



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, January 18, 2017 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 December 21, 2016.

REGULAR AGENDA

1. **REQUEST TO INSTALL PUBLIC VISIBLE ART IN THE PARKING LOT OF AN EXISTING MEDICAL FACILITY LOCATED AT 1900 SLAUSON AVENUE, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Discuss and consider the proposed public visible art; and
2. Take action to approve, deny, or modify the Applicant's proposed public visible art.

PUBLIC HEARING

1. **(Continued from December 21, 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; and
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 the R-M Zone.

2. **(Continued from December 21, 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 February 15, 2017.

3. **CASE NO. 2016-23 CUP / DP – CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT** – A request for a Conditional Use Permit and a Development Permit to allow for the off-sales of alcohol and a new drive-thru for a new pharmacy located within an existing multi-tenant commercial building at 3208 E. Florence Avenue, within the Commercial General (CG) Zone.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing; and
 2. Take public testimony; and
 3. Consider PC Resolution No. 2016-23, approving a Conditional Use Permit and a Development Permit in connection with property located at 3208 E. Florence Avenue, within the C-G Zone.
4. **CASE NO. 2016-24 – CONDITIONAL USE PERMIT/ DEVELOPMENT PERMIT** – A request for a Conditional Use Permit and a Development Permit to allow for a 1,575 square foot expansion to be used as an ancillary arcade for an existing restaurant with the sales of alcohol located at 2661 East Florence Avenue, within District A of the Downtown Huntington Park Specific Plan (DTSP).

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing; and
2. Take public testimony; and
3. Consider PC Resolution No. 2016-24, approving a Conditional Use Permit and a Development Permit in connection with property located at 2661 E. Florence Avenue, within District A of the DTSP.

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to the Regular Meeting on Wednesday, February 15, 2017 at 6:30 p.m.

I, Carlos Luis, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at City of Huntington City Hall and made available at www.hpca.gov on the 12th of January 2017.



Carlos Luis



MINUTES

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

Chair Martinez called the meeting to order at 6:31 p.m. PRESENT: Commissioners; Eduardo Carvajal, Angelica Montes, (one VACANCY), Vice Chair Carlos Cordova and Chair Efren Martinez.

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

Chair Martinez opened up public comment, there being none, Chair Martinez closed public comment.

CONSENT ITEMS

Motion: Commissioner Carvajal motioned to approve consent items, seconded by Commissioner Montes. Motion passed 4-1 by the following vote:

ROLL CALL:

AYES: Commissioner(s): Carvajal, Montes, Vice Chair Cordova and Chair Martinez

NOES: Commissioner(s): None

1. Approved 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.

Senior Planner Carlos Luis presented the item and announced that the applicant requested to continue to the next Planning Commission Meeting of January 18, 2017.

Motion: Commissioner Montes motioned to continue item to the next Planning Commission Meeting of January 18, 2017, 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

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.

Senior Planner Carlos Luis presented the item and announced that the applicant requested to continue to the next Planning Commission Meeting of January 18, 2017.

Motion: Vice Chair Cordova motioned to continue item to the next Planning Commission Meeting of January 18, 2017, 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

STAFF COMMENTS

Secretary/City Clerk Donna Schwartz wished everyone a happy holiday.

Assistant City Attorney wished everyone a happy holiday.

Associate Planner Juan Arauz wished everyone a happy holiday.

Senior Planner Carlos Luis wished everyone a happy holiday and stated that four items will be coming before the Planning Commission in January.

PLANNING COMMISSION COMMENTS

Commissioner Montes, thanked staff for all their support and wished everyone a happy holiday.

Commissioner Carvajal, congratulated all staff for a wonderful job, that Huntington Park is looking bright and better every day and continue fighting a good fight.

Vice Chair Cordova, wished everyone a happy holiday and thanked staff for all their support.

Chair Martinez, thanked staff for all their support, look forward to working with all this coming year and wished everyone a happy holiday.

ADJOURNMENT

At 6:40 p.m. Chair Martinez adjourned the City of Huntington Park Planning Commission to a Regular Meeting on Wednesday, January 18, 2017 at 6:30 p.m.

Respectfully submitted,

Donna G. Schwartz
Recording Secretary/City Clerk



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: JANUARY 18, 2017

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: JUAN ARAUZ, ASSOCIATE PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2015-06 PUBLIC VISIBLE ART**

REQUEST: **REQUEST FOR APPROVAL OF PUBLIC VISIBLE ART ON THE PARKING LOT OF AN EXISTING MEDICAL FACILITY LOCATED AT 1900 SLAUSON AVENUE, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.**

APPLICANT: Ken Jackson
8895 Research Dr.
Irvine, CA 92618

PROPERTY OWNER: AltaMed Health Services
2040 Camfield Avenue
Commerce, CA 90040

PROJECT LOCATION: 1900 Slauson Avenue

**ASSESSOR'S
PARCEL NUMBER:** 6321-001-022

PRESENT USE: Industrial/Manufacturing

PROJECT SIZE: N/A

BUILDING SIZE: N/A

LOT SIZE: ± 130,599 S.F.

GENERAL PLAN: Manufacturing Planned Development (MPD)

ZONE: MPD

**SURROUNDING
LAND USES:** North: City of Vernon, Industrial
West: MPD
South: MPD
East: MPD

**MUNICIPAL CODE
REQUIREMENTS FOR
PUBLIC VISIBLE ART:** Pursuant to the Huntington Park Municipal Code (HPMC)
Section 9-3.1706, the following projects are subject to the
public visible art requirement:

- A) All new residential developments of two (2) or more units, public and institutional buildings, and all commercial and industrial development projects with a construction valuation equal to or exceeding one hundred thousand (\$100,000.00) dollars shall be subject to the provisions of this article, provided that the value of residential units covenanted for low or moderate income households, or for senior citizens shall not be included when determining the value of a residential development.
- B) Including, but not limited to, exterior and interior modifications and additions, all remodeling and/or renovation of existing residential buildings of two (2) or more units, public and institutional buildings, and existing commercial and industrial buildings shall be subject to the provisions of this article when such remodeling/renovation has a valuation equal to or exceeding fifty thousand (\$50,000.00) dollars, excluding earthquake rehabilitation required by this Code for seismic safety. As used in this article, the value of a residential unit covenanted for low or moderate income households or for senior citizens shall not be included when determining the value of a residential development.
- C) All development projects, as identified above, shall comply with all requirements of this article.

**APPROVAL REQUIREMENTS
FOR PUBLIC VISIBLE ART:** Pursuant to HPMC Section 9-3.1711, approval for
placement of artwork on private property shall be subject to:

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2015-06 Public Visible Art

January 18, 2017

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- A) Except as provided in subsection (b) of this section, completed applications for projects subject to the publicly visible art requirement in this article shall be submitted in compliance with Section 9-3.1709 for review and approval of the artwork, considering the aesthetic quality and harmony of the artwork with the existing on-site improvements, and the proposed location of and public accessibility to the artwork.

- B) The following shall apply to the review and approval of such artwork, the Reviewing Authority shall be the Planning Commission when the proposed artwork is in association with a development project and the City Council when proposed artwork is not in association with a development project:
 - (1) The appropriate reviewing authority shall consider staff's recommendation in its review and approval of the proposed artwork; and

 - (2) If the applicant proposes or the reviewing authority recommends significant revisions to the architecture or physical design and layout of the proposed artwork, the revised application shall be returned to staff for further review and recommendation concerning the revised proposal prior to resubmittal to the reviewing authority for final review and approval.

**ENVIRONMENTAL
REVIEW:**

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

BACKGROUND:

On October 6, 2015, the Huntington Park City Council approved the Applicant's request for a Zoning Ordinance Amendment, Conditional Use Permit, Development Permit, and a Parcel Merger to operate a medical facility and to expand an existing building located at 1900 Slauson Avenue, in the Manufacturing Planned Development (MPD) Zone. Per HPMC Section 9-3.1706, when the valuation of a modification or expansion to an existing property exceeds \$50,000, the project shall be subject to the The assessed valuation for this project is \$4 million, therefore the public visible art requirements were applied.

ANALYSIS:

Site Description

The subject site is located at the southeast corner of Slauson Avenue and Alameda Street. The property is surrounded by industrial uses to the west, south, east, and to the north. Across the street, north of Slauson Avenue, lies the City of Vernon boundary line. The site is accessible through Slauson Avenue to the north and Alameda Street to the east.

Project Description

The Applicant has contracted Ms. Yolanda Gonzalez to create an art piece as required per HPMC Section 9-3.17. Ms. Gonzalez studied at the Pasadena Art Center College of Design after winning a painting competition that awarded her a scholarship. Over the years, she has exhibited her works in solo and group exhibitions across the United States, Europe, and South Africa. Additionally, Ms. Gonzalez has been an artist in residence in Japan and in Italy. Her art has been featured in several museums including, the Armand Hammer Museum, the Geffen Contemporary at MOCA, the Japanese American National Museum, and the Diego Rivera Museum in Mexico City.

The proposed public visible art is a mid-size sculpture made of ceramic with a metal base. In concept, Ms. Gonzalez' sculpture will depict La Infanta, a name associated with the children of many European monarchs as well as with more than 50 paintings by Pablo Picasso and the Baroque masterpiece by Diego Vazquez.

Ms. Gonzalez will create a version of La Infanta that will serve as guardian of the AltaMed garden in which the sculpture will be placed. This art piece will be made of durable high fire and glazed clay, and be the largest sculpture of this that she has made, measuring six feet high and two-and-a-half feet in diameter, not including its metallic base. The proposed sculpture has been assessed by an appraiser and has been given a fair market value of \$50,000.

The Applicant proposes to have the art sculpture located on the north side of the parking facing Slauson Avenue. The sculpture will be surrounded by decorative landscape and

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2015-06 Public Visible Art

January 18, 2017

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hardscape. Lighting will be provided to make the sculpture visible at night.

As presented, the Applicant proposes to have the sculpture inside of the parking lot fence, making the art piece accessible only during business hours when the medical clinic is open. Planning staff has recommended that the proposed art piece be located in front of the fence, making the art piece accessible to the public at all times, not just during the medical clinic's business hours. Planning staff is aware of the Applicant's concerns over vandalism and safety of the proposed art piece. Alternative security solutions have been discussed with the Applicant, including a landscape/hardscape barrier and on-site security.

Conclusion

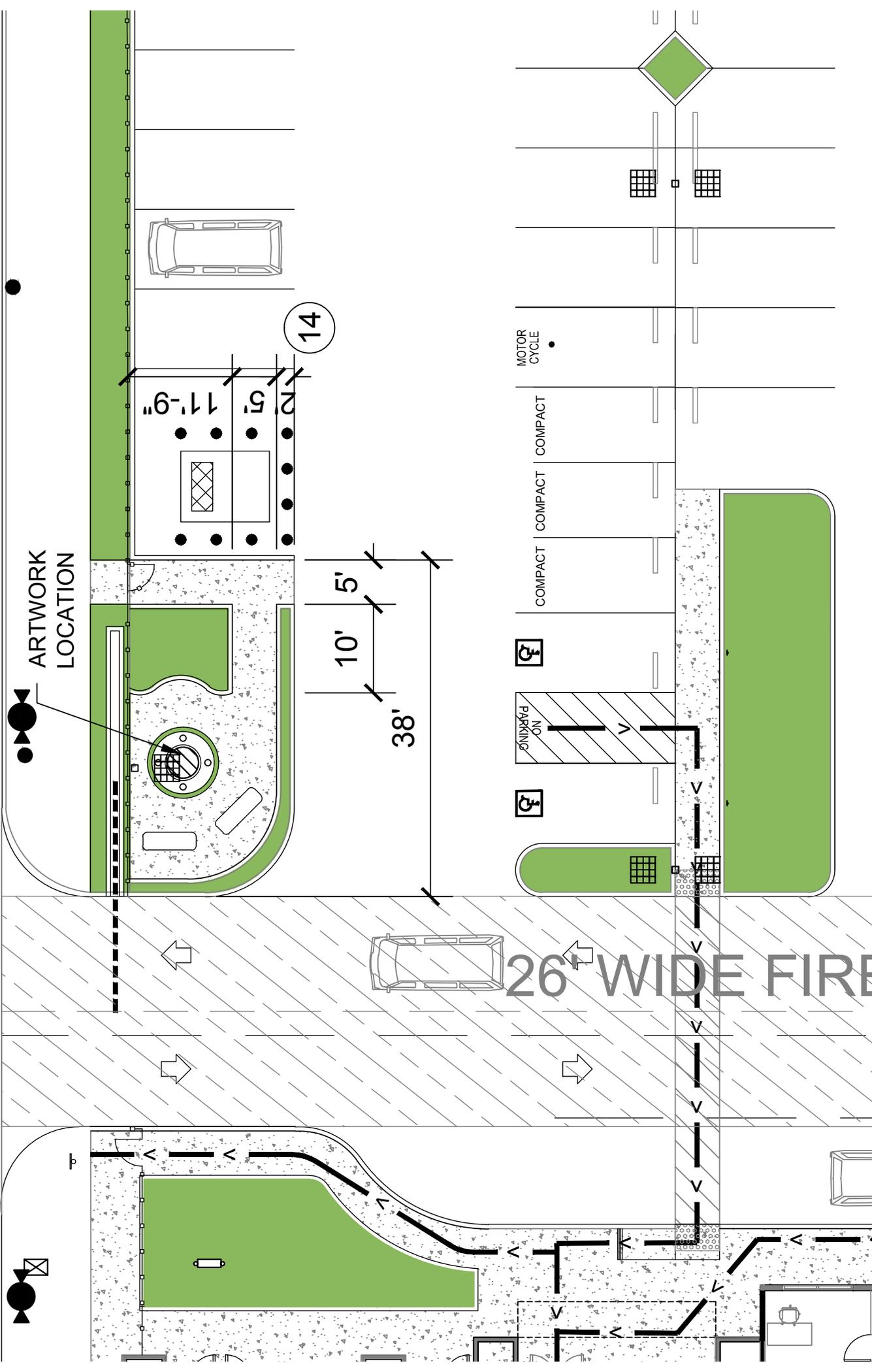
Based on the above analysis, staff has determined that the Applicant's proposed art sculpture satisfies all of the requirements for public visible art, provided that the art piece is not fenced-off. The Planning Commission may approve, deny, or request modifications to the Applicant's proposed public visible art.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission approve the Applicant's proposed art sculpture as required by the HPMC Section 9-3.17. Should the Planning Commission approve the Applicant's public visible art, Planning Division staff will bring back a resolution to the Planning Commission with any and all conditions as directed.

EXHIBITS:

A: Public Visible Art Submittal Package





Yolanda Gonzalez
Base will be black stained cement.
Height 6" Inches - 10" Inches
Width 3' Feet - 6'0" Feet



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

PUBLICLY VISIBLE ART APPLICATION

FOR OFFICE USE ONLY

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

PROJECT INFORMATION

Project Address: 1900 E. SLAUSON AVENUE, SUITE B, HUNTINGTON PARK
 General Location: _____
 Assessors Parcel Number (APN): 6321-001-022

APPLICANT'S INFORMATION

Applicant: Kenneth W. Jackson
 Mailing Address: 8895 Research Drive, Irvine, CA 92618
 Phone 1: (949) 707-0035 Phone 2: (213) 700-7741 Fax: (949) 707-0034

PROPERTY OWNER'S INFORMATION

Property Owner: AltaMed Health Services, Corp.
 Mailing Address: 2040 Camfield Avenue, Commerce, CA
 Phone 1: (323) 725-8751 Phone 2: _____ Fax: _____

PROPOSED ARTWORK

- Provide a brief narrative of the proposed artwork for that will be placed for public visibility.
ALTAMED IS PROPOSING A MID-SIZE SCULPTURE MADE OF CERAMIC WITH A METAL BASE/SUPPORT BY YOLANDA GONZALEZ. TITLED "LA INFANTA EN EL SARDIN," THE SCULPTURE PRESENTS A WOMAN AS A GUARDIAN OF THE GARDEN WATCHING OVER THE SPACE. SEE ATTACHMENT FOR ADDITIONAL INFO
- Provide description of artwork (Give full details describing the meaning, type, size, style, medium of the art work):
THE SCULPTURE WOULD BE COMPRISED OF CONE'S CERAMIC CLAY FIRED & GLAZED. OVERALL SCULPTURE WILL MEASURE 6 FT IN HEIGHT BY 3 1/2 FT AT THE BASE, NARROWING IN WIDTH UPWARD, SEE ATTACHMENTS & APPRAISAL FOR MORE DETAILS

3. Artist name and biography:

YOLANDA GONZALEZ, SEE ATTACHED
BIO, RESUME, AND APPRAISAL FOR DETAILED
INFORMATION

4. Appraised Value: \$ 50,000.00 (FIFTY THOUSAND AND 00/100 DOLLARS)
* Attach Copy of Appraisal Report (Must be a minimum of 1% of project valuation)

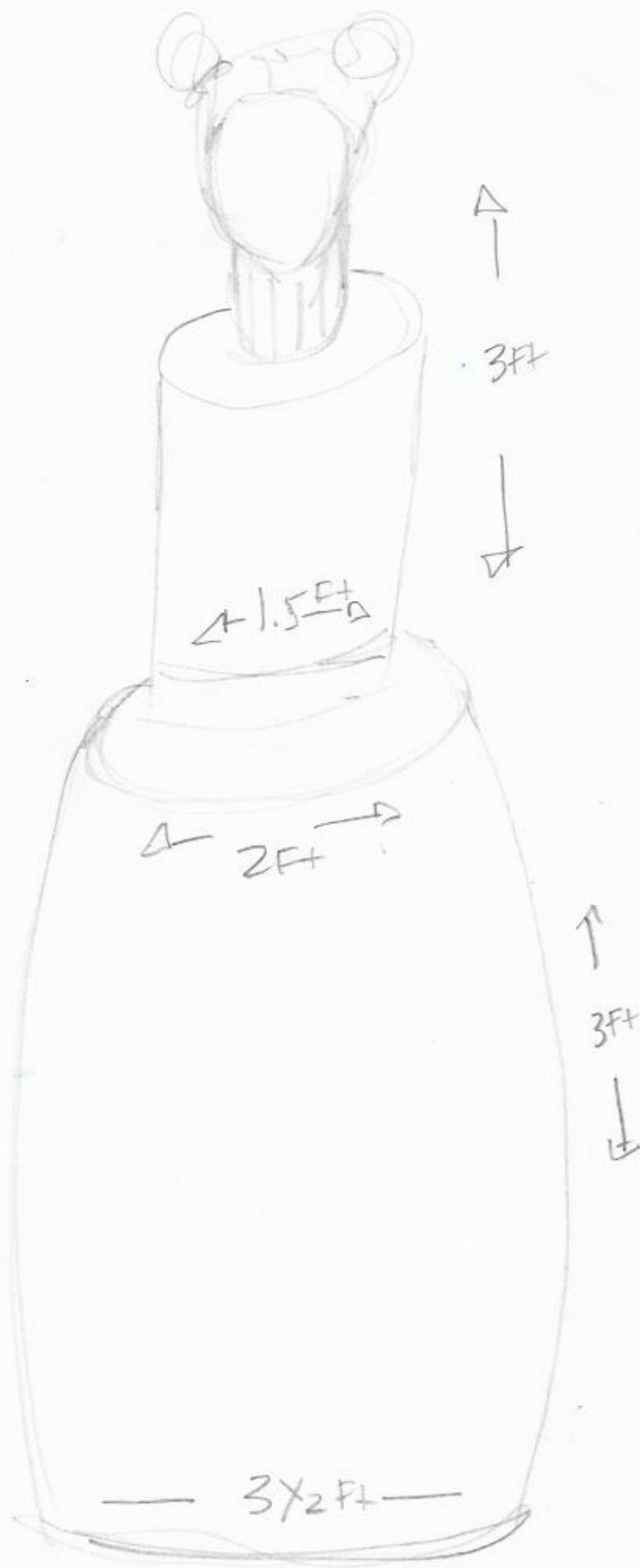
Appraiser: PATRICK H. ELA, ASA
Appraiser Credentials: ACCREDITED SENIOR APPRAISER AMERICAN SOCIETY OF APPRAISERS
Mailing Address: P.O. BOX 6248 ALTADENA CA 91003-6248
Phone 1: 626 791 4919 Phone 2: 818 445-1616 Fax: _____

Appraiser's Signature: [Signature] Date: 7/12/16

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 _____
Kenneth W. Jackson
Print Name _____





Cone 5
Ceramic clay
K. A. S.



Yolanda Gonzalez

Ceramic and Metal Sculpture / Arboretum



Yolanda Gonzalez

Ceramic and Metal Sculpture / Arboretum



Yolanda Gonzalez

Ceramic and Metal Sculpture / Arboretum

YOLANDA GONZALEZ



Yolanda González was born into a family whose artistic heritage dates back to 1877. Her world is one of curiosity, demonstrating her love of people and their surroundings. González's travels in different countries, the bonds forged with individuals in those places, and the resulting transformative experiences are reflected in her art and her life. She is known for her strong, bold brush strokes of color and texture, intent on evoking imagination and emotion.

González studied at the Pasadena *Art Center College of Design* after winning a painting competition that awarded her a scholarship to the prestigious school. This led her to *Self-Help Graphics*, an involvement that lasted for years and resulted in her being sent to Spain and Scotland as a representative for exhibitions in those countries. Over the years, she has exhibited her works in solo and group exhibitions across the United States, throughout Europe, and in South Africa.

In 1998, she was an artist in residence in Ginza, Japan followed by a similar stint in Assisi, Italy during 1999. Among the many museums that have shown her work are the Armand Hammer Museum, The Geffen Contemporary at MOCA, the Japanese American National Museum and the Diego Rivera Museum in México City. Though out the years González has taught at Inner City Arts, Para Los Ninos, Plaza de La Raza, Crenshaw Christian Center, MOCA and Currently Alta Med's PACE Program.

You can also see Yolanda's works of art on the Gold line trains as well as Buses throughout LA in a collaboration with AARP.

Exhibitions: Russia, Japan, Scotland, France, Spain, Italy, Africa, Alaska and the U.S.

Museum Exhibitions: Musee d'Aquitaine | San Diego Contemporary Museum /

Armand Hammer Museum | Temporary Contemporary Museum /

Japanese American National Museum | Chicago Museum | Santa Monica Museum

Laguna Museum | Diego Rivera Museum | Latino Museum | Corpus Christi Museum

Museum of Monterey | Snite Museum of Art/ **Website:** www.yolandagonzalez.com

Through unfiltered eyes I endeavor to capture the gesture and quintessence of our environment in order to elucidate beauty.

2016

Museum of Latin American Art, MOLAA "Somewhere Over El Arco Iris:Chicano Landscapes 1971-2015"
AARP "Portraits of The Community" MTA / Gold Line

2015

Musee d' Aquitaine, Bordeaux France
Museum of Latin American Art, MOLAA "Somewhere over el Arcos Iris:Chicano Landscapes 1971-2015"
Vincent Price Museum, "Chicanitas"
Mesa Contemporary Art Museum "Take10"
AARP "Portraits of Community" MTA / Gold Line

2014

Musee d'Aquitaine, Bordeaux France
San Diego Contemporary Museum, "Chicanitas"
LAX, Welcome to LA/ Please Come Again
Santa Monica Museum, Santa Monica CA "Incognito"

2013

San Diego Contemporary Art Museum, "Chicanitas"
University of Wyoming Art Museum, Laramie, Wyoming "Chicanitas"
Ellen Noël Art Museum, Odessa, Texas "Chicanitas"
Staniar Gallery, Washington & Lee University, Lexington, Virginia "Chicanitas"
Whatcom Museum, Bellingham, Washington "Chicanitas"
Santa Monica Museum, Santa Monica CA "Incognito"

2012

Museum of Monterey, Monterey CA, Chicanitas
Santa Monica Museum, Santa Monica CA "Incognito"

2011

The Snite Museum of Art "Chicanitas"
The Santa Monica Museum "Incognito"
Mesa Art Center "Chicanitas"
La Pena Cultural Center "Las Mujeres de Valor"
The Beacon Arts Building "TEL-ART-PHONE"
Cheech Marin & Natasha Rubin "Artist Salon"

2010

The dA Center for the Arts
Ave 50 Gallery
Mark & Brian Fine Arts Building,LLC
Para Los Ninos Commission Mural
Corpus Christi Museum, Cheech Marin Collection

2009

Corpus Christi Museum, Cheech Marin Collection
Santa Monica Museum, Santa Monica CA
Gallery Chimmaya, Los Angeles CA
Angel Award/Artist of the Year
JoAnne Artman Gallery,Laguna CA
Fremont Gallery, South Pasadena CA
White Memorial Hospital Commission

Para Los Nino Commission

2008

ASU Museum of Anthropology
Santa Monica Museum, Santa Monica CA
Gallery Chimmaya
MLA Gallery
Folk Tree Gallery
Frog Town Gallery
Self Help Graphics
Ave 50 Gallery
Los Angeles Cultural Affairs, Calendar Commission

2007

Santa Monica Museum
Ave 50 Gallery
Los Angeles Cultural Affairs, Calendar Commission

2006

Mexican Museum, Chicago
Gallery Chimmaya
Los Angeles Cultural Affairs, Calendar Commission

2005

Los Angeles County Museum Commissions
Santa Monica Museum, Santa Monica CA
Bobby Greenfield Gallery, Santa Monica CA
Los Angeles Cultural Affairs, Calendar Commission

2004

Santa Monica Museum, Santa Monica CA
Patricia Correia Gallery, Santa Monica CA
Kent Gallery, Key West FL.
JFC at the Skirball Museum
Greyhound Lines Inc. Mural
Los Angeles Cultural Affairs, Calendar Commission

2003

San Diego Museum of Art
Los Angeles Cultural Affairs, Calendar Commission
SOHO Gallery La

2002

Santa Monica Museum, Santa Monica Ca
SOHO Gallery
Rain Herron Gallery
The Fine Arts Council of The University of Judaism

2001

Gallery 825, LA CA
Orange County Center for the Contemporary Art
SoHo Gallery LA

2000

ACAVA, England
East of the River, Santa Monica Museum
Gallery 825
Absolut Bottled Secret, Santa Monica Museum
The KCET Unsung Hero Award/Latin Heritage Month

1999

Assisi, Artist-in-Residence, Italy
Julie Rico Gallery, Santa Monica, CA.

1998

Galleria Grafica, Ginza, Japan
Zoma Gallery, Santa Barbara, CA.

1997

Riverside Art Museum, Riverside, CA.
Federal Aviation Administration, Lawndale, CA.
L.A. City College/Da Vinic
Hall Art Gallery, LA, CA.
University of La Verne, CA.
University of California, Irvine, CA.

1996

Japanese American National Museum, LA, CA.
Temporary Contemporary, LA, CA.
Armand Hammer Museum, Gallery, Westwood, CA.
Art Museum of South Texas, Corpus Cristi, Texas
Anchorage Museum of History and Art, Anchorage, Alaska
Chicano Expressions, Cite Du Livre, Aix-En-Provence, France
Day of the Dead, Glasgow Print Studio, Glasgow Scotland
Social and Public Art Resource Center, Venice, Ca.

1995

Chicano Expressions, Musee Du N. Monde, La Rochelle, France
Chicano Expressions, Casa de America, Madrid, Spain
Chicano Expressions, Barcelona, Spain
Galleia Grafica, Ginza, Japan
Granados 2 Gallery, LA, CA.
Jose Galvez Gallery, Tucson, Arizona
Laguna Art Museum, Laguna, CA.
Armand Hammer Museum, Westwood, CA.
Armand Hammer Museum Gallery, Westwood, CA.

1994

Chicano Expressions, Pretoria Art Museum, Pretoria South Africa
Chicano Expressions, Amerika Haus Berlin, Berlin, Germany
Arizona National Museum, Phoenix, Arizona
Denver Museum, Denver, Colorado

1993

Itsukaichi Tokura, Japan
Artist -in -Residence, Japan
Fridamania, Diego Rivera Museum, Mexico City, Mexico
Breaking Barriers, Santa Monica Museum of Art, Santa Monica, CA.
Jewish Federation, Pauline Hirsh Gallery, LA, CA.
Southwest Museum, LA, CA.
Self-Help Graphics, LA, CA.

1992

Inner View, St. Petersburg, Russia
Womans voices, Loyola Marymount, LA, CA.
Panel Discussion, Cal. State University, LA, CA.
Dia De Los Muertos, Self-Help-Graphics, LA, CA.
Mod Arte, Park Plaza Hotel, LA, CA.
Commission of the Art, Phoenix, Arizona

1991

Generaciones, Arte De Mexico, LA, CA.
North American Variant, Arte De Mexico, LA, CA.
Boathouse Gallery, Plaza De La Raza, LA, CA.
Dia De Los Muertos, La Photo Center, LA CA.
Dia De Los Muertos, Self-Help Graphics, LA, CA.
Four Contemporary LA Women, Echo Park Gallery, LA, CA.

1990

Performance Art, Lyon, Rennes, France
Los Angeles Festival of the Arts, LA, CA.
Atelier exhibit, Self-Help Graphics, LA, CA.
Print Exhibition, Hawaii
Mujer de la Raza, Tijuana, Mexico
Casa de la Raza, Santa Barbara, CA.
Palmetto Gallery, LA, CA.
Dia De Los Muertos, Cal. State Long Beach, CA.

1989

L.A.C.E. Annual Exhibit, LA, CA.
Corazon Mexicano, Long Beach, CA.

Mr. J. Julian Bermudez
AltaMed Health Services
Fair Market Value Appraisal:
Compliance with Public Art Fee, City of Huntington Park
Effective Date of Appraisal: July 3, 2016
Report Date: July 12, 2016

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Patrick H. Ela, ASA
Accredited Senior Appraiser
American Society of Appraisers
Comprehensive Art Services, LLC
PO Box 6248 Altadena CA 91003-6248
Phone: 626.791.4919
E-mail: patrickela@sbcglobal.net

Appraisal of Personal Property

For the Collection of the AltaMed Health Services

At the Request of Mr. J. Julian Bermudez

An Appraisal Report

Fair Market Value Appraisal:
Compliance with Public Art Fee Requirements
City of Huntington Park

Effective Date of Valuation

July 3, 2016

Date of Report

July 12, 2016

Prepared by

Patrick H. Ela, ASA
Accredited Senior Appraiser
Personal Property, Fine Arts
American Society of Appraisers

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Mr. J. Julian Bermudez
AltaMed Health Services
Fair Market Value Appraisal:
Compliance with Public Art Fee, City of Huntington Park
Effective Date of Appraisal: July 3, 2016
Report Date: July 12, 2016

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Patrick H. Ela, ASA
Accredited Senior Appraiser
American Society of Appraisers
Comprehensive Art Services LLC
PO Box 6248 Altadena CA 91003-6248
Phone: 626.791.4919
E-mail: patrickela@sbcglobal.net

July 12, 2016

Mr. J. Julian Bermudez
AltaMed Health Services, Corp.
2040 Camfield Avenue, Commerce, CA

Letter of Transmittal

Dear Julian,

Based on your request for a prospective appraisal dated June 21, 2016, I have reviewed the plans and concept drawings for a large public sculpture to be designed, created, fabricated and installed by Los Angeles-based artist, Yolanda Gonzalez, in fulfillment of the public art obligation required by the City of Huntington Park for the AltaMed facility to be located at 1900 E. Slauson Avenue, Huntington Park, CA 90255 (Assessors' Parcel Number: 6321-001-022).

In concept Ms. Gonzalez' sculpture will depict *La Infanta*, a name associated with the children of many European monarchs particularly in Spain, Portugal, Aragon and Castile as well as with more than 50 paintings by Pablo Picasso and the Baroque masterpiece by Diego Vazquez all entitled *Las Meninas*. *La Infanta* was also the name given to Yolanda Gonzalez by her father as the youngest of six children in their artistic family. Ms. Gonzalez has noted that her family has been actively involved with the arts for 150 years.

For this project the artist will create a version of *La Infanta* that will serve as guardian of the AltaMed garden in which the sculpture will be placed. The artist has created similar sculptures in both small forms and large, including a garden sculpture measuring 5' high x 2' in diameter (apart from its metallic base) which is installed at the Las Angeles County Arboretum in Arcadia. As described in her application, the public artwork will be made of durable high fire and glazed clay, and be the largest sculpture of this kind that she has made, measuring 6' high x 2.5' in diameter (apart from its metallic base). The effective date of this appraisal is July 11, 2016. The type of value I have concluded is *Fair Market Value*, which is normally used in tax and government valuations.

It is my understanding that you are serving in the capacity of public art consultant for AltaMed on this project and that you have requested this appraisal of Ms. Gonzalez' ceramic sculpture in that capacity. The *Intended Use* of this appraisal is to assist with AltaMed's *Compliance with Public Art Fee Requirements City of Huntington Park*. Accordingly, this appraisal document concludes the *Fair Market Value* of the subject property as of July 11, 2016. This report and the value listed herein are to be used only for the stated *Intended Use*.

I have no past, present, or contemplated future interest in the acquisition of the subject property. Furthermore, I have no personal interest or bias regarding the property or parties involved. I have determined the *Fair Market Value* impartially. My compensation is not contingent upon the value conclusions listed herein.

The Internal Revenue Service uses the following definition of Fair Market Value:

Fair Market Value is the price at which the property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of relevant facts (Treasury Regulation Sec. 20.2031-1(b)).

This *Fair Market Value* appraisal report will be valid only when used for to assist with the *Compliance with Public Art Fee Requirements City of Huntington Park* associated with the above building project for AltaMed and only when used in its entirety. As noted above the effective date of this appraisal is July 3, 2016. I have concluded the *Fair Market Values* of the property to total between \$50,000.00 as of that date. Please note that this valuation does not include engineering, installation and signage, which in public art obligations are typically included as part of the fee requirement.

It is my professional opinion that the stated value conclusion be regarded as an accurate assessment of the proposed ceramic sculpture for use stated above. The listed value is based on information available both prior to and as of the effective date of the appraisal and has been concluded from information provided by the artist. No opinion contained in this report is expressed on past or future value of the appraised items. No warranty or guarantee is made that the ceramic sculpture would realize the stated value if sold in auction houses, galleries or private transactions.

This *Appraisal Report* is for use solely by you and your designated representatives. The report may not be used by any person or for any other purpose without the written consent of Patrick H. Ela, ASA. Possession of this report or any copy hereof does not carry with it the right of publication. No change of any item in the appraisal report shall be made by anyone other than Patrick H. Ela, ASA. Any unauthorized changes in the report shall invalidate its entirety. Comprehensive Art Services, LLC will retain a copy of this report on a confidential basis. Any access to it by third parties shall be granted only upon receipt of written authorization from you, the client. No part of this report shall be disseminated to the public through any form, forum or media without prior written consent and approval of the appraiser. This *Appraisal Report* consists of a Title Page, Table of Contents, Letter of Transmittal, Summary Page, Scope of Assignment, Statement of Purpose and Intended Use, Definition of Value, Approaches to Value, Assumptions and Limiting Conditions, Certification, Narrative, Schedule with Photographs, Exhibits, Glossary, Privacy Statement, Resources, Bibliography and Credentials. These components comprise the full *Appraisal Report*, and all must be present for the report to be valid. Please note that this report has been completed confidentially and with due diligence. It conforms to the Code of Ethics of the American Society of Appraisers and the *Uniform Standards of Professional Appraisal Practice* published by of the Appraisal Foundation (2016-2017 Edition). The delivery of this report concludes the agreement contracted between J. Julian Bermudez on behalf AltaMed Health Services and Patrick H. Ela, ASA of Comprehensive Art Services, LLC dated June 21, 2016. Please contact the undersigned if you have any questions regarding this valuation. Thank you very much for the opportunity to have been of service.

Sincerely,

PATRICK H. ELA, ASA

Patrick H. Ela, ASA
Accredited Senior Appraiser, Fine Arts
American Society of Appraisers
Comprehensive Art Services LLC

Summary Page

Fair Market Value for *La Infanta*, a ceramic sculpture by Yolanda Gonzalez commissioned by AltaMed Health Services in Compliance with the Public Art Fee Requirements, City of Huntington Park

This document is a written *Fair Market Value* appraisal of a proposed Ceramic sculpture by Yolanda Gonzalez to be commissioned by AltaMed Health Services. The *Intended Use* of this report is to facilitate compliance with the Public Art Fee Requirements, City of Huntington Park. Patrick H. Ela, Accredited Senior Appraiser, American Society of Appraisers, prepared this appraisal for J. Julian Bermudez of AltaMed Health Services in his capacity of Public Art Consultant for a new AltaMed facility to be located 1900 E. Slauson Avenue Huntington Park, CA 90255.
(Parcel Number: 6321-001-022)

Effective date of appraisal:	July 3, 2016
Date of report:	July 12, 2016
Property Appraised:	Proposed Ceramic Sculpture by Yolanda Gonzalez
Total Fair Market Value:	\$50,000.00

Submitted by

PATRICK H. ELA, ASA

Patrick H. Ela ASA
Accredited Senior Appraiser, Fine Arts
American Society of Appraisers
Comprehensive Art Services, LLC

Scope of The Assignment

I, Patrick H. Ela, ASA and Principal of Comprehensive Art Services, was contacted in mid-June 2016 by Julian Bermudez regarding the need for a *Fair Market Value* appraisal of a proposed ceramic sculpture to be created by Yolanda Gonzalez in compliance with the Public Art Fee Requirements, City of Huntington Park. J. Julian Bermudez is serving in the capacity as public art consultant for a new building under development by AltaMed Health Services facility to be located at 1900 E. Slauson Avenue Huntington Park, CA 90255 (Parcel Number: 6321-001-022). Patrick H. Ela, Accredited Senior Appraiser, American Society of Appraisers, prepared this appraisal to facilitate that process. Ela is an Accredited Senior Appraiser of the American Society of Appraisers, tested and accredited in fine arts, and regularly employed to provide personal property appraisals.

As noted above, the client has requested this appraisal; the effective date of the appraisal is December July 3, 2016. The intended use is for compliance with the Public Art Fee Requirements, City of Huntington Park in relationship to the new AltaMed Health Services facility. Therefore, the essential question to be answered by this appraisal, is whether or not the proposed sculpture by Yolanda Gonzalez will have a value equivalent to or exceeding the public art requirement.

Because the subject property does not yet exist, the appraiser must necessarily assume that it will be created as envisioned and that it will be of comparable quality and impact to similar works in the media preferred and used by the artist, specifically, painting and ceramics.

In commencing the valuation process we considered and assessed which of the three approaches to value would be most appropriate for this assignment (*Cost, Income or Sales Comparison*). As is often the case for prospective commission-based appraisals, we determined that the *Cost Approach to Value* was the most appropriate for the subject property, augmented by past sales data when available.

We gathered, weighed and analyzed all of the available data in making a professional assessment of the most appropriate markets, comparable sales information, and essential characteristics of quality and value for the subject property including any necessary adjustments for different media. After analyzing Ms. Gonzalez market and history with commissioned base works as represented by her, we concluded the above value.

Intended Use and Type of Value

The *Intended Use* of the report is to facilitate compliance with the Public Art Fee Requirements, City of Huntington Park. J. Julian Bermudez is the public art consultant for a new AltaMed Health Services facility to be located at 1900 E. Slauson Avenue Huntington Park, CA 90255 (Parcel Number: 6321-001-022). The *Type of Value* used is *Fair Market Value* for the proposed ceramic sculpture. This appraisal report is valid only for this specific use and only when it is used in its entirety.

Definition of Value

The Internal Revenue Service uses the following definition of Fair Market Value:

Fair Market Value is the price at which the property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of relevant facts (Treasury Regulation Sec. 20.2031-1(b)).

Intended Users

As per the agreement between J. Julian Bermudez of AltaMed Health Services and Patrick Ela of Comprehensive Art Services LLC dated June 21, 2016 the intended users of this report include AltaMed Health Services and its appointed agents, representatives, or individuals.

Approaches to Value

The American Society of Appraisers Personal Property Committee provides the following approaches to value that there are three traditional approaches to value: *Sales, Cost, and Income*:

The Sales Comparison Approach to Value

A procedure to conclude an opinion of value for a property by comparing it with similar properties that have been sold or are for sale in the relevant marketplace by making adjustments to prices based on marketplace conditions and the properties' characteristics of value. Based on the nature of the proposed ceramic sculpture by Yolanda Gonzalez, a work to be commissioned by AltaMed Health Services, I have chosen not to utilize the *Sales Comparison Approach to Value* for establishing *Fair Market Values* of the subject property. This is because public art commissions vary not only in percentage requirements from a variety of jurisdictions, municipal, county, state and national, but also can vary greatly depending upon specific location.

The Cost Approach to Value

A procedure to estimate the current costs to reproduce or create a property with another of comparable use and marketability. Because the subject property is a commissioned piece as well as being a unique work of art specifically created for the public space that will contain it, the *Cost Approach to Value* was deemed to be appropriate for establishing the value concluded in this report. This is based on what the artist states her costs would be in comparison to other public and private art commissions she has completed and sold.

The Income Approach to Value

A procedure to conclude an opinion of present value by calculating the anticipated monetary benefits (such as a stream of income) for an income producing property. Because there is no current or apparent future income stream associated with the property addressed in this report, the income approach was deemed inappropriate for this assignment.

Source:

http://www.appraisers.org/Libraries/Personal_Property/ApproachesToValue-3-4-11.sflb.ashx

Assumptions and Limiting Conditions

This document is limited by those conditions that are contained both explicitly and implicitly in its specific sections including its Letter of Transmittal, Summary Page, Statement of Purpose and Intended Use, Definition of Value, Approaches to Value, Narrative and Schedule. The opinion of value concluded in this report is the direct result of data and materials gathered, researched, organized and analyzed by the appraiser, Patrick H. Ela, ASA, of Comprehensive Art Service LLC from sources deemed reliable as indicated in the Resources section. Neither Patrick H. Ela, ASA nor Comprehensive Art Services LLC is accountable for conclusions based upon information from any of these sources that is found to be in error at a future date. Neither Patrick H. Ela, ASA, nor Comprehensive Art Services LLC assumes any responsibility for changes in market conditions or their possible effect on value of the item appraised. All values are in current United States dollars as of the effective date of this appraisal. The value estimates include artist's commissions, as appropriate, but do not include sales taxes, import duties, delivery or installation charges. The authenticity of the subject property is as represented by the artist. In addition, all price information for other works by the artist which were sold offered or commissioned was provided by the artist. Accordingly, we assume that all the information provided by the artist is accurate and that she will create the subject property in the same medium and forms as described elsewhere in this document. Further authentication is beyond the scope of this appraisal. Neither Patrick H. Ela nor Comprehensive Art Services LLC is accountable for conclusions based upon the assumed authenticity or condition of any work that is later found to be in error. Moreover, no warranty or guarantee is made that the subject property, a ceramic sculpture would realize the stated value if sold in auction houses, galleries or private transactions. Nor is Patrick H. Ela nor Comprehensive Art Services LLC accountable for conclusions based upon information provided by the artists, the clients or their representatives that is later found to be incorrect.

By virtue of various conversations and communications J. Julian Bermudez, AltaMed Health Services is deemed to represent the rightful commissioner/owner of the Ceramic sculpture addressed in this report. The value estimated herein is based on the assumption that the client is/will be entitled to the rights and benefits of 100% ownership of the property, once installed and paid, and that no notes or partial ownerships will encumber them. Notwithstanding, the appraiser makes no certification as to the legal title concerning the item appraised in this report. Future provenance is as observed by the appraiser and represented to him by the artists and client. This appraisal report estimates *Fair Market Value* for the subject property. It is for use solely by AltaMed Health Services and its designated representatives and only to assist with the intended use stated above. No change of any item in the appraisal report shall be made by anyone other than Patrick H. Ela, ASA, Comprehensive Art Services LLC. This report is valid only when used in its entirety and any unauthorized changes in the report shall render it invalid.

Any dispute between the client and appraiser concerning this report that cannot be settled between the two parties will be referred to a neutral third party mediation service. The cost of such mediation shall be borne equally by both parties. Should mediation not prove successful, the parties will agree to submit the dispute to binding arbitration under the laws of the State of California. The cost of such arbitration shall be borne equally by both parties. The delivery of this report completes the obligations of the appraisal assignment as outlined in the agreement between Julian Bermudez and Patrick H. Ela ASA of Comprehensive Art Services LLC dated June 21, 2016. Any future appearances in court or before any governmental forum, including but not limited to testimony, deposition or preparation of additional reports or documentation will require additional fees to cover the required services.

Certification

I certify to the best of my knowledge and belief:

- The statements of fact contained in this appraisal report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or with the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice 2016-2017 edition*.
- I have personally inspected of the initial plans for the property that is the subject of this report
- No one provided significant personal property appraisal assistance to the person signing this *Certification*.

Certified this 12th Day of July, 2016 in Altadena, California

PATRICK H. ELA, ASA

Patrick H. Ela, ASA
Accredited Senior Appraiser, Fine Arts
American Society of Appraisers

Narrative

The American economy has substantially recovered from the recession that began in late 2007. Despite low interest rates, fewer consumers qualify for housing loans; there is upward price momentum fueled in part by low inventory and high demand for houses. The Dow-Jones Industrial Average is currently 18,348/- and volatile. Considerable volatility was seen following England's vote to leave the European Union. President Obama is near the end of his second term, and a very atypical presidential election cycle is now approaching the Republican and Democratic conventions. The Nation's unemployment rate is improving, and is near 4.9% as of July 1, 2016 according to the US Department of Labor Statistics. The US Dollar has been relatively stable in relation to other major currencies; at this writing the Euro to Dollar ratio is 1.1062. The foreign trade deficit remains high, and the National Debt is at record levels. Budget, Tax and Spending debates are ongoing and Washington remains in apparent gridlock with some small rays of hope for a more active congress.

All of these conditions may have impacted both the volume of sales activity in the art market and the number of works left unsold at auction. Certainly, the very top of the art market is seeing record sales. However, the mid-level and lower levels of the market often see lackluster sales. With many in the baby boomer generation approaching retirement or already being in retirement, purchasing artworks or antiques might be a lower priority. Good works by blue-chip artists are selling well, but the rest of the art market is moving more slowly and at lower price points.

Valuation Methodology and Summary

The Cost Approach was used to value the subject property. Comparable commission data were provided by Yolanda Gonzalez. As is illustrated in the Schedule Section, two of Ms. Gonzalez' paintings measuring 5' x 4' were commissioned, priced and/or sold at \$35,000 each; (*Suenos de la Pintora* and *Sueno de la Familia*). Another painting, *Suenos de Jennifer*, measuring 4' x 3' was commissioned at a price of \$28,000 as stated by the artist. The prices of these three paintings establish a value range in painting for larger works by Yolanda Gonzalez. A smaller public sculpture of *La Infanta* was created by Ms. Gonzalez and installed at the Los Angeles County Arboretum in 2012 at a cost of \$20,000. It is approximately one third the size of the proposed sculpture for the new AltaMed building. Given the prices achieved for Ms. Gonzalez' paintings, it is reasonable to assume that the artist could command and receive a commission of two to three times the price of the smaller work, this would suggest that a valuation of \$40,000-\$60,000.

Before reaching a final conclusion of value, however it is helpful to consider three small ceramic pieces included in this appraisal that sold for more modest sums. Two six inch sculptures sold for \$600.00 each and one eight inch sculpture sold for \$800.00 each. This suggests a pricing system based on height. Because the two-foot high ceramic portion of the *La Infanta* located at the Arboretum was valued at \$20,000.00 arguably the proposed *La Infanta* sculpture for the AltaMed building, which measures five-feet in height could be valued at \$50,000.00. This would include engineering, armature fabrication, signage and installation. Of this amount, we estimate that 20% or \$10,000.00 would be allocated for the installation and \$40,000 for the art as such. The aggregate value conclusion based on the above facts, logic and stated assumptions is \$50,000.00.

Utilizing the *Cost/ Approach* and the above criteria as of July 3, 2016, the effective date of this appraisal report, the *Fair Market Value* was concluded at between \$50,000.00 based on cost comparison with other completed commissions by the artist including a smaller ceramic sculpture completed by Ms. Gonzalez.

Schedule and Comparable Properties
Paintings



Sueno de Jennifer measures 4' x 3' and is valued at \$28,000 as per the artist; acrylic on canvas



Sueno de La Familia measures 5' x 4' and is valued at \$35,000 as per the artist; acrylic on canvas



Suenos de La Pintora measures 5' x 4' and is valued at \$35,000 as per the artist; acrylic on canvas

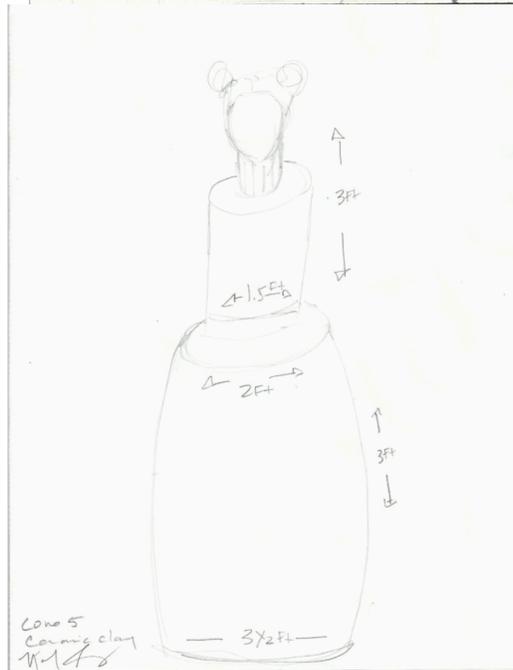
Ceramics Sculptures



The two side sculptures measure 6" high and are valued at \$600.00 each; the center ceramic sculptuer measures 8" high and is valued at \$800.00 as per the artist



La Infanta, 2012 installed at the Los Angeles County Arboretum Ceramic top 2' high; metal base 2.5' high. It was valued at \$20,000 by the artist.



Preliminary sketches and measurements for the subject property Ceramic top 3' high; Ceramic base 3' high



Glossary

Condition: In general this refers to the state of being of each work under discussion; the specific words used to describe condition are as follows:

Fine Condition-The object is in near perfect condition with full impact, rich lines, colors, patinas and forms as appropriate.

Very Good Condition-The work has no major signs of wear, but show minor signs of aging including loss of luster and brilliance.

Good Condition-The degree of normal wear is more apparent than in very good condition; this may be manifest in slight fading of colors, slight yellowing of paper, minor deconsolidation of painted surfaces and similar signs of age.

Fair Condition-The work has some damage that can be treated by proper conservation methods and which, if undertaken would restore the work to good or very good condition; a corollary of restoration or conservation of objects in fair condition is a positive impact on Fair Market Value; conversely, un-restored damage often negatively impacts Fair Market Value.

Poor Condition- The work has visible damage, which may be beyond repair and that negatively, impacts its Fair Market Value.

Extraordinary Assumption: An assumption, directly related to a specific assignment, as of the effective date of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. (Source USPAP 2014-2015 edition)

Hypothetical Condition: A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. (Source USPAP 2014-2015 edition)

Intangible Assets: Nonphysical assets, including by not limed to franchises, trademarks, patents, copyrights, goodwill, equities, securities, and contracts as distinguished from physical assets such as facilities and equipment. (Source USPAP 2014-2015 edition)

Privacy Statement

Patrick H. Ela and Comprehensive Art Services are committed to safeguarding the confidential information of their clients. We hold any and all of our clients' personal information that is provided to our appraisal services company in the strictest confidence and in conformance with the standards of confidentiality adopted by the Ethics Code of The American Society of Appraisers (ASA) and the Uniform Standards of Professional Appraisal Practice (USPAP). These records and documents include all information that we collect in connection with our appraisal activities. At no time in the past have we disclosed information to third parties, except when our clients specifically authorize such disclosure, or as required by law. While not anticipated, any future change in this company policy would require under Federal Law, USPAP and the ASA Ethics Code that we would apprise you of the change and seek your permission in advance. While we need personal information in order to provide our clients with the best personal property appraisal services possible, we also take great measures to guard against any real or perceived infringements of their rights of privacy.

Our policy with respect to personal information about our clients is as follows: We limit employee and agent access to clients' information on a need-to-know basis.

We maintain a secure office and computer environment to ensure that your information is not placed at unreasonable risk.

The categories of non-public personal information we collect from our clients depend upon the specific nature and scope of a given appraisal engagement. Such information might include personal property assets, tax identification numbers, and other confidential data.

Third parties unaffiliated with the appraisal assignment such as Federal or State tax regulators, insurance companies, or similar entities, may only review company records as permitted under the law.

No client information is ever provided to mailing list vendors or solicitors.

Confidential personal information will be maintained in a safe and guarded manner for the duration of the appraisal assignment and for the appropriate time thereafter that such records are recommended for safekeeping by USPAP and the ASA Ethics Code. After this specific period of record retention, all such information will be destroyed in a manner consistent with providing confidentiality to our clients.

Mr. J. Julian Bermudez
AltaMed Health Services
Fair Market Value Appraisal:
Compliance with Public Art Fee, City of Huntington Park
Effective Date of Appraisal: July 3, 2016
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Resources and Bibliography

American Society of Appraisers, *The Appraisal of Personal Property-Principles, Theories, and Practice Methods for the Professional Appraiser*, Edited by Joan C. Soucy, FASA and Janella N. Smyth, ASA, Washington DC 1994

Appraisal Foundation, *The Uniform Standards of Professional Appraisal Practice and Advisory Opinions*, 2014-2015 Edition, Washington DC 2004

Sales and Resume information provided by the artist

Patrick H. Ela- Credentials

Patrick H. Ela is an Accredited Senior Appraiser of the American Society of Appraisers, tested and accredited in Fine Arts. He provides appraisal services for individual, corporate and institutional clients including *Replacement Cost*, *Market Value* and *Replacement Value* appraisals for estates tax purposes, charitable contributions and insurance coverage among other intended uses. Ela is admitted to the Superior Court of Los Angeles as an expert witness. Selected clients include: Ricardo Favela and The Royal Chicano Air Force, The Latino Museum of Los Angeles, The Sam and Alfreda Maloof Foundation, the Los Angeles Unified School District, AltaMed Health Services, CARES (an affiliate of Los Angeles County General Hospital), Self Help Graphics & Art, and many private individuals. Within the American Society of Appraisers, Ela serves as Chair of the Personal Property Committee (PPC) a position he began in July 2013. The PPC governs approximately 600 appraisers in Fine Arts, Decorative Arts and Antiques, Residential Contents, Automotive and a large variety of other specialties. Ela served as PPC Vice Chair from 2012-2013 and Treasurer from 2011 to 2012. In other ASA activities he served as moderator of a panel on Chicano Art at the International Conference of the American Society of Appraisers held in Los Angeles and has written articles on Chicano Art for the *PP Magazine*. He was appointed to serve as PPC representative on ASA's legislative committee and was actively involved in securing ASA's endorsement of the *Artist Museum Partnership Act* now pending before the US Congress. In May of 2013 he presented a report on this act at *Estates, Trusts & Estate Planning for the Personal Property Appraiser*, the ASA-sponsored conference in held in Arlington Virginia.

Education

Ela holds a Bachelor of Arts Degree in Studio Art and Art History from Occidental College, Los Angeles (double major), a Master's Degree in Business Administration (MBA) from the Anderson School of Management, UCLA with a specialization in Arts Management; and the Certificates of Appraisal Studies and Connoisseurship from UC Irvine, Extension. He has also studied Art History at the graduate level at UCLA and attended four *National IRS Symposia on Valuation Issues* sponsored by the Los Angeles Chapter of the American Society of Appraisers.

Related Work Experience

Ela was the Director of the Craft and Folk Art Museum of Los Angeles from 1975-1996 where he oversaw or helped organize more than 130 exhibitions, publish more than thirty exhibition catalogs, and facilitated the expansion and growth of the Museum's library of books, periodicals and ephemera. At the request of the Board of Trustees and the Cultural Affairs Department of the City of Los Angeles, Ela returned to direct the museum from 2000-2002. Prior to his tenure at the Craft and Folk Art Museum Ela was a Museum Educator at the Los Angeles County Museum of Art from 1974-1975. He served as the Assistant Director of the Kohler Arts Center in Wisconsin from 1973-1974 and was a curator at Gemini Graphic Editions, Limited in Los Angeles from 1970-1971. At Gemini, he played an integral curatorial role in the publishing and distribution of fine art, limited edition graphics working directly with artists like Sam Francis, David Hockney, Jasper Johns, Ellsworth Kelly, Roy Lichtenstein, Claes Oldenburg, Robert Rauschenberg and Frank Stella, among others.

Consulting

Ela has been an art advisor and consultant in Southern California since 1984. In that capacity he has organized more than 140 exhibitions of contemporary art for museums, art centers, corporations, institutions and commercial galleries including several on the collections of graphic publishers or ateliers--Cirrus Editions, Gemini GEL, Modern Multiples and Self-Help Graphics and Art. He organized *Conversations*, an exhibition of art and science for the Natural History Museum of Los Angeles County featuring the work of Kim Abeles, Lita Albuquerque, Tony Berlant, Phyllis Ginter, Paul McCarthy, Ed Moses and John Valadez. In late 2009, he organized *Almaraz: Legacy* at the Fremont Gallery in South Pasadena. Recently, he organized *Illuminations*, featuring the work of Elsa Flores at the same gallery. Ela has worked in the public art sector as a consultant since 1994. Comprehensive Art Services LLC, Ela's firm, provides art-related program and project management for corporate, institutional and government clients. The firm has extensive experience in the planning and implementation of public art programs and design team-planning projects. Ela regularly consults with developers, architects, art selection panels and artists and facilitates the management of artists and creative individuals.

Community Involvement

Ela has served on the Boards of various museums, cultural and educational institutions for more than 32 years. These include *Plaza de la Raza* where he served from 1994-2012; the *Craft and Folk Art Museum* of Los Angeles where he served as Chairman (1998-2002), *Sam and Alfreda Maloof Foundation* (1994-2010), *The Millicent Rogers Museum*, Taos, New Mexico (1994-2001); the *Friends of the Schindler House*, Los Angeles, which is now part of the *Museum für Angewandte Kunst* (MAK) in Vienna, Austria (1982-84); *The Los Angeles Convention and Visitors Bureau* where he was a Board Member and *President of the Cultural Travel Committee* (1995-1996), and *Occidental College*, Los Angeles where he was an *ex officio* Trustee during his tenure as President of the Alumni Board of Governors (1979-80). He has been a member of the *Advisory Board of the Center for Cultural Innovation* since it's founding in 2001. Ela has served on numerous grant panels for the *National Endowment for the Arts*, *Institute of Museum Services*, *California Arts Council*, *The Los Angeles Cultural Affairs Department* and *The Center for Cultural Innovation*, among others. From 2002-2006 he served as a member of the *North Hollywood Public Art Advisory Panel for the Community Redevelopment Agency of the City of Los Angeles*.

Teaching, Presentations and Publications

Ela has taught courses in *Art and Society* at Occidental College, *Museum Studies* at California State University, Fullerton and *Long Range Planning for Museums* at John F. Kennedy University. He has lectured at UCLA and California State University Long Beach, and has taught courses for the Center for Cultural Innovation in Los Angeles for the past twelve years. He has spoken at conferences for the American Crafts Council, in Oakland CA, the Crafts Asia Conference in New Delhi, India for the Indo-US Sub-commission, and the Malaysian Handcraft Development Corporation in Kuala Lumpur, Malaysia courtesy of the US State Department. He has contributed to several magazines including *Museum* (UNESCO) and *Museum News* (AAM) and served as an editor of craft entries for World Book Encyclopedia while serving as Director of the Craft and Folk Art Museum.

Travel

Ela has traveled in professional contexts to Asia (India, Japan and Malaysia), Africa (Egypt, Morocco, South Africa and Zimbabwe), the Middle East (Egypt and Jordan), Latin America (Argentina, Chile, Cuba, Mexico and Puerto Rico), Europe (Austria, England, France, Germany, Greece, Ireland, Italy, Scandinavia, Spain, Switzerland and Yugoslavia, among others) and throughout the United States and Canada. On many of these trips he has lectured, advised patrons, clients and associates or negotiated programs and business transactions. He speaks Spanish and German. He and his wife, Phyllis, live in Altadena, California.

Revised February 2016



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: JANUARY 18, 2017

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)

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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:

The item was scheduled for the December 21, 2016 Planning Commission meeting. Prior to the Planning Commission meeting, Planning Division staff received a request from the Applicant to continue the item to the January 18, 2017 Planning Commission meeting. Per the Applicant's request, on December 21, 2016, the Planning Commission continued the item.

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

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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.

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

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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 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

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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:

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- 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 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

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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 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.

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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.

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.

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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 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

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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 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.

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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.

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.

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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.
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.

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18. That the applicant shall comply and satisfy any and all conditions set by applicable departments or agencies, including but not limited to: Building and Safety Division, Engineering Department, and the Fire Department.
19. That the Director of Community Development or his designee is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
20. That the applicant and property owner agree in writing to the above conditions.

BUILDING 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;

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- 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. Exterior storage shall not be allowed to be accumulate throughout the property.

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EXHIBITS:

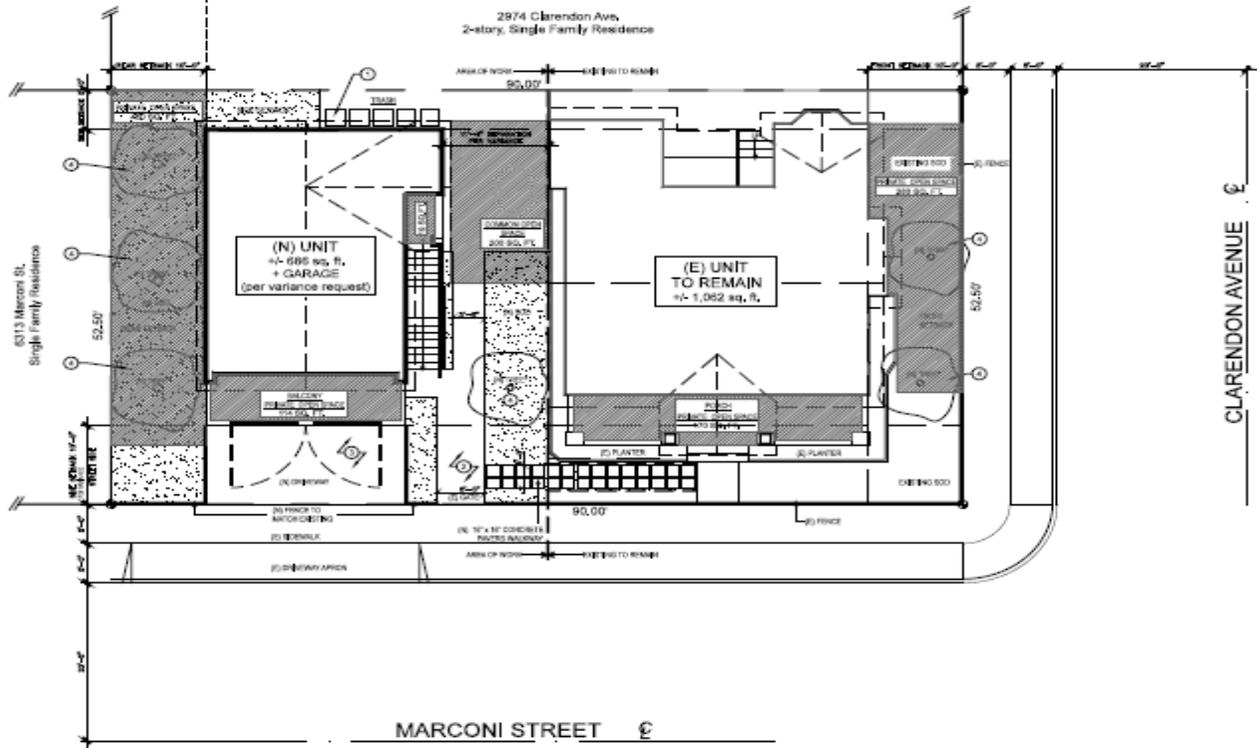
- A: Vicinity Map
- B: Site Plan
- C: Floor Plans
- D: Elevations
- E: Entitlement Application/Environmental Assessment Checklist
- F: PC Resolution No. 2016-20



VICINITY MAP

EXHIBIT A

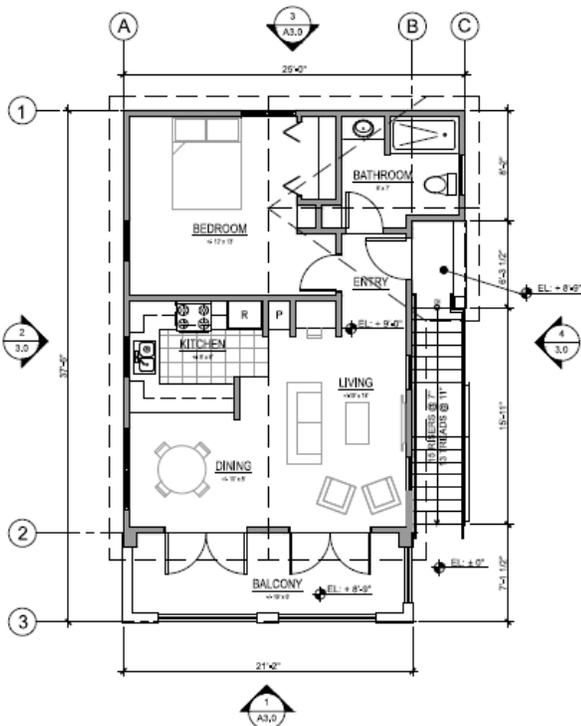
CASE NO. 2016-20 CUP/DP/BD



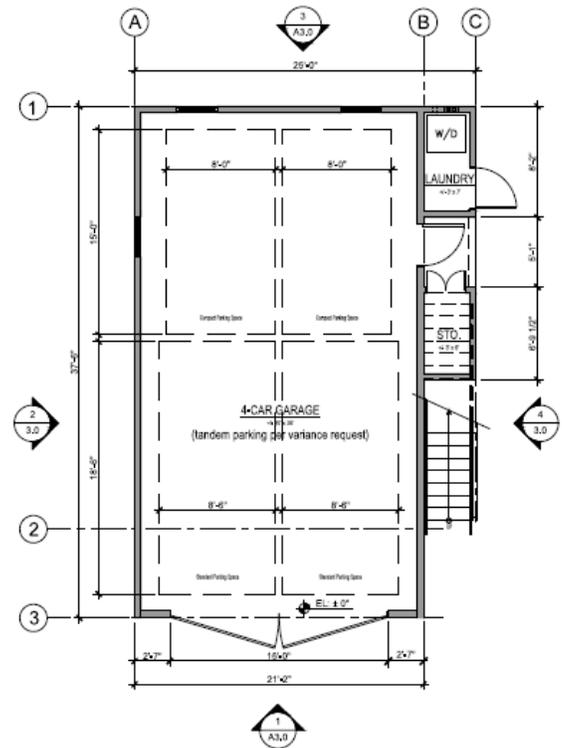
SITE PLAN

EXHIBIT B

CASE NO. 2016-20 CUP/DP/BD

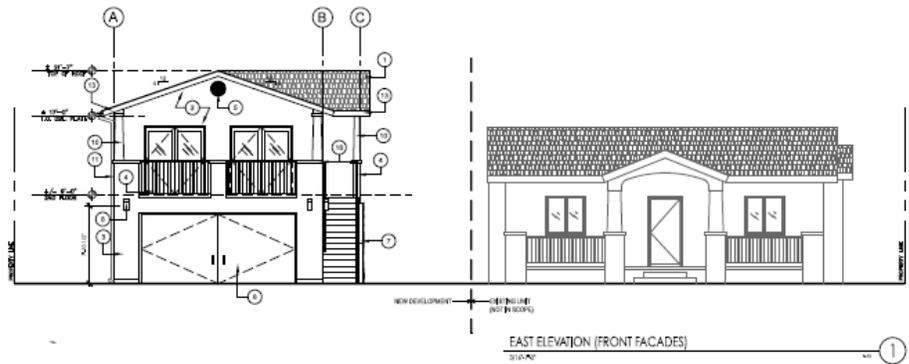
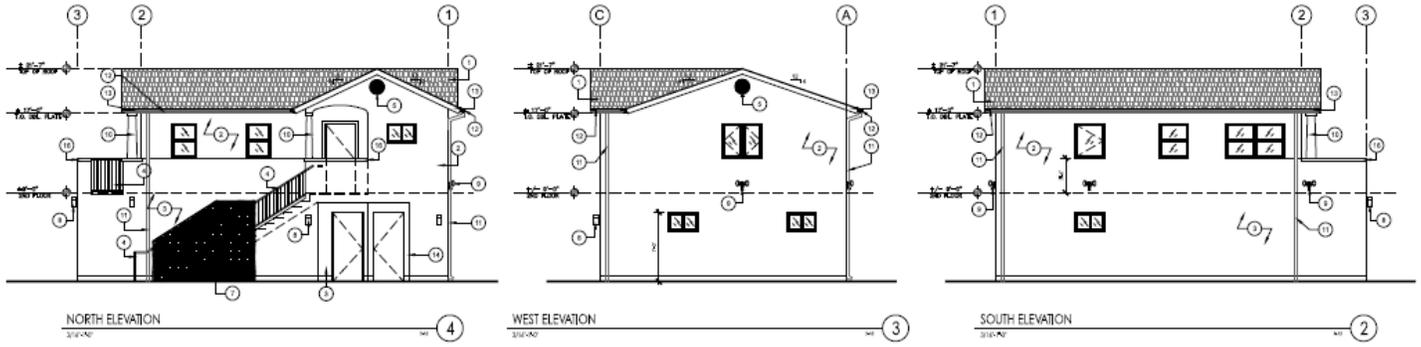


N SECOND FLOOR PLAN 2



N GROUND FLOOR PLAN 1

FLOOR PLANS



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

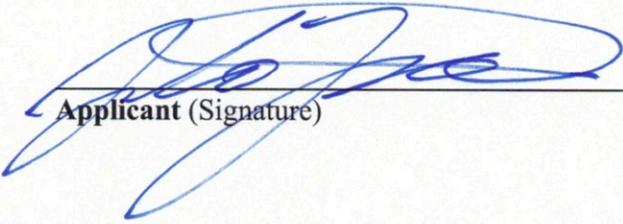
TRANSPORTATION AND TRAFFIC

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.

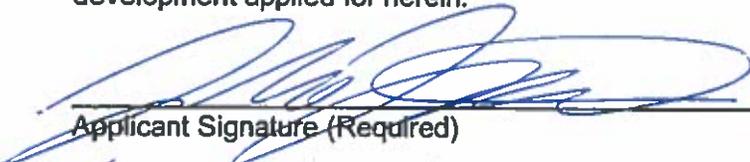
3. The proposed use will not be materially detrimental, nor have an adverse effect upon adjacent uses, buildings, or structures. (Explain)

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.

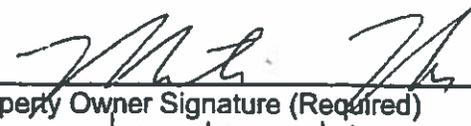
CERTIFICATE AND AFFIDAVIT OF APPLICANT: I/We certify that all statements made on this application are true and complete to the best of my knowledge. I/We understand that any false statements may result in denial of the requested permit or revocation of any issued permit. I/We further certify that I am, 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: _____

1. **Applicant** (please circle whether Owner, Lessee, 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:**
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:

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

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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? 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: JANUARY 18, 2017

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

At the applicant's request, this item has been continued from the November 16, 2016 Planning Commission meeting and the December 21, 2016 Planning Commission meeting.

On January 11, 2017, the applicant submitted a request to continue the item to the February 15, 2017 meeting. According to the applicant, they will submit plan on January 19, 2017 in order to make the February meeting.

RECOMMENDATION

That the Planning Commission continue this item to the February 15, 2017 Planning Commission meeting in order to allow the applicant additional time to prepare revised plans.



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: JANUARY 18, 2017

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: SERGIO INFANZON, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: CARLOS LUIS, SENIOR PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2016-23 CUP/DP
(CONDITIONAL USE PERMIT/DEVELOPMENT PERMIT)**

REQUEST: **A REQUEST FOR A CONDITIONAL USE PERMIT AND A DEVELOPMENT PERMIT TO ALLOW THE OFF-SALES OF ALCOHOL AND NEW DRIVE-THRU FOR A NEW PHARMACY LOCATED WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING AT 3208 E. FLORENCE AVENUE, WITHIN THE COMMERCIAL GENERAL (CG) ZONE**

APPLICANT: Boos Development West, LLC
701 Park Center Drive, Suite 200
Santa Ana, CA 92705

PROPERTY OWNER: Amigo Plaza RE Holdings, LLC
13635 Freeway Drive
Santa Fe Springs, CA 90670

PROJECT LOCATION: 3208 E. Florence Avenue

**ASSESSOR'S
PARCEL NUMBER:** 6212-001-059

PRESENT USE: Commercial

PROJECT SIZE: 17,819 square feet

BUILDING SIZE: 30,413 square feet

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SITE SIZE: 102,366 square feet (2.35 acres)

GENERAL PLAN: General Commercial

ZONE: Commercial General (CG)

SURROUNDING

LAND USES:

North: Commercial and Residential

West: Commercial

South: Commercial and Residential

East: Commercial

MUNICIPAL CODE

REQUIREMENTS FOR A

CONDITIONAL USE PERMIT:

Pursuant to the Huntington Park Municipal Code (HPMC) section 9-4.202, alcoholic beverage sales and accessory drive-thru establishments may be permitted 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

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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.

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

Pursuant to HMPC Section 9-2.1004, a Development Permit is required when alterations to a commercial building exceed 5,000 square feet.

**REQUIRED FINDINGS
FOR A DEVELOPMENT
PERMIT:**

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;
2. The proposed development is consistent with the General Plan;
3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property;
4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
5. The subject site is physically suitable for the type and density/intensity of use being proposed;

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6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare; and
7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.

**ENVIRONMENTAL
REVIEW:**

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

**PROJECT
BACKGROUND:**

- ***Project Proposal***

The applicant, Boos Development, is proposing a tenant improvement for a proposed pharmacy/drug store (CVS) to an existing commercial tenant space measuring 17,819 square feet. The project also proposes to include an accessory drive-thru component for the pharmacy. The proposed pharmacy is also requesting a Conditional Use Permit to allow the sell alcohol in the form of a Type 21 license (beer, wine, and spirits).

The project also includes exterior façade improvements to the tenant space such as new stone veneer, cornice trim, tile roof, new paint, etc. Other exterior improvements include asphalt maintenance work and re-striping of portions of the existing parking lot.

- ***Business Operation***

The proposed pharmacy/drug store will be operated by CVS as a CVS Pharmacy y más business format. According to the business description date stamped December 20, 2016, CVS Pharmacy y más will serve the local Hispanic community by providing bilingual signage, staff, more than 1,500 trusted Hispanic products, more competitive pricing of products, and new services to a national retail pharmacy.

CVS Pharmacy y más will also continue to offer CVS Pharmacy's typical merchandise, medication, and health products.

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CVS proposes to operate seven days a week 24-hours a day. The proposed business will also offer expanded services in the form of bill payments, domestic and international wireless recharge, money transfers, and California lottery for their patrons. The sales of beer, wine, and spirits (Type 21 ABC License) is also proposed.

- ***Drive-Thru, Circulation, and Off-Street Parking***

A drive-thru is also proposed that will provide prescription services for patrons who wish to fill medication prescription from the comfort of their own vehicle. The proposed drive-thru will be an accessory use to CVS y más.

Deliveries to the proposed pharmacy will occur along the southerly portion of the property in the existing designated loading dock areas.

The property has a parking lot consisting of a total of 118 parking spaces and two-way drive aisles 24 feet to 27 feet wide.

- ***Site Description***

The subject site is located at the southwest corner of Florence Avenue and State Street. The subject site measures approximately 102,366 square feet (2.35 acres). It is bordered by commercial and residential uses to the south, commercial to the north, east, and west. The subject site is currently developed with a multi-tenant commercial which measures approximately 30,413 square feet.

**PROJECT
ANLAYSIS:**

- ***Business Operation***

The proposed CVS y más pharmacy will provide additional retail pharmaceutical services to the community on a 24-hour basis. Specifically, the CVS y más format is catered to provide retail pharmacy services to the Hispanic community. It is reasonable to assume that Huntington Park residents may benefit from the bilingual services, targeted product selection, and competitive product pricing.

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- ***Floor Plan***

The floor plan will be divided into a receiving area, service area, pharmacy area, and a retail area. The retail area will be the majority of the floor plan and will serve as the display area for products as well as host the pharmacy area.

- ***Drive-thru, Circulation, and Off-Street Parking***

The circulation and queuing plan for the proposed accessory drive-thru has been reviewed by the City's Traffic Consultant and indicates that sufficient circulation and queuing will exist along the proposed drive-thru. The Traffic Consultant has also reviewed the circulation for the proposed delivery trucks and has recommended modifications to the proposed plan. The modifications to the plans will require either a reduction or removal of raised parking aisle along the southerly portion of the property adjacent to the drive-thru. Lastly, the driveway located at the southeasterly most portion of the property, accessed from State Street, will be required to be widened in order to provide more efficient truck access to and from the site. The modifications have been included as conditions of approval.

As noted, the subject site has a total of 118 parking spaces for the comprehensive site. The project is proposing to repair portions of the existing parking lot and re-stripe the existing parking stalls. In addition, the applicant is proposing six new motorcycle parking stalls which will be located adjacent to the CVS entrance. The existing number of parking spaces have been determined to be sufficient based on the fact there is no change in use (previous use was a retail supermarket) or additional square footage proposed.

- ***Lot Line Adjustment/Lot Merger***

According to the Los Angeles County Assessor's Parcel Map, the subject site includes several lot ties. In order to eliminate the lot ties, it is recommended that a Lot Line Adjustment/Lot Merger be proposed in order to consolidate the lot into one comprehensive lot. A condition of approval has been included requiring the Lot Line Adjustment/Lot Merger.

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- ***Alcohol Sales***

As noted, CVS proposes to alcohol (beer, wine, and spirits). The alcohol is proposed to be stored in the coolers and display areas designated for alcohol. According to the merchandise plan, display will take place along the westerly portion of the store. According to CVS, employees will be required to adhere to corporate policies regarding sales and handling of alcohol. Those policies include completing training segments on customer service, personnel management, facility maintenance and operations, responsible retailing of age restricted products and workplace safety. Training will take place at the time of hire and bi-annually thereafter. The proposed training programs are recognized by the Department of Alcohol Beverage Control (ABC). CVS cash registers also have a “hard stop” feature that requires the associates to check identification and validate customer’s age prior to finalizing a transaction that includes the sales of alcohol.

The Huntington Park Police Department has reviewed the application and has recommended the following conditions of approval:

1. Require a 30-day retention of surveillance;
2. No sales of beer, malt-liquor, or ales in less than six-pack quantities;
3. No sales of wine cooler type beverages in less than four-pack quantities; and
4. All other alcohol sales shall be sold in no less than 750ml containers.

- ***Conditional Use Permit Findings***

In granting a Conditional Use Permit to allow the off-sale of alcohol and a drive-thru component for a proposed pharmacy (CVS y más), 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,**

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the subject zoning district and complies with all of the applicable provisions of this Code.

Finding: The proposed pharmacy with off-sale of beer wine, and spirits and accessory drive-thru is conditionally permitted within the subject zoning district. The subject zoning district, Commercial General (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. In addition the proposed project complies with the requirements of the HPMC.

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

Finding: The proposed project is consistent with the General Plan, specifically, the proposed use is consistent with Goal 1.0; Policy 1.2 of the Land Use Element of the General Plan by encouraging community-oriented retail in Huntington Park while continuing to revitalize Pacific Boulevard as a regional retail destination. The proposed pharmacy will provide the community with additional pharmacy retail options.

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 use of off-sale of beer, wine, and spirits and accessory drive-thru 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 proposed project is located on a lot that measures approximately 102,366 square feet. The design, location, size, and operating characteristics of the proposed pharmacy with alcohol sales and accessory drive-thru facility is not expected to be detrimental to the public health, safety and welfare of the City. The proposed project will be harmonious and compatible with the existing commercial and service uses presently located within the vicinity and zoning district. Additionally, the site has adequate vehicle circulation and access.

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

Finding: The proposed project is located on a lot that measures approximately 102,366 square feet. In addition, the subject site is currently developed with a multi-tenant commercial shopping center. The subject tenant space has also historically been utilized as a retail establishment therefore, the subject site is physically suitable for the type and density/intensity of the use being proposed.

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

Finding: Vehicular and pedestrian access to the site would be provided through Florence Avenue, and State Street. The proposed request for off-sale of beer, wine, and spirits and the accessory drive-thru component will not significantly intensify public access, water, sanitation, and public utilities and services. The project will not require changes to existing public utilities. Given that the surrounding area is already completely developed with public access, water, sanitation, and other public utilities, the proposed project would not affect these infrastructures or require any types of modifications. In addition, the proposed project would not impede the

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accessibility to public access, water, sanitation, or other public utilities and services.

- ***Development Permit Findings***

Pursuant to HMPC Section 9-2.1004, a Development Permit is required when alterations to a commercial building exceed 5,000 square feet.

In granting a Development Permit, the Planning Commission must make findings in connection with the Development Permit, as set forth in the Huntington Park Municipal Code. 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 proposed pharmacy with off-sale of beer wine, and spirits and accessory drive-thru is conditionally permitted within the subject zoning district. The subject zoning district, Commercial General (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. In addition the proposed project complies with the requirements of the HPMC.

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

Finding: The proposed project is consistent with the General Plan, specifically, the proposed use is consistent with Goal 1.0; Policy 1.2 of the Land Use Element of the General Plan by encouraging community-oriented retail in Huntington Park while continuing to revitalize Pacific Boulevard as a regional retail destination. The proposed pharmacy will provide the community with additional pharmacy retail options.

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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.**

Finding: The subject site has historically been utilized for retail commercial purposes and has created no documented nuisances to the City or surrounding properties. The design, location, size, and operating characteristics of the proposed pharmacy with off-sale alcohol and accessory drive-thru component is not expected to be detrimental to the public health, safety and welfare of the City. The proposed request for off-sale of beer and wine is harmonious and compatible with the existing commercial and service uses presently located within the vicinity and zoning district.

- 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: The proposed use of off-sale of beer, wine, and spirits and an accessory drive-thru is Categorical Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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

Finding: The proposed project is located on a lot that measures approximately 102,366 square feet. In addition, the subject site is currently developed with a multi-tenant commercial shopping center. The subject tenant space has also historically been utilized as a retail establishment therefore, the subject site is physically suitable for the type and density/intensity of the 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**

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detrimental to public health, safety and general welfare.

Finding: Vehicular and pedestrian access to the site would be provided through Florence Avenue, and State Street. The proposed request for off-sale of beer, wine, and spirits and the accessory drive-thru component will not significantly intensify public access, water, sanitation, and public utilities and services. The project will not require changes to existing public utilities. Given that the surrounding area is already completely developed with public access, water, sanitation, and other public utilities, the proposed project would not affect these infrastructures or require any types of modifications. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and 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: The proposed project has been reviewed by various departments (i.e. Building and Safety, Public Works, LA County Fire, Huntington Park Police Department, etc.) and conditions of approval have been included to ensure that project does not create any issues of concern that would be detrimental to the public health, safety, or welfare of the City.

• **Conclusion**

Based on the above analysis, staff has determined that with the recommended conditions of approval, the proposed project complies with the HPMC and all of the required findings in support of a Conditional Use Permit and a Development Permit can be made. Therefore staff recommends approval of the Applicants' request to allow for off-sale of beer, wine, and spirits and a drive-thru component for a new pharmacy, subject to conditions, at 3208 E. Florence Avenue.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission

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adopt the Categorical Exemption, make the required findings and requirements set forth in the Huntington Park Municipal Code, and **adopt PC Resolution No. 2016-23 CUP/DP**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING

1. That the property owner and Applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and Applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and Applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the Applicant shall pay for all costs of enforcement, including legal fees.
2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. That the proposed use shall comply with all applicable City, County, State and Federal codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License.
4. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. The business shall be operated consistent with the Business Description dated December 20, 2016.
6. A Lot Line Adjustment/Lot Merger shall be required in order to consolidate the lot into one comprehensive lot. Lot Line Adjustment/Lot Merger shall be submitted to the Planning Division along with a completed application, submittal requirements, and all applicable fees shall be paid at the time of submittal.

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7. A Color Approval application shall be submitted to the Planning Division for final approval of the proposed exterior colors. A completed application along with submittal requirements and applicable fees shall be required.
8. That the business be operated in compliance with the City of Huntington Park Noise Ordinance.
9. That all graffiti be removed from all exterior walls and/or surfaces prior to the commencement of alcohol sales.
10. 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.
11. That the operator shall obtain its City of Huntington Park Business License prior to commencing business operations.
12. No vending machines, including, but not limited to, water, movie/DVD/Blu Ray, newspapers, candy, etc. shall be permitted on the exterior of the pharmacy.
13. No outside storage shall be permitted.
14. All outdoor display shall be reviewed and approved by the Planning Division. An outdoor uses application shall be submitted to the Planning Division along with a completed application, submittal requirements, and all applicable fees shall be paid at the time of submittal.
15. No payphones shall be allowed on the site.
16. That the Applicants maintain a valid alcohol beverage license for the off-sale of beer, wine, spirits (Type 21) 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.
17. All proposed signage shall be reviewed and approved by the Planning Division under a separate permit. All proposed signage shall comply with the requirements of the Huntington Park Municipal Code and/or Master Sign Program of the subject site.
18. 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.

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19. A separate Landscape Plan, prepared by a licensed design professional shall be submitted to the Planning Division for review. Landscape plan shall be revised to identify new landscaping material along the entire frontage of Florence Avenue. An application along with all submittal requirements shall be submitted. All applicable fees shall be paid at the time of submittal.
20. 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.
21. 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.
22. 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.
23. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
24. 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.
25. That the Applicants be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
26. 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.
27. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
28. 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.
29. 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.

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

BUILDING AND SAFETY

31. 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.

32. 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.

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

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

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

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

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

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

TRAFFIC ENGINEERING

39. The raised parking aisle end median located to the east of the drive-thru aisle and drive aisle shall be modified or removed in order to provide adequate circulation for delivery trucks.

40. Corporate merchandise deliveries shall not take place during peak hours of operation so as not to impede on the proposed drive-thru circulation.

41. The southernmost driveway along State Street shall be modified to allow trucks to exit and travel south on State Street without crossing into northbound directional traffic on State Street.

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PUBLIC WORKS

42. All requirements, as deemed necessary by the Department of Public Works during the Plan Check process, shall be complied with.

POLICE DEPARTMENT

43. Video surveillance shall be retained for a minimum of thirty (30) days.

44. No sale of beer, malt-liquor, or ales in less than six-pack quantities shall be allowed.

45. No sale of wine cooler type beverages in less than four-pack quantities shall be allowed.

46. All other alcohol shall be sold in no less than 750 ml containers.

EXHIBITS:

A: PC Resolution No. 2016-23 CUP/DP

B: Business Description

C: Site Plan

D: Floor Plan

E: Elevation Plan

F: Conditional Use Permit Application & Development Permit Application

PC RESOLUTION NO. 2016-23 CUP/DP

EXHIBIT A

CASE NO. 2016-23 CUP/DP

1 **PC RESOLUTION NO. 2016-23**

2 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON**
3 **PARK, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AND**
4 **A DEVELOPMENT PERMIT IN CONNECTION WITH REAL PROPERTY LOCATED AT**
5 **3208 E. FLORENCE AVENUE, HUNTINGTON PARK, CALIFORNIA.**

6 **WHEREAS**, a public hearing was held in the City Hall, 6550 Miles Avenue,
7 Huntington Park, California on Wednesday, January 18, 2017 at 6:30 p.m. pursuant to
8 the notice published and posted as required by law in accordance with the provisions of
9 the Huntington Park Municipal Code (HPMC), upon an application from Boos
10 Development West, LLC, requesting Planning Commission approval of a Conditional
11 Use Permit and a Development Permit to allow the off-sales of alcohol (Type 21) and
12 accessory drive-thru for a pharmacy located at 3208 E. Florence Avenue, within the
13 Commercial General (CG) zone at the property described below:

14 Assessor's Parcel No. 6212-001-059 City of Huntington Park, County of Los
15 Angeles; and

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

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

21 **WHEREAS**, all persons appearing for or against the approval of the Conditional Use
22 Permit and Development Permit were given the opportunity to be heard in connection
23 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 **NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF**
HUNTINGTON PARK DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS

1 **FOLLOWS:**

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

7 **SECTION 2:** The Planning Commission hereby finds that all of the following required
8 findings can be made for a Conditional Use Permit in connection with Case No. 2016-23
9 CUP:

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

13 **Finding:** The proposed pharmacy with off-sale of beer wine, and spirits and
14 accessory drive-thru is conditionally permitted within the subject zoning district.
15 The subject zoning district, Commercial General (CG), is intended to provide for
16 restaurants, general retail, professional office, and service-oriented business
17 activities serving a community-wide need under design standards that ensure
18 compatibility and harmony with adjoining land uses. In addition the proposed
19 project complies with the requirements of the HPMC.

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

21 **Finding:** The proposed project is consistent with the General Plan, specifically, the
22 proposed use is consistent with Goal 1.0; Policy 1.2 of the Land Use Element of the
23 General Plan by encouraging community-oriented retail in Huntington Park while
24 continuing to revitalize Pacific Boulevard as a regional retail destination. The
25 proposed pharmacy will provide the community with additional pharmacy retail
26 options.

- 27 3. **The approval of the Conditional Use Permit for the proposed use is in**
28 **compliance with the requirements of the California Environmental Quality Act**

1 **(CEQA) and the City’s Guidelines.**

2 **Finding:** The proposed use of off-sale of beer, wine, and spirits and accessory
3 drive-thru is Categorically Exempt pursuant to Article 19, Section 15301 (Existing
4 Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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

12 **Finding:** The proposed project is located on a lot that measures approximately
13 102,366 square feet. The design, location, size, and operating characteristics of
14 the proposed pharmacy with alcohol sales and accessory drive-thru facility is not
15 expected to be detrimental to the public health, safety and welfare of the City. The
16 proposed project will be harmonious and compatible with the existing commercial
17 and service uses presently located within the vicinity and zoning district.
18 Additionally, the site has adequate vehicle circulation and access.

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

21 **Finding:** The proposed project is located on a lot that measures approximately
22 102,366 square feet. In addition, the subject site is currently developed with a
23 multi-tenant commercial shopping center. The subject tenant space has also
24 historically been utilized as a retail establishment therefore, the subject site is
25 physically suitable for the type and density/intensity of the use being proposed.

- 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:** Vehicular and pedestrian access to the site would be provided through
2 Florence Avenue, and State Street. The proposed request for off-sale of beer, wine,
3 and spirits and the accessory drive-thru component will not significantly intensify
4 public access, water, sanitation, and public utilities and services. The project will not
5 require changes to existing public utilities. Given that the surrounding area is
6 already completely developed with public access, water, sanitation, and other public
7 utilities, the proposed project would not affect these infrastructures or require any
8 types of modifications. In addition, the proposed project would not impede the
9 accessibility to public access, water, sanitation, or other public utilities and services.

10 **SECTION 3:** The Planning Commission hereby makes the following findings in
11 connection with the proposed Development Permit:

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

15 **Finding:** The proposed pharmacy with off-sale of beer wine, and spirits and
16 accessory drive-thru is conditionally permitted within the subject zoning district. The
17 subject zoning district, Commercial General (CG), is intended to provide for
18 restaurants, general retail, professional office, and service-oriented business
19 activities serving a community-wide need under design standards that ensure
20 compatibility and harmony with adjoining land uses. In addition the proposed project
21 complies with the requirements of the HPMC.

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

23 **Finding:** The proposed project is consistent with the General Plan, specifically, the
24 proposed use is consistent with Goal 1.0; Policy 1.2 of the Land Use Element of the
25 General Plan by encouraging community-oriented retail in Huntington Park while
26 continuing to revitalize Pacific Boulevard as a regional retail destination. The
27 proposed pharmacy will provide the community with additional pharmacy retail
28 options.

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

4 **Finding:** The subject site has historically been utilized for retail commercial purposes
5 and has created no documented nuisances to the City or surrounding properties.
6 The design, location, size, and operating characteristics of the proposed pharmacy
7 with off-sale alcohol and accessory drive-thru component is not expected to be
8 detrimental to the public health, safety and welfare of the City. The proposed request
9 for off-sale of beer and wine is harmonious and compatible with the existing
10 commercial and service uses presently located within the vicinity and zoning district.

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

14 **Finding:** The proposed use of off-sale of beer, wine, and spirits and an accessory
15 drive-thru is Categorical Exempt pursuant to Article 19, Section 15301 (Existing
16 Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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

19 **Finding:** The proposed project is located on a lot that measures approximately
20 102,366 square feet. In addition, the subject site is currently developed with a multi-
21 tenant commercial shopping center. The subject tenant space has also historically
22 been utilized as a retail establishment therefore, the subject site is physically suitable
23 for the type and density/intensity of the use being proposed.

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

27 **Finding:** Vehicular and pedestrian access to the site would be provided through
28 Florence Avenue, and State Street. The proposed request for off-sale of beer, wine,

1 and spirits and the accessory drive-thru component will not significantly intensify
2 public access, water, sanitation, and public utilities and services. The project will not
3 require changes to existing public utilities. Given that the surrounding area is already
4 completely developed with public access, water, sanitation, and other public utilities,
5 the proposed project would not affect these infrastructures or require any types of
6 modifications. In addition, the proposed project would not impede the accessibility to
7 public access, water, sanitation, or other public utilities and services.

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

11 **Finding:** The proposed project has been reviewed by various departments (i.e.
12 Building and Safety, Public Works, LA County Fire, Huntington Park Police
13 Department, etc.) and conditions of approval have been included to ensure that
14 project does not create any issues of concern that would be detrimental to the public
15 health, safety, or welfare of the City.

16 **SECTION 4:** The Planning Commission hereby approves Case No. 2016-08
17 CUP/DP, subject to the execution and fulfillment of the following conditions:

18 **PLANNING**

- 19 1. That the property owner and Applicant shall indemnify, protect, hold harmless and
20 defend the City and any agency or instrumentality thereof, its officers, employees and
21 agents from all claims, actions, or proceedings against the City to attack, set aside, void,
22 annul, or seek damages arising out of an approval of the City, or any agency or
23 commission thereof, concerning this project. City shall promptly notify both the property
24 owner and Applicant of any claim, action, or proceeding to which this condition is
25 applicable. The City shall cooperate in the defense of the action, while reserving its right
26 to act as it deems to be in the best interest of the City and the public. The property owner
27 and Applicant shall defend, indemnify and hold harmless the City for all costs and fees
28 incurred in additional investigation or study, or for supplementing or revising any
document, including, without limitation, environmental documents. If the City's legal
counsel is required to enforce any condition of approval, the Applicant shall pay for all
costs of enforcement, including legal fees.
2. Except as set forth in subsequent conditions, all-inclusive, and subject to department
corrections and conditions, the property shall be developed substantially in accordance
with the applications, environmental assessment, and plans submitted.

- 1 3. That the proposed use shall comply with all applicable City, County, State and Federal
2 codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign,
3 Zoning, and Business License.
- 4 4. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and
5 orderly manner at all times and comply with the property maintenance standards as set
6 forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
- 7 5. The business shall be operated consistent with the Business Description dated
8 December 20, 2016.
- 9 6. A Lot Line Adjustment/Lot Merger shall be required in order to consolidate the lot into
10 one comprehensive lot. Lot Line Adjustment/Lot Merger shall be submitted to the
11 Planning Division along with a completed application, submittal requirements, and all
12 applicable fees shall be paid at the time of submittal.
- 13 7. A Color Approval application shall be submitted to the Planning Division for final approval
14 of the proposed exterior colors. A completed application along with submittal
15 requirements and applicable fees shall be required.
- 16 8. That the business be operated in compliance with the City of Huntington Park Noise
17 Ordinance.
- 18 9. That all graffiti be removed from all exterior walls and/or surfaces prior to the
19 commencement of alcohol sales.
- 20 10. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code
21 Section 5-27.02(d), shall be diligently removed within a reasonable time period.
- 22 11. That the operator shall obtain its City of Huntington Park Business License prior to
23 commencing business operations.
- 24 12. No vending machines, including, but not limited to, water, movie/DVD/Blu Ray,
25 newspapers, candy, etc. shall be permitted on the exterior of the pharmacy.
- 26 13. No outside storage shall be permitted.
- 27 14. All outdoor display shall be reviewed and approved by the Planning Division. An outdoor
28 uses application shall be submitted to the Planning Division along with a completed
application, submittal requirements, and all applicable fees shall be paid at the time of
submittal.
15. No payphones shall be allowed on the site.
16. That the Applicants maintain a valid alcohol beverage license for the off-sale of beer,
wine, spirits (Type 21) from the State Department of Alcoholic Beverage Control (ABC)
and comply with all requirements, and should at any time the required license or permits,

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

3 17. All proposed signage shall be reviewed and approved by the Planning Division under a
4 separate permit. All proposed signage shall comply with the requirements of the
Huntington Park Municipal Code and/or Master Sign Program of the subject site.

5 18. That all existing and/or proposed mechanical equipment and appurtenances, including
6 satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on
7 the property shall be completely shielded/enclosed so as not to be visible from any public
8 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.

9 19. A separate Landscape Plan, prepared by a licensed design professional shall be
10 submitted to the Planning Division for review. Landscape plan shall be revised to identify
11 new landscaping material along the entire frontage of Florence Avenue. An application
along with all submittal requirements shall be submitted. All applicable fees shall be paid
at the time of submittal.

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

15 21. That the Applicants comply with all of the provisions of Title 7, Chapter 9 of the
16 Huntington Park Municipal Code relating to Storm Water Management. The Applicants
17 shall also comply with all requirements of the National Pollutant Discharge Elimination
18 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.

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

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

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

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

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

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

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

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

10 30. That the applicant and property owner agree in writing to the above conditions.

11 BUILDING AND SAFETY

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

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

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

20 34. Art fee shall be paid to the City prior to issuance of the building Permit.

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

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

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

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

TRAFFIC ENGINEERING

39. The raised parking aisle end median located to the east of the drive-thru aisle and drive
aisle shall be modified or removed in order to provide adequate circulation for delivery
trucks.

1 40. Corporate merchandise deliveries shall not take place during peak hours of operation so
2 as not to impede on the proposed drive-thru circulation.

3 41. The southernmost driveway along State Street shall be modified to allow trucks to exit
4 and travel south on State Street without crossing into northbound directional traffic on
5 State Street.

6 PUBLIC WORKS

7 42. All requirements, as deemed necessary by the Department of Public Works during the
8 Plan Check process, shall be complied with.

9 POLICE DEPARTMENT

10 43. Video surveillance shall be retained for a minimum of thirty (30) days.

11 44. No sale of beer, malt-liquor, or ales in less than six-pack quantities shall be allowed.

12 45. No sale of wine cooler type beverages in less than four-pack quantities shall be allowed.

13 46. All other alcohol shall be sold in no less than 750 ml containers.

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

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

20
21 **PASSED, APPROVED, AND ADOPTED** this 18th day of January, 2017, by the
22 following vote:

23 AYES:

24 NOES:

25 ABSTAIN:

26 ABSENT:

HUNTINGTON PARK PLANNING COMMISSION

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Efren Martinez, Chair

ATTEST:

Carlos Luis, Secretary

BUSINESS DESCRIPTION

EXHIBIT B

CASE NO. 2016-23 CUP/DP

CVS Pharmacy has leased the subject location at 3208 East Florence Avenue to serve the community with a full service retail pharmacy. CVS continues to improve the shopping experience for customers with valuable savings options and an improved product assortment, featuring the latest beauty products, healthy foods, and extensive selection of health and wellness merchandise, and general merchandise. CVS is reinventing pharmacy to provide an accessible, supportive and personalized health care experience. Their pharmacists dispense medication, give vaccinations and offer advice on prescription and non-prescription drugs and supplements

CVS Pharmacy has launched **CVS Pharmacy y más**, a new shopping experience in the Los Angeles market designed to provide enhanced, personalized service to the local Hispanic community. The new format will include completely bilingual signage and staff, the addition of more than 1,500 trusted Hispanic products, more competitive pricing on hundreds of products, and new services unique to a national retail pharmacy.

Unique Features to *CVS Pharmacy y más* include:

- **Bilingual Customer Service:** Fully bilingual associates and signage throughout the store
- **New Products:** More than 1,500 NEW products throughout the store, including many of the most popular Hispanic brands in categories like groceries, over-the-counter medications, household cleaners, snacks, appliances, cookware, cosmetics, baby, and hair care. More than 300 of the new products introduced will be manufactured in California including El Alteño, Betel, Eternalux Candles, De La Cruz, Don Francisco coffee, La Llave, Bactimicina, Cabellina Shampoo, Doña Remedios teas and Tadin.
- **New Fragrance Counter:** A new fragrance department, staffed with trained beauty associates, featuring a large assortment of designer fragrances at everyday low prices.
- **Enhanced Value:** New Lower Prices on hundreds of products throughout the store and more value-sized products. Competitive pricing and more value-size packs on hundreds of products.
- **Expanded Services:** Bill payments, domestic and international wireless recharge, money transfers, and lottery.

CVS Pharmacy y más will also continue to offer CVS Pharmacy's unique clinical offerings and medication adherence programs designed to improve health outcomes and reduce overall health care costs, innovative online and mobile tools to help patients manage their prescriptions whenever and wherever they want, exclusive private label products that come with a 100% money back guarantee, and the CVS Pharmacy ExtraCare Program, the nation's largest rewards program that provides customers money back, special savings and offers that are earned by shopping in-store or online at CVS.com

As a responsible retailer of alcoholic beverages, CVS Pharmacy adheres to the following corporate policies:

- All CVS associates complete training segments on customer service, personnel management, facility maintenance and operations, responsible retailing of age restricted alcoholic beverage products and workplace safety.
- CVS utilizes multiple digital surveillance cameras. Footage is maintained for a minimum of 60 days and the system can be monitored in real time by CVS management.

- CVS cash registers have “hard stops” that require associates to check identification and validate customers are of sufficient legal age to purchase alcohol before completing the sale.

Additionally, CVS Pharmacy utilizes a training program for all employees at the time of hire, and bi-annually thereafter regarding the sale of alcoholic beverages. This training program has been recognized by the California Department of Alcoholic Beverage Control (“ABC”) as a Responsible Beverage Service (“RBS”) Training Provider. Specifically, CVS Pharmacy’s training programs include, but are not limited to the following areas:

- Review of ABC laws and regulations.
- Administrative, criminal, and civil liabilities.
- Acceptable forms of identification.
- How to identify minors and persons already intoxicated.

SITE PLAN

EXHIBIT C

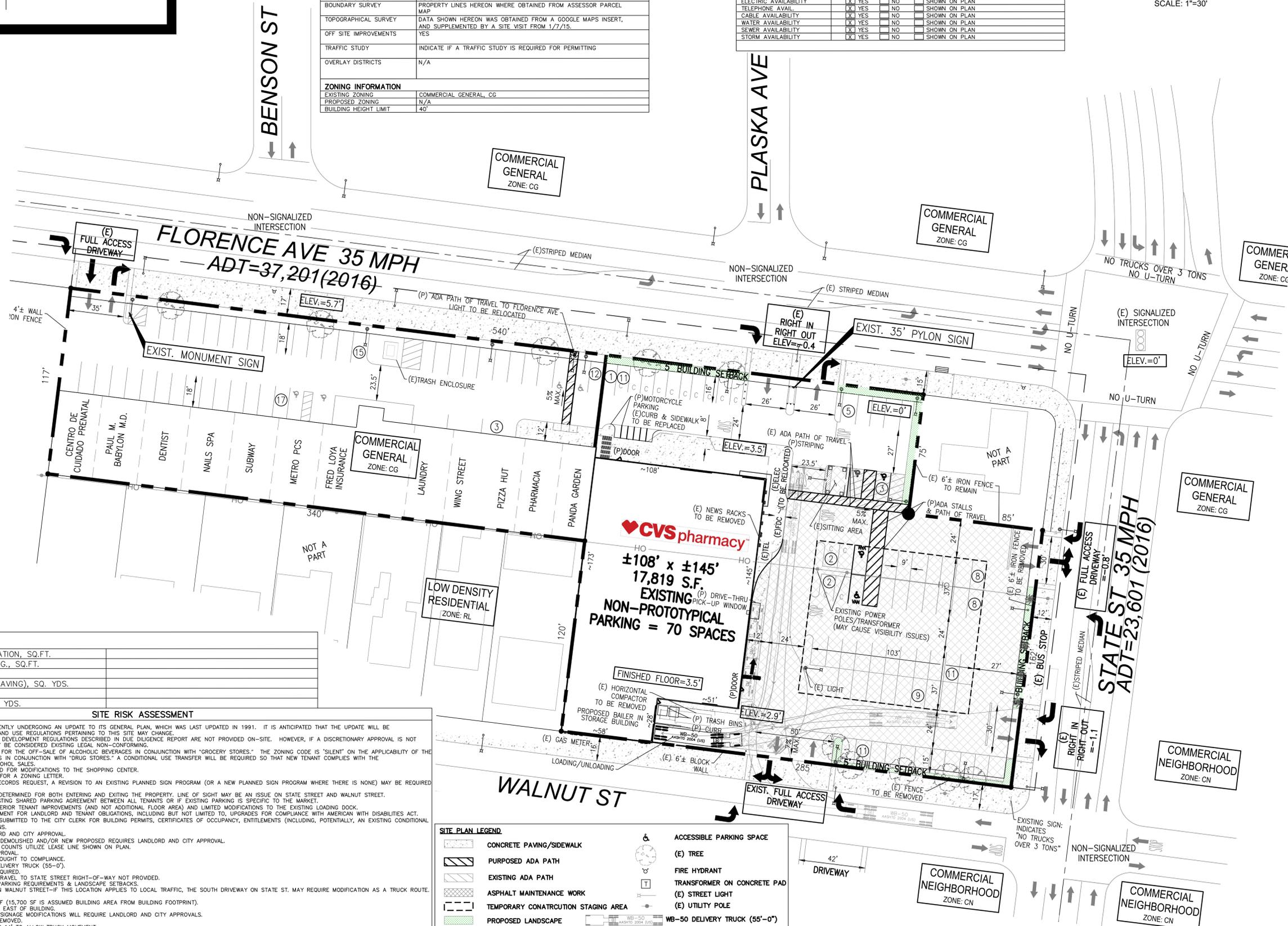
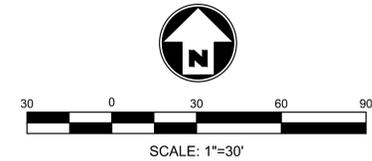
CASE NO. 2016-23 CUP/DP

PROPERTY SIZE:
IRREGULAR, 2.35 ACRES

BUILDING TYPE/SIZE:
NON-PROTOTYPICAL-EXISTING
±17,819 SQ.FT

SITE CRITERIA CHECKLIST	
PROJECT DATA	
TOTAL SITE AREA	2.35 A.C.
CVS PHARMACY	±17,819 S.F.
TOTAL PARKING REQUIRED	88
TOTAL PARKING PROVIDED	118
TOTAL CVS PARKING REQUIRED	45 (PER CITY OF HUNTINGTON PARK) 50MIN. (PER CVS STANDARDS)
TOTAL CVS PARKING PROVIDED	70
TOT. LOADING REQ'D	TBD
TOT. LOADING PROVIDED	TBD
LAND INFORMATION	
LAND LOT	37-38 AND 40-42 OF TRACT NO. 2262 & 1,2,28, & 29 OF TRACT NO. 2599
PARCEL NUMBER	6212-001-059
BOUNDARY SURVEY	PROPERTY LINES HEREON WHERE OBTAINED FROM ASSESSOR PARCEL MAP
TOPOGRAPHICAL SURVEY	DATA SHOWN HEREON WAS OBTAINED FROM A GOOGLE MAPS INSERT, AND SUPPLEMENTED BY A SITE VISIT FROM 1/7/15.
OFF SITE IMPROVEMENTS	YES
TRAFFIC STUDY	INDICATE IF A TRAFFIC STUDY IS REQUIRED FOR PERMITTING
OVERLAY DISTRICTS	N/A
ZONING INFORMATION	
EXISTING ZONING	COMMERCIAL GENERAL, CG
PROPOSED ZONING	N/A
BUILDING HEIGHT LIMIT	40'

DOT INFORMATION	
CURB CUT PERMIT	TBD
ACCESS	NO TRUCKS OVER 3 TONS ON WALNUT STREET
MAJOR ROAD JURISDICTION	*CITY OF HUNTINGTON PARK
MINOR ROAD JURISDICTION	*CITY OF HUNTINGTON PARK
LANDSCAPE INFORMATION	
SITE LANDSCAPING	DOES THE MUNICIPALITY REQUIRE LANDSCAPING, ANSWER YES OR NO. IF YES BRIEFLY DESCRIBE MUNICIPAL LANDSCAPING REGULATIONS, (X) YES () NO () SHOWN ON PLAN
UTILITY INFORMATION	
GAS AVAILABILITY	(X) YES () NO () SHOWN ON PLAN
ELECTRIC AVAILABILITY	(X) YES () NO () SHOWN ON PLAN
TELEPHONE AVAIL.	(X) YES () NO () SHOWN ON PLAN
CABLE AVAILABILITY	(X) YES () NO () SHOWN ON PLAN
WATER AVAILABILITY	(X) YES () NO () SHOWN ON PLAN
SEWER AVAILABILITY	(X) YES () NO () SHOWN ON PLAN
STORM AVAILABILITY	(X) YES () NO () SHOWN ON PLAN



ESTIMATING INFORMATION

LANDSCAPING/SCREENING/IRRIGATION, SQ.FT.	
WALKS, PADS & 5' PER OF BLDG., SQ.FT.	
CURBS AND GUTTERS, LIN. FT.	
PARKING LOT (HEAVY & MED. PAVING), SQ. YDS.	
RETAINING WALLS, LIN. FT.	
EXCAVATION/CUT AND FILL, SQ. YDS.	

SITE RISK ASSESSMENT

- THE CITY OF HUNTINGTON PARK IS CURRENTLY UNDERGOING AN UPDATE TO ITS GENERAL PLAN, WHICH WAS LAST UPDATED IN 1991. IT IS ANTICIPATED THAT THE UPDATE WILL BE COMPLETED BY FALL 2016. AS SUCH, LAND USE REGULATIONS PERTAINING TO THIS SITE MAY CHANGE.
- IT MAY BE THE CASE THAT MANY OF THE DEVELOPMENT REGULATIONS DESCRIBED IN DUE DILIGENCE REPORT ARE NOT PROVIDED ON-SITE. HOWEVER, IF A DISCRETIONARY APPROVAL IS NOT REQUIRED, PRESENT SITE CONDITIONS MAY BE CONSIDERED EXISTING LEGAL NON-CONFORMING.
- A CONDITIONAL USE PERMIT IS REQUIRED FOR THE OFF-SALE OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH "GROCERY STORES." THE ZONING CODE IS "SILENT" ON THE APPLICABILITY OF THE CUP PROCESS FOR ALCOHOLIC BEVERAGES IN CONJUNCTION WITH "DRUG STORES." A CONDITIONAL USE TRANSFER WILL BE REQUIRED SO THAT NEW TENANT COMPLIES WITH THE PREVIOUS CONDITIONS PERTAINING TO ALCOHOL SALES.
- A DEVELOPMENT PERMIT MAY BE REQUIRED FOR MODIFICATIONS TO THE SHOPPING CENTER.
- WE RECOMMEND THAT DEVELOPER APPLY FOR A ZONING LETTER.
- PENDING A RESPONSE TO OUR PUBLIC RECORDS REQUEST, A REVISION TO AN EXISTING PLANNED SIGN PROGRAM (OR A NEW PLANNED SIGN PROGRAM WHERE THERE IS NONE) MAY BE REQUIRED FOR PROPOSED SIGNAGE.
- LINE OF SIGHT FOR TRUCKS HAVE BEEN DETERMINED FOR BOTH ENTERING AND EXITING THE PROPERTY. LINE OF SIGHT MAY BE AN ISSUE ON STATE STREET AND WALNUT STREET.
- NEED TO DETERMINE IF THERE IS AN EXISTING SHARED PARKING AGREEMENT BETWEEN ALL TENANTS OR IF EXISTING PARKING IS SPECIFIC TO THE MARKET.
- THIS REPORT ASSUMES A LEASE WITH INTERIOR TENANT IMPROVEMENTS (AND NOT ADDITIONAL FLOOR AREA) AND LIMITED MODIFICATIONS TO THE EXISTING LOADING DOCK.
- DEVELOPER SHOULD REVIEW LEASE AGREEMENT FOR LANDLORD AND TENANT OBLIGATIONS, INCLUDING BUT NOT LIMITED TO, UPGRADES FOR COMPLIANCE WITH AMERICAN WITH DISABILITIES ACT.
- A PUBLIC RECORDS REQUEST HAS BEEN SUBMITTED TO THE CITY CLERK FOR BUILDING PERMITS, CERTIFICATES OF OCCUPANCY, ENTITLEMENTS (INCLUDING, POTENTIALLY, AN EXISTING CONDITIONAL USE PERMIT), AND PLOT AND FLOOR PLANS.
- REMOVAL OF FENCE(S) REQUIRES LANDLORD AND CITY APPROVAL.
- ALL AREAS/ITEMS NOTED HEREON TO BE DEMOLISHED AND/OR NEW PROPOSED REQUIRES LANDLORD AND CITY APPROVAL.
- LEASE LINE TO BE DETERMINED. PARKING COUNTS UTILIZE LEASE LINE SHOWN ON PLAN.
- MOTORCYCLE PARKING REQUIRES CITY APPROVAL.
- EXISTING ADA PATH OF TRAVEL TO BE BROUGHT TO COMPLIANCE.
- ALTERNATE TRUCK SIZE USED: WB-50 DELIVERY TRUCK (55'-0").
- COMPLEX TRUCK TURNING MOVEMENTS REQUIRED.
- THIS IS AN AS-IS SITE. ADA PATH OF TRAVEL TO STATE STREET RIGHT-OF-WAY NOT PROVIDED.
- BUILDING EXPANSION MAY TRIGGER NEW PARKING REQUIREMENTS & LANDSCAPE SETBACKS.
- TRUCKS OVER 3 TONS NOT PERMITTED ON WALNUT STREET-IF THIS LOCATION APPLIES TO LOCAL TRAFFIC, THE SOUTH DRIVEWAY ON STATE ST. MAY REQUIRE MODIFICATION AS A TRUCK ROUTE.
- COMPACT PARKING SPACES UNKNOWN.
- REQUIRED PARKING IS 1:400 OF GROSS SF (15,700 SF IS ASSUMED BUILDING AREA FROM BUILDING FOOTPRINT).
- TRANSFORMER LOCATION ON POWER POLE EAST OF BUILDING.
- PROPOSED PARKING LOT, EXTERIOR, AND SIGNAGE MODIFICATIONS WILL REQUIRE LANDLORD AND CITY APPROVALS.
- HORIZONTAL TRASH COMPACTOR TO BE REMOVED.
- DRIVE-THRU CANOPY TO BE ELEVATED TO 14' TO ALLOW TRUCK MOVEMENT.

SITE PLAN LEGEND

	CONCRETE PAVING/SIDEWALK		ACCESSIBLE PARKING SPACE
	PURPOSED ADA PATH		(E) TREE
	EXISTING ADA PATH		FIRE HYDRANT
	ASPHALT MAINTENANCE WORK		TRANSFORMER ON CONCRETE PAD
	TEMPORARY CONSTRUCTION STAGING AREA		(E) STREET LIGHT
	PROPOSED LANDSCAPE		(E) UTILITY POLE
			WB-50 DELIVERY TRUCK (55'-0")



15,700 SF.
EXISTING NON-PROTOTYPICAL

STORE NUMBER: 0000

SWC OF FLORENCE & STATE
HUNTINGTON PARK, CA

DEAL TYPE: NEW

CS PROJECT NUMBER: 90957

CONSULTANT:

WestLAND Group, Inc.
Land Surveys • Civil Engineers • GIS
11023 EUCALYPTUS STREET, RANCHO CUCAMONGA, CA 91730
PHONE: (909) 989-9789 FAX: (909) 989-9660

DEVELOPER:



BOOS DEVELOPMENT
7900 UNION AVENUE SUITE #1100
CLEARWATER, FL 33759
TEL (727) 669-2900
FAX (727) 669-2915

SEAL:

REVISIONS:

- DRIVE-THRU ADDITION 03/15/16
- CANOPY DRIVE-THRU ADDITION 03/23/16
- CLIENT REVISIONS 03/29/16
- CLIENT REVISIONS 03/30/16
- CLIENT REVISIONS 05/04/16
- CLIENT REVISIONS 05/13/16
- CLIENT REVISIONS 06/07/16

DRAWING BY: WESTLAND GROUP INC.

DATE: 19 OCTOBER 6

JOB NUMBER: 0000000

TITLE:

CONCEPTUAL
SITE PLAN

SHEET NUMBER:

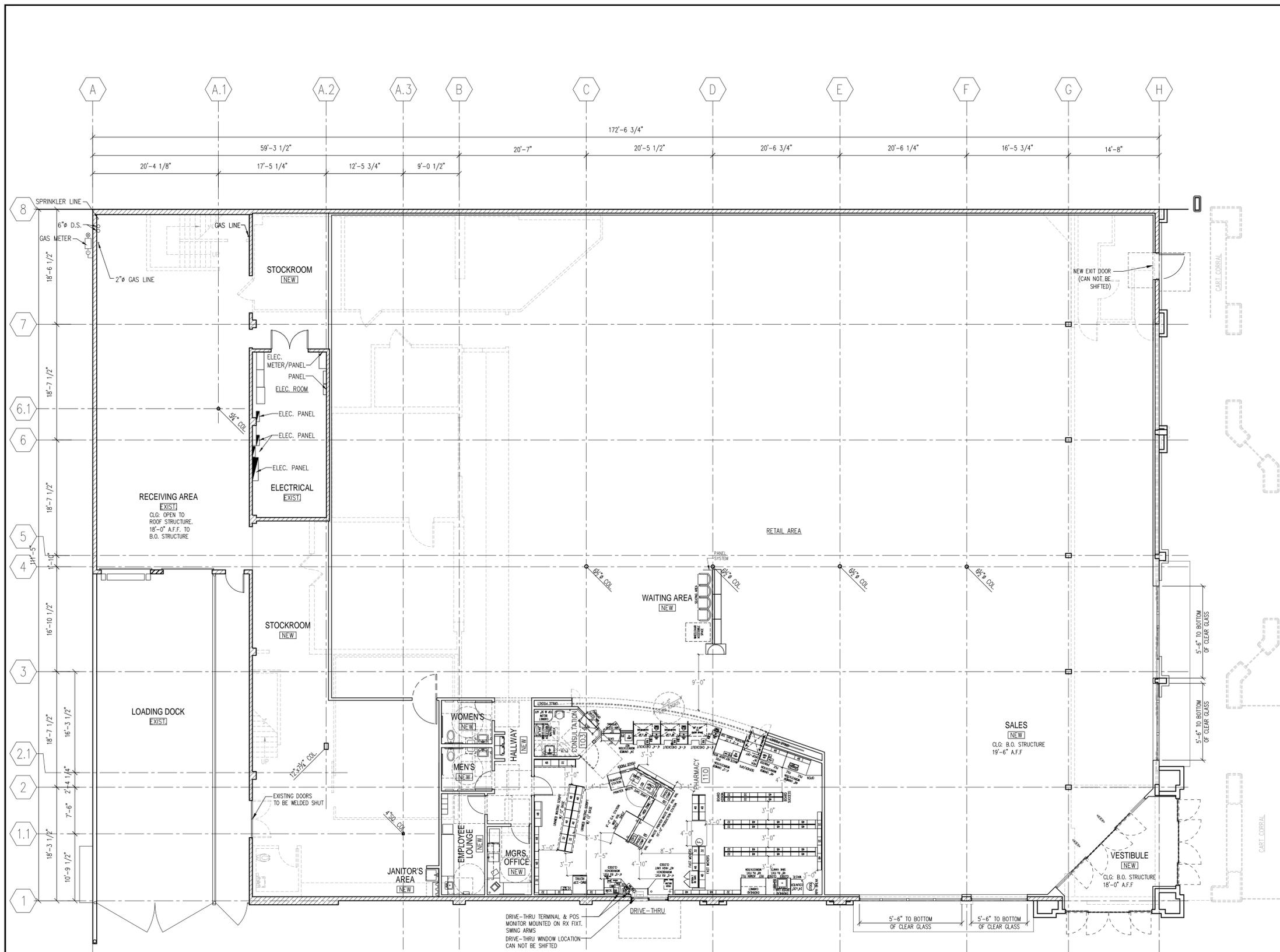
SK-1

COMMENTS:
NOT RELEASED FOR CONSTRUCTION

FLOOR PLAN

EXHIBIT D

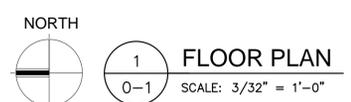
CASE NO. 2016-23 CUP/DP



THIS SQUARE FOOTAGE IS FOR CVS MERCHANDISE PURPOSES ONLY AND IS NOT TO BE USED TO CALCULATE REQUIRED EGRESS OR CODE REQUIREMENTS

NOTE: MAINTAIN DOOR CLEARANCES INDICATED ON THIS SHEET AS REQUIRED BY 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

NOTE: THIS OUTLINE PLAN WAS PREPARED WITHOUT THE BENEFIT OF AN ACTUAL BUILDING SURVEY. OUTLINE PLAN WILL BE ADJUSTED AND REVISED ACCORDINGLY AFTER AN ACTUAL SURVEY IS PERFORMED.



LEGEND:
 (E) = EXISTING
 (N) = NEW/PROPOSED
 WS = WINDOW SILL
 WH = WINDOW HEAD
 --- (D) --- EXISTING TO BE DEMOLISHED
 --- (N) --- WALLS
 --- (E) --- EXTERIOR WALLS



PREDEAL CS#: XXXXX

LOCATION: SWC FLORENCE AVE. & STATE STREET
 HUNTINGTON PARK, CA
 ARCHITECT: LITTLE
 E-MAIL ADDRESS: kseibel@littleonline.com
 PHONE NUMBER: 704.676.3352
 DATE: 09.16.16

LAYOUT COORD:
 E-MAIL ADDRESS:
 PHONE NUMBER:
 DATE:

PREDEAL COMPARISON	
PROTOTYPE 14,575 S.F.	PREDEAL LAYOUT CS#: XXXX
WALL LINEAR FOOTAGE 196 LF	WALL LINEAR FOOTAGE XX
CONDOLA LINEAR FOOTAGE 1,290 L/F @ 60" HIGH	CONDOLA LINEAR FOOTAGE XX
GREETING CARD FOOTAGE 127 L/F	GREETING CARD FOOTAGE XX
SELF-SERVE COSM. UNITS 1 SINGLE / 1 DOUBLE	SELF-SERVE COSM. UNITS XX
OPEN ENDCAPS 48	ENDCAPS XX
COOLER DOORS 16 DOOR WALK-IN 8 FREEZER DOORS/1 ICE	COOLER DOORS XX

TOTAL S.F. 14,575	TOTAL S.F. 17,998 SF
MEZZANINE S.F. 1,954	MEZZANINE S.F. XXX SF
RETAIL S.F. 11,805	RETAIL S.F. 12,767 SF
PHARMACY S.F. 1080	PHARMACY S.F. 1,398 SF
RETAIL S.F.(INCL. RX) 12,885	RETAIL S.F.(INCL. RX) 14,165 SF
SERVICE AREA S.F. 776	SERVICE AREA S.F. 711 SF
STOCKROOM S.F. 458	STOCKROOM S.F. 3,134 SF

ARCHITECT PREDEAL CHECKLIST

1. LAYERING AND SCALING PER CVS STANDARDS	<input checked="" type="checkbox"/>
2. LAYOUT ORIENTATION WITH ENTRANCE DOORS ON RIGHT SIDE OF SHEET	<input type="checkbox"/>
3. LEASE LINES OUTLINING GROUND FLOOR, BASEMENT, MEZZANINE	<input type="checkbox"/>
4. PRELIMINARY ZONING REVIEW COMPLETED AND NOTED ON PLAN	<input type="checkbox"/>
5. LOCATION OF ENTRANCE/VESTIBULE, RECEIVING DOOR AND EGRESS DOORS	<input checked="" type="checkbox"/>
6. CONFIRMATION AND DIMENSIONING OF COLUMNS INCLUDING FURRING	<input type="checkbox"/>
7. NOTE ATYPICAL INTERIOR FLOORING CONDITIONS AND GRADES	<input type="checkbox"/>
8. NOTE ATYPICAL CEILING CONDITIONS INCLUDING HEIGHTS AND SOFFITS	<input type="checkbox"/>
9. NOTE LOADBEARING WALLS THAT CANNOT BE REMOVED	<input type="checkbox"/>
10. NOTE ALL AREAS THAT WERE NOT SURVEYED DUE TO INNACCESSIBILITY	<input type="checkbox"/>
11. NOTE AND DIMENSION ALL EXISTING EXTERIOR WINDOWS AND SILL HEIGHTS	<input checked="" type="checkbox"/>
12. SHOW CLEAR INTERIOR DIMENSIONS AND COLUMN SPACING	<input checked="" type="checkbox"/>
13. NOTE NEW OPENINGS FOR EXTERIOR DOORS AND WINDOWS IF APPLICABLE	<input checked="" type="checkbox"/>
14. SHOW GRADE CHANGES SOLUTIONS I.E. STAIRS, LIFTS, ELEVATORS, CONVEYORS	<input checked="" type="checkbox"/>
15. SHOW DRIVE THRU WINDOW LOCATION AND GRADE DIFFERENCE IF APPLICABLE	<input type="checkbox"/>
16. PROVIDE SITE PLAN IF PARKING OR DRIVE THRU IS APPLICABLE	<input type="checkbox"/>
17. IF MULTIPLE ENTRANCES ARE APPLICABLE, NOTE ALL OPTIONS	<input type="checkbox"/>
18. NOTE ALL ROOM NAMES AND NUMBERS INCLUDING MEZZANINE AND BASEMENT	<input checked="" type="checkbox"/>
19. SHOW WINDOW BOX WALL AND HEIGHT IF WINDOWS CAN BE BLOCKED	<input type="checkbox"/>
20. PROVIDE PROTOTYPE PHARMACY LAYOUT IF DRIVE THRU IS APPLICABLE	<input type="checkbox"/>
21. SHOW BEST LOCATION FOR OFFICE, BATHROOMS, HALLWAY AND LOUNGE	<input checked="" type="checkbox"/>
22. PROVIDE ADA COMPLIANT PLAN INCLUDING DOOR SWINGS AND CLEARANCES	<input checked="" type="checkbox"/>
23. PROVIDE CODE COMPLIANT PLAN FOR EGRESS FROM ALL AREAS	<input checked="" type="checkbox"/>
24. NOTE ALL KNOWN INCOMING UTILITY SERVICES INCL. GAS, WATER, ELEC, SEWER	<input type="checkbox"/>
25. CONFIRM IF REMOTE CONDENSERS CAN BE ACCOMMODATED FOR COOLERS	<input type="checkbox"/>
26. COMPLETION OF PREDEAL CHECKLIST	<input type="checkbox"/>



STORE NUMBER: XXXXX
 SWC FLORENCE AVE. & STATE ST.
 HUNTINGTON PARK, CA
 PROJECT TYPE: New Store
 DEAL TYPE:
 CS #090957



1300 DOVE STREET, SUITE 100
 NEWPORT BEACH, CA 92660
 TEL. 949.698.1400 FAX. 949.698.1433
 www.littleonline.com
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 © Little 2016.

CONSULTANT:



SEAL

REVISIONS

DRAWING BY: LD
 DATE: 10.14.16
 JOB NUMBER: 622.6192.00
 TITLE: OUTLINE PLAN
 SHEET NUMBER: 0-1
 COMMENTS:

ELEVATION PLAN

EXHIBIT E

CASE NO. 2016-23 CUP/DP

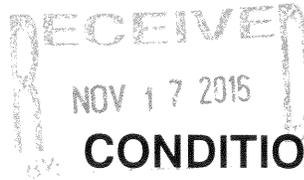
**CONDITIONAL USE PERMIT APPLICATION
&
DEVELOPMENT PERMIT APPLICATION**

EXHIBIT F

CASE NO. 2016-23 CUP/DP



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: 11-17-16 File No.: CP 2016-23 Fee/Receipt No.: _____ Initials: _____

PROJECT INFORMATION

Project Address: 3208 E. Florence Avenue, Huntington Park, CA
 General Location: SWC of Florence Ave and State St.
 Assessors Parcel Number (APN): 6212-001-059

APPLICANT'S INFORMATION

Applicant: Boos Development West, LLC
 Mailing Address: 701 Park Center Dr, Suite 200, Santa Ana, CA 92705
 Phone 1: 714 953 0004 x 107 Phone 2: 714 227 6226 Fax: _____

PROPERTY OWNER'S INFORMATION

Property Owner: Amigo Plaza RE Holdings, LLC c/o David Flores
 Mailing Address: 13635 Freeway Dr, Santa Fe Springs, CA 90670
 Phone 1: 562 293 4242 Phone 2: _____ Fax: _____

REQUEST

I/We hereby request a Conditional Use Permit (CUP) for the following purpose:
Addition of a drive-thru pharmacy pick-up window, 24-hour operations, as well as alcohol sales for beer, wine, and liquor
The site is in an existing in-line commercial shopping center, and former grocery store El Tapatio. The existing space
is located within Commercial General (C-G) zone with prior approval for alcohol sales under Resolution No. 1626.

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 adequate in size and shape. The subject site is a portion on an existing in-line shopping center. CVS, a retail pharmacy, will be occupying the former El Tapatio retail space. Existing building square footage will remain.

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 existing shopping center has sufficient access to street. The access are also adequate in width. The existing pavement type has carried the quantity and quality of traffic generated by the existing retail use. No change in traffic is anticipated for the proposed retail use.

However maintenance work is proposed due to the age of the pavement.

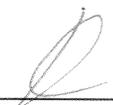
3. The proposed use will not be materially detrimental, nor have an adverse effect upon adjacent uses, buildings, or structures. (Explain)

The proposed use will not be materially detrimental, nor have adverse effect to adjacent uses, buildings, or structures. The existing space was formerly occupied by El Tapatio, retail, and is being replaced with CVS, retail pharmacy.

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

The proposed Conditional Use Permit will not conflict with the General Plan. This site is zoned as commercial use. Retail pharmacy is allowed in this area.

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.



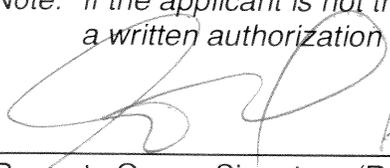
Applicant Signature (Required)

Date 11/15/14

KORI SEKI

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 11/3/14

AMIGO PLAZA RE HOLDINGS, LLC

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

RECEIVED
 NOV 17 2016

ENVIRONMENTAL INFORMATION FORM

FOR OFFICE USE ONLY

Date Filed: 11-17-16 File No.: CUP-2016-23 Fee/Receipt No.: _____ Initials: _____

1. **Applicant** (please circle whether Owner, Lessee, Purchaser or Representative):
 Name: Boos Development West, LLC
 Address: 701 N. Parkcenter Dr, Suite 200
 Telephone: 714 953 0004 x 107 Fax: _____

2. **Contact Person concerning this project:**
 Name: Kori Seki
 Address: 701 N. Parkcenter Dr, Suite 200
 Telephone: 714 953 0004 x 107 Fax: _____

3. **Address of project:** 3208 E. Florence Avenue

4. **Assessor's Parcel Number (APN):** 6212-001-059

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:**
None

7. **Existing Zone:** Commercial General

8. **Proposed use of site:** Replace existing former El Tapatio retail space with CVS retail pharmacy.

9. **Site size** (lot dimensions and square footage):
Existing shopping center site is approximately 102,366 sf. Lot dimension is asymmetrical.

10. **Project size:**
Square feet to be added/constructed to structure(s):
No additional square footage is proposed. Existing building space will be utilized.

- Total square footage of structure(s): Space to be occupied is existing 17,819 sf.
11. **Number of floors of construction:**
Existing: 1
Proposed: 1
12. **Parking:**
Amount required: 45
Amount provided: 70
13. **Anticipated time scheduling of project:** Open for operation first quarter of 2018.
14. **Proposed phasing of development:** No phasing proposed.
15. **If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:**
NA

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:**
The proposed CVS is a retail pharmacy averaging 5 employees per shift. 24 hours operation is proposed. This CVS is oriented and tailored to serve the neighborhood. Sales area is approximately 11,805 sf.

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

NA

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:

NA

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

A) Potentially Significant Impact

B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

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

AIR QUALITY

20. Would the proposed project:

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

BIOLOGICAL RESOURCES

21. Would the proposed project:

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

CULTURAL RESOURCES:

22. Would the proposed project:

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

GEOLOGY AND SOILS

23. Would the proposed project:

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

HAZARDS

24. Would the proposed project:

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

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

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

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

LAND USE AND PLANNING

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

MINERAL AND ENERGY RESOURCES

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

NOISE

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

POPULATION AND HOUSING

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

PUBLIC SERVICES

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

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

RECREATION

31. Would the proposed project:

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

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

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

UTILITIES AND SERVICE SYSTEMS

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

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

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

The site is an existing commercial retail center. The center consists of one in-line structure occupied by multiple commercial retail tenants.

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 existing land use intensity is a retail shopping center. The existing in-line retail center building is a single story building with an

approximate parapet height of 24 feet. The existing building is setback approximately 65 feet along Florence Avenue, its primary frontage, and approximately 150 feet along State Street, its secondary frontage. The Westerly and Southerly portions of the existing building abut the property line.

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)

11/15/16

Date



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

DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY

Date Filed: 11/29/16 File No.: 2016-23 Fee/Receipt No.: _____ Initials: _____

PROJECT INFORMATION

Project Address: 3208 E. Florence Avenue, Huntington Park, CA
 General Location: SWC of Florence Ave and State St
 Assessors Parcel Number (APN): 6212-001-059

APPLICANT'S INFORMATION

Applicant: Boos Development West, LLC
 Mailing Address: 701 Park Center Dr, Suite 200, Santa Ana, CA 92705
 Phone 1: 714 953 0004 x 107 Phone 2: 714 227 6226 Fax: _____

PROPERTY OWNER'S INFORMATION

Property Owner: Amigo Plaza RE Holdings, LLC c/o David Flores
 Mailing Address: 13635 Freeway Dr, Santa Fe Springs, CA 90670
 Phone 1: 562 293 4242 Phone 2: _____ Fax: _____

PROJECT DESCRIPTION (Check as Appropriate):

Interior Improvement(s) Only Addition to Existing Structure New Structure
 Other Improvements (Describe): Refresh exterior of proposed space and add drive-thru pick up window.

Describe in detail the proposed development:

Occupy existing vacant El Tapation space with CVS pharmacy retail. A portion of proposed exterior space will be refreshed to CVS architecture design. A pharmacy drive-thru pick up window is proposed. Enhanced landscape is also proposed along the frontage of proposed CVS space.

TYPE OF USE (Check as Appropriate):

Residential Retail/Office Commercial Restaurant Industrial/Manufacturing

Other (Describe): _____

Square Footage of New Development/Addition: Additional square footage is not proposed.

Total Square Footage: 17,819 sf

Lot Coverage: NA Off-Street Parking Spaces Provided: NA No. of Floors: 1

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

[Signature]
 Signature of Applicant

11/29/16
 Date



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: JANUARY 18, 2017

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: SERGIO INFANZON, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: CARLOS LUIS, SENIOR PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2016-24 CUP/DP
(CONDITIONAL USE PERMIT/DEVELOPMENT PERMIT)**

REQUEST: **A REQUEST FOR A CONDITIONAL USE PERMIT AND A DEVELOPMENT PERMIT TO ALLOW FOR A 1,575 SQUARE FOOT EXPANSION TO BE USED AS AN ANCILLARY ARCADE FOR AN EXISTING RESTAURANT WITH THE SALES OF ALCOHOL LOCATED AT 2661 EAST FLORENCE AVENUE, WITHIN DISTRICT A OF THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DTSP)**

APPLICANT: Xue Jiao Chen and Kevin Zhu
2661 E. Florence Avenue, Suite D
Huntington Park, CA 90255

PROPERTY OWNER: Fiesta I, LLC c/o Watson and Associates
101 Main Street, Suite A,
Seal Beach, CA 90740

PROJECT LOCATION: 2661 E. Florence Avenue, Suite D

**ASSESSOR'S
PARCEL NUMBER:** 6322-025-047

PRESENT USE: Commercial

PROJECT SIZE: 1,575 sq. ft. (Proposed Expansion Area)

BUILDING SIZE: Building A: 16,837 sq. ft. (Subject Building)
Building B: 11,742 sq. ft.

Building C: 9,705 sq. ft.
Total: 37,8434 sq. ft.

SITE SIZE: Parcel 1: 47,136 sq. ft. (Subject Parcel)
Parcel 2: 26,633 sq. ft.
Parcel 3: 21,362 sq. ft.
Total: 95,131 sq. ft.

GENERAL PLAN: Downtown Specific Plan (DTSP) District A

ZONE: DTSP District A

**SURROUNDING
LAND USES:** North: Residential
West: Commercial
South: Commercial (Unincorporated Los Angeles County)
East: Commercial

**MUNICIPAL CODE
REQUIREMENTS FOR A
CONDITIONAL USE PERMIT:** Pursuant to the DTSP Section 4-6, a restaurant with on-site sales of alcoholic beverages and video arcades is permitted in District A of the DTSP 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;

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

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

Pursuant to HMPC Section 9-2.1004, a Development Permit is required because the Applicant is proposing a change in use of up to 50% of the gross floor area.

**REQUIRED FINDINGS
FOR A DEVELOPMENT
PERMIT:**

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

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4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
5. The subject site is physically suitable for the type and density/intensity of use being proposed;
6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare; and
7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.

**ENVIRONMENTAL
REVIEW:**

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

**PROJECT
BACKGROUND:**

- ***Project Proposal***

The Applicant is proposing to introduce an arcade component to the restaurant by expanding into the adjacent tenant space. The proposed expansion measures approximately 1,575 square feet. Only arcade games and a restroom are proposed in the new space. The restaurant and proposed expansion will measure approximately 10,987 square feet.

- ***Business Operation***

The existing restaurant, Kings Buffet, has been in operation since January of 2003. Currently, the restaurant measures approximately 9,412 square feet in size.

The buffet restaurant provides a variety of menu options with a cuisine ranging from traditional Chinese and American dishes to fresh seafood, handmade sushi, pizza, salads and desserts. Soft drinks and beer and wine are offered as well.

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- ***Site Description***

The subject site is located on the north side of Florence Avenue, between Rita Avenue and Seville Avenue. It is bordered by commercial uses to the east, west, and south, and by residential uses to the north. The commercial uses to the south are within the jurisdiction of unincorporated Los Angeles County.

The subject site is comprised of three separate parcels with a common alleyway that runs north and south. All three lots combined measure approximately 95,131 square feet. The lots are currently developed as a multi-tenant shopping center.

**PROJECT
ANALYSIS:**

- ***Business Operation***

The proposed expansion of the restaurant does not include any additional seating areas or dining areas. The expansion only proposes to introduce video arcade games for patrons of the restaurant. According to the business description (Exhibit B), the video arcade games will give families with children an option of being entertained in a safe environment. To further safeguard the children's safety, the operators of the restaurant will not allow alcohol to be served or taken into the video game area. A condition of approval has been included restricting the sales and consumption of alcohol in the video game arcade area.

- ***Floor Plan***

The existing restaurant occupies tenant space unit D, which measures approximately 9,412 square feet. A total of 5,951 of unit D is dedicated to dining area for King's Buffet. The remaining 3,461 square feet are utilized as kitchen areas, storage, restrooms, locker rooms, etc. The proposed expansion will occupy unit A-D1, which is the adjacent tenant space to the west. Unit A-D1 proposes to host 11 video arcade games. The total square footage of the restaurant and arcade will be approximately 10,987 square feet.

The arcade will be accessed from the restaurant through proposed wall openings along the shared wall between

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units. The arcade is proposed as an ancillary use to the restaurant. Patrons of the restaurant will be able to utilize the arcade for entertainment purposes. As stated in the business description, the applicant's envision the arcade area as a place for children of patrons to entertain themselves. A condition of approval has been included prohibiting the serving, sales, consumption, and access of alcohol in the arcade area. Another condition has also been included requiring that the arcade be ancillary to the restaurant, specifically, limiting the hours of the arcade to coincide with that of the restaurant, which are from 10:00 a.m. to 10:00 p.m.

- **Off-Street Parking**

Per the DTSP Section 4-4.9, the off-street parking requirement for a restaurant is one parking space for every 400 square feet of non-seating area and one parking space for every 100 square feet of seating area. The off-street parking requirement for video arcades is one parking space per every 500 square feet of ground floor area. The required number of parking spaces for the restaurant and video arcade expansion is 73 spaces. Due to the fact that no additional seating is proposed in the expansion, only additional parking is required for the arcade use. The shopping center in its entirety requires a total of 154 spaces. A total of 158 parking spaces are provided on the site, which results in a surplus of 4 parking spaces.

OFF-STREET PARKING CALCULATION FOR SUBJECT SITE		
USE	REQUIRED	PROVIDED
Restaurant Seating Area	<u>7,930 sf/100</u> 79.3	-
Restaurant Non-Seating Area	<u>10,319 sf/400</u> 25.7	-
Proposed Ancillary Arcade	<u>1,575 sf/500</u> 3.15	-
Standard Office and Retail	<u>13,537 sf/400</u> 33.8	-
Medical Office	<u>2,247 sf/300</u> 7.49	-

Beauty Salon	<u>2,424 sf/600</u> 4.04	-
Total	154	158
158 provided - 154 required = 4 surplus parking space		

- **Conditional Use Permit Findings**

In granting a Conditional Use Permit to allow the expansion of an existing restaurant with on-site sales of beer and wine and a video arcade, 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 with the on-site sale of beer and wine and a video arcade is conditionally permitted within the subject zoning district. The subject zoning district, DTSP, 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. In addition the proposed project complies with the requirements of the HPMC and DTSP.

- 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 DTSP zoning district. Specifically, the proposed use is consistent with Goal 1.0; Policy 1.2 of the Land Use Element of the General Plan by encouraging community-oriented retail in Huntington Park while continuing to revitalize Pacific Boulevard as a regional retail

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destination. Due to the close proximity of the subject site to Pacific Blvd., the proposed project meets this goal.

- 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 use of on-site sale of beer and wine 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 January of 2003 and has created no documented nuisances to the City or surrounding properties. The design, location, size, and operating characteristics of the proposed restaurant with alcohol sales and video arcade is not expected to be detrimental to the public health, safety and welfare of the City. The proposed request for the expansion of a video game arcade to an existing restaurant is harmonious and compatible with the existing commercial and service uses presently located within the vicinity and zoning district. Additionally, the site has adequate vehicle circulation and access.

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

Finding: The aggregate total of all three parcels on which the commercial shopping center exists measures approximately 95,131square feet. The expansion for the restaurant is proposed within the existing multi-tenant building, therefore, the subject site is physically suitable

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for the type and density/intensity of the use being proposed.

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

Finding: Vehicular and pedestrian access to the site would be provided through Florence Avenue, Rita Avenue, and Seville Avenue. The proposed request for on-site sale of beer and wine will not significantly intensify public access, water, sanitation, and public utilities and services. The project will not require changes to existing public utilities. Given that the surrounding area is already completely developed with public access, water, sanitation, and other public utilities, the proposed project would not affect these infrastructures or require any types of modifications. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and services.

- ***Development Permit Findings***

Pursuant to HMPC Section 9-2.1004, a Development Permit is required when a project proposes an expansion or change in use of not more 50% of the existing gross floor area. If the expansion or the change of use does not exceed 50% of the existing gross floor area, then the Director may approve the application; however, pursuant to HPMC 9-2.102, when multiple permit applications are filed concurrently, the highest level of Review Authority shall render the final decision. In this instance, the expansion is also subject to review by the Planning Commission.

In granting a Development Permit, the Planning Commission must make findings in connection with the Development Permit, as set forth in the Huntington Park Municipal Code. 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 proposed restaurant expansion with the on-site sale of beer and wine and a video arcade is conditionally permitted within the subject zoning district. The subject zoning district, DTSP, 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.

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

Finding: The Applicant's proposal is consistent with the General Plan and is conditionally permitted within the DTSP zoning district. Specifically, the proposed use is consistent with Goal 1.0; Policy 1.2 of the Land Use Element of the General Plan by encouraging community-oriented retail in Huntington Park while continuing to revitalize Pacific Boulevard as a regional retail destination. Due to the close proximity of the subject site to Pacific Blvd., the proposed project meets this goal.

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 subject restaurant has been in business since January of 2003 and has created no documented nuisances to the City or surrounding properties. The design, location, size, and operating characteristics of the proposed restaurant with alcohol sales and video arcade is not expected to be detrimental to the public health, safety and welfare of the City. The proposed request for on-site sale of beer and wine is harmonious and compatible with the existing commercial and service uses presently located within the vicinity and zoning district.

4. The approval of the Development Permit for the proposed project is in compliance with the

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requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines.

Finding: The proposed use of on-site sale of beer and wine is Categorical Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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

Finding: The aggregate total of all three parcels on which the commercial shopping center exists measures approximately 95,131 square feet. The expansion for the restaurant is proposed within the existing multi-tenant building, therefore, the subject site is physically suitable for the type and density/intensity of the 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.

Finding: Vehicular and pedestrian access to the site would be provided through Florence Avenue, Rita Avenue, and Seville Avenue. The proposed request for on-site sale of beer and wine will not significantly intensify public access, water, sanitation, and public utilities and services. The project will not require changes to existing public utilities. Given that the surrounding area is already completely developed with public access, water, sanitation, and other public utilities, the proposed project would not affect these infrastructures or require any types of modifications. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and 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.

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Finding: The proposed project has been reviewed by various departments (i.e. Building and Safety, Public Works, LA County Fire, Huntington Park Police Department, etc.) and conditions of approval have been included to ensure that project does not create any issues of concern that would be detrimental to the public health, safety, or welfare of the City.

Conclusion

Based on the above analysis, staff has determined that with the recommended conditions of approval, the Applicant's proposed project satisfies all of the required findings for approval of a Conditional Use Permit and a Development Permit. Therefore staff recommends approval of the Applicants' request to expand an existing restaurant with the on-site sale of beer and wine and a video arcade, subject to conditions, at 2661 E. Florence 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. 2016-24 CUP/DP**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING

1. That the property owner and Applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and Applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and Applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the Applicant shall pay for all costs of enforcement, including legal fees.

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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. The business shall be operated consistent with the Business Description dated November 29, 2016.
6. The video arcade area shall be operated as an ancillary use to the restaurant use. Video arcade shall only be open during restaurant hours.
7. That the business be operated in compliance with the City of Huntington Park Noise Ordinance.
8. That all graffiti be removed from all exterior walls and/or surfaces prior to the commencement of alcohol sales.
9. 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.
10. That the operator shall obtain/amend its City of Huntington Park Business License prior to commencing business operations.
11. That the Applicants 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.
12. 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.
13. 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.

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14. That alcohol shall only be served and/or consumed within the designated dining area as shown on the floor plan.
15. No alcohol shall be served, consumed, or taken into the arcade area.
16. That if any signs are proposed, such signs shall be installed in compliance with the City's sign regulations and that approval be obtained through a Sign Design Review prior to installation and that any existing non-permitted signs either apply for proper permits or be removed.
17. 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.
18. 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.
19. 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.
20. 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.
21. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
22. 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.
23. That the Applicants be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
24. 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.

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25. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
26. 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.
27. 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.
28. That the business owner (Applicants) and property owner agree in writing to the above conditions.

BUILDING AND SAFETY

29. 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.
30. 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.
31. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
32. Art fee shall be paid to the City prior to issuance of the building Permit
33. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.
34. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
35. All State of California disability access regulations for accessibility shall be complied with.
36. Additions, alterations, repairs and changes of use or occupancy in all buildings and structures shall comply with the provisions for new buildings and structures except as otherwise provided in Chapter 34 of the Building Code in effect.
37. When a change of occupancy results in a structure being reclassified to a higher risk category, as per CBC 3408.4 the structure shall conform to the seismic requirements for a new structure of the higher risk category. Change of occupancy involving buildings and other structures of public assembly occupancy, that results an increase of an occupant load to exceed 300 total should be reclassified as risk category III building per Table 1604.5.

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38. Additions to any building or structure shall comply with the requirements of the current code for new construction. Alterations to the existing building or structure shall be made to ensure that the existing building or structure together with the addition are no less conforming with the provisions of the current code than the existing building or structure was prior to the addition. An existing building together with its additions shall comply with the height and area provisions of Chapter 5.
39. 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.
40. 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.
41. 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.
42. Provide an allowable area analysis demonstrating the existing "Building A" in the project complex of Type VB construction can still comply with the Mixed Use and Occupancy requirements per CBC Section 508 when considering the proposed change of use, prior to the submittal of plans for plan check.
43. Individual occupancies shall be separated from adjacent occupancies in accordance with Table 508.4, unless all requirements for non-separated occupancy per Section 508.3 are met. Otherwise provide documentation or field survey for site construction of existing demising walls justifying compliance with the required fire resistance rating at occupancy separation walls.
44. In a building, room or space used for assembly purposes that has an occupant load of greater than 300 and is provided with a main exit, the exiting shall comply with CBC Section 1028.2 and 1028.3.
45. Exits and aisles shall be so located that the travel distance to an exit door shall not be greater than 250 feet (60 960 mm) measured along the line of travel in sprinklered buildings per CBC Section 1028.7. The common path of egress travel shall not exceed 30 feet (9144 mm) from any seat to a point where an occupant has a choice of two paths of egress travel to two exits per CBC Section 1028.8.
46. Electrical plan check is required.
47. Mechanical plan check is required.

PLANNING COMMISSION AGENDA REPORT

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48. Plumbing plan check is required.

49. 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.

50. Existing unisex restroom shall not be used to comply with additional plumbing fixtures required for A-2 Assembly Occupancy per CPC Section 422.2 due to the increase of occupant load as a result of the proposed expansion, unless additional analysis for minimum plumbing facilities is provided to justify existing separate facilities have reserved capacity to accommodate the occupant load increase.

51. Project shall comply with the CalGreen Non-Residential mandatory requirements.

POLICE DEPARTMENT

52. Video surveillance shall be retained for a minimum of thirty (30) days.

EXHIBITS:

A: PC Resolution No. 2016-24 CUP/DP

B: Business Description and Menu

C: Site Plan

D: Floor Plan

E: Conditional Use Permit Application & Development Permit Application

PC RESOLUTION NO. 2016-24 CUP/DP

EXHIBIT A

CASE NO. 2016-24 CUP/DP

1 **FOLLOWS:**

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

7 **SECTION 2:** The Planning Commission hereby finds that all of the following required
8 findings can be made for a Conditional Use Permit in connection with Case No. 2016-24
9 CUP:

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

13 **Finding:** The proposed restaurant expansion with the on-site sale of beer and wine
14 and a video arcade is conditionally permitted within the subject zoning district. The
15 subject zoning district, DTSP, is intended to provide for restaurants, general retail,
16 professional office, and service-oriented business activities serving a community-
17 wide need under design standards that ensure compatibility and harmony with
18 adjoining land uses. In addition the proposed project complies with the
19 requirements of the HPMC and DTSP.

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

21 **Finding:** The Applicant's proposal is consistent with the General Plan and is
22 conditionally permitted within the DTSP zoning district. Specifically, the proposed
23 use is consistent with Goal 1.0; Policy 1.2 of the Land Use Element of the General
24 Plan by encouraging community-oriented retail in Huntington Park while continuing
25 to revitalize Pacific Boulevard as a regional retail destination. Due to the close
26 proximity of the subject site to Pacific Blvd., the proposed project meets this goal.

- 27 3. **The approval of the Conditional Use Permit for the proposed use is in**
28 **compliance with the requirements of the California Environmental Quality Act**

1 **(CEQA) and the City’s Guidelines.**

2 **Finding:** The proposed use of on-site sale of beer and wine is Categorically
3 Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California
4 Environmental Quality Act (CEQA) Guidelines.

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

12 **Finding:** The subject restaurant has been in business since January of 2003 and
13 has created no documented nuisances to the City or surrounding properties. The
14 design, location, size, and operating characteristics of the proposed restaurant with
15 alcohol sales and video arcade is not expected to be detrimental to the public
16 health, safety and welfare of the City. The proposed request for the expansion of a
17 video game arcade to an existing restaurant is harmonious and compatible with the
18 existing commercial and service uses presently located within the vicinity and
19 zoning district. Additionally, the site has adequate vehicle circulation and access.

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

22 **Finding:** The aggregate total of all three parcels on which the commercial shopping
23 center exists measures approximately 95,131square feet. The expansion for the
24 restaurant is proposed within the existing multi-tenant building, therefore, the
25 subject site is physically suitable for the type and density/intensity of the use being
26 proposed.

- 27 6. **There are adequate provisions for public access, water, sanitation and public**
28 **utilities and services to ensure that the proposed use would not be**

1 **detrimental to public health, safety and general welfare.**

2 **Finding:** Vehicular and pedestrian access to the site would be provided through
3 Florence Avenue, Rita Avenue, and Seville Avenue. The proposed request for on-
4 site sale of beer and wine will not significantly intensify public access, water,
5 sanitation, and public utilities and services. The project will not require changes to
6 existing public utilities. Given that the surrounding area is already completely
7 developed with public access, water, sanitation, and other public utilities, the
8 proposed project would not affect these infrastructures or require any types of
9 modifications. In addition, the proposed project would not impede the accessibility
10 to public access, water, sanitation, or other public utilities and services.

11 **SECTION 3:** The Planning Commission hereby makes the following findings in
12 connection with the proposed Development Permit:

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

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

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

23 **Finding:** The Applicant's proposal is consistent with the General Plan and is
24 conditionally permitted within the DTSP zoning district. Specifically, the proposed
25 use is consistent with Goal 1.0; Policy 1.2 of the Land Use Element of the General
26 Plan by encouraging community-oriented retail in Huntington Park while continuing to
27 revitalize Pacific Boulevard as a regional retail destination. Due to the close proximity
28 of the subject site to Pacific Blvd., the proposed project meets this goal.

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

4 **Finding:** The subject restaurant has been in business since January of 2003 and has
5 created no documented nuisances to the City or surrounding properties. The design,
6 location, size, and operating characteristics of the proposed restaurant with alcohol
7 sales and video arcade is not expected to be detrimental to the public health, safety
8 and welfare of the City. The proposed request for on-site sale of beer and wine is
9 harmonious and compatible with the existing commercial and service uses presently
10 located within the vicinity and zoning district.

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

14 The proposed use of on-site sale of beer and wine is Categorically Exempt pursuant
15 to Article 19, Section 15301 (Existing Facilities) of the California Environmental
16 Quality Act (CEQA) Guidelines.

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

19 **Finding:** The aggregate total of all three parcels on which the commercial shopping
20 center exists measures approximately 95,131square feet. The expansion for the
21 restaurant is proposed within the existing multi-tenant building, therefore, the subject
22 site is physically suitable for the type and density/intensity of the use being proposed.

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

26 **Finding:** Vehicular and pedestrian access to the site would be provided through
27 Florence Avenue, Rita Avenue, and Seville Avenue. The proposed request for on-site
28 sale of beer and wine will not significantly intensify public access, water, sanitation,

1 and public utilities and services. The project will not require changes to existing public
2 utilities. Given that the surrounding area is already completely developed with public
3 access, water, sanitation, and other public utilities, the proposed project would not
4 affect these infrastructures or require any types of modifications. In addition, the
5 proposed project would not impede the accessibility to public access, water,
6 sanitation, or other public utilities and services.

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

10 **Finding:** The proposed project has been reviewed by various departments (i.e.
11 Building and Safety, Public Works, LA County Fire, Huntington Park Police
12 Department, etc.) and conditions of approval have been included to ensure that
13 project does not create any issues of concern that would be detrimental to the public
14 health, safety, or welfare of the City.

15 **SECTION 4:** The Planning Commission hereby approves Case No. 2016-08
16 CUP/DP, subject to the execution and fulfillment of the following conditions:

17 **PLANNING**

- 18 1. That the property owner and Applicant shall indemnify, protect, hold harmless and
19 defend the City and any agency or instrumentality thereof, its officers, employees and
20 agents from all claims, actions, or proceedings against the City to attack, set aside, void,
21 annul, or seek damages arising out of an approval of the City, or any agency or
22 commission thereof, concerning this project. City shall promptly notify both the property
23 owner and Applicant of any claim, action, or proceeding to which this condition is
24 applicable. The City shall cooperate in the defense of the action, while reserving its right
25 to act as it deems to be in the best interest of the City and the public. The property owner
26 and Applicant shall defend, indemnify and hold harmless the City for all costs and fees
27 incurred in additional investigation or study, or for supplementing or revising any
28 document, including, without limitation, environmental documents. If the City's legal
counsel is required to enforce any condition of approval, the Applicant shall pay for all
costs of enforcement, including legal fees.
2. Except as set forth in subsequent conditions, all-inclusive, and subject to department
corrections and conditions, the property shall be developed substantially in accordance
with the applications, environmental assessment, and plans submitted.

- 1 3. That the proposed use shall comply with all applicable City, County, State and Federal
2 codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign,
3 Zoning, and Business License.
- 4 4. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and
5 orderly manner at all times and comply with the property maintenance standards as set
6 forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
- 7 5. The business shall be operated consistent with the Business Description dated
8 November 29, 2016.
- 9 6. The video arcade area shall be operated as an ancillary use to the restaurant use. Video
10 arcade shall only be open during restaurant hours.
- 11 7. That the business be operated in compliance with the City of Huntington Park Noise
12 Ordinance.
- 13 8. That all graffiti be removed from all exterior walls and/or surfaces prior to the
14 commencement of alcohol sales.
- 15 9. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code
16 Section 5-27.02(d), shall be diligently removed within a reasonable time period.
- 17 10. That the operator shall obtain/amend its City of Huntington Park Business License prior
18 to commencing business operations.
- 19 11. That the Applicants maintain a valid alcohol beverage license for the on-site sale of beer
20 and wine from the State Department of Alcoholic Beverage Control (ABC) and comply
21 with all requirements, and should at any time the required license or permits, issued by
22 the ABC, be surrendered, revoked or suspended, this Conditional Use Permit shall
23 automatically become null and void.
- 24 12. That if the business ceases to operate as a bona fide public eating establishment
25 (restaurant) as defined under the Huntington Park Municipal Code Section 9-
26 4.203(2)(A)(1), then the entitlement shall be null and void.
- 27 13. That business operation be limited to a restaurant only and that beer and wine only be
28 served in conjunction with meals during regular business hours.
14. That alcohol shall only be served and/or consumed within the designated dining area as
shown on the floor plan.
15. No alcohol shall be sold, served, consumed, or taken into the arcade area.
16. That if any signs are proposed, such signs shall be installed in compliance with the City's
sign regulations and that approval be obtained through a Sign Design Review prior to
installation and that any existing non-permitted signs either apply for proper permits or
be removed.

- 1 17. That all existing and/or proposed mechanical equipment and appurtenances, including
2 satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on
3 the property shall be completely shielded/enclosed so as not to be visible from any public
4 street and/or adjacent properties. Such shielding/enclosure of facilities shall be of
5 compatible design related to the building structure for which such facilities are intended
6 to serve and shall be installed prior to the commencement of alcohol sales.
- 7 18. That any proposed on-site utilities, including electrical and telephone, be installed
8 underground and be completely concealed from public view as required by the Planning
9 Division prior to the commencement of alcohol sales.
- 10 19. That the Applicants comply with all of the provisions of Title 7, Chapter 9 of the
11 Huntington Park Municipal Code relating to Storm Water Management. The Applicants
12 shall also comply with all requirements of the National Pollutant Discharge Elimination
13 System (NPDES), Model Programs, developed by the County of Los Angeles Regional
14 Water Quality Board. This includes compliance with the City's Low Impact Development
15 (LID) requirements.
- 16 20. That this entitlement shall be subject to review for compliance with conditions of the
17 issuance at such intervals as the City Planning Commission shall deem appropriate.
- 18 21. That the violation of any of the conditions of this entitlement may result in a citation(s)
19 and/or the revocation of the entitlement.
- 20 22. That this entitlement may be subject to additional conditions after its original issuance.
21 Such conditions shall be imposed by the City Planning Commission as deemed
22 appropriate to address problems of land use compatibility, operations, aesthetics,
23 security, noise, safety, crime control, or to promote the general welfare of the City.
- 24 23. That the Applicants be required to apply for a new entitlement if any alteration,
25 modification, or expansion would increase the existing floor area of the establishment.
- 26 24. That this entitlement shall expire in the event it is not exercised within one (1) year from
27 the date of approval, unless an extension has been granted by the Planning
28 Commission.
- 25 25. That if the use ceases to operate for a period of six (6) months the entitlement shall be
26 null and void.
- 27 26. That should the operation of this establishment be granted, deemed, conveyed,
28 transferred, or should a change in management or proprietorship occur at any time, this
Conditional Use Permit shall be reviewed.
- 27 27. The Director of Community Development is authorized to make minor modifications to
28 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.

1
2 28. That the business owner (Applicants) and property owner agree in writing to the above
3 conditions.

4 BUILDING AND SAFETY

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

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

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

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

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

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

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

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

23 37. When a change of occupancy results in a structure being reclassified to a higher risk
24 category, as per CBC 3408.4 the structure shall conform to the seismic requirements for
25 a new structure of the higher risk category. Change of occupancy involving buildings
26 and other structures of public assembly occupancy, that results an increase of an
27 occupant load to exceed 300 total should be reclassified as risk category III building per
28 Table 1604.5.

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

- 1 39. No change shall be made in the use or occupancy of any building that would place the
2 building in a different division of the same group of occupancies or in a different group of
3 occupancies, unless such building is made to comply with the requirements of this code
4 for such division or group of occupancies per Section 3408.1 of CBC.
- 4 40. The building height and area shall not exceed the limits specified in Table 503 based on
5 the type of construction as determined by Section 602 and the occupancies as
6 determined by Section 302 except as modified hereafter.
- 6 41. Each portion of a building shall be individually classified in accordance with Section
7 302.1. Where a building contains more than one occupancy group, the building or
8 portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or
9 508.4, or a combination of these sections.
- 9 42. Provide an allowable area analysis demonstrating the existing "Building A" in the project
10 complex of Type VB construction can still comply with the Mixed Use and Occupancy
11 requirements per CBC Section 508 when considering the proposed change of use, prior
12 to the submittal of plans for plan check.
- 12 43. Individual occupancies shall be separated from adjacent occupancies in accordance with
13 Table 508.4, unless all requirements for non-separated occupancy per Section 508.3 are
14 met. Otherwise provide documentation or field survey for site construction of existing
15 demising walls justifying compliance with the required fire resistance rating at occupancy
16 separation walls.
- 15 44. In a building, room or space used for assembly purposes that has an occupant load of
16 greater than 300 and is provided with a main exit, the exiting shall comply with CBC
17 Section 1028.2 and 1028.3.
- 17 45. Exits and aisles shall be so located that the travel distance to an exit door shall not be
18 greater than 250 feet (60 960 mm) measured along the line of travel in sprinklered
19 buildings per CBC Section 1028.7. The common path of egress travel shall not exceed
20 30 feet (9144 mm) from any seat to a point where an occupant has a choice of two paths
21 of egress travel to two exits per CBC Section 1028.8.
- 21 46. Electrical plan check is required.
- 22 47. Mechanical plan check is required.
- 23 48. Plumbing plan check is required.
- 24 49. Plumbing fixtures shall be provided as required by the Chapter 4 of the California
25 Plumbing Code. Additional fixtures may be required if not in compliance.
- 26 50. Existing unisex restroom shall not be used to comply with additional plumbing fixtures
27 required for A-2 Assembly Occupancy per CPC Section 422.2 due to the increase of
28 occupant load as a result of the proposed expansion, unless additional analysis for
minimum plumbing facilities is provided to justify existing separate facilities have reserved capacity to accommodate the occupant load increase.

1 51. Project shall comply with the CalGreen Non-Residential mandatory requirements.

2 POLICE DEPARTMENT

3 52. Video surveillance shall be retained for a minimum of thirty (30) days.

4

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

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

11

12 **PASSED, APPROVED, AND ADOPTED** this 18th day of January, 2017, by the
13 following vote:

14 AYES:

15 NOES:

16 ABSTAIN:

17 ABSENT:

18

HUNTINGTON PARK PLANNING COMMISSION

19

20

21

22

Efren Martinez, Chair

23

24 ATTEST:

25

26

27

28 Carlos Luis, Secretary

**BUSINESS DESCRIPTION
&
MENU**

EXHIBIT B

CASE NO. 2016-24 CUP/DP

Kings Buffet
2661 E. Florence Avenue, Suite D
Huntington Park, CA 90255
Telephone (323) 589-1388 Fax (323) 589-1383

November 29, 2016

Mr. Carlos Ruiz
Senior Planner
City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

Re: Kings Buffet Business Description for Conditional Use Permit and Development Permit

Dear Mr. Ruiz,

This letter is part of the application for the request for a Conditional Use Permit and Development Permit for the expansion of the Kings Buffet restaurant located at 2661 E. Florence Avenue, Suite D into the existing adjacent commercial space (suite D1). Per your request, we are herewith submitting the description of our business operations.

We are requesting a Conditional Use Permit to allow for the expansion of our existing 9,412 square foot Kings Buffet restaurant, which sells beer and wine, into the adjacent 1,575 square foot former medical clinic and formerly part of the former Golden Coral restaurant and Peter Piper Pizza restaurant. Our restaurant will have a total of 10,987 square feet. The shopping center provides 158 parking spaces which, according to code, is over parked by three spaces. The adjacent 250 car parking garage provides additional parking for staff and customers.

Our buffet restaurant provides a variety of quality food at affordable prices, which range from traditional Chinese and American cuisine to fresh seafood, handmade sushi, pizza, salads a variety of fruit and several choices of desserts. We also serve soft drinks, as well as beer and wine. After hearing from former customers about the former Peter Piper restaurant which provided pizza, salads and video games to entertain the children, we decided to expand our operations to include video games to meet the demands of the families requesting a safe environment to entertain the children coming with their families that dine in our restaurant. In order to provide a safe family environment, we will not be permitting alcohol to be served, or taken into the video game area.

We currently have 13 employees and plan to hire an additional four to five employees from the community to supplement our expansion. We are open from 10:00 am to 10:00 pm, every day of the week. We have been in business at this location since 2003 and the existing restaurant and expansion area have been historically known to provide a fun, family friendly atmosphere. With the support and approval of the City and staff of our request, we look forward to serving the community of Huntington Park for many more years to come!

Again, we respectfully request the approval of our request to expand our restaurant for the purpose of providing arcade games. If you have any questions or comments, please feel free to contact me at (626) 993-5583.

Sincerely,

Kevin Zhu

帝 國

KING'S BUFFET

ALL YOU CAN EAT

The Biggest Buffet in Town • 15 Buffet Lines, More than 200 Items to Serve you Daily

We offer 10% discount
on any event
with 30 people or more.

•••••
Ofresemos el 10% descuento
en Cada Celebración de
30 Personas O Más.
Los Esperamos

Price are subject to change without prior notice.



Stuffed Jumbo Shrimp, Crab Leg, Oyster, Prime Rib, Seafood, Stuffed Pepper, Smoked Salmon, New Zealand Green Mussels, Stir-Fried Shrimp, Mongolian BBQ, Fried Scallop, Fried Shrimp, Korean Style Beef Short Ribs, New York Steak, Shrimp, Beef, Chicken, Pork, Fish, BBQ Boneless Spareribs, Lo Mein, Fried Rice, Soup, Salad Bar, Ice Cream, Fresh Fruit, Appetizer, Desserts and more.

PARTY TRAYS AVAILABLE

Party Room Available for Over 300 People. Please Contact Manager for more Details. Party Tray for All Occasions.

Tenemos disponible un salon grande. Para toda clase de eventos especiales: Cumpleaños, Bodas, Baby Showers, Beuniones Familiares.

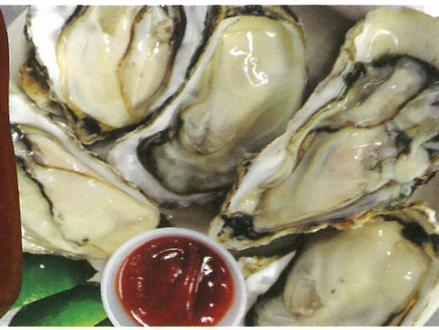


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KING'S BUFFET

ALL YOU CAN EAT

- Buffet To Go - Gift Certificate -



**Monday - Friday
Lunch Buffet
10:00 AM - 3:30 PM**

**Monday - Friday
Dinner Buffet
3:30 PM - 10:00 PM**

**Sat, Sun & Holidays
10:00 AM - 10:00 PM**

Lunch Buffet

Mon - Fri
Bufet de Almuerzo
Lunes a Viernes

\$9.99

Children / Niños

4-9 years old / años | 2-3 years old / años

\$5.99 **\$2.99**

Dinner Buffet

Mon - Fri
Bufet de Cena
Lunes a Viernes

\$12.99

Children / Niños

4-9 years old / años | 2-3 years old / años

\$8.99 **\$3.99**

Sat - Sun All Day Buffet Special

Sabado - Domingo Todo el Dia
Bufet Especial

\$14.99

Children / Niños

4-9 years old / años | 2-3 years old / años

\$9.99 **\$4.49**

Senior Discount (65+): - \$0.50/person at Lunch; - \$1.00/person at Dinner. Tax is not included.



(323) 589-1388

2661 E. Florence Ave. #D, Huntington Park, CA 90255



SITE PLAN

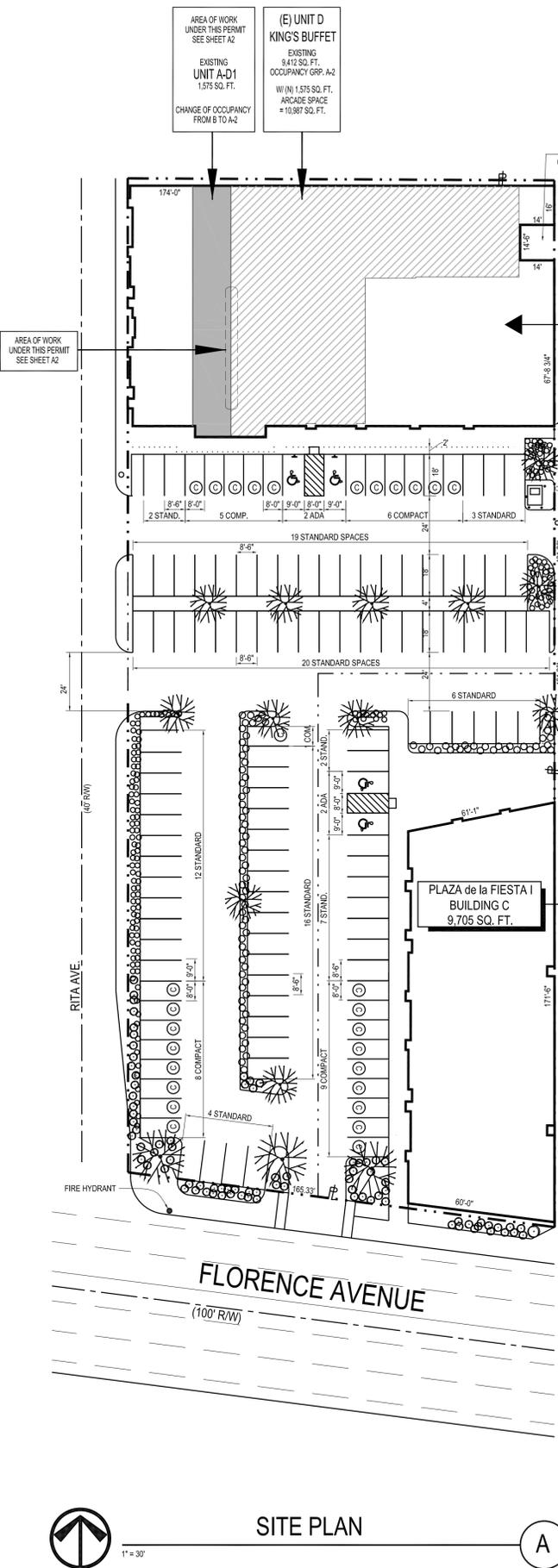
EXHIBIT C

CASE NO. 2016-24 CUP/DP

A PROPOSED TENANT IMPROVEMENT FOR:

KING'S BUFFET

2661 EAST FLORENCE AVE
BUILDING 'A' - SUITE 'D'
HUNTINGTON BEACH, CA 90255



AREA OF WORK UNDER THIS PERMIT SEE SHEET A2

EXISTING UNIT A-D1 1,575 SQ. FT.
CHANGE OF OCCUPANCY FROM B TO A-2

(E) UNIT D KING'S BUFFET
EXISTING 9,412 SQ. FT. OCCUPANCY GRP. A-2
W/ (N) 1,575 SQ. FT. ARCADE SPACE = 10,987 SQ. FT.

VITAMIN STORE: 207 SQ. FT. RETAIL
WIRELESS CELL: 198 SQ. FT. RETAIL
INCOME TAX: 265 SQ. FT. OFFICE
SALON: 174 SQ. FT. RETAIL
TAKE OUT PIZZA: 1,425 SQ. FT. FOOD (NO SEATS)
RESTAURANT: 1,087 SQ. FT. FOOD
OFFICE: 1,432 SQ. FT. OFFICE
MEDICAL: 1,183 SQ. FT. MEDICAL
BASKIN ROBBINS: 966 SQ. FT. FOOD
16,837 SQ. FT.

PLAZA de la FIESTA I BUILDING A 16,837 SQ. FT.

PLAZA de la FIESTA I BUILDING B 11,742 SQ. FT.

MEDICAL: 1,064 SQ. FT. MEDICAL
RESTAURANT: 1,073 SQ. FT. FOOD
OFFICE: 1,088 SQ. FT. OFFICE
PHARMACY: 2,500 SQ. FT. RETAIL
LAUNDRY/MAT: 3,040 SQ. FT. RETAIL
MARKET: 11,742 SQ. FT. RETAIL

RESTAURANT: 1,675 SQ. FT. FOOD
RESTAURANT: 1,200 SQ. FT. FOOD
VACANT: 1,500 SQ. FT. OFFICE
INSURANCE: 1,200 SQ. FT. OFFICE
COFFEE/TEA: 750 SQ. FT. OFFICE
BEAUTY SALON: 750 SQ. FT. RETAIL
TRAVEL AGENCY: 630 SQ. FT. OFFICE
RESTAURANT: 2,000 SQ. FT. FOOD
9,705 SQ. FT.

PROPERTY DATA

SITE ADDRESSES
PARCEL 1: 2661 EAST FLORENCE AVENUE, SUITE A HUNTINGTON PARK, CA 90255
PARCEL 2: 7119 SEVILLE AVENUE HUNTINGTON PARK, CA 90255
PARCEL 3: 2667 EAST FLORENCE AVENUE, SUITE A HUNTINGTON PARK, CA 90255

ASSESSORS PARCEL NUMBER(S)
PARCEL #1 PM NO. 18344 47,136 SQ. FT. APN 6322-025-047
PARCEL #2 PM NO. 18344 26,833 SQ. FT. APN 6322-025-048
PARCEL #3 PM NO. 18344 21,362 SQ. FT. APN 6322-025-049

PARKING STATISTICS
STANDARD SPACES: 108
COMPACT SPACES (30% MAX.): 44
ACCESSIBLE SPACES: 6
TOTAL PARKING PROVIDED: 158
TOTAL PARKING REQUIRED: 153

NOTE: SEE SPREAD SHEET WITH PARKING ANALYSIS BASED UPON EXISTING USES

LOT COVERAGE	BUILDING AREA	LOT AREA	LOT COVERAGE
BUILDING "A"	16,387 SF	47,044.8 SF	34 %
BUILDING "B"	11,742 SF	26,833 SF	44 %
BUILDING "C"	9,705 SF	21,362 SF	45 %
TOTAL SPACES PROVIDED	37,834 SF	95,039.8 SF	39.8

SHEET INDEX

ARCHITECTURAL SECTION
A1 COVER SHEET / SITE PLAN
A2 BUILDING FLOOR PLAN AND EXPANSION PLAN
A3 DETAILS
A4 DETAILS

PLANS FOR REFERENCE ONLY (SHOWING THE EXISTING KING'S BUFFET CONDITIONS)
A0 COVER SHEET INCLUDING EXISTING SECOND FLOOR CONDITIONS (MEZZANINE)
A1 EXISTING KING'S BUFFET FLOOR PLAN

UNDERGROUND SERVICE ALERT

TWO WORKING DAYS BEFORE YOU DIG

Section 42164217 of the Government Code requires a Dig Alert Identification Number to be issued before a Permit to Excavate will be valid. For your Dig Alert Identification Number call

call: TOLL FREE 1-800-422-4133 (Southern California)
call: TOLL FREE 1-800-227-2600 (Northern California)

- GOVERNING CODES
- CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (CBC), 2013 EDITION
 - CALIFORNIA BUILDING CODE (CBC), 2013 EDITION
 - CALIFORNIA PLUMBING CODE (CPC), 2013 EDITION
 - CALIFORNIA MECHANICAL CODE (CMC), 2013 EDITION
 - CALIFORNIA ELECTRICAL CODE (CEC), 2013 EDITION
 - CALIFORNIA FIRE CODE (CFC), 2013 EDITION
 - NATIONAL ELECTRICAL CODE (NEC), 2008 EDITION
 - THE AMERICANS WITH DISABILITIES ACT (ADA)
 - TITLE 24, PART 2 CHAPTERS 10, 11, 11A & 11B, (CBC, 2013 EDITION)
 - CALIFORNIA GREEN BUILDING CODE (CGCB), 2013 EDITION

- SCOPE OF WORK
- PROVIDE 1-NEW ARCHED OPENING IN EXISTING NON-BEARING (PREVIOUS) DEMISING WALL. TO PROVIDE ACCESS BETWEEN SPACES
 - PROVIDE 3-NEW CASED WINDOW OPENINGS IN EXISTING NON-BEARING (PREVIOUS) DEMISING WALL.
 - INSTALL 11 ARCADE GAMES AT EXPANSION SPACE.
- NOTE: ALL T-BAR CEILING, LIGHTING AND MECHANICAL REMAINS AS IS. THE NEW SPACE WILL BE INTEGRATED TO THE RESTAURANT BUT IT WILL BE USED TO PLACE ARCADE GAMES, NO FOR ADDITIONAL DINING AREA.

DESIGN CRITERIA

JOB ADDRESS	2661 E. FLORENCE AVE., SUITE D, HUNTINGTON PARK, CA.	16,837 SQUARE FEET
BUILDING AREA		
BUILDING DESIGNATION		C-2
SPRINKLERS		YES
CONSTRUCTION TYPE		TYPE FIVE - NON RATED
NUMBER OF STORIES		1 STORY
ZONING DESIGNATION		DTSP

LEGAL DESCRIPTION
LOTS 37 AND 44 INCLUSIVE, 4500 AND 51 OF WRIGHT AND CALLENDER COMPANY'S HUNTINGTON PARK TRACT, IN THE CITY OF HUNTINGTON PARK, COUNTY OF LOS ANGELES, PER MAP RECORDED IN BOOK 11, PAGE 17 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ABBREVIATIONS

ABV	ABOVE	MFG	MANUFACTURE (R)
AFF	ABOVE FINISH FLOOR	MAX	MAXIMUM
A/C	AIR CONDITIONING	MECH	MECHANICAL
ALUM	ALUMINUM	MMIM	MINIMUM
ARCH	ARCHITECT (URAL)	MISC	MISCELLANEOUS
@	AT	MULL	MULLION
BM	BEAM	NIC	NOT IN CONTRACT
BLK	BLOCK (ING)	NTS	NOT TO SCALE
BOT	BOTTOM	NG	NATURAL GRADE
BLDG	BUILDING	OFF	OFFICE
CLG	CEILING	O/C	ON CENTER
CIR	CIRCUIT	OPNG	OPENING
CL	CLEAR	OPH	OPPOSITE HAND
COL	COLUMN	OD	OUTSIDE DIAMETER
CONC	CONCRETE	PNT (ED)	PAIN (ED)
CONST	CONSTRUCTION	PLAM	PLASTIC LAMINATE
CONT	CONTINUOUS	PLWD	PLUWOOD
CTR	COUNTER	POL	POLISHED
DTL	DETAIL	PROJ	PROJECT
DIA	DIAMETER	RE	REFERENCE
DIM	DIMENSION	REFR	REFRIGERATOR
DBL	DOUBLE	REM	REMOVE (D) (ABLE)
DF	DOUGLAS FIR	REDD	REQUIRED
DN	DOWN	RELS	RESILIENT
DR	DOOR	REV	REVISION (S) REVISED
DWR	DRAWER	RM	ROOM
DWG	DRAWING	RO	ROUGH OPENING
EA	EACH	RD	ROUND
EGB	EDGE BAND	SC	SOLID CORE
ELEV	ELEVATION	SLS SUR	SOLID SURFACE
EQ	EQUAL	SPEC	SPECIFICATION
EQPT	EQUIPMENT	SS	STAINLESS STEEL
(E)	EXISTING	STO	STORAGE
EXP	EXPOSED	STR	STRUCTURAL
EXT	EXTERIOR	SUSP	SUSPENDED
EG	EXTERIOR GRADE	SWR	SEWER / SEWER LINE
FOS	FACE OF STUD	TEL	TELEPHONE
FT	FEET, FOOT	TYP	TYPICAL
FIN	FINISH (ED)	THRU	THROUGH
FF	FINISH FLOOR	VIF	VERIFY IN FIELD
FG	FUEL GAS	VTC	VINYL COMPOSITION TILE
FUR	FURRED (ING)	VERT	VERTICAL
GYP BRD	GYPSUM BOARD	VTR	VENT THRU ROOF
HB	HOSE BIBB	VTC	VENT THRU CEILING
HC	HOLLOW CORE	W	WITH
HDW	HARDWARE	WO	WITHOUT
HWID	HARDWOOD	WC	WATER CLOSET
HORIZ	HORIZONTAL	WD	WOOD
HVAC	HEATING/VENTILATION/AIR CONDITIONING	WDB	WOOD BASE
IN (")	INCH	WI	WROUGHT IRON
ID	INSIDE DIAMETER	WTR	WATER / WATER LINE
INT	INTERIOR		
LAV	LAVATORY		

Fiesta I

PARKING ANALYSIS PER SUITE

Unit No.	Tenant Name	Square footage	Use	Seating Aea SF	Non-Seating Area SF	Parking Requirement	No. of Parking Spaces Req. X /100 SF	(Non-seating area) Retail Ratio X/400SF Medical Ratio X/300SF Salon Ratio X/600SF	In-lieu parking fee paid
A-A	Baskin Robbins	966	Restaurant	104	0	1: 100 sf.		0	X
A-B	Diabetic Shoe Provider	1,183	Medical			1: 300 sf.		3.94	
A-D	H Kings Buffet	9,412	Restaurant	5,951	3,461	1: 100 sf.	59.51	8.6525	
A-E	Guadalupe - Nueva Vida	207	Retail			1: 400 sf.		0.52	
A-F	Alteraciones de Ropa Veloz	198	Retail			1: 400 sf.		0.50	
A-G	Machado Tax/Travel Service	265	Office			1: 400 sf.		0.66	
A-H	Madam's Beauty Salon	174	Hair Salon			1: 600 sf.		0.29	
A-C1	Ongular, Inc.	1,432	Office			1: 400 sf.		3.58	
A-D1	Kings Buffet Expansion/Arcade Games	1,575	Arcade			1: 300 sf.		5.25	
A-D2	Pamore Pizza	1,425	Restaurant / Take Out	0	1,173	1: 100 sf.	0	2.9325	
B-A	Clinica Dental De Santa Mna	1,094	Dental			1: 300 sf.		3.55	
B-B	Gloria's Pupereria	1,073	Restaurant	288	785	1: 100 sf.	2.88	1.9625	
B-C	Cin Staffing	1,005	Office			1: 400 sf.		2.5125	
B-D	Cameron Pharmacy	2,500	Retail			1: 400 sf.		6.25	
B-E	H.P. Coin-Op Laundry	3,040	Laundry			1: 400 sf.		7.60	
B-F	Daniel Market	3,060	Retail			1: 400 sf.		7.65	
C-A	Hot Mariscos	1,675	Restaurant	770	905	1: 100 sf.	7.7	2.2625	
C-B	Los Pochos Restaurant	1,200	Restaurant	208	992	1: 100 sf.	2.08	2.48	
C-C	Wei Song Foot Spa	1,500	Foot Spa			1: 600 sf.		2.50	
C-D	Freeway Insurance	1,200	Office			1: 400 sf.		3.00	
C-E1	Boba Na Cafe	750	Cafe	52	698	1: 400 sf.	0.52	1.75	
C-E2	Bombay Salon	750	Hair Salon			1: 600 sf.		1.25	
C-F1	Tropical Tours/Cache Travel	630	Office			1: 400 sf.		1.58	
C-F2	Yoshiyoya America, Inc.	2,000	Restaurant	557	1,443	1: 100 sf.	5.57	3.61	
Totals		38,284		7,930.00	9,457.00		78.26	74.27	

Use	# of Required Spaces
Retail, Banks, Offices	1: 400 sf.
Barber shop, beauty salon	1: 600 sf.
Laundry-coin operated	1: 400 sf.
Medical/Dental/Veterinary	1: 300 sf.
Restaurants, cafes, etc.	1: 100 sf.

Existing Parking Stalls	Parking required	Over Parked By
158	152.46	5.00

GENERAL NOTES

- ALL LANDLORD WORK AND/OR RESPONSIBILITIES INDICATED ON THESE PLANS ARE FOR REFERENCE ONLY AND ARE NOT PART OF THIS PERMIT.
- BUILDING MUST COMPLY WITH ALL FEDERAL, STATE, LOCAL, FIRE, ADA, AND HEALTH DEPARTMENT CODES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE ALL TRADES.
- CONTRACTOR SHALL VERIFY ALL EQUIPMENT LOCATIONS AND DIMENSIONS OF EQUIPMENT. ANY EQUIPMENT FURNISHED BY THE OWNER OR TENANT SHALL BE RECEIVED, STORED, AND INSTALLED BY THE CONTRACTOR. CONTRACTOR SHALL COORDINATE WITH OWNER FOR INSTALLATION.
- IF DIMENSIONS ARE IN QUESTION - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE DOLLAR GENERAL ARCHITECTURAL AND ENGINEERING DEPARTMENT BEFORE CONTINUING WITH CONSTRUCTION.
- MAINTAIN CLEAN WORK SITE ON A DAILY BASIS.



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AMERICAN INSTITUTE OF ARCHITECTS

CLIENT

JR Watson & Associates
Development Corp.
101 Main St, Suite 'A'
Seal Beach, CA 90740
PH: (562) 430-0503

PROJECT

KING'S BUFFET
2661 EAST FLORENCE AVE
BUILDING 'A' - SUITE 'D'
HUNTINGTON BEACH, CA 90255

REVISIONS

NO.	DESCRIPTION	DATE

UNLICENSED ARCHITECT
JOHN RUMSEY
C 26819
Exp. 3-31-2017
STATE OF CALIFORNIA

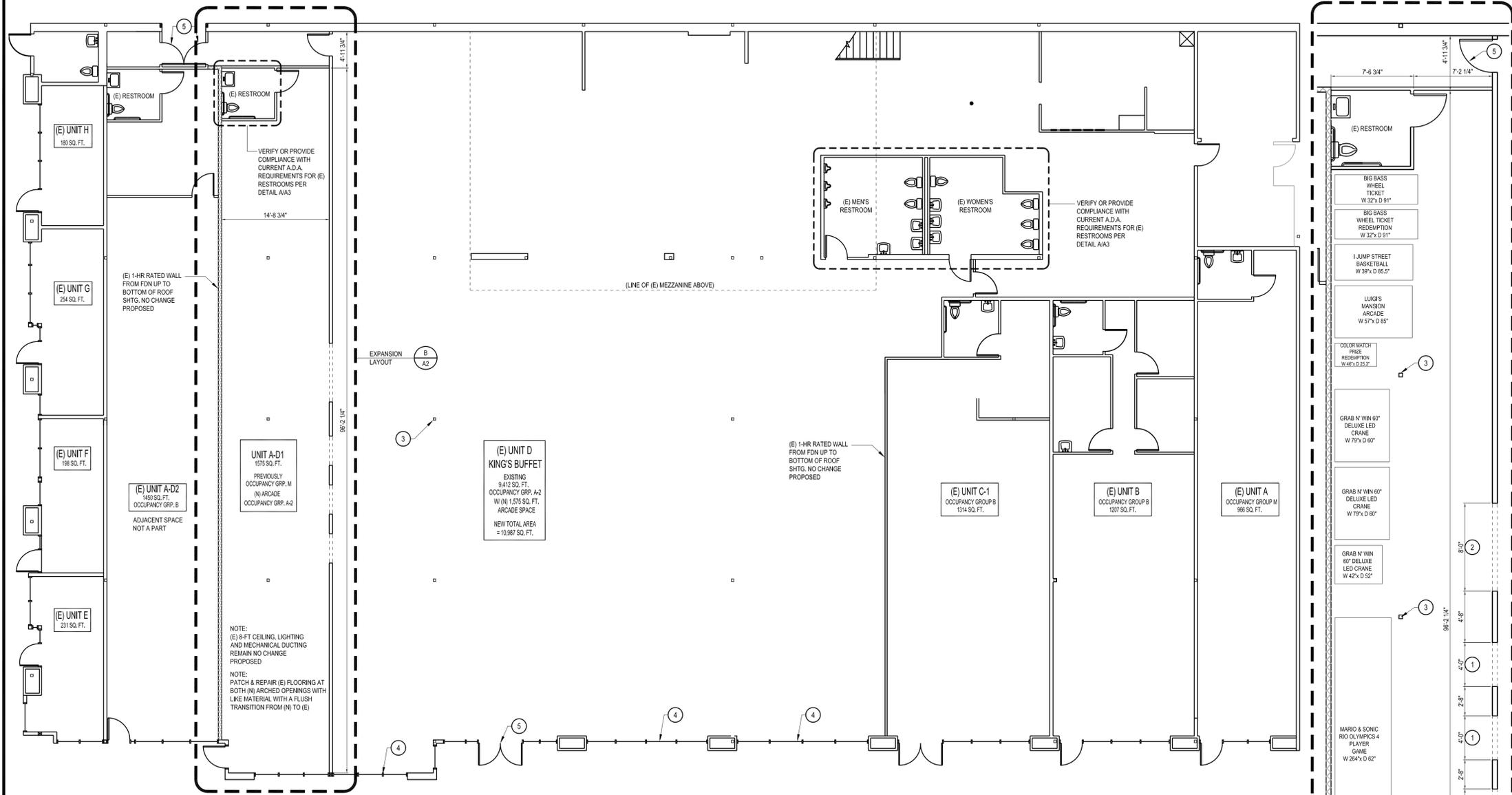
SHEET TITLE
SITE PLAN

DATE: 10-17-16 SCALE: AS NOTED
DRAWN BY: CB DATE: 16240 SITE
CHECKED BY: JR SHEET NUMBER:
PROJECT NO: 16240 A1

FLOOR PLAN

EXHIBIT D

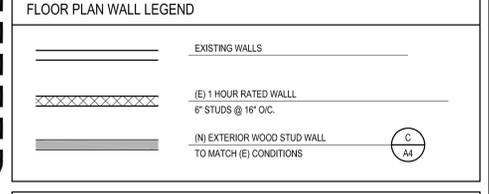
CASE NO. 2016-24 CUP/DP



- ### EXITING NOTES
- ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL.
 - ANY ROOMS OR AREAS THAT REQUIRE MORE THAN ONE EXIT SHALL BE PROVIDED WITH EXIT SIGNS CONFORMING TO CURRENT EDITION OF THE C.B.C. MAIN EXTERIOR EXIT DOORS THAT OBVIOUSLY AND CLEARLY ARE IDENTIFIABLE AS EXIT DOOR NEED NOT HAVE EXIT SIGNS WHEN APPROVED BY THE BUILDING OFFICIAL.
 - WHERE EXIT SIGNS ARE SPECIFIED, ALL SIGNAGE SHALL BE INTERNALLY ILLUMINATED WITH AN INTENSITY OF NOT LESS THAN FIVE FOOT-CANDLES FROM EITHER OF TWO ELECTRIC LAMPS. ALL ILLUMINATED EXIT SIGNS SHALL BE PROVIDED WITH A BATTERY BACKUP.
 - EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN.
 - EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH.
 - ALL DOORS AND GATES SERVING A MEANS OF EGRESS SYSTEM AND BEING USED AS A COMPONENT OF A MEANS OF EGRESS SYSTEM SHALL FULLY MEET THE DOOR REQUIREMENTS OF CURRENT EDITION OF THE C.B.C.
 - ALL EXIT DOORS SHALL OPEN IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING AN OCCUPANT LOAD OF GREATER THAN 50.
 - MAINTAIN MINIMUM 44" WIDE AISLES TO ALL EXITS UNLESS NOTED OTHERWISE.
 - THE MAXIMUM NUMBER OF REQUIRED EXITS AND THEIR REQUIRED SEPARATION MUST BE MAINTAINED UNTIL EGRESS IS PROVIDED FROM THE STRUCTURE.
 - PER CURRENT EDITION OF THE C.B.C. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED ON ALL EXIT DOORS.
 - DOORS IN THE MEANS OF EGRESS SYSTEM TO BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
 - PROVIDE EMERGENCY LIGHTING WITH A BATTERY BACK IN ALL ROOMS OR AREAS WITH AN OCCUPANT LOAD OF MORE THAN 100 OCCUPANTS.
 - AT EXIT SIGN LOCATIONS, TACTILE EXIT SIGNS ARE REQUIRED AT THE FOLLOWING LOCATIONS:
 - EACH GRADE-LEVEL EXTERIOR EXIT DOOR IDENTIFIED BY A TACTILE EXIT WITH THE WORD "EXIT"
 - EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE".
 - THE LEVER OF LEVER ACTUATED LATCHES OF LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN 1/2 INCH OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS.

- ### ACCESSIBILITY NOTES
- HAND ACTIVATED DOOR OPENING HARDWARE TO BE MOUNTED 34" TO 44" ABOVE THE FLOOR AND TO BE OPENABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE.
 - MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND INTERIOR DOORS, APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED, THE MAXIMUM EFFORT TO OPERATE FIRE DOORS MAY BE INCREASED UP TO 15 POUNDS IF ALLOWED BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
 - ALL REQUIRED EXIT DOORWAYS SHALL HAVE A MINIMUM 32" CLEAR OPENING WITH THE DOOR AT 90° TO THE CLOSED POSITION.
 - MAXIMUM HEIGHT OF THRESHOLD TO BE 1/2". MAXIMUM VERTICAL CHANGE AT EDGES IS 1/4" WITH A MAXIMUM BEVEL OF 45°.
 - PROVIDE A 12" LATERAL TRIANGLE (VERTEX POINTING UP) ON DOOR TO MEN'S FACILITIES AND A 12" DIA. CIRCLE ON DOOR TO WOMEN'S FACILITIES. THESE SYMBOLS SHOULD BE OF CONTRASTING COLOR, 1/4" THICK AND CENTERED ON THE DOOR 60" HIGH.
 - PROVIDE MINIMUM CLEARANCE OF 18" FOR INTERIOR DOORS AND 24" FOR EXTERIOR DOORS FROM THE STRIKE EDGE.
 - HANDICAP ACCESSIBILITY IS REQUIRED FOR AREA, ENTRANCE AND PATH OF TRAVEL.
 - AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, THERE SHALL BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES AND SHALL COMPLY WITH THE REQUIREMENTS IN CURRENT EDITION OF THE C.B.C.
 - WHERE FIXED OR BUILT-IN TABLES, COUNTERS OR SEATS ARE PROVIDED FOR THE PUBLIC, AND IN GENERAL EMPLOYEE AREAS, 5% (BUT NEVER LESS THAN ONE) MUST BE ACCESSIBLE.
 - THE TOPS OF TABLES AND COUNTERS SHALL BE 28" TO 34" FROM THE FLOOR. WHERE A SINGLE COUNTER CONTAINS MORE THAN ONE TRANSACTION STATION SUCH AS A BANK COUNTER WITH MULTIPLE TELLER WINDOW OR A RETAIL SALES COUNTER WITH MULTIPLE CASH REGISTER STATIONS, AT LEAST 5% (BUT NEVER LESS THAN ONE TYPE OF EACH STATION) SHALL BE LOCATED AT A SECTION OF COUNTER THAT IS AT LEAST 36" LONG AND NO MORE THAN 28" TO 34" HIGH.
 - PROVIDE A LEVEL FLOOR OR LANDING ON EACH SIDE OF A DOOR NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY.
 - LANDINGS SHALL BE PROVIDED AT ALL EXIT DOORS. LANDINGS SHALL HAVE A WIDTH OF NOT LESS THAN THE WIDTH OF THE DOOR SERVED WHICHEVER IS GREATER. DOORS SWINGING OVER LANDINGS SHALL NOT REDUCE THE WIDTH BY MORE THAN SEVEN INCHES WHEN FULLY OPEN. WHEN SERVING 50 OR MORE, THE DOOR IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH TO LESS THAN ONE-HALF. LANDINGS SHALL HAVE A LENGTH IN THE DIRECTION OF THE DOOR SWING OF AT LEAST 80 INCHES AND THE LENGTH OPPOSITE THE DIRECTION OF THE DOOR SWING OF 48 INCHES. THE MINIMUM PUSH SIDE CLEARANCE OF 12 INCHES SHALL BE PROVIDED AT THE LANDING IF THE DOOR IS EQUIPPED WITH BOTH A LATCH AND A CLOSER.
 - THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10 INCH HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE.

- ### FIRE PROTECTION NOTES
- ALL INTERIOR WALL AND CEILING FINISH MATERIALS SHALL HAVE A MINIMUM CLASS III FIRE SPREAD RATING AS SPECIFIED BY CURRENT EDITION OF THE C.B.C.
 - FIRE DAMPERS OR DOORS SHALL BE PROVIDED WHERE AIR DUCTS PENETRATE FIRE RATED OR AREA SEPARATION WALLS. ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE FIRE PREVENTION BUREAU BEFORE THIS EQUIPMENT IS INSTALLED.
 - COMPLETE PLANS AND SPECIFICATIONS FOR FIRE-EXTINGUISHER SYSTEMS, INCLUDING AUTOMATIC SPRINKLERS AND WET AND DRY STANDPIPES, HALON SYSTEMS AND OTHER SPECIAL TYPES OF AUTOMATIC FIRE-EXTINGUISHER SYSTEMS, BASEMENT FIRE INLETS, AND OTHER FIRE-PROTECTION SYSTEMS AND APPURTENANCES THERETO SHALL BE SUBMITTED TO FIRE AND LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION (CFC 903.2)
 - FIRE DAMPER ASSEMBLIES, INCLUDING SLEEVES, AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTION DEPARTMENT PRIOR TO INSTALLATION.
 - FOAM PLASTICS SHALL NOT BE USED AS INTERIOR FINISH EXCEPT AS PROVIDED IN CURRENT EDITION OF THE C.B.C.
 - ALL FINISH SURFACES OF WALL & CEILING MATERIALS SHALL NOT EXCEED A FLAME SPREAD RATING OF 200 AND A SMOKE DEVELOPMENT RATING OF 450 CURRENT EDITION OF THE C.B.C.
 - CONTRACTOR TO PROVIDE SUFFICIENT 2A10BC FIRE EXTINGUISHERS SO THAT AN EXTINGUISHER CAN BE REACHED WITHIN 75 FEET OF NORMAL TRAVEL FROM ANY POINT REACHED WITHIN A SUITE. EXTINGUISHER LOCATIONS MAY BE DETERMINED BY FIELD INVESTIGATION.
 - ALL INTERIOR VENEER SHALL COMPLY WITH CURRENT EDITION OF THE C.B.C.
 - CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL.
 - ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND WATER-FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED WHERE THE NUMBER OF SPRINKLERS IS 20 OR MORE. (CFC 903.4)
 - AUTOMATIC SPRINKLER SYSTEMS SERVING SPRINKLERS SHALL BE SUPERVISED BY AN APPROVED CENTRAL PROPRIETARY, OR REMOTE STATION SERVICE, OR A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT CONSTANTLY ATTENDED LOCATION.
 - INSTALLATION OF FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH CFC SECTION 907.
 - FIRE EXTINGUISHING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH CFC SECTION 903.
 - AN APPROVED AUDIBLE SPRINKLER FLOW ALARM (BELL) SHALL BE PROVIDED ON THE EXTERIOR OF THE BUILDING IN AN APPROVED LOCATION. (CFC 903.4.2)



- ### SHEET INDEX
- (N) 4'-0" x 3'-6" WALL OPENING, REFER TO DETAIL, B/A2.
 - (N) 8'-0" x 7'-2" WALL OPENING, REFER TO DETAIL, B/A2.
 - (E) STRUCTURAL COLUMN, TO REMAIN, TYP.
 - (E) STOREFRONT SYSTEM, NO CHANGE.
 - (E) DOOR, TO REMAIN, TYP.
 - (E) DOOR TO BE REMOVED, FILL IN WALL TO MATCH (E) CONDITIONS.
 - (E) STOREFRONT TO BE MODIFIED TO INSTALL A (N) 3070 AUTOMATIC SLIDER DOOR SYSTEM.

BUILDING FLOOR PLAN A

EXPANSION PLAN B



(E) PARTIAL FRONT ELEVATION C
(NO CHANGE)

TYPICAL OPENING DIMMENSIONS D

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PH: (562) 430-0503

PROJECT
KING'S BUFFET
2661 EAST FLORENCE AVE
BUILDING 'A' - SUITE 'D'
HUNTINGTON BEACH, CA 90255

A PROPOSED TENANT IMPROVEMENT FOR:

REVISIONS		
NO.	DESCRIPTION	DATE

SHEET TITLE
FLOOR PLAN

DATE: 10-7-16 SCALE: AS NOTED
DRAWN BY: CB DATE: 10-7-16
CHECKED BY: JR SHEET NUMBER: 16240-FL.1.DWG
PROJECT NO.: 16240 SHEET NO.: A2

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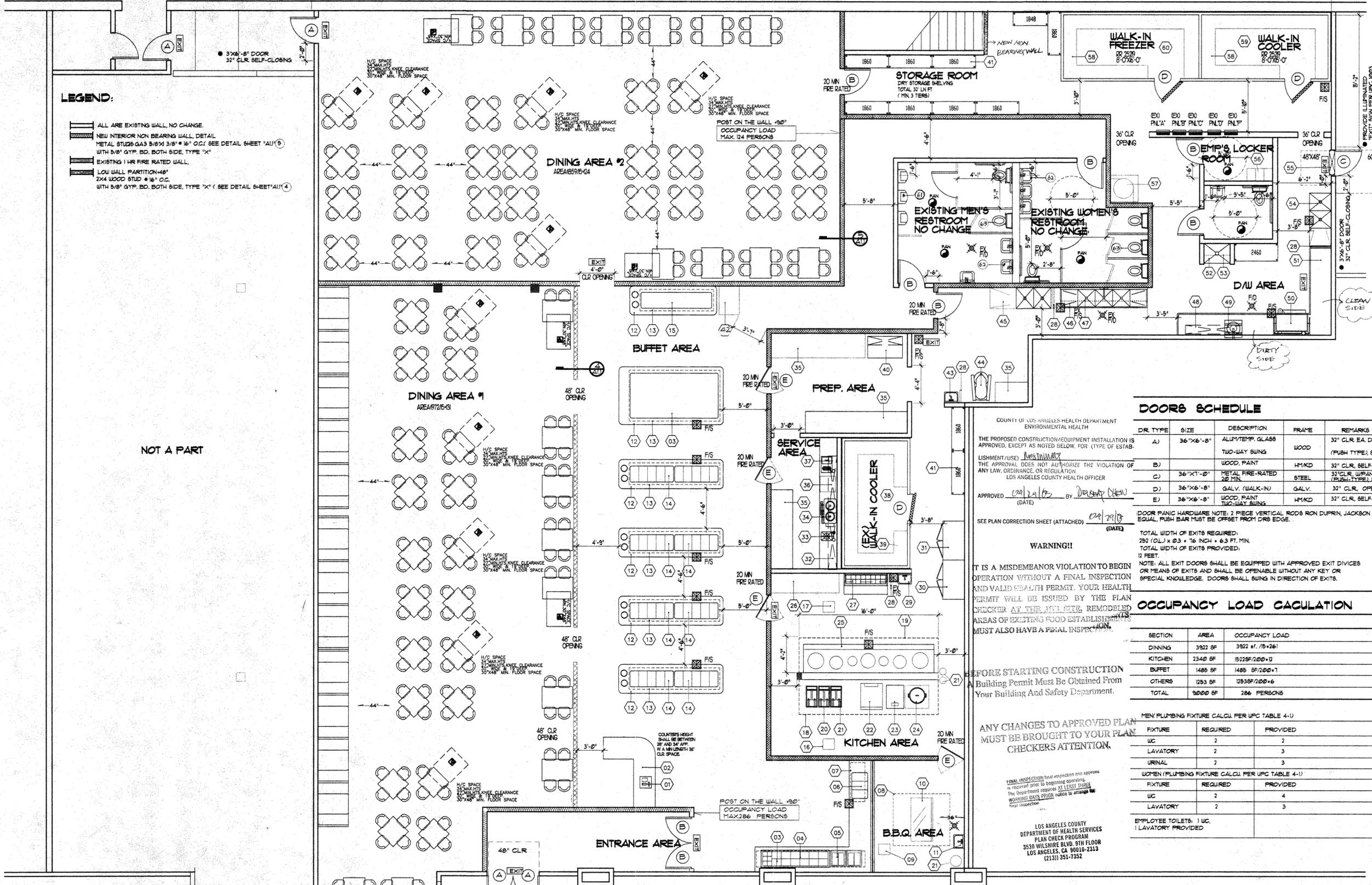


NO.	DATE	REVISION
1		
2		
3		
4		

LEGEND:

- ALL ARE EXISTING WALL, NO CHANGE.
- NEW INTERIOR NON BEARING WALL, DETAIL METAL STUDS GA3 5/8" X 3/8" @ 16" O.C. SEE DETAIL SHEET "A11" (3) WITH 5/8" GYP. BO, BOTH SIDE, TYPE "X"
- EXISTING 1 HR FIRE RATED WALL.
- LOW WALL PARTITION 48" 2X4 WOOD STUD @ 16" O.C. WITH 5/8" GYP. BO, BOTH SIDE, TYPE "X" (SEE DETAIL SHEET "A11" (4))

NOT A PART



DOORS SCHEDULE

DR TYPE	SIZE	DESCRIPTION	FRAME	REMARKS
A)	36" X 6'-8"	ALUM/TEMP. GLASS TWO-WAY SWING	WOOD	32" CLR EA. DR. W/P PANIC HDR (PUSH TYPE), SELF-CLOSING
B)	36" X 1'-0"	WOOD, PAINT	H/MKD	32" CLR, SELF-CLOSING
C)	36" X 1'-0"	METAL FIRE-RATED 20 MIN.	STEEL	32" CLR, W/PANIC HDR (PUSH TYPE), SELF-CLOSING
D)	36" X 6'-8"	GALV. (WALK-IN)	GALV.	32" CLR, OPENING
E)	36" X 6'-8"	WOOD, PAINT TWO-WAY SWING	H/MKD	32" CLR, SELF-CLOSING

COUNTY OF LOS ANGELES HEALTH DEPARTMENT ENVIRONMENTAL HEALTH
 THE PROPOSED CONSTRUCTION/EQUIPMENT INSTALLATION IS APPROVED, EXCEPT AS NOTED BELOW, FOR (TYPE OF ESTAB. LISHMENT/USE) RESTAURANT
 THE APPROVAL DOES NOT AUTHORIZE THE VIOLATION OF ANY LAW, ORDINANCE, OR REGULATION.
 LOS ANGELES COUNTY HEALTH OFFICER
 APPROVED: 02/21/03 BY: DEREK NEW (DATE)
 SEE PLAN CORRECTION SHEET (ATTACHED) 02/21/03 (DATE)
WARNING!
 IT IS A MISDEMEANOR VIOLATION TO BEGIN OPERATION WITHOUT A FINAL INSPECTION AND VALID HEALTH PERMIT. YOUR HEALTH PERMIT WILL BE ISSUED BY THE PLAN CHECKER AT THE AGE SITE. REMODELED AREAS OF EXISTING FOOD ESTABLISHMENTS MUST ALSO HAVE A FINAL INSPECTION.
 BEFORE STARTING CONSTRUCTION A Building Permit Must Be Obtained From Your Building And Safety Department.
 ANY CHANGES TO APPROVED PLAN MUST BE BROUGHT TO YOUR PLAN CHECKERS ATTENTION.
 FINAL INSPECTION final inspection and approval is required prior to beginning operation. The Department requires AT LEAST THREE WORKING DAYS PRIOR notice to arrange the final inspection.
 LOS ANGELES COUNTY DEPARTMENT OF HEALTH SERVICES PLAN CHECK PROGRAM 3530 WILSHIRE BLVD, 5TH FLOOR LOS ANGELES, CA 90010-2313 (213) 351-7552

OCCUPANCY LOAD CALCULATION

SECTION	AREA	OCCUPANCY LOAD
DINING	3922 SF	3922 SF / 15 = 261
KITCHEN	2340 SF	1522 SF / 200 = 12
BUFFET	1485 SF	1485 SF / 200 = 11
OTHERS	1283 SF	1283 SF / 200 = 6
TOTAL	9030 SF	286 PERSONS

MEN PLUMBING FIXTURE CALCUL PER UPC TABLE 4-1)

FIXTURE	REQUIRED	PROVIDED
WC	2	2
LAVATORY	2	3
URINAL	2	3

WOMEN (PLUMBING FIXTURE CALCUL PER UPC TABLE 4-1)

FIXTURE	REQUIRED	PROVIDED
WC	2	4
LAVATORY	2	3

EMPLOYEE TOILETS: 1 WC, 1 LAVATORY PROVIDED

- SIGN ABOVE THE DOOR: "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS".
- EXIT DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT USE OF A KEY
- (2) 3'x6'-8" DOORS 32" CLR/EA. SELF-CLOSING
- PROVIDE ILLUMINATED "EXIT" SIGN PER UBC 10203 BACK-UP POWER 30 MIN. WITH PANIC HUD (PUSH).

J.P. CONSTRUCTION CO.
 2714 STINGLE AVE., ROSEMEAD, CA 91770
 TEL: 626.572.9181 / FAX: 626.572.9921

KING'S BUFFET
 2661 EAST FLORENCE AVE "A"
 HUNTINGTON PARK, CA

FLOOR PLAN

DATE: 3-04-2003
 SCALE: AS SHOWN
 DRAWN BY: M.A.C.
 JOB: BUFFET
 SHEET:

**CONDITIONAL USE PERMIT APPLICATION
&
DEVELOPMENT PERMIT APPLICATION**

EXHIBIT E

CASE NO. 2016-24 CUP/DP

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 existing 9,412 square foot sit down restaurant and adjacent 1,575 square foot former medical clinic is located in an existing 38,284

square foot neighborhood shopping center on 2.44 acres.

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 site is located at the corner of Florence Avenue and Rita Avenue. The site has access of Rita Ave., Florence Ave.,

alley access and access off Seville Avenue. The property has adequate city access points.

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

The expansion to allow the addition of an arcade area would be a complimentary service to the existing restaurant operation. In the past, the unit was occupied by Peter Piper Pizza, which included arcade games and the sale of beer and wine. The expansion of the existing restaurant would not be detrimental or adverse, as the restaurant is similar to other sit down restaurants in neighborhood shopping centers like Plaza de la Fiesta.

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, as it would cater to the needs of the public and is a compatible use within this existing approved shopping center, which was developed in accordance with General Plan and with this type of use in mind. In addition, the development of the 250 car parking garage which is under utilized was intended to cater to this shopping center.

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 _____

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 11/18/16

Robert W. McCone, Vice-President, Authorized Agent

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: Ms. Xue Jiao Chen
 Address: 2661 E. Florence Avenue, Suite D, Huntington Park, CA
 Telephone: (323) 589-1388 Fax: (323) 589-1383

2. **Contact Person concerning this project:**
 Name: Kevin Zhu
 Address: 2661 E. Florence Avenue, Suite D, Huntington Park, CA
 Telephone: (626) 993-5583 Fax: (323) 589-1383

3. **Address of project:** 2661 E. Florence Avenue, Suite D, and A-D1, Huntington Park, CA 90255

4. **Assessor's Parcel Number (APN):** 6322-025-047

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 to allow expansion into the adjacent space (2661 E. Florence Ave., Ste A-D1).

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:** DTSP

8. **Proposed use of site:** Expansion of an existing 9,412 square foot restaurant serving beer and wine into an adjacent 1,575 square foot former medical office and former restaurant, to be used for arcade games within an existing 38,284 square foot retail shopping center.

9. **Site size (lot dimensions and square footage):**
See attached site plan. Total property encompasses approximately 2.44 acres.

10. **Project size:**
Square feet to be added/constructed to structure(s):
N/A

Total square footage of structure(s): 38,284 square feet

11. **Number of floors of construction:**
Existing: One

Proposed: One

12. **Parking:**
Amount required: 153 retail parking spaces.

Amount provided: 158 parking spaces, plus adjacent underutilized 250 car parking garage.

13. **Anticipated time scheduling of project:** As soon as possible.

14. **Proposed phasing of development:** N/A

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:**

This is existing 9,412 square foot restaurant and proposed 1,575 square foot expansion area will have approximately 8-9 employees per shift. The hours of operation are 10:00 a.m. to 10:00 p.m. This restaurant is regionally oriented. The sales area will have about 5,422 square feet (3,922 sf dining area plus 1,500 sf arcade). The loading area is off the northeast entrance to the restaurant.

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.

This location has been the site of a sit down restaurant for over 28 years within the existing neighborhood shopping center. An underutilized 250 car parking garage is located adjacent to this shopping center and was developed for the purpose of serving the needs of this shopping center. The shopping center has adequate parking per code and provides 158 parking spaces.

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.).

This is an existing single story neighborhood shopping center. No new construction is proposed with this application.

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)

Date

