



# AGENDA

---

## CITY OF HUNTINGTON PARK PLANNING COMMISSION

**Special Meeting**  
**Thursday, January 26, 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.

## **PUBLIC HEARING**

1. **(Continued from January 18, 2017) 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.

## **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.

**Special Meeting Agenda  
Huntington Park Planning Commission Meeting  
January 26, 2017  
Page 3 of 3**

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](http://www.hpca.gov) on the 25<sup>th</sup> of January 2017.



---

Carlos Luis



# CITY OF HUNTINGTON PARK

---

## PLANNING COMMISSION AGENDA REPORT

**DATE:** JANUARY 26, 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  
(CONTINUED FROM JANUARY 18, 2017)**

---

**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

**SPECIAL PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2016-23 CUP/DP 3208 E. Florence Ave.

January 26, 2017

Page 2 of 19

**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

**SPECIAL PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2016-23 CUP/DP 3208 E. Florence Ave.

January 26, 2017

Page 3 of 19

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;

**SPECIAL PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2016-23 CUP/DP 3208 E. Florence Ave.

January 26, 2017

Page 4 of 19

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:**

- ***January 18, 2017 Planning Commission Meeting***

During the January 18, 2017 Planning Commission Meeting, the Planning Commission requested additional information from the applicants. Specifically, the Planning Commission requested clarification pertaining to the business operation. The following items were requested to be clarified:

1. Will CVS operate 24-hours from the initial date of opening?
2. If CVS does not operate 24-hours from the initial date of opening, when does CVS anticipate operating on a 24-hour basis?
3. What is CVS' timeline for review to consider operating on a 24-hour basis?
4. If this CVS is not a 24-hour operation and is restricted to typical operational hours, would CVS still conduct business in Huntington Park?
5. Will CVS work with the City on ensuring CVS operates on a 24-hour basis?
6. Does CVS have a "Local Worker Hire" plan or policy?
7. What percentage of local worker hire does CVS envision for this site?
8. Does CVS plan on getting involved with local community programs (i.e. parks, local non-profits, schools, etc.)? If so, what does CVS envision their involvement to be?

- ***Applicant's Responses***

Since the January 18, 2017 Planning Commission meeting, the applicant has met with CVS representatives and has provided responses to the Planning Commission's questions. The following are CVS' responses:

1. Will CVS operate 24-hours from the initial date of opening?

***CVS will not operate on a 24-hour on opening day. CVS will open from 7:00 a.m. to 10 p.m.***

2. If CVS does not operate 24-hours from the initial date of opening, when does CVS anticipate operating on a 24-hour basis?

***CVS operations for 24-hours will depend on the performance of the store and capital budget. CVS does an annual store performance evaluation for each store. After the evaluation, CVS will determine if the store can support 24-hour operations.***

3. What is CVS' timeline for review to consider operating on a 24-hour basis?

***CVS cannot provide a timeline for 24-hour operations since the determination will come from the performance of the store. If the store surpasses sales expectations after 1 year, then CVS will determine if the store can sustain 24-hour operations. This can happen in year 1 of or throughout the life of the lease.***

4. If this CVS is not a 24-hour operation and is restricted to typical operational hours, would CVS still conduct business in Huntington Park?

***Yes; however, if the City of Huntington Park does not approve 24-hours operations during the hearing process then CVS will not be able to open for 24-hours in the future if the store is a candidate to operate for 24-hours. In this case, CVS will only open from 7:00 a.m. to 10:00 p.m.***

**SPECIAL PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2016-23 CUP/DP 3208 E. Florence Ave.

January 26, 2017

Page 6 of 19

5. Will CVS work with the City on ensuring CVS operates on a 24-hour basis?

***CVS' determination on 24-hour operations is solely based on the performance of the store. If a particular store cannot sustain the related expenses for operations, then CVS will not be open for 24-hours.***

6. Does CVS have a "Local Worker Hire" plan or policy?

***CVS will conduct local interviews with all qualified applicants. The last two previous locations have hired entirely from the community per Paul Stumpe (Regional Operations Manager). During construction, the store will also have signs for hire on the premises. CVS will also hire bilingual pharmacy techs and/or pharmacists to be able to serve the bilingual community.***

7. What percentage of local worker hire does CVS envision for this site?

***CVS will commit to hiring as many qualified local workers as possible.***

8. Does CVS plan on getting involved with local community programs (i.e. parks, local non-profits, schools, etc.)? If so, what does CVS envision their involvement to be?

***CVS is currently participating in a "one choice" presentation in our local schools. This is designed to help educate on the dangers of abusing prescription medicine. CVS also offers a program where they teach colleagues how to become pharmacy technicians resulting in obtaining a technician license.***

- ***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

**SPECIAL PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2016-23 CUP/DP 3208 E. Florence Ave.

January 26, 2017

Page 7 of 19

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-stripping 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.

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.

- ***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

**SPECIAL PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2016-23 CUP/DP 3208 E. Florence Ave.

January 26, 2017

Page 9 of 19

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.

- ***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.

**SPECIAL PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2016-23 CUP/DP 3208 E. Florence Ave.

January 26, 2017

Page 10 of 19

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, 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 Categorical 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 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.**

**SPECIAL PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2016-23 CUP/DP 3208 E. Florence Ave.

January 26, 2017

Page 13 of 19

**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.

**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.**

**SPECIAL PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2016-23 CUP/DP 3208 E. Florence Ave.

January 26, 2017

Page 14 of 19

**Finding:** The proposed use of off-sale of beer, wine, and spirits and an accessory drive-thru is Categorically 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 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 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

**SPECIAL PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2016-23 CUP/DP 3208 E. Florence Ave.

January 26, 2017

Page 16 of 19

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.
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

**SPECIAL PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2016-23 CUP/DP 3208 E. Florence Ave.

January 26, 2017

Page 17 of 19

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.
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.

## SPECIAL PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2016-23 CUP/DP 3208 E. Florence Ave.

January 26, 2017

Page 18 of 19

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.
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.

## **SPECIAL PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2016-23 CUP/DP 3208 E. Florence Ave.

January 26, 2017

Page 19 of 19

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.

### **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  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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.
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,

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

3  
4 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  
5 Conditional Use Permit shall be reviewed.

6  
7 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  
8 achieve substantially the same results, as would strict compliance with said plans and  
conditions.

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

10 BUILDING AND SAFETY

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

13 32. 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 33. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of  
16 the building permit.

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

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

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

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

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

25 TRAFFIC ENGINEERING

26 39. The raised parking aisle end median located to the east of the drive-thru aisle and drive  
27 aisle shall be modified or removed in order to provide adequate circulation for delivery  
28 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 18<sup>th</sup> day of January, 2017, by the  
22 following vote:

23 AYES:

24 NOES:

25 ABSTAIN:

26 ABSENT:

HUNTINGTON PARK PLANNING COMMISSION

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

---

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**

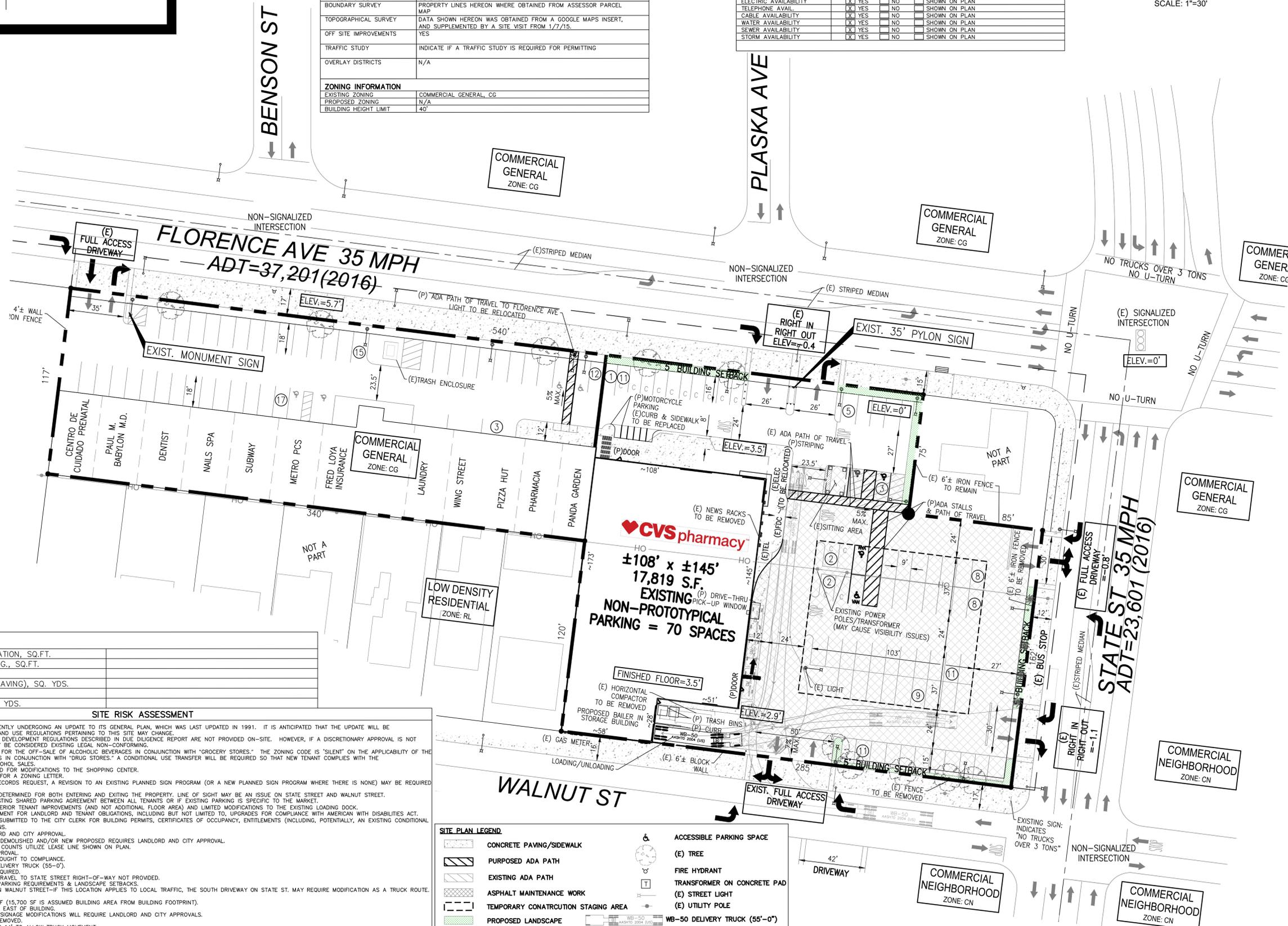
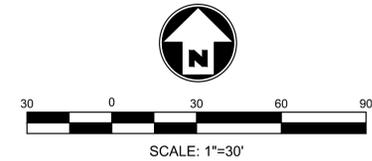
**CASE NO.** 2016-23 CUP/DP

PROPERTY SIZE:  
IRREGULAR, 2.35 ACRES

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

SITE CRITERIA CHECKLIST	
<b>PROJECT DATA</b>	
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
<b>LAND INFORMATION</b>	
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
<b>ZONING INFORMATION</b>	
EXISTING ZONING	COMMERCIAL GENERAL, CG
PROPOSED ZONING	N/A
BUILDING HEIGHT LIMIT	40'

<b>DOT INFORMATION</b>	
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
<b>LANDSCAPE INFORMATION</b>	
SITE LANDSCAPING	DOES THE MUNICIPALITY REQUIRE LANDSCAPING, ANSWER YES OR NO. IF YES BRIEFLY DESCRIBE MUNICIPAL LANDSCAPING REGULATIONS, (X) YES ( ) NO ( ) SHOWN ON PLAN
<b>UTILITY INFORMATION</b>	
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 CUTTERS, LIN. FT.	
PARKING LOT (HEAVY & MED. PAVING), SQ. YDS.	
RETAINING WALLS, LIN. FT.	
EXCAVATION/CUT AND FILL, SQ. YDS.	

**SITE RISK ASSESSMENT**

1. 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.
2. 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.
3. 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.
4. A DEVELOPMENT PERMIT MAY BE REQUIRED FOR MODIFICATIONS TO THE SHOPPING CENTER.
5. WE RECOMMEND THAT DEVELOPER APPLY FOR A ZONING LETTER.
6. 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.
7. 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.
8. NEED TO DETERMINE IF THERE IS AN EXISTING SHARED PARKING AGREEMENT BETWEEN ALL TENANTS OR IF EXISTING PARKING IS SPECIFIC TO THE MARKET.
9. THIS REPORT ASSUMES A LEASE WITH INTERIOR TENANT IMPROVEMENTS (AND NOT ADDITIONAL FLOOR AREA) AND LIMITED MODIFICATIONS TO THE EXISTING LOADING DOCK.
10. DEVELOPER SHOULD REVIEW LEASE AGREEMENT FOR LANDLORD AND TENANT OBLIGATIONS, INCLUDING BUT NOT LIMITED TO, UPGRADES FOR COMPLIANCE WITH AMERICAN WITH DISABILITIES ACT.
11. 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.
12. REMOVAL OF FENCE(S) REQUIRES LANDLORD AND CITY APPROVAL.
13. ALL AREAS/ITEMS NOTED HEREON TO BE DEMOLISHED AND/OR NEW PROPOSED REQUIRES LANDLORD AND CITY APPROVAL.
14. LEASE LINE TO BE DETERMINED. PARKING COUNTS UTILIZE LEASE LINE SHOWN ON PLAN.
15. MOTORCYCLE PARKING REQUIRES CITY APPROVAL.
16. EXISTING ADA PATH OF TRAVEL TO BE BROUGHT TO COMPLIANCE.
17. ALTERNATE TRUCK SIZE USED: WB-50 DELIVERY TRUCK (55'-0").
18. COMPLEX TRUCK TURNING MOVEMENTS REQUIRED.
19. THIS IS AN AS-IS SITE. ADA PATH OF TRAVEL TO STATE STREET RIGHT-OF-WAY NOT PROVIDED.
20. BUILDING EXPANSION MAY TRIGGER NEW PARKING REQUIREMENTS & LANDSCAPE SETBACKS.
21. 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.
22. COMPACT PARKING SPACES UNKNOWN.
23. REQUIRED PARKING IS 1:400 OF GROSS SF (15,700 SF IS ASSUMED BUILDING AREA FROM BUILDING FOOTPRINT).
24. TRANSFORMER LOCATION ON POWER POLE EAST OF BUILDING.
25. PROPOSED PARKING LOT, EXTERIOR, AND SIGNAGE MODIFICATIONS WILL REQUIRE LANDLORD AND CITY APPROVALS.
26. HORIZONTAL TRASH COMPACTOR TO BE REMOVED.
27. 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:

- 1 - DRIVE-THRU ADDITION 03/15/16
- 2 - CANOPY DRIVE-THRU ADDITION 03/23/16
- 3 - CLIENT REVISIONS 03/29/16
- 4 - CLIENT REVISIONS 03/30/16
- 5 - CLIENT REVISIONS 05/04/16
- 6 - CLIENT REVISIONS 05/13/16
- 7 - 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



# ELEVATION PLAN

**EXHIBIT E**

**CASE NO.** 2016-23 CUP/DP



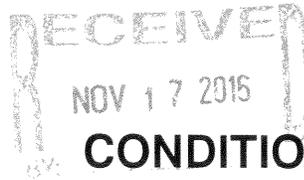
**CONDITIONAL USE PERMIT APPLICATION  
&  
DEVELOPMENT PERMIT APPLICATION**

**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

Print Name

KORI SEKI

*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

Print Name

DAVID FLORES, MEMBER



**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, Leasee, 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