prior to Building Permit issuance.
10. That the applicant shall be subject to the park dedication requirement, or payment of fees in lieu thereof, or both, as established by Title 9, Chapter 3, Article 16.
11. That the applicant provide private outdoor usable space for each dwelling unit in accordance with Title 9, Chapter 4, Article 1.
12. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The applicant shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
13. That the Permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
14. That the entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
15. That a landscape plan be provided for the entire property, showing planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to the Planning Division, and such landscaping shall be installed and planted according to the approved plan, prior to being issued the Certificate of Occupancy, and shall thereafter be continuously and permanently maintained.
16. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.
17. That this permit may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
18. That the applicant shall comply and satisfy any and all conditions set by applicable departments or agencies, including but not limited to: Building and Safety Division, Engineering Department, and the Fire Department.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2016-20 DP/CUP/BD: 6303 Marconi Avenue

December 21, 2016

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19. That the Director of Community Development or his designee is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
20. That the applicant and property owner agree in writing to the above conditions.

BUILDING AND SAFETY

21. The initial plan check fee will cover the initial plan check and one recheck **only**. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule.
22. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
23. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
24. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
25. Art fee shall be paid to the City prior to issuance of the building Permit.
26. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.
27. The new unit shall be addressed as 6305 Marconi Street and an application to assign address shall be filed with Building Division prior to plan check submittal.
28. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
29. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
30. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
 - a) Observation of cleared areas and benches prepared to receive fill;
 - b) Observation of the removal of all unsuitable soils and other materials;
 - c) The approval of soils to be used as fill material;
 - d) Inspection of compaction and placement of fill;
 - e) The testing of compacted fills; and
 - f) The inspection of review of drainage devices.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2016-20 DP/CUP/BD: 6303 Marconi Avenue

December 21, 2016

Page 17 of 17

31. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.
32. Prior to permit issuance the pdf copy of the soils report shall be provided by the applicant
33. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
34. Foundation inspection will not be made until the excavation has been surveyed and the depth of the footings has been determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
35. Demolition permit is required for any existing buildings which are to be demolished.
36. All fire sprinkler hangers must be designed and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250 pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
37. Separate permit is required for Fire Sprinklers

CODE ENFORCEMENT

38. Fence to be installed on south side of property. Currently, there is no barrier between 6303 Marconi and 6313 Marconi. Fence that is being installed on the Marconi side of the property should extend around the south side to complete a secure perimeter.
39. Exterior storage shall not be allowed to be accumulate throughout the property.

EXHIBITS:

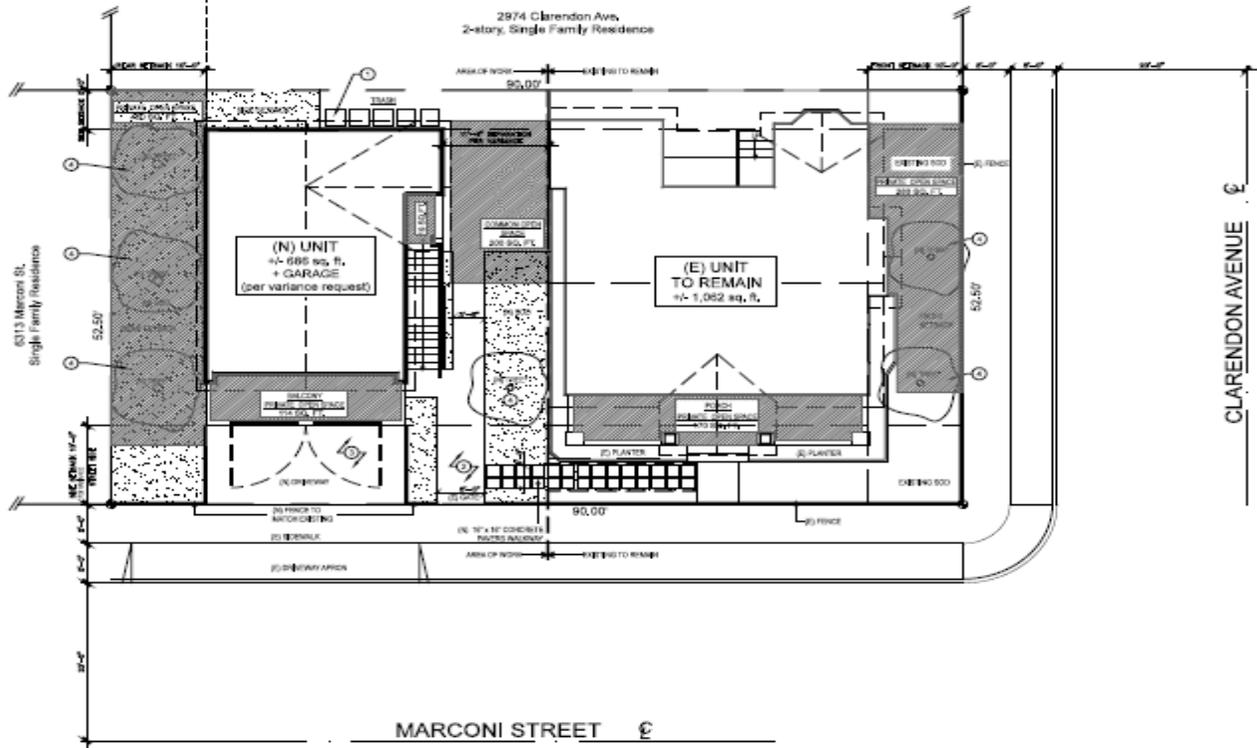
- A: Vicinity Map
- B: Site Plan
- C: Floor Plans
- D: Elevations
- E: Entitlement Application/Environmental Assessment Checklist
- F: PC Resolution No. 2016-20



VICINITY MAP

EXHIBIT A

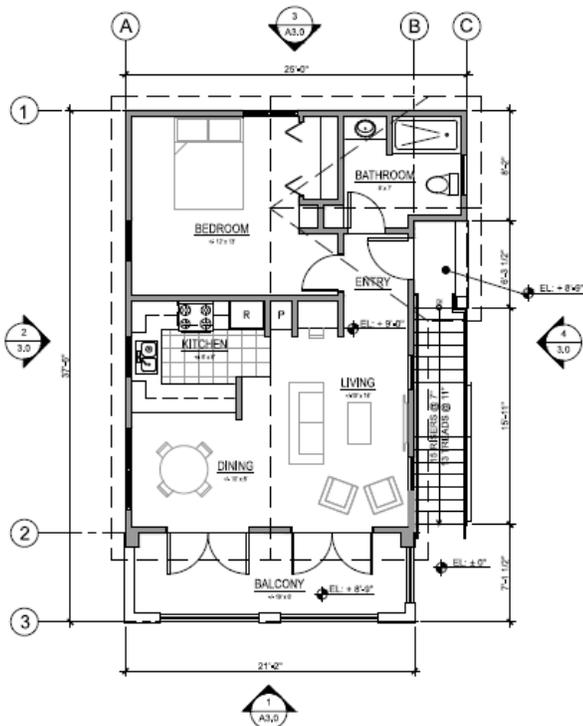
CASE NO. 2016-20 CUP/DP/BD



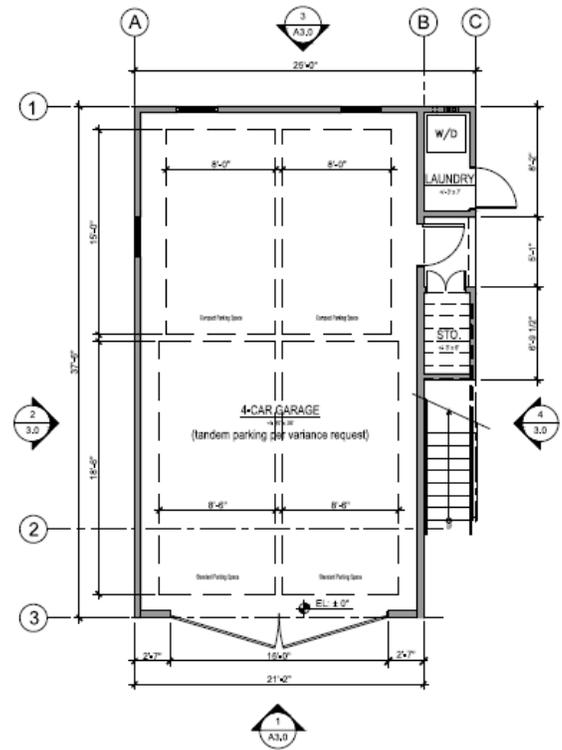
SITE PLAN

EXHIBIT B

CASE NO. 2016-20 CUP/DP/BD

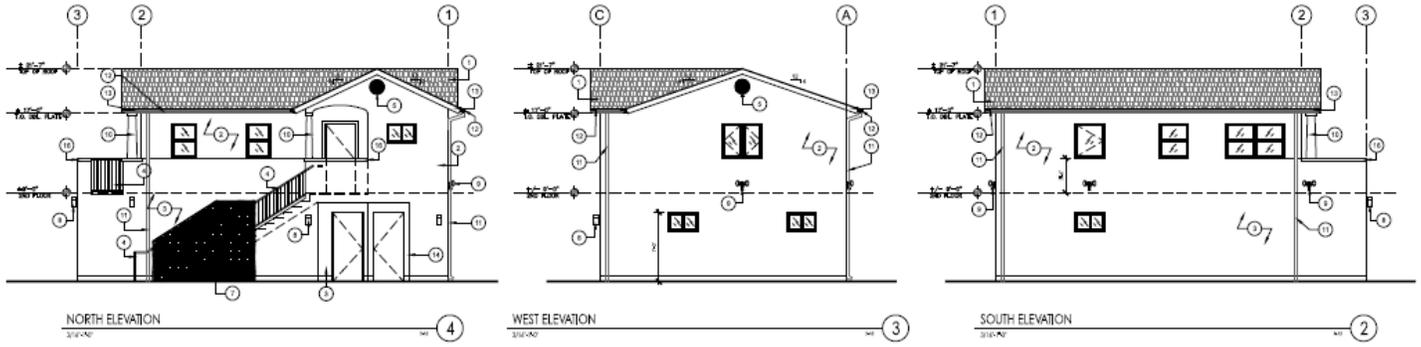


SECOND FLOOR PLAN



GROUND FLOOR PLAN

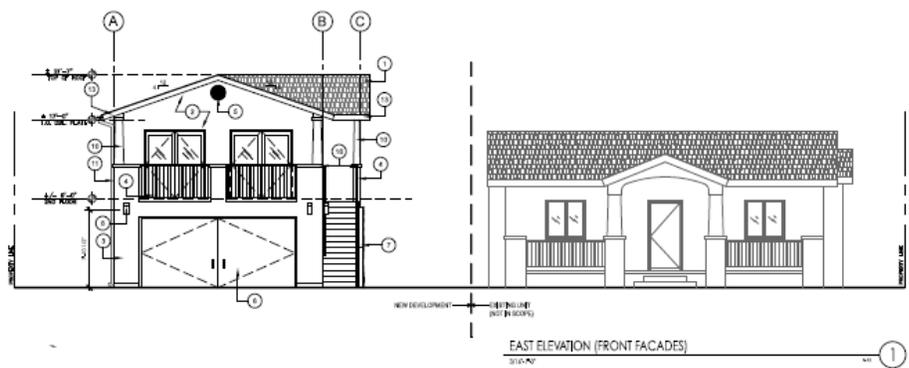
FLOOR PLANS



NORTH ELEVATION
DATE: 01/16/17

WEST ELEVATION
DATE: 01/16/17

SOUTH ELEVATION
DATE: 01/16/17



EAST ELEVATION (FRONT FACADES)
DATE: 01/16/17

ELEVATIONS

**ENTITLEMENT APPLICATIONS
&
ENVIRONMENTAL ASSESSMENT CHECKLIST**

EXHIBIT E

CASE NO. 2016-20 CUP/DP/BD



City of

HUNTINGTON PARK california

COMMUNITY DEVELOPMENT DEPARTMENT

6550 MILES AVENUE
HUNTINGTON PARK, CA 90255
TEL: (323) 584-6210 FAX: (323) 584-6244

DEVELOPMENT PERMIT (DP) APPLICATION

FOR OFFICE USE ONLY

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

PROJECT ADDRESS OR GENERAL LOCATION: 6303 Marconi Street

APPLICANT'S INFORMATION

Applicant: Giulio Zavolta / Totum Corporation

Mailing Address: 15130 Ventura Blvd., Suite 327, Sherman Oaks, CA 91403

Phone 1: 310.291.4074 Phone 2: 818.986.9870 Fax: 818.986.9870

PROPERTY OWNER'S INFORMATION

Property Owner: Oldtimers Housing Development Corporation

Mailing Address: 3355 E. Gage Ave., Huntington Park, CA 90255

Phone 1: 310.291.9978 Phone 2: _____ Fax: _____

PROJECT DESCRIPTION (Check as Appropriate):

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

Other Improvements (Describe): _____

Describe in detail the proposed development:

New 2-story, 1,541 s.f. unit (ground floor:4-car garage, second floor: 1-bedroom unit)

on a lot zoned R-M with an existing single story 1,062 s.f. dwelling

TYPE OF USE (Check as Appropriate):

Residential Retail/Office Commercial Restaurant Industrial/Manufacturing

Other (Describe): _____

Square Footage of New Development/Addition: Ground floor: 855 s.f. / Second floor: 686 s.f. = Total:1,541 s.f.

Total Square Footage: (E) Unit: 1,062 s.f. + (N) Unit: 1,541 s.f. = 2,603 s.f.

Lot Coverage: 41% Off-Street Parking Spaces Provided: 4 No. of Floors: 2

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.

Signature of Applicant

10/6/10
Date



City of

HUNTINGTON PARK california

COMMUNITY DEVELOPMENT DEPARTMENT

6550 MILES AVENUE
HUNTINGTON PARK, CA 90255
TEL: (323) 584-6210 FAX: (323) 584-6244

ENVIRONMENTAL ASSESSMENT CHECKLIST

(To be completed by the applicant)

FOR OFFICE USE ONLY

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

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

Name: Giulio Zavolta, CEO, Principal / Totum Corporation

Address: 15130 Ventura Blvd., Suite 327, Sherman Oaks, CA 91403

Telephone: 310.291.4074

Fax: 818.986.9870

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

Name: Same as above

Address: _____

Telephone: _____

Fax: _____

3. **Address of project:** 6303 Marconi Street, Huntington Park, CA 90255

4. **Assessor's Parcel Number (APN):** 6319-004-005

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

Development Permit

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

Building Permits

7. Existing Zone: R-M (Medium Density Residential)

8. Proposed use of site: Multi-family Residential

9. Site size (lot dimensions and square footage):
52.50' W x 90.00'L = 4,725.00 s.f.

10. Project size:
Square feet to be added/constructed to structure(s):
(N) Unit: Ground floor/855 s.f. + Second floor/686 s.f.
Total square footage of structure(s): 1,541 s.f.

11. Number of floors of construction:
Existing: 1-story, existing unit (not in scope)
Proposed: 2-story, new unit

12. Parking:
Amount required: 4 spaces
Amount provided: 4 spaces (2 standard, 2 compact)

13. Anticipated time scheduling of project: (a) Obtain entitlements by December 1, 2016, (b) Bids by January 2, 2017
(c) Start Construction January 9, 2017, (d) Complete Construction by June 9, 2017, (e) Lease up by June 16, 2017

14. Proposed phasing of development: Single phase construction

15. If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:
The existing unit is a 2-bedroom and will be rented to a family with a maximum number of 5 persons, and the rent will be roughly between \$900 & \$1,100. The newly constructed unit will be a 1-bedroom and will be rented to a family with a maximum number of 3 persons, and the rent will be estimated between \$700 & 900.

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? Do not know soils
- 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?
- 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?
- c. Impact groundwater quality?
- d. Substantially reduce the amount of groundwater otherwise available for public water supplies?

D

D

D

D

LAND USE AND PLANNING

26. Would the proposed project:

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

D

D

D

MINERAL AND ENERGY RESOURCES

27. Would the proposed project:

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

D

D

D

NOISE

28. Would the proposed project result in:

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

D

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

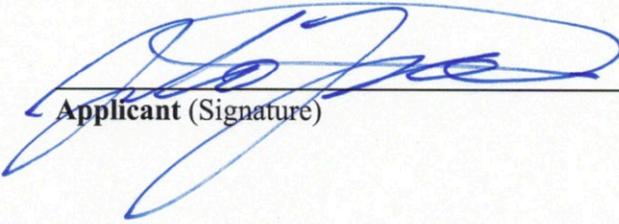
TRANSPORTATION AND TRAFFIC

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

ENVIRONMENTAL ASSESSMENT CHECKLIST – PAGE 8

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)

19/6/16

Date



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

CONDITIONAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY

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

PROJECT INFORMATION

Project Address: 6303 Marconi Street
 General Location: SW corner @ intersection of Marconi & Clarendon
 Assessors Parcel Number (APN): 6319-004-005

APPLICANT'S INFORMATION

Applicant: Giulio Zavolta, CEO, Principal/Totum Corporation
 Mailing Address: 15130 Ventura Blvd., Suite 327, Sherman Oaks, Ca 91403
 Phone 1: 310.291.4074 Phone 2: 818.986.9870 Fax: 818.986.9870

PROPERTY OWNER'S INFORMATION

Property Owner: Oldtimers Housing Development Corporation
 Mailing Address: 3355 E. Gage Avenue, Huntington Park, CA 90255
 Phone 1: 310.291.9978 Phone 2: _____ Fax: _____

REQUEST

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

- (a) allow a second unit & exceed the parcel's allowable 1.89 units
 (per R-M zone development standards of 17.424 maximum units/acre)
- (b) allow the proposed (4) parking spaces to be in tandem configuration, see floor plan for configuration
- (c) allow 2 of the 4 required parking spaces to be compact parking spaces, see floor plan for configuration

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 site is not adequate in size. The 4,725 S.F. site is marginally under the required 5000 S.F. site for the addition of a much needed (in the community) second affordable housing unit on the parcel.

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

Yes, the site has adequate access to streets and highways. Additionally the site is accessed by a double driveway. The additional unit proposed on the site would not negatively impact the quantity and quality of traffic. In fact the proposed use may even decrease the intensity of street and highway use.

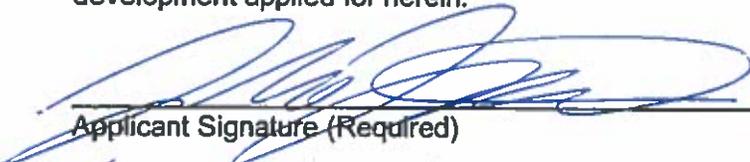
3. The proposed use will not be materially detrimental, nor have an adverse effect upon adjacent uses, buildings, or structures. (Explain)

The proposed use will materially improve the neighborhood with a design that is complementary to the existing unit and to adjacent properties. The proposed unit replaces an existing structure that is not code compliant and is not complimentary to the existing unit nor the adjacent properties. Proposed use is consistent with adjacent R-M zoned parcels.

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

The proposed plan is consistent with the General Plan because it meets the intent of the General Plan.

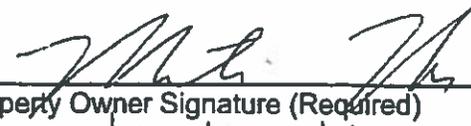
CERTIFICATE AND AFFIDAVIT OF APPLICANT: I/We certify that all statements made on this application are true and complete to the best of my knowledge. I/We understand that any false statements may result in denial of the requested permit or revocation of any issued permit. I/We further certify that I am,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


Applicant Signature (Required)

Date 11/9/16

Julio Zavotta, CEO
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.


Property Owner Signature (Required)

Date 11-9-16

Martin Nava
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: _____

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3. **Address of project:** 6303 Marconi Street, Huntington Park, CA 90255

4. **Assessor's Parcel Number (APN):** 6319-004-005

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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:**
Building Permits

7. **Existing Zone:** R-M (Medium Density Residential)

8. **Proposed use of site:** Multi-family Residential

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:

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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.

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B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

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

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- b. Create or cause smoke, ash, or fumes in the vicinity? D
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21. Would the proposed project:

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22. Would the proposed project:

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

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23. Would the proposed project:

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- b. Be located on expansive soils? Do not know soils
- 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.

One existing remodeled +/- 1,062 s.f. single-family dwelling.
+/- 795 s.f. detached garage and non-conforming unit attached to
garage was demolished with remodel of existing unit.

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

Intensity of land use is changing from a property with an existing single-family residence to a property with two units. The new unit will have a height of 21'-9" from floor to peak of roof. Setbacks for the new unit are as follows: Rear = 10'-0", Side = 5'-0", Side (Street) = 10'-0" and will be 11'- 4" from the existing unit.

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)

LEO

11/9/16
Date

P.C. RESOLUTION NO. 2016-20 CUP/DP/BD

EXHIBIT F

CASE NO. 2016-20 CUP/DP/BD

1 **SECTION 1:** Based on the evidence in the Environmental Assessment
2 Questionnaire, the Planning Commission adopts the findings in said Questionnaire and
3 determines that the project, as proposed, will have no significant adverse effect on the
4 environment is exempt from CEQA pursuant to Section 15332 (In-Fill Development
5 Projects).

6 **SECTION 2:** The Planning Commission hereby finds that all of the following
7 required findings can be made for a Development Permit in connection with Case No.
8 2016-20 DP/CUP/BD:

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

12 **Finding:** The subject zoning district is R-M. Per HPMC Section 9-4.101(2)(B),
13 the zone is intended to provide for medium density residential dwellings such as
14 two or three unit family structures. Moreover, HPMC Section 9-4.102, Table IV-1
15 indicates that “multi-family dwellings” are allowed in the R-M zone subject to a
16 Development Permit. Based on the aforementioned, the proposed housing
17 development is conditionally permitted within this zone.

18 However, the proposal does not comply with all applicable development
19 standards. Specifically, the proposal does not comply with the requirements for
20 off-street parking, density, lot size, and dwelling unit size. With the approval of the
21 requested Bonus Development in exchange for affordable housing, the
22 Applicant’s proposal can deviate from the minimum development standards of the
23 R-M zone, resulting in compliance with the requirements of the HPMC.

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

25 **Finding:** Goal 1.0, Policy 1.1 of the Housing Element, found within the City’s
26 General Plan, is to provide a diversity of residential development types in
27 Huntington Park, including low density single-family homes, moderate density
28 townhomes, and higher density apartments and condominiums in order to

1 address the City's share of regional housing needs. This proposed project meets
2 this goal by providing additional affordable housing in the City.

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

7 **Finding:** The proposed housing project is harmonious and compatible with the
8 existing residential uses presently located within the vicinity and zoning district.
9 The subject site is located in the R-M zone. The properties immediately
10 surrounding the site are developed with single-family and multi-family residential
11 structures. The proposed development would be compatible with existing
12 surrounding uses, therefore, will not adversely impact the subject site or
13 surrounding area. With approval of a Bonus Development in exchange for
14 affordable housing, the proposed project can deviate from the minimum
15 development standards for tandem parking as required by the Municipal Code.

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

19 **Finding:** Pursuant to the provisions of the California Environmental Quality Act
20 (hereinafter "CEQA") (California Public Resources Code Sections 21000 et seq.)
21 and State CEQA guidelines (14 Cal. Code Regs Sections 15000 et seq.), it has
22 been determined that approval of the Development Permit for the proposed
23 project is exempt from CEQA pursuant to Article 19, Class 32, Section 15332 (In-
24 Fill Development Projects).

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

27 **Finding:** The subject site is physically suitable for the proposed housing
28 development. The site design has adequate circulation for vehicles with access

1 from Marconi Street. However, the proposal does not comply with all applicable
2 development standards. Specifically, the proposal does not comply with the
3 requirements for off-street parking, density, lot size, and dwelling unit size. With
4 the approval of the requested Bonus Development in exchange for affordable
5 housing, the Applicant's proposal can deviate from the minimum development
6 standards of the R-M zone.

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

10 **Finding:** Pedestrian access to the site is provided through Marconi Street and
11 Clarendon Avenue and vehicular access is provided through Marconi Street. The
12 site also has adequate existing sanitation, public utilities and services. The
13 proposed development was reviewed by the City's Engineer and Building Official
14 and they have determined that the project will not significantly intensify public
15 access, water, sanitation, public utilities or services.

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

19 **Finding:** As proposed, it is not anticipated that the proposed development will
20 create significant noise, traffic, or other conditions that may create adverse
21 impacts to the adjacent uses. The design, size, and location of the project site are
22 adequate to support the proposed development. Thus, it is expected that the
23 development will not be detrimental to the public health, safety, or welfare.

24 **SECTION 3:** The Planning Commission hereby finds that all of the following
25 required findings can be made for a Conditional Use Permit/Bonus Development in
26 connection with Case No. 2016-20 DP/CUP/BD:

27 **1. The proposed use is conditionally permitted within, and would not impair**
28 **the integrity and character of, the subject zoning district and complies with**

1 **all of the applicable provisions of this Code.**

2 **Finding:** The subject zoning district is R-M. Per HPMC Section 9-4.101(2)(B),
3 the zone is intended to provide for medium density residential dwellings such as
4 two or three unit family structures. Moreover, HPMC Section 9-4.102, Table IV-1
5 indicates that “multi-family dwellings” are allowed in the R-M zone subject to a
6 Development Permit. In addition a Bonus Development requires a Conditional
7 Use Permit in order to deviate from the development standards. Based on the
8 aforementioned, the proposed housing development is permitted within this zone.
9 The proposal does not comply with all applicable development standards.
10 Specifically, the proposal does not comply with the requirements for off-street
11 parking, density, lot size, and dwelling unit size. With the approval of the
12 requested Bonus Development in exchange for affordable housing, the
13 Applicant’s proposal can deviate from the minimum development standards of the
14 R-M zone, resulting in compliance with the requirements of the HPMC.

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

16 **Finding:** Goal 1.0, Policy 1.1 of the Housing Element, found within the City’s
17 General Plan, is to provide a diversity of residential development types in
18 Huntington Park, including low density single-family homes, moderate density
19 townhomes, and higher density apartments and condominiums in order to
20 address the City’s share of regional housing needs. This proposed project meets
21 this goal by providing additional affordable housing in the City.

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

25 **Finding:** Pursuant to the provisions of CEQA (California Public Resources Code
26 Sections 21000 et seq.) and State CEQA guidelines (14 Cal. Code Regs Sections
27 15000 et seq.), it has been determined that approval of a Conditional Use Permit
28 and Bonus Development is exempt from CEQA pursuant to Article 19, Class 32,

1 Section 15332 (In-Fill Development Projects).

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

9 **Finding:** As proposed, it is not anticipated that the proposed development will
10 create significant noise, traffic, or other conditions that may create adverse
11 impacts to the adjacent uses. The design, size, and location of the project site are
12 adequate to support the proposed development. Thus, it is expected that the
13 development will not be detrimental to the public health, safety, or welfare. In
14 addition, a Bonus Development is requested in order to deviate from minimum
15 development standards.

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

18 **Finding:** Based on field observations, the subject site is physically suitable for
19 the proposed housing development. The site design has adequate circulation for
20 vehicles with access from Marconi Street. However, the proposal does not
21 comply with all applicable development standards. Specifically, the proposal does
22 not comply with the requirements for off-street parking, density, lot size, and
23 dwelling unit size. With the approval of the requested Bonus Development in
24 exchange for affordable housing, the Applicant's proposal can deviate from the
25 minimum development standards of the R-M zone.

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

1 **Finding:** Pedestrian access to the site is provided through Marconi Street and
2 Clarendon Avenue and vehicular access is provided through Marconi Street. The
3 site also has adequate existing sanitation, public utilities and services. The
4 proposed development was reviewed by the City's Engineer and Building Official
5 and they have determined that the project will not significantly intensify public
6 access, water, sanitation, public utilities or services.

7 **SECTION 4:** The Planning Commission hereby approves Case No. 2016-20
8 DP/CUP/BD subject to the execution and fulfillment of the following conditions:

9 **PLANNING**

- 10 1. That the property owner and applicant shall indemnify, protect, hold harmless and
11 defend the City and any agency or instrumentality thereof, its officers, employees and
12 agents from all claims, actions, or proceedings against the City to attack, set aside, void,
13 annul, or seek damages arising out of an approval of the City, or any agency or
14 commission thereof, concerning this project. City shall promptly notify both the property
15 owner and applicant of any claim, action, or proceeding to which this condition is
16 applicable. The City shall cooperate in the defense of the action, while reserving its right
17 to act as it deems to be in the best interest of the City and the public. The property owner
18 and applicant shall defend, indemnify and hold harmless the City for all costs and fees
19 incurred in additional investigation or study, or for supplementing or revising any
20 document, including, without limitation, environmental documents. If the City's legal
21 counsel is required to enforce any condition of approval, the applicant shall pay for all
22 costs of enforcement, including legal fees.
- 23 2. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall
24 be diligently removed within a reasonable time period.
- 25 3. That the property comply with the City's Standards for Exterior Colors, Section 9-
26 3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of
27 Occupancy.
- 28 4. Except as set forth in subsequent conditions, all-inclusive, and subject to department
 corrections and conditions, the property shall be developed substantially in accordance
 with the applications, environmental assessment, and plans submitted.
5. That each garage/carport be provided with the address of the unit which it serves prior to
 the issuance of the Certificate of Occupancy.
6. That all proposed mechanical equipment and appurtenances, including satellite dishes,
 gutters etc., whether located on the rooftop, ground level or anywhere on the structure or
 property shall be completely shielded/enclosed so as not to be visible from public view
 and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible

1 design related to the building structure for which such facilities are intended to serve and
2 shall be installed prior to the issuance of the Certificate of Occupancy as approved by
the Planning Division.

3 7. A Density Bonus Housing Agreement shall be prepared, submitted, reviewed, and
4 approved by the Planning Division. The Density Bonus Housing Agreement shall comply
5 with the requirements outlined in Huntington Park Municipal Code Section 9-3.2206.

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

8 9. That the applicant comply with the City's requirement for Publicly Visible Art or pay in-
9 lieu art fees in accordance with HPMC Title 9, Chapter 3, Article 17 prior to Building
Permit issuance.

10 10. That the applicant shall be subject to the park dedication requirement, or payment of
11 fees in lieu thereof, or both, as established by Title 9, Chapter 3, Article 16.

12 11. That the applicant provide private outdoor usable space for each dwelling unit in
13 accordance with Title 9, Chapter 4, Article 1.

14 12. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington
15 Park Municipal Code relating to Storm Water Management. The applicant shall also
16 comply with all requirements of the National Pollutant Discharge Elimination System
17 (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 13. That the Permit shall expire in the event the entitlement is not exercised within one (1)
19 year from the date of approval, unless an extension has been granted by the Planning
Commission.

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

22 15. That a landscape plan be provided for the entire property, showing planter design,
23 schedule of plant material, planter location and method of automatic permanent
24 irrigation. The plan shall be submitted to the Planning Division, and such landscaping
25 shall be installed and planted according to the approved plan, prior to being issued the
Certificate of Occupancy, and shall thereafter be continuously and permanently
maintained.

26 16. That any violation of the conditions of this entitlement may result in a citation or
27 revocation of the entitlement.

28 17. That this permit may be subject to additional conditions after its original issuance. Such
conditions shall be imposed by the City Planning Commission as deemed appropriate to

1 address problems of land use compatibility, operations, aesthetics, security, noise,
2 safety, crime control, or to promote the general welfare of the City.

3 18. That the applicant shall comply and satisfy any and all conditions set by applicable
4 departments or agencies, including but not limited to: Building and Safety Division,
Engineering Department, and the Fire Department.

5 19. That the Director of Community Development or his designee is authorized to make
6 minor modifications to the approved preliminary plans or any of the conditions if such
7 modifications shall achieve substantially the same results, as would strict compliance
with said plans and conditions.

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

9 **BUILDING AND SAFETY**

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

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

15 23. School Developmental Fees shall be paid to the School District prior to the issuance of
16 the building permit.

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

19 25. Art fee shall be paid to the City prior to issuance of the building Permit.

20 26. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction
21 of the recycling coordinator.

22 27. The new unit shall be addressed as 6305 Marconi Street and an application to assign
23 address shall be filed with Building Division prior to plan check submittal.

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

26 29. Structural calculations prepared under the direction of an architect, civil engineer or
27 structural engineer shall be provided.

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

- a) Observation of cleared areas and benches prepared to receive fill;

- b) Observation of the removal of all unsuitable soils and other materials;
- c) The approval of soils to be used as fill material;
- d) Inspection of compaction and placement of fill;
- e) The testing of compacted fills; and
- f) The inspection of review of drainage devices.

31. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.

32. Prior to permit issuance the pdf copy of the soils report shall be provided by the applicant

33. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.

34. Foundation inspection will not be made until the excavation has been surveyed and the depth of the footings has been determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.

35. Demolition permit is required for any existing buildings which are to be demolished.

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

37. Separate permit is required for Fire Sprinklers

CODE ENFORCEMENT

38. Fence to be installed on south side of property. Currently, there is no barrier between 6303 Marconi and 6313 Marconi. Fence that is being installed on the Marconi side of the property should extend around the south side to complete a secure perimeter.

39. Do not allow exterior storage to accumulate throughout the property.

SECTION 5: This resolution shall not become effective until 15 days after the date of decision rendered by the Planning Commission, unless within that period of time it is appealed to the City Council. The decision of the Planning Commission shall be stayed

1 until final determination of the appeal has been effected by the City Council.

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

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MEMORANDUM

DATE: DECEMBER 21, 2016

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: SERGIO INFANZON, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: CARLOS LUIS, SENIOR PLANNER

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

BACKGROUND

This item was continued from the November 16, 2016 Planning Commission meeting at the request of the applicant.

On December 13, 2016, the applicant submitted a request to continue the item to the January 18, 2017 meeting. According to the applicant, they are still working on preparing revised plans.

RECOMMENDATION

That the Planning Commission continue this item to the January 18, 2017 Planning Commission meeting in order to allow the applicant additional time to prepare revised plans.