



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, February 15, 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 November 16, 2016, December 21, 2016, January 18, 2017)**
CASE NO. 2016-21 DP – DEVELOPMENT PERMIT – A request to construct a two-story retail/ office building on property located at 5707 Pacific Boulevard & 2554 57th Street, 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. 2016-21, approving a Development Permit in connection with property located at 5707 Pacific Boulevard & 2554 57th Street, within the C-G Zone.

2. **CASE NO. 2017-01 DP/CUP – DEVELOPMENT PERMIT/CONDITIONAL USE PERMIT** – A request to construct a 28,611 square-foot grocery store building; a Conditional Use Permit to allow the off-sale of alcohol in conjunction with a grocery store; and the adoption of an associated Negative Declaration under the California Environmental Quality Act (CEQA) for property located at 3111 Florence Avenue, within the Commercial General (CG) Zone.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

4. Conduct a public hearing; and
5. Take public testimony; and
6. Consider PC Resolution No. 2017-01, approving a Development Permit and Conditional Use Permit in connection with property located at 3111 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, March 15, 2017 at 6:30 p.m.

I, Carlos Luis, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at City of Huntington City Hall and made available at www.hpca.gov on the 9th of February 2017.



Carlos Luis



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: FEBRUARY 15, 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. 2016-21 DP DEVELOPMENT PERMIT (CONTINUED FROM NOVEMBER 16, 2016, DECEMBER 21, 2016, AND JANUARY 18, 2017)**

REQUEST: A request for a Development Permit to construct a two-story retail/office building at 5707 Pacific Boulevard and 2554 E. 57th Street, within the Commercial General (CG) Zone.

APPLICANT: Jorge Escamilla
4082 Pomona Street
Ventura, CA 93003

PROPERTY OWNER: Anthony Prajin
6802 Pacific Boulevard
Huntington Park, CA 90255

PROJECT LOCATION: 5707 Pacific Boulevard & 2554 E. 57th Street

**ASSESSOR'S
PARCEL NUMBERS:** 6309-015-002 & 6309-015-003

PRESENT USE: Vacant lot

BUILDING SIZE: 8,404 sq. ft.

SITE SIZE:

APN: 6309-015-002	6,300 sq. ft.
APN: 6309-015-003	12,980 sq. ft.
Total	<u>± 19,280 sq. ft.</u>

GENERAL PLAN: General Commercial

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ZONE: Commercial General (CG)

SURROUNDING

LAND USES:

North: Industrial
South: Commercial
East: Public Facilities
West: Industrial

MUNICIPAL CODE

**REQUIREMENTS FOR A
DEVELOPMENT PERMIT:**

Pursuant to the City of Huntington Park Municipal Code (HPMC) Section 9-2.1003 approval of a Development Permit shall be required for:

1. A new structure or use listed as subject to a “Development Permit” in the applicable zoning district;
2. For the expansion or conversion of an existing structure or use, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure;
3. For the enlargement or exterior alteration of an existing structure, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure, for which a Development Permit has not been issued, excluding an existing single-family structure; and
4. For the expansion of a legal nonconforming structure, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure, for which a Development Permit has not been issued in compliance with Chapter 3 Article 6 (Nonconforming structures and uses).

**REQUIRED FINDINGS
FOR A DEVELOPMENT
PERMIT:**

Following a hearing, the Review Authority shall record the decision in writing and shall recite the findings upon which the decision is based. The Review Authority may approve, modify, or deny a Development Permit in whole or in part and shall impose specific development conditions if approved. These conditions shall relate to both on- and off-site improvements that are necessary to accommodate flexibility in site planning/property development, mitigate

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project-related adverse impacts and to carry out the purpose/intent and requirements of the respective zoning district and General Plan goals and policies. The Review Authority may approve a Development Permit, only if all of the following findings are made:

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

**ENVIRONMENTAL
REVIEW:**

Categorical Exemption, CEQA Article 19, Section 15332, In-Fill Development Projects.

BACKGROUND:

- ***Project Proposal***

The applicant is requesting a Development Permit to allow the construction of a two-story retail/office building measuring

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approximately 8,396 square feet. The proposed building will host 4 retail businesses on the ground floor and 2 offices on the second floor. The proposed project also includes a new parking lot and new landscaping throughout the site.

- **Site Description**

The subject site is located on the southwest corner of Pacific Boulevard and 57th Street. The subject site is comprised of 2 parcels measuring a total of approximately 19,280 square feet. The subject site is currently vacant and was previously developed with a commercial building.

ANALYSIS:

- **Project Proposal**

The proposed project consists of constructing the “shell” of the building, including the first and second story. As noted, the project is designed to have 4 retail tenants on the ground floor and 2 office tenants on the second floor. At this time, the prospective tenants are unknown; however, the project has been designed to accommodate one café/restaurant use on the ground floor.

Since the prospective tenants are unknown at this time, all future tenant improvements will be required go through the City’s plan check process separately.

The allowable floor area ratio (FAR) within the CG zone is 2:1, which allows 2 square feet of ground floor area per 1 square foot of lot area. The proposed project is allowed an FAR of 38,560 square feet. The proposed building will measure approximately 8,396 square feet, which is compliant with the allowable FAR as noted in the table below:

FLOOR AREA RATIO 2:1			
Lot Size	Allowable Floor Area Ratio	Allowable Gross Floor Area	Proposed Floor Area Ratio
19,280 sq. ft.	2 S.F. of G.F.A / 1 S.F. of Lot Area	2 X 19,280 = 38,560 sq. ft.	8,396 sq. ft. < 38,560 sq. ft.

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- **Access**

The subject site will primarily be accessed from 57th Street, which is located on the north side of the property. A 24-foot driveway and drive aisle is proposed to provide vehicular circulation on the subject site. Two-way traffic is proposed along the drive aisle. Decorative stamped concrete is also proposed at the entrances of the driveway. The subject site also proposes to be accessed from an “alley” located along the southerly portion of the property. According to the Los Angeles County Assessor’s map, the “alley” located along the southerly portion of the property is private property. In order to have access from one property to another a reciprocal access agreement is required between the respective properties. Alternatively, the site may eliminate the access from the adjacent property. A condition of approval has been included requiring a reciprocal access agreement if access is pursued by the applicant.

- **Off-Street Parking & Loading**

Pursuant to HPMC Section 9-3.804, the parking requirement for commercial, retail, and service uses is one space for every 400 square feet of gross floor area. In addition, the parking requirements for café/restaurant uses with seating is one space for every 100 square feet of seating area plus one space for every 400 square feet of additional floor area.

As noted, the prospective tenants are unknown at this time. As a result, the off-street parking requirement was calculated at the commercial, retail, and service uses ratio of one space for every 400 square feet. Additionally, the applicant anticipates one café/restaurant use on the ground floor. Parking for this use was calculated utilizing the restaurant with seating ratio of one space for every 100 square feet of seating area plus one space for every 400 square feet of additional floor area. Based on the square footage of commercial, retail, and service uses, a total of 18 parking spaces are required. A total of 6 parking spaces are required for the restaurant use. The project complies with the 24 off-street parking requirement.

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The parking calculations are summarized in the following table:

STANDARD OFF-STREET PARKING CALCULATION		
Type	Required	Proposed
Commercial, Retail, Service	Ratio: 1/400 sf 7,320 / 400 = 18 spaces	18 spaces
Café/Restaurant	Ratio: 1/100 seating sf 1/400 non seating sf Seating: 400/100 = 4 spaces Non- Seating: 782/400 = <u>2 spaces</u> 6 spaces total	6 spaces
Total	24 spaces	24 spaces

The proposed project also requires one designated loading space for the use of vehicles delivering goods to and from the building. The proposed loading space has been provided and meets the minimum dimension as required by the HPMC.

- **Architectural Design**

The proposed building incorporates a Neo-Spanish architectural theme. Common architectural features of Neo-Spanish architecture include tile roof, smooth stucco, exposed roof rafters, and recessed windows. A condition of approval has been included requiring the installation of decorative wrought iron accents/treatments along the front elevation.

The proposed trash enclosure will also incorporate the Neo-Spanish architectural theme and will match the existing building.

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The proposed architectural theme will be consistent with existing development within the immediate surrounding area and throughout the City.

- ***Landscaping***

Landscaping is proposed along the perimeter of the property. The landscaping consists of trees, shrubs, and ground cover that will complement the proposed architectural theme of the building. In addition, the proposed landscaping material will be drought tolerant. A condition of approval has been included requiring a maintenance plan (irrigation plan) for the proposed landscaping.

- ***Lot Line Adjustment***

Due to the fact that the subject site is comprised of two parcels, a Lot Line Adjustment (LLA) has been required for the project. The LLA will consolidate the two lots into one comprehensive lot. All interior lot lines will also be eliminated.

- ***Development Permit Findings***

In granting a Development Permit for the construction of a new retail and office building, the Planning Commission must make findings in connection with the Development Permit, as set forth in the Huntington Park Municipal Code (HPMC). A Development Permit may be approved only if all of the following findings are made:

1. That 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 ***in that the subject zoning district, CG, is intended to provide for 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. Per Section 9-4.202 of the HPMC, retail, café/restaurants, and offices are permitted uses within the subject zoning district. In addition, the proposed development complies with all Commercial Zone Standards of Section 9-4.203 of the HPMC.***

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2. The proposed development is consistent with the General Plan ***in that the proposed project is consistent with Goal 1.0; Policy 1.2 of the General Plan due to the fact that project will provide for a mix of land uses which meets the diverse needs of all Huntington Park residents, offer a variety of employment opportunities, and allows for the capture of regional growth. In addition, the project will encourage community-oriented retail in Huntington Park while continuing to revitalize Pacific Boulevard as a regional retail destination.***

The proposed project is also consistent with Goal 3.0 of the General Plan in that the project will provide for the revitalization of deteriorating land uses and properties by developing a vacant property with a new code-compliant building and off-street parking lot.

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 ***in that it is anticipated that the existing and future development of the zoning district will continue as commercial. The surrounding properties within the vicinity are built for commercial or industrial uses. The proposed development will be similar and compatible with existing surrounding uses, therefore, will not adversely impact the subject site or surrounding area. The proposed use would not be of greater intensity than the existing surrounding uses.***
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 ***in that the proposed project has been reviewed and determined to be Categorically Exempt from CEQA requirements pursuant to Article 19, Section 15332, In-Fill Development Projects.***
5. The subject site is physically suitable for the type and density/intensity of use being proposed ***in that the subject site is surrounded by other similar commercial uses. Neighboring businesses along***

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Pacific Avenue include schools, restaurants, offices, and other industrial uses. The proposed development meets all of the minimum development standards as set forth in the HPMC Sections 9-4.202 and 9-4.203. Thereby, the subject site is suitable for the proposed project.

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 ***in that vehicular and pedestrian access to the site would be provided along 57th Street. The subject site was previously connected to public utilities. The surrounding area is completely developed with public access, water, sanitation, and other public utilities. The new development will connect to the existing infrastructure and will not impede the accessibility to public access, water, sanitation, or other public utilities and services. It is expected that the proposed development will not be detrimental to public health, safety and general welfare.***

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 ***in that the subject site is located along Pacific Avenue, which serves as one of the commercial land use corridors of the City. The site is suitable for commercial uses given that most of the surrounding uses are commercial and industrial. The proposed design would enhance the appearance of the site and surrounding properties. The subject site will have adequate off-street parking for the proposed use. Therefore, it is expected that the proposed development will not be detrimental to the public health, safety, or welfare of the City.***

- **Conclusion**

Based on the above analysis, it has been determined that the required findings can be made for the proposed project. The proposed project has also been determined to meet the minimum requirements of the HPMC. Lastly, the proposed project would enhance the community and provide additional retail services to the area.

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RECOMMENDATION: That the Planning Commission conduct a public hearing, consider all public testimony and adopt PC Resolution No. 2016-21, subject to the proposed conditions of approval and/or additional conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING

1. That the property owner and applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the applicant shall pay for all costs of enforcement, including legal fees.
2. 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 all architectural detailing, including building materials, lighting, colors, façade improvements, finishes and other details be consistent with the submitted plans as approved by the Planning Division.
4. That the proposed project shall comply with all applicable codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License Regulations of the City of Huntington Park.
5. 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 Title 8, Chapter 9, and Section 9-3.103.18 of the Huntington Park Municipal Code.
6. That any violation of the conditions of this entitlement may result in the revocation of the entitlement.
7. That the applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.

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8. That the Development Permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval.
9. All future signs shall be reviewed under a separate permit. A master sign program shall be prepared for the subject site. Master sign program shall be submitted to the Planning Division for review and approval.
10. A maintenance (irrigation) plan shall be submitted for the proposed project to ensure adequate maintenance of the proposed landscaping material.
11. 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 issuance of the Certificate of Occupancy.
12. 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.
13. That an anti-graffiti finish, as approved by the Planning Division, shall be applied to all exterior surfaces that are visible to the public and likely to attract graffiti prior to the issuance of the Certificate of Occupancy.
14. 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.
15. That prior to the issuance of the Certificate of Occupancy, the property owner shall grant either by the covenants, conditions and restrictions for the subject property, or by a separate covenant recorded against the subject property, the right of entry for authorized City employees or agents for the purpose of removing or painting over graffiti from structures on the subject property.
16. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code and obtain the Planning Division's approval prior, to the issuance of the Certificate of Occupancy.
17. A reciprocal access agreement shall be required in order to access the private property located along the southerly portion of the property. The reciprocal access agreement shall be submitted to the Planning Division for review and approval.
18. 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

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Division along with a completed application, submittal requirements, and all applicable fees shall be paid at the time of submittal.

19. All future tenant improvements shall be subject to review by the City's Planning and Building Division.
20. All future businesses shall obtain a City of Huntington Park Business License prior to commencing business operations.
21. 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.
22. No outside storage shall be permitted.
23. No payphones shall be allowed on the site.
24. All proposed landscaping material shall comply with Title 9, Chapter 3, Article 4 of the HPMC. The landscape plan shall be revised to identify the size (gallon or box) of each proposed material.
25. That a lighting plan be provided for all outdoor areas of the property. Such lighting shall be decorative and installed per approved plans to the satisfaction of the Planning Division prior to issuing a Certificate of Occupancy. Lighting fixtures and light standard specifications shall be submitted to the Planning Division for review and approval.
26. The photometric plan shall be revised to provide foot-candle measurements at least five feet onto adjacent public right-of-ways or private properties. Foot-candle measurements shall be as close to zero along all property lines and adjacent properties and right-of-ways.
27. The easterly elevation, adjacent to Pacific Boulevard, shall be revised to incorporate decorative wrought iron accents. Revised plans shall be submitted to the Planning Division for review and approval.
28. The applicant shall provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of Occupancy.
29. The applicant shall comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The applicant shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes the SUSUMP requirements when applicable.
30. The permit may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.

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31. The Applicant shall be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
32. That 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.
33. That the applicant and property owner agree in writing to the above conditions.

BUILDING & SAFETY

34. 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.
35. 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.
36. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
37. Art fee shall be paid to the City prior to issuance of the building Permit
38. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.
39. The building shall be addressed as 5707 Pacific Boulevard and an application to assign unit numbers shall be filed with Building Division prior to plan check submittal.
40. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
41. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
42. Two exits or exit access doorways from Unit E at second floor shall be provided where the common path of egress travel exceeds one of the limitations of Section 1014.3.
43. A single exit or access to a single exit shall be permitted for Unit E at second floor, provided the maximum occupant load and exit access travel distance requirements in accordance with Section 1021.2 are met.

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44. Floor openings between stories created by exit access stairways shall be enclosed, unless the condition(s) listed as exceptions under Section 1009.3 are met.
45. All State of California disability access regulations for accessibility and adaptability shall be complied with.
46. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
 - a) Observation of cleared areas and benches prepared to receive fill;
 - b) Observation of the removal of all unsuitable soils and other materials;
 - c) The approval of soils to be used as fill material;
 - d) Inspection of compaction and placement of fill;
 - e) The testing of compacted fills; and
 - f) The inspection of review of drainage devices.
47. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.
48. Prior to permit issuance the pdf copy of the soils report shall be provided by the applicant.
49. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
50. Land disturbing activity that results in the creation or addition or replacement of 5,000 square feet or more of impervious surface area on an already developed site on planning priority project categories shall comply with City's Low Impact Development (LID) requirements.
 - (i) Where redevelopment results in an alteration to more than fifty (50%) percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, the entire project must be mitigated.
 - (ii) Where redevelopment results in an alteration of less than fifty (50%) percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, only the alteration must be mitigated, and not the entire development.

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51. City records indicate the proposed site is a combination of lots under common ownership. A parcel merger by document shall be obtained or a parcel/tract map shall be processed **prior** to issuance of the building permit.
52. The building permit will not be issued until the property has been surveyed and the boundaries marked by a land surveyor licensed by the State of California.
53. Foundation inspection will not be made until setback on each side of the building been surveyed and the location of the footings has been determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. **THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.**
54. Electrical plan check is required.
55. Mechanical plan check is required.
56. Plumbing plan check is required.
57. Energy calculations are required.
58. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
59. Project shall comply with the CalGreen Non-residential mandatory requirements.
60. All fire sprinkler hangers must be designed and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250 pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
61. Separate permit is required for Fire Sprinklers

PUBLIC WORKS

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

CODE ENFORCEMENT

63. Anti-graffiti window film needs to be applied to the exterior of all windows.
64. Keep trash bin or trash enclosure locked at all times.
65. **NO LOITERING, NO OVERNIGHT PARKING** signs to be displayed in parking lot area.
66. Landscape to be maintained regularly and kept free of weeds.

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PC CASE NO. 2016-21 DP: 5707 Pacific Boulevard & 2554 E. 57th Street

February 15, 2017

Page 16 of 16

67. Keep parking lot area free of trash and debris on a daily basis.

68. Any or all signs or banners need to be approved by the Planning Department.

COUNTY OF LOS ANGELES FIRE DEPARTMENT

69. Review and approval by the County of Los Angeles Fire Department Fire Prevention Engineering Section Building Plan Check Unit shall be required for this project prior to building permit issuance.

EXHIBITS:

- A: PC Resolution No. 2016-21
- B: Vicinity Map
- C: Assessor's Parcel Map
- D: Site Plan
- E: Floor Plan
- F: Elevations
- G: Applications and Environmental Assessment Checklist

PC RESOLUTION NO. 2016-21

EXHIBIT A

CASE NO. 2016-21 DP

1 **PC RESOLUTION NO. 2016-21**

2 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON**
3 **PARK, STATE OF CALIFORNIA, APPROVING A DEVELOPMENT PERMIT IN**
4 **CONNECTION WITH REAL PROPERTY LOCATED AT 5707 PACIFIC BOULEVARD**
5 **AND 2554 E. 57TH STREET, HUNTINGTON PARK, CALIFORNIA.**

6 **WHEREAS**, a public hearing was held in the City Hall, 6550 Miles Avenue,
7 Huntington Park, California on Wednesday, November 16, 2016 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) and continued to a the Planning
10 Commission meeting of December 21, 2016 and subsequently continued to the January
11 18, 2017, and continued to the February 15, 2017 Planning Commission meeting, upon
12 an application from Jorge Escamilla, requesting Planning Commission approval of a
13 Development Permit to allow the construction of a two-story retail/office building located
14 at 5707 Pacific Avenue and 2554 E. 57th Street, within the Commercial General (CG)
15 zone at the property described below:

16 Assessor's Parcel No. 6309-015-022 and 6309-015-003 City of Huntington Park,
17 County of Los Angeles; and

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

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

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

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

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

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF

1 HUNTINGTON PARK DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS
2 FOLLOWS:

3 **SECTION 1:** Based on the evidence in the Environmental Assessment
4 Questionnaire, the Planning Commission adopts the findings in said Questionnaire and
5 determines that the project, as proposed, will have no significant adverse effect on the
6 environment and adopts an Environmental Categorical Exemption (CEQA Guidelines,
7 Article 19, Section 15332, In-Fill Development Projects

8 **SECTION 2:** The Planning Commission hereby makes the following findings in
9 connection with the proposed Development Permit:

- 10 1. The proposed development is one permitted within the subject zoning district and
11 complies with all of the applicable provisions of this Code, including prescribed
12 development/site standards ***in that the subject zoning district, CG, is intended to***
13 ***provide for general retail, professional office, and service-oriented business***
14 ***activities serving a community-wide need under design standards that ensure***
15 ***compatibility and harmony with adjoining land uses. Per Section***
16 ***9-4.202 of the HPMC, retail, café/restaurants, and offices are permitted uses***
17 ***within the subject zoning district. In addition, the proposed development***
18 ***complies with all Commercial Zone Standards of Section 9-4.203 of the HPMC.***
- 19 2. The proposed development is consistent with the General Plan ***in that the proposed***
20 ***project is consistent with Goal 1.0; Policy 1.2 of the General Plan due to the fact***
21 ***that project will provide for a mix of land uses which meets the diverse needs of***
22 ***all Huntington Park residents, offer a variety of employment opportunities, and***
23 ***allows for the capture of regional growth. In addition, the project will encourage***
24 ***community-oriented retail in Huntington Park while continuing to revitalize***
25 ***Pacific Boulevard as a regional retail destination.***

26
27 ***The proposed project is also consistent with Goal 3.0 of the General Plan in that***
28 ***the project will provide for the revitalization of deteriorating land uses and***

1 **properties by developing a vacant property with a new code-compliant building**
2 **and off-street parking lot.**

3 3. The proposed development would be harmonious and compatible with existing and
4 planned future developments within the zoning district and general area, as well as
5 with the land uses presently on the subject property **in that it is anticipated that the**
6 **existing and future development of the zoning district will continue as**
7 **commercial. The surrounding properties within the vicinity are built for**
8 **commercial or industrial uses. The proposed development will be similar and**
9 **compatible with existing surrounding uses, therefore, will not adversely impact**
10 **the subject site or surrounding area. The proposed use would not be of greater**
11 **intensity than the existing surrounding uses.**

12 4. The approval of the Development Permit for the proposed project is in compliance with
13 the requirements of the California Environmental Quality Act (CEQA) and the City's
14 Guidelines **in that the proposed project has been reviewed and determined to be**
15 **Categorically Exempt from CEQA requirements pursuant to Article 19, Section**
16 **15332, In-Fill Development Projects.**

17 5. The subject site is physically suitable for the type and density/intensity of use being
18 proposed **in that the subject site is surrounded by other similar commercial**
19 **uses. Neighboring businesses along Pacific Avenue include schools,**
20 **restaurants, offices, and other industrial uses. The proposed development**
21 **meets all of the minimum development standards as set forth in the HPMC**
22 **Sections 9-4.202 and 9-4.203. Thereby, the subject site is suitable for the**
23 **proposed project.**

24 6. There are adequate provisions for public access, water, sanitation and public utilities
25 and services to ensure that the proposed development would not be detrimental to
26 public health, safety and general welfare **in that vehicular and pedestrian access**
27 **to the site would be provided along 57th Street. The subject site was**
28 **previously connected to public utilities. The surrounding area is completely**

1 ***developed with public access, water, sanitation, and other public utilities. The***
2 ***new development will connect to the existing infrastructure and will not impede***
3 ***the accessibility to public access, water, sanitation, or other public utilities and***
4 ***services. It is expected that the proposed development will not be detrimental***
5 ***to public health, safety and general welfare.***

6 7. The design, location, size and operating characteristics of the proposed development
7 would not be detrimental to the public health, safety, or welfare of the City ***in that the***
8 ***subject site is located along Pacific Avenue, which serves as one of the***
9 ***commercial land use corridors of the City. The site is suitable for commercial***
10 ***uses given that most of the surrounding uses are commercial and industrial.***
11 ***The proposed design would enhance the appearance of the site and***
12 ***surrounding properties. The subject site will have adequate off-street parking***
13 ***for the proposed use. Therefore, it is expected that the proposed development***
14 ***will not be detrimental to the public health, safety, or welfare of the City.***

15 **SECTION 3:** The Planning Commission hereby approves Case No. 2016-21 DP,
16 subject to the execution and fulfillment of the following conditions:

17 **PLANNING**

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

- 1 3. That all architectural detailing, including building materials, lighting, colors, façade
2 improvements, finishes and other details be consistent with the submitted plans as
3 approved by the Planning Division.
- 4 4. That the proposed project shall comply with all applicable codes, laws, rules, and
5 regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business
6 License Regulations of the City of Huntington Park.
- 7 5. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and
8 orderly manner at all times and comply with the property maintenance standards as set
9 forth in Title 8, Chapter 9, and Section 9-3.103.18 of the Huntington Park Municipal
10 Code.
- 11 6. That any violation of the conditions of this entitlement may result in the revocation of the
12 entitlement.
- 13 7. That the applicant be required to apply for a new entitlement if any alteration,
14 modification, or expansion would increase the existing floor area of the establishment.
- 15 8. That the Development Permit shall expire in the event the entitlement is not exercised
16 within one (1) year from the date of approval.
- 17 9. All future signs shall be reviewed under a separate permit. A master sign program shall
18 be prepared for the subject site. Master sign program shall be submitted to the Planning
19 Division for review and approval.
- 20 10. A maintenance (irrigation) plan shall be submitted for the proposed project to ensure
21 adequate maintenance of the proposed landscaping material.
- 22 11. That all existing and/or proposed mechanical equipment and appurtenances, including
23 satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on
24 the property shall be completely shielded/enclosed so as not to be visible from any public
25 street and/or adjacent properties. Such shielding/enclosure of facilities shall be of
26 compatible design related to the building structure for which such facilities are intended
27 to serve and shall be installed prior to issuance of the Certificate of Occupancy.
- 28 12. 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.
13. That an anti-graffiti finish, as approved by the Planning Division, shall be applied to all
exterior surfaces that are visible to the public and likely to attract graffiti prior to the
issuance of the Certificate of Occupancy.
14. 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.

- 1 15. That prior to the issuance of the Certificate of Occupancy, the property owner shall grant
2 either by the covenants, conditions and restrictions for the subject property, or by a
3 separate covenant recorded against the subject property, the right of entry for authorized
4 City employees or agents for the purpose of removing or painting over graffiti from
5 structures on the subject property.
- 6 16. That the property comply with the City's Standards for Exterior Colors, Section 9-
7 3.103(3)(A) of the Huntington Park Municipal Code and obtain the Planning Division's
8 approval prior, to the issuance of the Certificate of Occupancy.
- 9 17. A reciprocal access agreement shall be required in order to access the private property
10 located along the southerly portion of the property. The reciprocal access agreement
11 shall be submitted to the Planning Division for review and approval.
- 12 18. A Lot Line Adjustment/Lot Merger shall be required in order to consolidate the lot into
13 one comprehensive lot. Lot Line Adjustment/Lot Merger shall be submitted to the
14 Planning Division along with a completed application, submittal requirements, and all
15 applicable fees shall be paid at the time of submittal.
- 16 19. All future tenant improvements shall be subject to review by the City's Planning and
17 Building Division.
- 18 20. All future businesses shall obtain a City of Huntington Park Business License prior to
19 commencing business operations.
- 20 21. No vending machines, including, but not limited to, water, movie/DVD/Blu Ray,
21 newspapers, candy, etc. shall be permitted on the exterior of the pharmacy.
- 22 22. No outside storage shall be permitted.
- 23 23. No payphones shall be allowed on the site.
- 24 24. All proposed landscaping material shall comply with Title 9, Chapter 3, Article 4 of the
25 HPMC. The landscape plan shall be revised to identify the size (gallon or box) of each
26 proposed material.
- 27 25. That a lighting plan be provided for all outdoor areas of the property. Such lighting shall
28 be decorative and installed per approved plans to the satisfaction of the Planning
Division prior to issuing a Certificate of Occupancy. Lighting fixtures and light standard
specifications shall be submitted to the Planning Division for review and approval.
26. The photometric plan shall be revised to provide foot-candle measurements at least five
feet onto adjacent public right-of-ways or private properties. Foot-candle measurements
shall be as close to zero along all property lines and adjacent properties and right-of-
ways.

- 1 27. The easterly elevation, adjacent to Pacific Boulevard, shall be revised to incorporate
2 decorative wrought iron accents. Revised plans shall be submitted to the Planning
3 Division for review and approval.
- 4 28. The applicant shall provide publicly visible art or pay art fees in accordance with the
5 HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of
6 Occupancy.
- 7 29. The applicant shall comply with all of the provisions of Title 7, Chapter 9 of the
8 Huntington Park Municipal Code relating to Storm Water Management. The applicant
9 shall also comply with all requirements of the National Pollutant Discharge Elimination
10 System (NPDES), Model Programs, developed by the County of Los Angeles Regional
11 Water Quality Board. This includes the SUSUMP requirements when applicable.
- 12 30. The permit may be subject to additional conditions after its original issuance. Such
13 conditions shall be imposed by the City Planning Commission as deemed appropriate to
14 address problems of land use compatibility, operations, aesthetics, security, noise,
15 safety, crime control, or to promote the general welfare of the City.
- 16 31. The Applicant shall be required to apply for a new entitlement if any alteration,
17 modification, or expansion would increase the existing floor area of the establishment.
- 18 32. That Director of Community Development is authorized to make minor modifications to
19 the approved preliminary plans or any of the conditions if such modifications shall
20 achieve substantially the same results, as would strict compliance with said plans and
21 conditions.
- 22 33. That the applicant and property owner agree in writing to the above conditions.

23 **BUILDING & SAFETY**

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

- 1 39. The building shall be addressed as 5707 Pacific Boulevard and an application to assign
2 unit numbers shall be filed with Building Division prior to plan check submittal.
- 3 40. In accordance with paragraph 5538(b) of the California Business and Professions Code,
4 plans are to be prepared and stamped by a licensed architect.
- 5 41. Structural calculations prepared under the direction of an architect, civil engineer or
6 structural engineer shall be provided.
- 7 42. Two exits or exit access doorways from Unit E at second floor shall be provided where
8 the common path of egress travel exceeds one of the limitations of Section 1014.3.
- 9 43. A single exit or access to a single exit shall be permitted for Unit E at second floor,
10 provided the maximum occupant load and exit access travel distance requirements in
11 accordance with Section 1021.2 are met.
- 12 44. Floor openings between stories created by exit access stairways shall be enclosed,
13 unless the condition(s) listed as exceptions under Section 1009.3 are met.
- 14 45. All State of California disability access regulations for accessibility and adaptability shall
15 be complied with.
- 16 46. A geotechnical and soils investigation report is required, the duties of the soils engineer
17 of record, as indicated on the first sheet of the approved plans, shall include the
18 following:
- 19 a) Observation of cleared areas and benches prepared to receive fill;
 - 20 b) Observation of the removal of all unsuitable soils and other materials;
 - 21 c) The approval of soils to be used as fill material;
 - 22 d) Inspection of compaction and placement of fill;
 - 23 e) The testing of compacted fills; and
 - 24 f) The inspection of review of drainage devices.
- 25 47. The owner shall retain the soils engineer preparing the Preliminary Soils and/or
26 Geotechnical Investigation accepted by the City for observation of all grading, site
27 preparation, and compaction testing. Observation and testing shall not be performed by
28 another soils and/or geotechnical engineer unless the subsequent soils and/or
geotechnical engineer submits and has accepted by the Public Works Department, a
new Preliminary Soils and/or Geotechnical Investigation.
48. Prior to permit issuance the pdf copy of the soils report shall be provided by the
applicant.
49. A grading and drainage plan shall be approved prior to issuance of the building permit.
The grading and drainage plan shall indicate how all storm drainage including
contributory drainage from adjacent lots is carried to the public way or drainage structure
approved to receive storm water.

1 50. Land disturbing activity that results in the creation or addition or replacement of 5,000
2 square feet or more of impervious surface area on an already developed site on planning
3 priority project categories shall comply with City's Low Impact Development (LID)
4 requirements.

4 (i) Where redevelopment results in an alteration to more than fifty (50%) percent
5 of impervious surfaces of a previously existing development, and the existing
6 development was not subject to post-construction stormwater quality control
7 requirements, the entire project must be mitigated.

7 (ii) Where redevelopment results in an alteration of less than fifty (50%) percent of
8 impervious surfaces of a previously existing development, and the existing
9 development was not subject to post-construction stormwater quality control
10 requirements, only the alteration must be mitigated, and not the entire development.

10 51. City records indicate the proposed site is a combination of lots under common
11 ownership. A parcel merger by document shall be obtained or a parcel/tract map shall be
12 processed **prior** to issuance of the building permit.

12 52. The building permit will not be issued until the property has been surveyed and the
13 boundaries marked by a land surveyor licensed by the State of California.

13 53. Foundation inspection will not be made until setback on each side of the building been
14 surveyed and the location of the footings has been determined to be in accordance with
15 the approved plans by a land surveyor licensed by the State of California. **THIS NOTE IS
16 TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.**

16 54. Electrical plan check is required.

17 55. Mechanical plan check is required.

18 56. Plumbing plan check is required.

19 57. Energy calculations are required.

20 58. Plumbing fixtures shall be provided as required by the Chapter 4 of the California
21 Plumbing Code. Additional fixtures may be required if not in compliance.

22 59. Project shall comply with the CalGreen Non-residential mandatory requirements.

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

27 61. Separate permit is required for Fire Sprinklers.

1 **PUBLIC WORKS**

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

4 **CODE ENFORCEMENT**

5 63. Anti-graffiti window film needs to be applied to the exterior of all windows.

6 64. Keep trash bin or trash enclosure locked at all times.

7 65. NO LOITERING, NO OVERNIGHT PARKING signs to be displayed in parking lot area.

8 66. Landscape to be maintained regularly and kept free of weeds.

9 67. Keep parking lot area free of trash and debris on a daily basis.

10 68. Any or all signs or banners need to be approved by the Planning Department.

11 **COUNTY OF LOS ANGELES FIRE DEPARTMENT**

12
13 69. Review and approval by the County of Los Angeles Fire Department Fire Prevention
14 Engineering Section Building Plan Check Unit shall be required for this project prior to
15 building permit issuance.

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

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

22 **PASSED, APPROVED, AND ADOPTED** this 15th day of February, 2017, by the
23 following vote:

24 AYES:

25 NOES:

26 ABSTAIN:

27 ABSENT:

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HUNTINGTON PARK PLANNING COMMISSION

Efren Martinez, Chair

ATTEST:

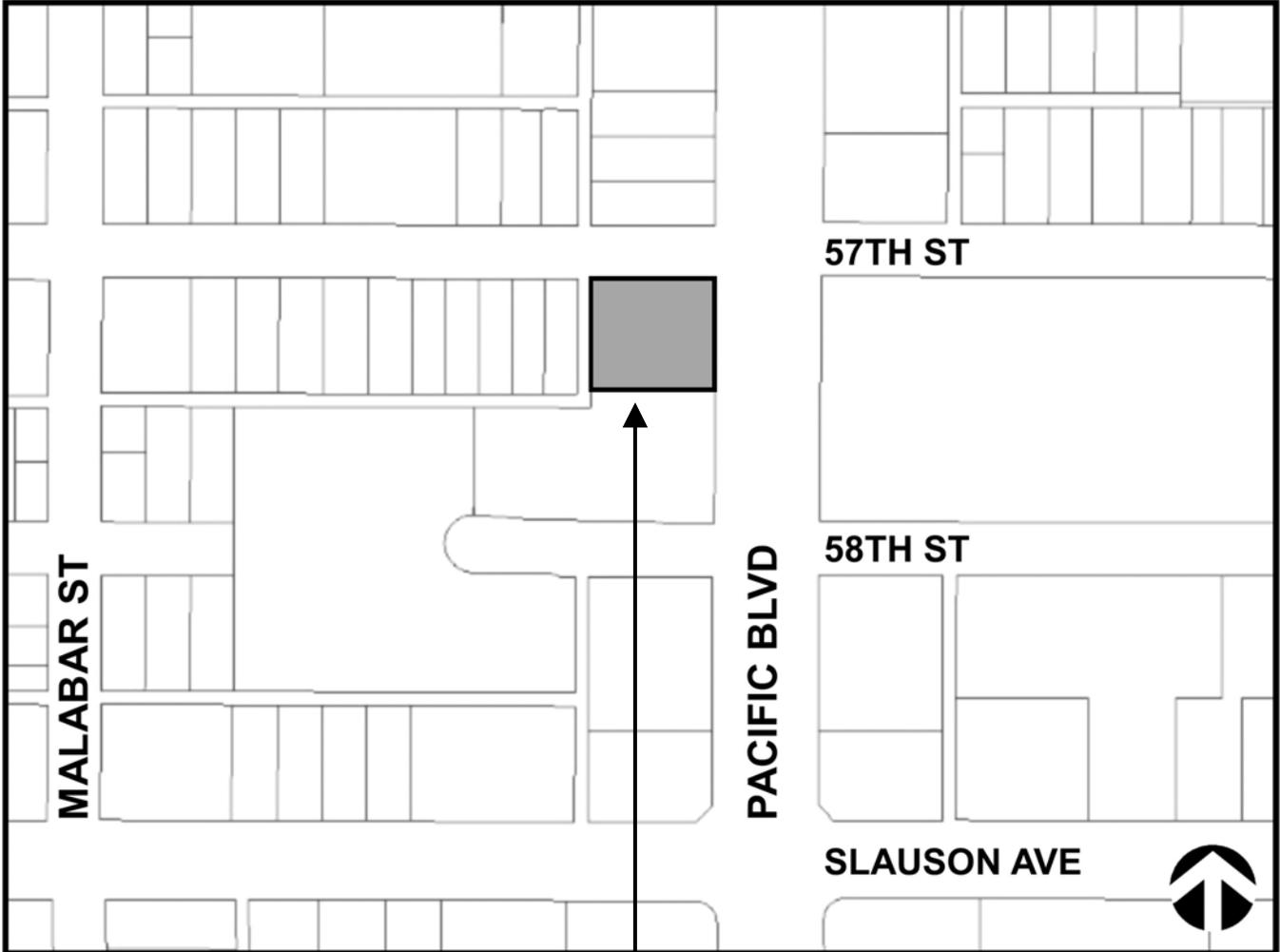
Carlos Luis, Secretary

VICINITY MAP

EXHIBIT B

CASE NO. 2016-21 DP

VICINITY MAP



5707 Pacific Boulevard & 2554 57th Street
Huntington Park, CA 90255

ASSESSOR'S PARCEL MAP

EXHIBIT C

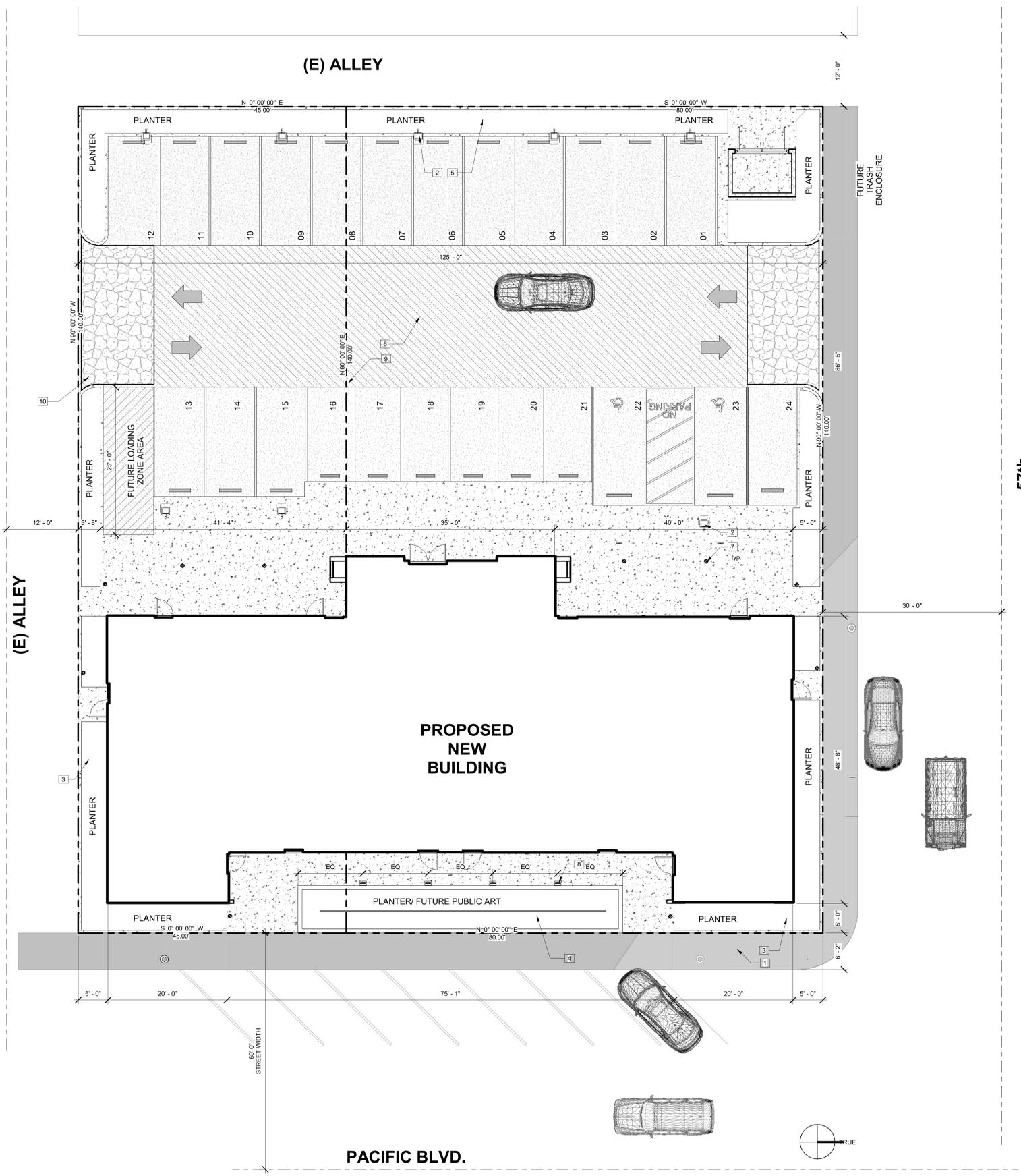
CASE NO. 2016-21 DP

SITE PLAN

EXHIBIT D

CASE NO. 2016-21 DP

00 Keynote Legend	
Key Value	Keynote Text
1	Site access road from public right of way access.
2	15 feet high lighting fixtures, coordinate with electrical lighting plan. Typical.
3	Proposed landscaping areas, trees and plants shall be coordinated with landscaping drawings.
4	Proposed 2ft high planter wall, future location for public art sculpture, irrigation and planting shall be coordinated with landscaping drawings.
5	Proposed Bio-swale, coordinate with civil drawings and landscaping plans.
6	Proposed asphalt, Bituminous Surface Treatments parking lot and vehicular access road, the cross slope shall be as indicated in the civil plans, all storm management and concrete swales plus curb and gutters shall be coordinated with civil plans, refer to corresponding specifications for site work, paved surfaces and subsurface conditions, contractor shall field verify existing conditions, refer to soils report recommendations and prepare all surfaces using standard practice applications.
7	Bollard light fixture as per lighting floor plan.
8	Planter wall scones lighting fixture, Typical.
9	Inter lot lines, both parcels number (APN 6309-015-003 and 6309-015-002) shall be combine into a single lot as indicated in the civil drawings.
10	Decorative stamped concrete with a 6 inch border, Typical at all driveway entries.



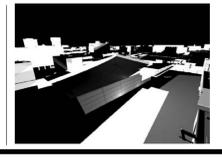
1 Site Plan A (Design Option Final)
1/8" = 1'-0"

No.	Description	Date

Project number
Date
Drawn by
Checked by

Project Number
Issue Date
Author
Checker

Consultant
Address
Phone
Fax
e-mail



**STITCH
STUDIO**

Contact: Jorge Escamilla
4082 Pomona Street
Ventura, California 93003
Direct: 818.523.7201
Email: info@stitchstudio3d.com

P R A J I N DEVELOPMENT
NEW BUILDING
PRAJIN BROTHERS, LLC
SITE PLAN

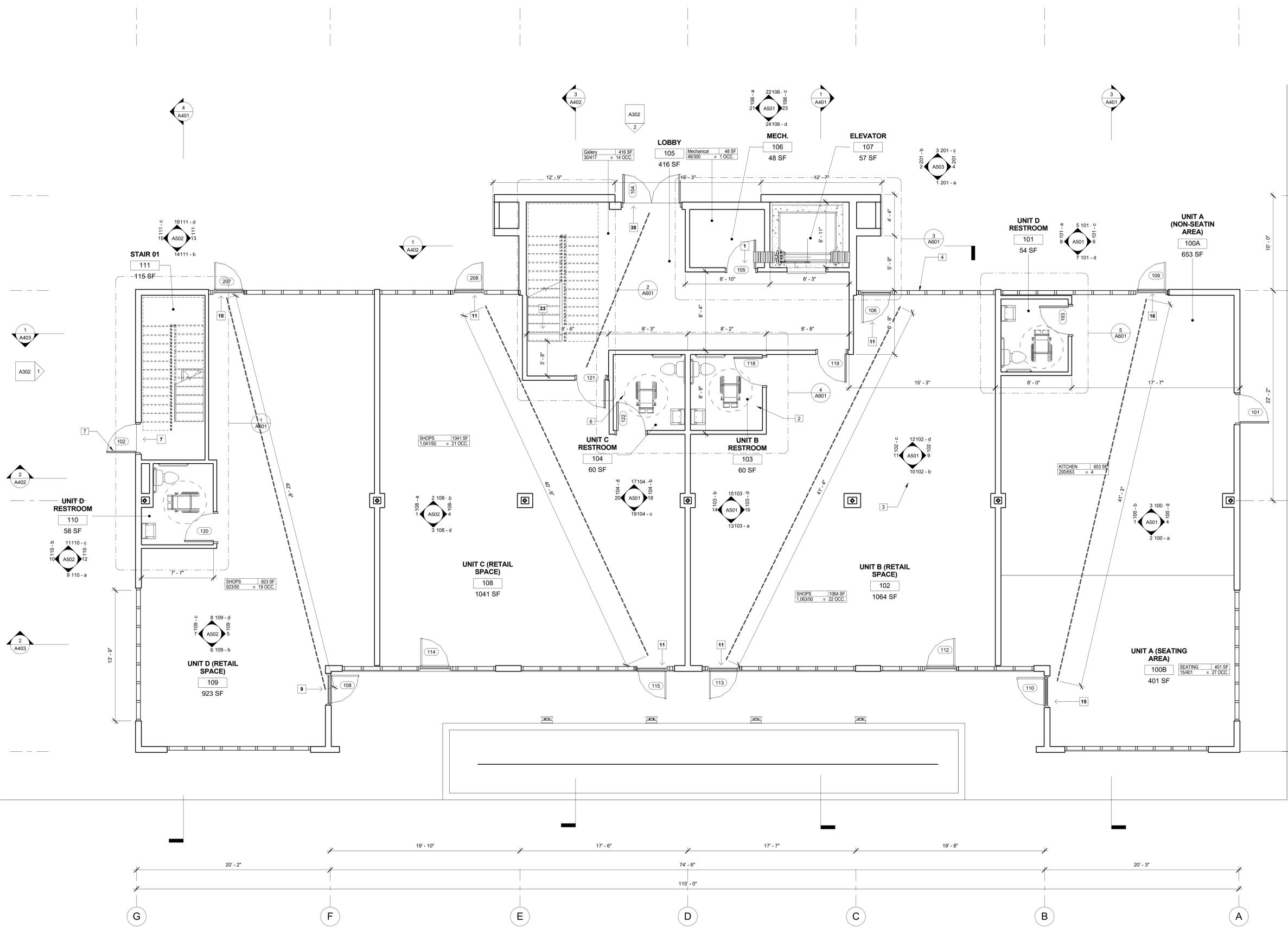
A101

FLOOR PLAN

EXHIBIT E

CASE NO. 2016-21 DP

00 Keynote Legend	
Key Value	Keynote Text
1	Interior wall assembly.
2	Proposed tile flooring over sealed concrete slab, installed as per manufacture installation instructions.
3	Floor finish as per schedule over concrete slab, moisture barriers over sheathing and structure floor joist, coordinate structure floor framing with structural drawings.
4	Exterior storefront system, install as per manufacture installation instructions.
5	Columns as per structural drawings.
6	Accessible toilet stalls, refer to enlarged floor plans for additional information.
7	Door as per schedule



WALL LEGEND

	REMOVE AND DISCARD EXISTING WOOD STUD WALLS.
	EXISTING 2 X 4 WOOD STUD WALL (INTERIOR)
	PROPOSED 2 X 4 WOOD STUD WALL (INTERIOR)
	1 HOUR RATED WALL ASSEMBLY.
	2 X 6 WOOD STUD WALL (INTERIOR)
	2 X 4 WOOD STUD WALL (EXTERIOR)
	2 X 4 WOOD STUD WALL (EXTERIOR - 2 SIDE FINISH)
	MANSORY WALL (SEE STRUCTURAL)
	CIP CONCRETE WALL (SEE STRUCTURAL)

General Notes:

- Interior finish requirements based on group. Interior wall and ceiling finish shall have a flame spread index not greater than that specified in Table 803.9 for the group and location designated. Interior wall and ceiling materials tested in accordance with NFPA 285 and meeting the acceptance criteria of Section 803.1.2.1, shall be permitted to be used where a Class A classification in accordance with ASTM E 84 or UL 723 is required.
- TABLE 803.9-INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY (SPRINKLERED)
- A-2 Assembly: Corridors and enclosure for exit access stairways and exit access ramps = B
- Rooms and enclosed spaces = C
- B Business: Corridors and enclosure for exit access stairways and exit access ramps = C
- Rooms and enclosed spaces = C

Occupancy Type

TYPE	AREA	FACTOR = OCC	Floor area.	Total occupants

Lead factor from CBC2013 Table 1004.1.2.

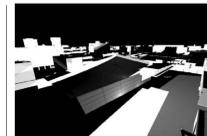
01 FIRST FLOOR (Design Option 04)
1/4" = 1'-0"

No.	Description	Date

Project number
Date
Drawn by
Checked by

Project Number
Issue Date
Author
Checker

Consultant
Address
Phone
Fax
e-mail



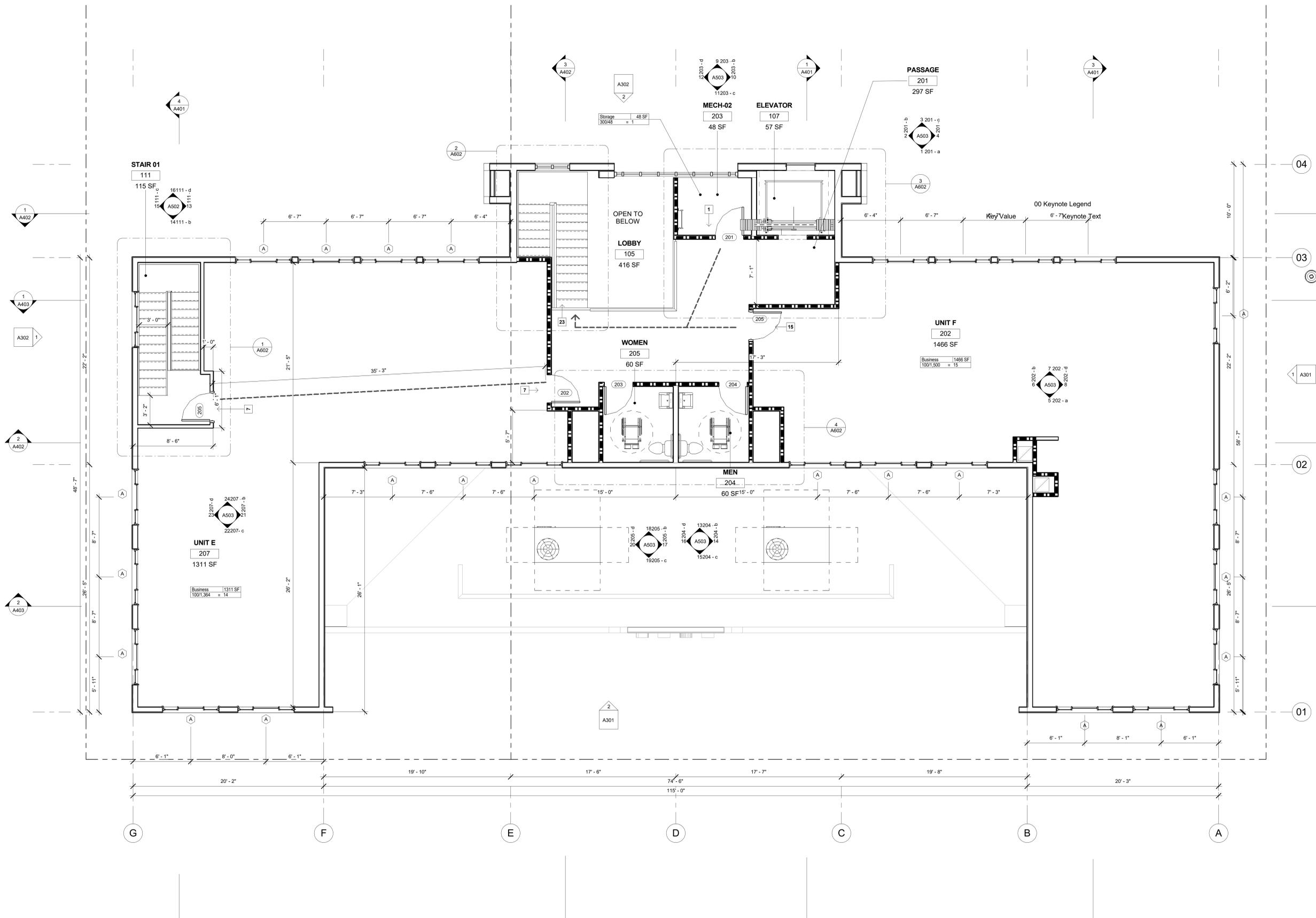
STITCH STUDIO
Contact: Jorge Escamilla
4082 Pomona Street
Ventura, California 93003
Direct: 818.523.7201
Email: info@stitchstudio3d.com

P R A J I N DEVELOPMENT
NEW BUILDING
PRAJIN BROTHERS, LLC
FIRST FLOOR PLAN

A201

Scale 1/4" = 1'-0"

2/11/2017 10:51:06 AM



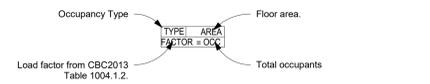
WALL LEGEND

[Symbol]	REMOVE AND DISCARD EXISTING WOOD STUD WALLS.
[Symbol]	EXISTING 2 X 4 WOOD STUD WALL (INTERIOR)
[Symbol]	PROPOSED 2 X 4 WOOD STUD WALL (INTERIOR)
[Symbol]	1 HOUR RATED WALL ASSEMBLY.
[Symbol]	2 X 6 WOOD STUD WALL (INTERIOR)
[Symbol]	2 X 4 WOOD STUD WALL (EXTERIOR)
[Symbol]	2 X 4 WOOD STUD WALL (EXTERIOR - 2 SIDE FINISH)
[Symbol]	MANSORY WALL (SEE STRUCTURAL)
[Symbol]	CIP CONCRETE WALL (SEE STRUCTURAL)

General Notes:

- Interior finish requirements based on group. Interior wall and ceiling finish shall have a flame spread index not greater than that specified in Table 803.9 for the group and location designated. Interior wall and ceiling finish materials tested in accordance with NFPA 285 and meeting the acceptance criteria of Section 803.1.2.1, shall be permitted to be used where a Class A classification in accordance with ASTM E 84 or UL 723 is required.
- TABLE 803.9-INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY (SPRINKLERED)
- A-2 Assembly: Corridors and enclosure for exit access stairways and exit access ramps = B; Rooms and enclosed spaces = C
- B Business: Corridors and enclosure for exit access stairways and exit access ramps = C; Rooms and enclosed spaces = C

02 SECOND FLOOR (Design Option 04)
1/4" = 1'-0"

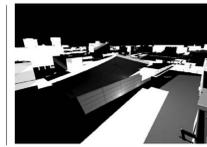


No.	Description	Date

Project number
Date
Drawn by
Checked by

Project Number
Issue Date
Author
Checker

Consultant
Address
Phone
Fax
e-mail

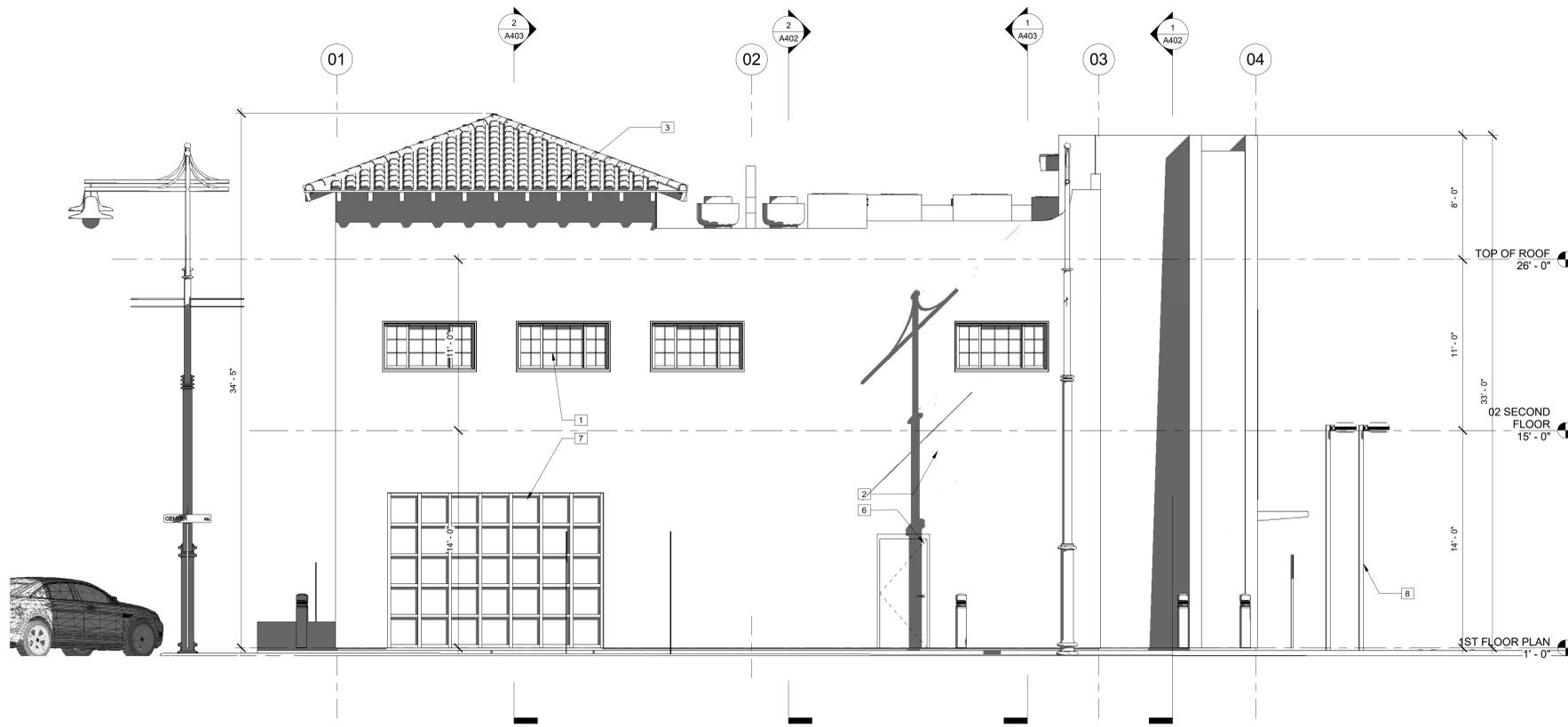


STITCH STUDIO
Contact: Jorge Escamilla
4082 Pomona Street
Ventura, California 93003
Direct: 818.523.7201
Email: info@stitchstudio3d.com

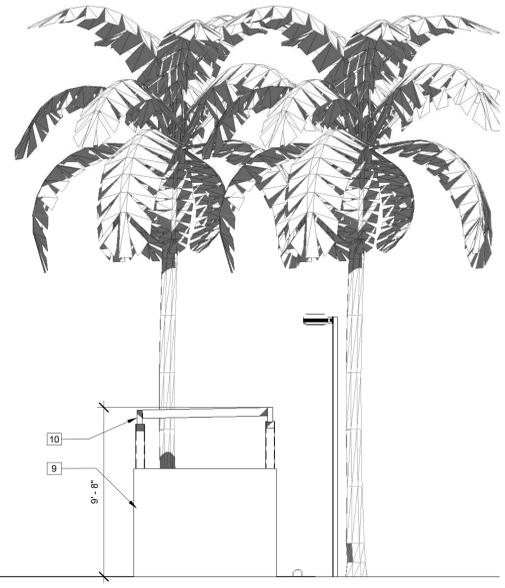
P R A J I N DEVELOPMENT
NEW BUILDING
PRAJIN BROTHERS, LLC
SECOND & ROOF FLOOR PLAN

A202

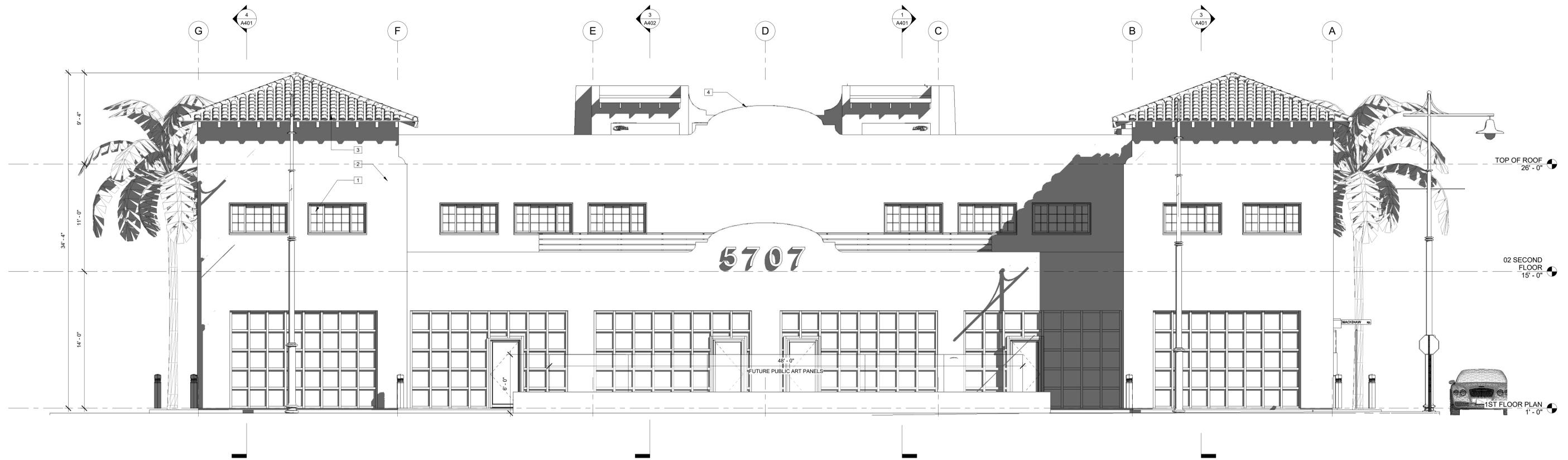
ELEVATIONS



- 00 Keynote Legend
- | Key Value | Keynote Text |
|-----------|---|
| 1 | Aluminum Clad Window assembly as per schedule, color to match Redwood finish from Kawneer Permafuor Architectural Finish. |
| 2 | Exterior plaster system, smooth trowel finish, standard color from La Habra Crystal White X50 (79) Base 100. |
| 3 | One-piece s-shaped barrel clay roof tiles, Redland clay tiles, Terra Cota Color 2211. |
| 4 | Plaster parapet, coping shall be painted white to match adjacent wall color. |
| 5 | Proposed 2ft high planter wall, future location for public art sculpture, irrigation and planting shall be coordinated with landscaping drawings. |
| 6 | Door as per schedule, color and finish to match storefront frame color. |
| 7 | Aluminum store-front window system, color Permafuor Architectural Finish, Redwood, manufacture by Kawneer or of equal grade. |
| 8 | 15 feet high lighting fixtures, coordinate with electrical lighting plan, Typical. |
| 9 | Trash enclosure, exterior cement plaster smooth trowel finish, over CMU block, color and finish to match building. |
| 10 | Exposed rafter tails, painted as per manufacture installation instructions, color Sherwan Williams Warm Chestnut - 3114 or of equal grade. |



1 EXTERIOR ELEVATION A (NORTH)
1/4" = 1'-0"



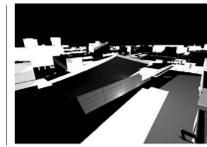
2 EXTERIOR ELEVATION B (EAST)
1/4" = 1'-0"

No.	Description	Date

Project number
Date
Drawn by
Checked by

Project Number
Issue Date
Author
Checker

Consultant
Address
Phone
Fax
e-mail



**STITCH
STUDIO**
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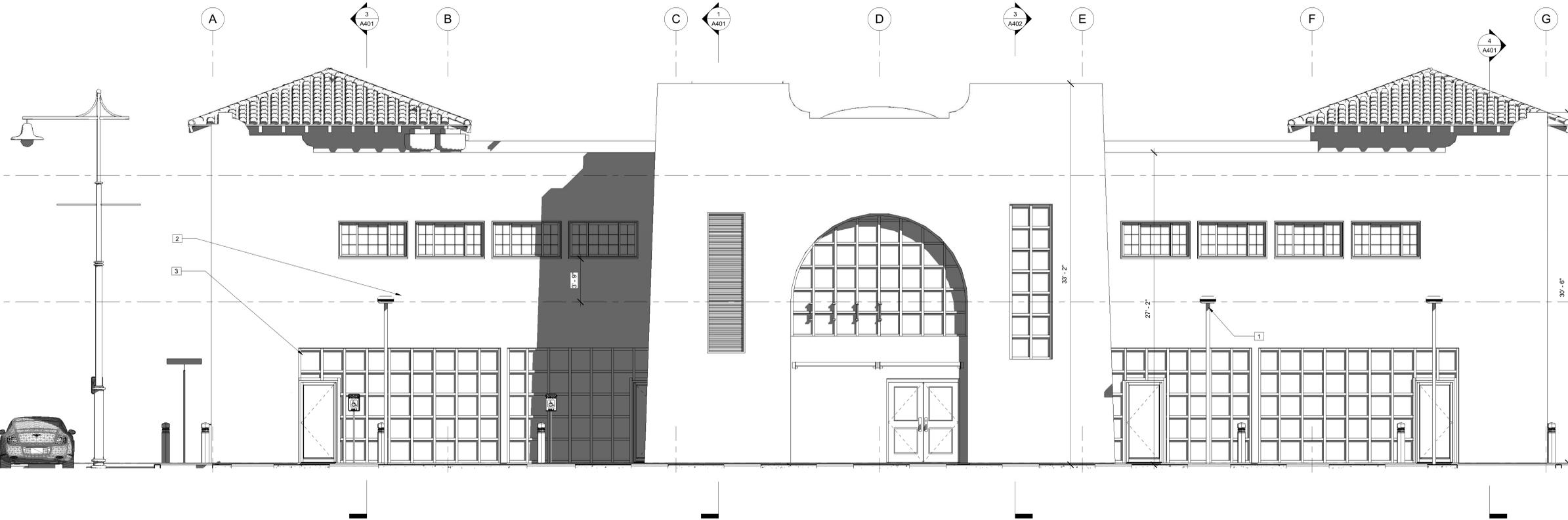
P R A J I N DEVELOPMENT
NEW BUILDING
PRAJIN BROTHERS, LLC
EXTERIOR ELEVATIONS

A301

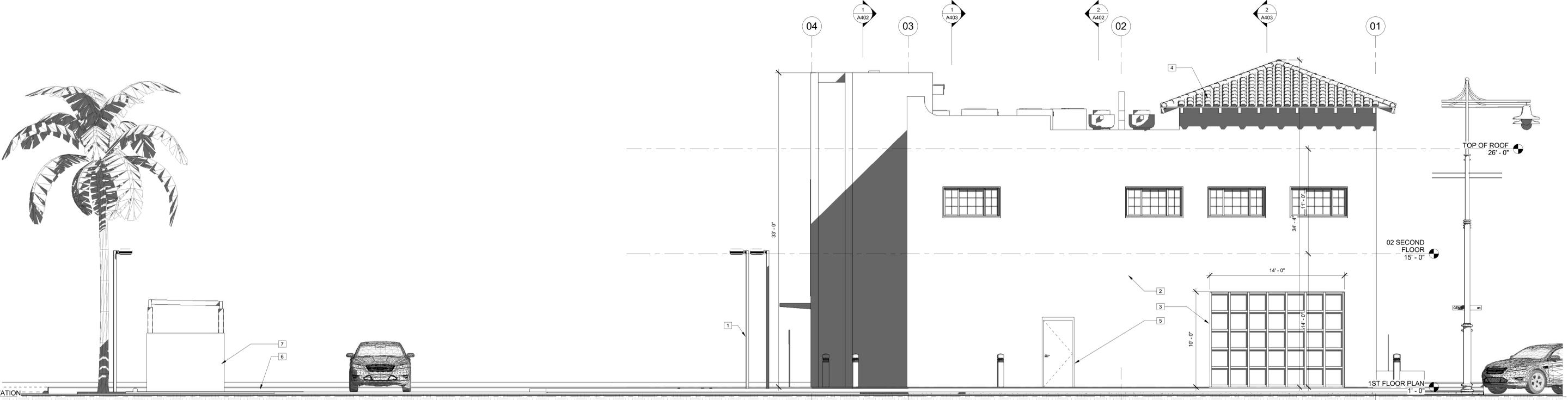
Key Value	Keynote Text
1	15 feet high lighting fixtures, coordinate with electrical lighting plan. Typical.
2	Exterior plaster system, smooth trowel finish, standard color from La Habra Crystal White X50 (79) Base 100.
3	Aluminum store-front window system, color Permafluor Architectural Finish, Redwood, manufacture by Kawneer or of equal grade.
4	One-piece s-shaped barrel clay roof tiles, Redland clay tiles, Terra Cota Color 2211.
5	Door as per schedule, color and finish to match storefront frame color.
6	Concrete side walk.
7	Trash enclosure, exterior cement plaster smooth trowel finish, over CMU block, color and finish to match building.

EXTERIOR ELEVATIONS NOTES:

- APPLICATION OF LATH, PAPER AND FLASHING OR WEEP SCREEDS SHALL COMPLY WITH ASTM C1093.
- PROVIDE A MINIMUM OF NO. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS.
- THE WATER-RESISTIVE BARRIER TO THE EXTERIOR OF THE BUILDING AND THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.
- EXTERIOR LATH: PROVIDE TWO LAYERS OF GRADE D PAPER OVER ALL WOOD BASED SHEATHING. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.8) INTENDED TO DRAIN TO THE WATER RESISTIVE BARRIER IS DIRECTED BETWEEN LAYERS. (R703.6.3)



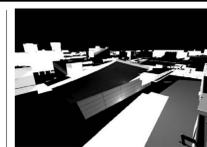
2 EXTERIOR ELEVATION D (WEST)
1/4" = 1'-0"



1 EXTERIOR ELEVATION C (SOUTH)
1/4" = 1'-0"

No.	Description	Date

Project number	Project Number	Consultant
Date	Issue Date	Address
Drawn by	Author	Phone
Checked by	Checker	Fax
		e-mail



**STITCH
STUDIO**
Contact: Jorge Escamilla
4082 Pomona Street
Ventura, California 93003
Direct: 818.523.7201
Email: info@stitchstudio3d.com

P R A J I N DEVELOPMENT
NEW BUILDING
PRAJIN BROTHERS, LLC
EXTERIOR ELEVATION

A302

**APPLICATION AND ENVIORNMENTAL
ASSESSMENT CHECKLIST**

EXHIBIT F

CASE NO. 2016-21 DP



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: 10/17/16 File No.: 2016-21 DP Fee/Receipt No.: _____ Initials: RP

PROJECT INFORMATION

Project Address: 2554 E. 57th & 5707 PACIFIC BVD.
 General Location: HUNTINGTON PARK - SOUTH LOS ANGELES
 Assessors Parcel Number (APN): 6309-015-003 & 6309-015-002

APPLICANT'S INFORMATION

Applicant: Jorge Escamilla
 Mailing Address: 4082 Pomona St. Ventura CA 93003
 Phone 1: 818-523-7201 Phone 2: _____ Fax: _____

PROPERTY OWNER'S INFORMATION

Property Owner: ANTHONY PRAJIN
 Mailing Address: 6802 PACIFIC BVD HUNTINGTON PARK CA 90255
 Phone 1: _____ Phone 2: _____ Fax: _____

PROJECT DESCRIPTION (Check as Appropriate):

Interior Improvement(s) Only Addition to Existing Structure New Structure
 Other Improvements (Describe): LOT ADJUSTMENT FOR NEW DEVELOPMENT

Describe in detail the proposed development:

PROPOSED 2 STORY BUILDINGS WITH MIXED-USE (RETAIL AT GROUND LEVEL & OFFICES @ 2ND FLOOR.)

TYPE OF USE (Check as Appropriate):

Residential Retail/Office Commercial Restaurant Industrial/Manufacturing
 Other (Describe): SPACES ARE USED IN THE DRAWINGS.

Square Footage of New Development/Addition: 2,404 sq. ft.
 Total Square Footage: 2,404
 Lot Coverage: 35% Off-Street Parking Spaces Provided: 24 No. of Floors: 2

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

[Signature]
 Signature of Applicant

10-17-16
 Date



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

ENVIRONMENTAL INFORMATION FORM

FOR OFFICE USE ONLY

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

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

Name: Jorge Escamilla
 Address: 4082 Pomona St. Ventura CA 93003
 Telephone: 818-523-7281 Fax: _____

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

Name: SAME AS ABOVE.
 Address: _____
 Telephone: _____ Fax: _____

3. **Address of project:** 2534 E. 57th & 5707 PACIFIC

4. **Assessor's Parcel Number (APN):** 6309-015003 / 6309-015-002

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

DEVELOPMENT PERMIT, LOT ADJUSTMENT.

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:**

LA COUNTY FIRE.

7. **Existing Zone:** CG - Commercial General

8. **Proposed use of site:** RETAIL / OFFICES

9. Site size (lot dimensions and square footage):
30 x 140 = ~~42,800~~ 12,280
50 x 140 = 6,300

10. Project size:
Square feet to be added/constructed to structure(s):
8,404
Total square footage of structure(s): 8,404

11. Number of floors of construction:
Existing: NONE
Proposed: 2 STORY STRUCTURE

12. Parking:
Amount required: 24
Amount provided: 24

13. Anticipated time scheduling of project: 1-2 MONTHS

14. Proposed phasing of development: NONE

15. If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:
NONE

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:
NONE

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

NONE

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:

NONE

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?

C

c. Create light or glare?

C

AIR QUALITY

20. Would the proposed project:

a. Affect air quality or contribute to an existing or projected air quality violation?

C

b. Create or cause smoke, ash, or fumes in the vicinity?

D

c. Create objectionable odors?

C

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

D

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?
- b. Be located on expansive soils?
- c. Result in unique geologic or physical features?

D

C - SOIL REPORT

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)?
- b. The use or disposal of potentially hazardous materials (i.e. toxic or flammable substances)?
- c. The creation of any health hazard or potential health hazard?
- d. Exposure of people to existing sources of potential health hazards?

D

D

D

D

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

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

C

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

NOISE

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

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? B

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

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? B
 - 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? B
 - 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? B
 - b. Communications systems? B
 - c. Local or regional water treatment or distribution facilities? C
 - d. Sewer or septic tanks? B
 - e. Storm water drainage? B
 - f. Solid waste disposal? C
 - g. Local or regional water supplies? C

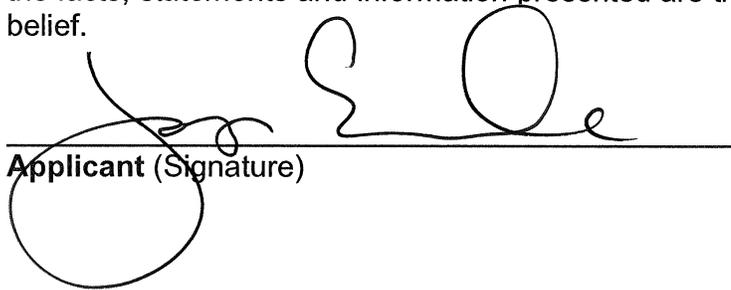
34. Describe the project site as it exists before the project, including any existing structures on the site, and the use of the structures (i.e. residential, commercial, industrial, etc.) Attach photographs of the site and of the surrounding land uses.

THE EXISTING PROPERTY WAS SUBJECT TO A FIRE BACK IN DEC. 2015. EXISTING STRUCTURES HAVE BEEN DEMOLISHED, (1) 25' HIGH WAREHOUSE USE STRUCTURE ALONG W/ A 20' HIGH SINGLE STORY RETAIL SPACE. ~~WOOD~~, ~~AT~~

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.).

NEW STRUCTURE WILL HAVE FRONTAGE ACCESS FROM BOTH PACIFIC BLVD & 5TH STREET. THE BUILDING IS APPROXIMATELY 25' W/ TWO STORIES. THE USE WILL HAVE A SMALL INDOOR SEATING AREA OF 400[#] FOR DELI/CAFFEE USE.

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)

10.17.16
Date



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: FEBRUARY 15, 2017

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: RODRIGO PELAYO, ASSISTANT PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2017-01 DP/CUP
(DEVELOPMENT PERMIT/ CONDITIONAL USE PERMIT)**

REQUEST: Request for approval of a Development Permit to construct a 28,611 square-foot grocery store building; a Conditional Use Permit to allow the off-sale of alcohol in conjunction with a grocery store; and the adoption of an associated Negative Declaration under the California Environmental Quality Act (CEQA) for property located at 3111 Florence Avenue, within the Commercial General (CG) Zone.

APPLICANT: Greg Cary/ Cary Architects
3901 Foothill Blvd., Suite 106
La Crescenta, CA 91214

PROPERTY OWNER: Matthew 02 Investment, LLC
6710 Wilson Avenue
Los Angeles, CA 90001

PROJECT LOCATION: 3111 Florence Avenue

**ASSESSOR'S
PARCEL NUMBERS:** 6323-021-031 & 6323-021-032

PRESENT USE: Vacant lot

BUILDING SIZE: 28,611 sq. ft.

SITE SIZE:	APN: 6323-021-031	54,420 sq. ft.
	<u>APN: 6323-021-032</u>	<u>5,180 sq. ft.</u>
	Total	± 59,600 sq. ft.

GENERAL PLAN: General Commercial

ZONE: Commercial General (CG)

SURROUNDING LAND USES:
North: Residential
West: Church/School and Commercial
South: Commercial
East: Commercial

MUNICIPAL CODE REQUIREMENTS FOR A DEVELOPMENT PERMIT: Pursuant to the City of Huntington Park Municipal Code (HPMC) Section 9-2.1003, approval of a Development Permit shall be required for a new structure or use listed as subject to a “Development Permit” in the applicable zoning district.

REQUIRED FINDINGS FOR A DEVELOPMENT PERMIT: Pursuant to HPMC 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;

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2017-01 DP/CUP: 3111 Florence Avenue

February 15, 2017

Page 3 of 24

5. The subject site is physically suitable for the type and density/intensity of use being proposed;
6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare; and
7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.

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

Pursuant to the Huntington Park Municipal Code (HPMC) section 9-4.202, alcoholic beverage sales and 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 that may be objectionable or detrimental to

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2017-01 DP/CUP: 3111 Florence Avenue

February 15, 2017

Page 4 of 24

other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;

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

**ENVIRONMENTAL
REVIEW:**

Upon completion of the Environmental Assessment Initial Study, the City of Huntington Park has determined that the proposed project will not have a significant effect on the environment and has prepared a Negative Declaration for the project. The Negative Declaration (ND) was prepared in accordance with the California Environmental Quality Act (CEQA), Article 1. Sec. 15000 et. seq..

BACKGROUND:

- ***Site Description***

The subject site is comprised of two parcels totaling 59,600 square feet (1.36 acres). The site was previously developed with a hospital building which was demolished in 2016 after being vacant for several years. The site has remained vacant since the demolition of the hospital.

The site is located along Florence Avenue between Mission Place and Benson Street and is surrounded by residential uses to the north, by St. Matthias Catholic Church/School to the west, by a commercial shopping center to the south, and commercial and residential uses to the east.

- ***Project Proposal***

The applicant, Cary Architects, is proposing the construction of a grocery store building with rooftop parking measuring approximately 28,611 square feet. The off-sale of alcohol in the form of Type 21 license (beer, wine, and spirits) is also proposed in conjunction with the proposed grocery store (Smart & Final).

- ***Business Operation***

The proposed grocery store will be operated by Smart & Final as a Smart & Final Extra business format. According to the business description dated February 9, 2017, the Smart & Final Extra is the only format that has been opened since 2008. The “Extra” format includes a much broader assortment of products (about 16,000 different items) than the original Smart & Final store format.

Smart & Final proposes to operate seven days a week from 6:00am to 11:00pm. The proposed business will also offer expanded services in the form of check cashing, Glacial Water, and propane for their patrons. The sales of beer, wine, and spirits (Type 21 ABC License) is also proposed.

ANALYSIS:

- ***Project Description***

The project proposes the construction of a 28,611 sq. ft. grocery store building. Pursuant to HPMC Section 9-4.202, Table IV-5 (Allowed Uses), grocery stores (including supermarkets) are permitted within the CG Zone of the City.

The proposed building will measure thirty-five feet in height from finished floor to the top of the highest parapet element of the building. The required parking will be provided on grade level and at the rooftop of the proposed building. One receiving dock has been integrated to the proposed building design in order to minimize noise levels during delivery times. Drought-tolerant landscaping is also proposed throughout the required setback areas along westerly, southerly, and easterly boundaries of the site. The proposed landscape along the boundaries of the site would serve to meet the minimum setback requirements for properties located in the CG zone.

A required trash storage area has been integrated to the proposed building design in order to conceal trash and make it accessible during pick-up times. In addition, decorative paving is proposed at the three proposed driveway entrances of the site.

The allowable floor area ratio (FAR) within the CG zone is 2:1, which allows 2 square feet of gross floor area per 1 square foot of lot area, therefore the proposed one-story building would be in compliance with FAR requirements of the Code.

FLOOR AREA RATIO 2:1		
Lot Size	Allowable Floor Area Ratio	Allowable Gross Floor Area
59,600 Sq. ft.	2 S.F. of G.F.A / 1 S.F. of Lot Area	2 x 59,600 = 119,200 sq.ft.

- ***Architectural Design***

The exterior design of the proposed building will be contemporary in style. The contemporary design will consist of exterior plaster walls with sand finish, cornice elements at the parapet edges, and brick stone cladding will wrap the building along the bottom portion of the walls. Other design elements will include the variation in wall planes and the use of reveals to break the horizontality of the building.

- ***Floor Plan***

The floor plan will be divided into a receiving area, employee area, office & I.T. 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 consisting of aisles with shelving, refrigerators, bakery tables, and produce cases.

- ***Access/ Circulation***

The project proposes three driveways to provide ingress/egress throughout the site. A driveway of thirty feet in width is proposed along Mission Place. A second driveway of thirty feet in width is proposed along Benson Street. The main driveway along Florence Avenue will be forty-seven feet in width to provide access for standard vehicles and commercial trucks that will be delivering to the grocery store.

Deliveries of merchandise are projected as follows:

- Six deliveries of dry goods per week

- Four deliveries of produce per week
- Three deliveries of frozen foods per week
- Deliveries directly from a merchandise vendor will vary

Deliveries are proposed throughout the day, unless there are restricted delivery times. Smart & Final is able to operate with delivery hours from 6:00am to 11:00pm. Deliveries are not scheduled at specific times, but rather on the quantity of store inventory. Planning Staff recommends that no deliveries be conducted before 6:00am or after 11:00pm, therefore it will be a project condition of approval.

• **Off-Street Parking**

Pursuant to HPMC Section 9-3.804, the parking requirement for commercial, retail, and service uses is one space for each 400 square feet of ground floor area.

In accordance with the City’s parking standards, it was determined that the total off-street parking required for the proposed development is 72 parking spaces. The project proposes a 28,611 square-foot building for a grocery store use. The building’s rooftop will provide sixty parking spaces and an additional sixteen spaces will be provide on grade level fronting Florence Avenue. A total of 76 off-street parking spaces will be provided, therefore creating a surplus of 4 parking spaces.

The proposed parking layout would also include one new receiving dock adjacent to the proposed building. As a result, the site will be in compliance with parking and loading space requirements.

The parking calculations are summarized in the following table:

STANDARD OFF-STREET PARKING CALCULATION		
Type	Required	Proposed
Grocery Store	Ratio: 1/400 sf (28,611 sf/400) = 71.5	Rooftop: 60 spaces On-Grade: 16 Spaces
Total	71.5 = 72 spaces	76 spaces
Surplus of 4 spaces		

- ***Traffic Impact Analysis***

A focused traffic impact analysis was prepared for the project to identify any potential impacts along adjacent roadways. According to the traffic impact analysis, the project is estimated to generate the following:

- Weekday: 2,528 vehicle trips with 1264 entering and 1264 exiting per day.
- AM peak 1 hour: 71 vehicle trips with 41 entering and 30 exiting
- PM peak 1 hour: 234 vehicle trips with 117 entering and 117 exiting
- Saturday peak 1 hour: 270 vehicle trips with 135 entering and 135 exiting

In addition, field observations were performed during the school's drop off time. Observations yielded the following:

- a) Cars traveling northbound on Mission Place were able to perform a left turn onto the onsite drop off area without any delay or any traffic backup on Mission Place.
- b) Cars traveling southbound were also able to enter the site without backing up onto Mission Place.
- c) There were no drop offs made directly on Mission Place.
- d) Some of the cars departing the school exited on Mission Place and traveled either northbound or southbound.
- e) The signalized intersection at Mission Place and Florence Ave. was operating at a very acceptable level. There was no backup for cars traveling southbound on Mission Place, with all cars clearing the green Cycle with time remaining for additional cars to turn eastbound or westbound on Florence Ave.
- f) The proposed driveway along Florence Avenue would not impact or be impacted by the existing school operation.

Pursuant to the California Highway Design manual, there are minimum required stopping sight distances which vary depending on a street's speed limit. Consequently, the existing on-street parking spaces fronting the site along Florence Avenue, Mission Place, and Benson Street, may

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need to be eliminated in order to improve the line of sight for vehicles.

Based on field observations and the traffic impact analysis, the following mitigation measures are recommended:

- 1) Red curb on the north side of Florence Avenue between Mission Place and Benson Street to eliminate parking and improve the line of sight for vehicles.
- 2) Red curb on the east side of Mission Place measuring 125 feet from the northerly curb face of Florence Avenue.
- 3) Red curb on the west side of Benson Street, north of the proposed driveway, measuring 175 feet from the northerly curb face of Florence Avenue. The red curb should measure a total length of 85 feet.
- 4) Increase green time of signal for southbound movement on Mission Place at Florence Avenue.
- 5) The off-street parking at the project site should be posted with signs "customer only" to discourage the school visitors from using the parking.
- 6) The developer should pay to restripe the existing crosswalks with "yellow ladder" striping at the intersection of Mission Place and Florence Avenue. A significant amount of customers to the proposed grocery store are expected to be walkers who will use the intersection and subsequently the crosswalks. New paint and ladder striping will increase visibility and safety for all pedestrians.
- 7) The addition of "Keep Clear" pavement legends may be necessary in front of the driveways, if a vehicle gap cannot be achieved for vehicles leaving or entering the site.

An existing church is located at the northwest corner of Florence Avenue and Mission Place, across the street from the project site. The church operates as an elementary school (St. Matthias Elementary School). The school operates between the hours of 8:00am and 3:00pm on weekdays. Most of the traffic occurs during drop-off and pick-up times. The elementary school drop off entrance is located on Mission Place, 360 Feet north of Florence Ave. The exits are located on Cedar St, Florence Ave and Mission Place. More specifically, the exit driveway on Mission Place is located 290 Feet north of Florence Ave.

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It was determined that the proposed project will not have a significant impact on the roadway system or the adjacent operation of St. Matthias Elementary School. Some of the impacts would be the removal of parking along Florence Avenue, and some parking along Benson Street and Mission Place.

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

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

- ***Business Operation***

The proposed grocery store will offer additional retail grocery and household products, and services for the convenience of the community. It is reasonable to assume that Huntington Park residents may benefit from the broad assortment of products and competitive product pricing.

- ***Alcohol Sales***

As noted, Smart & Final proposes to sell 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 southwesterly portion of the store.

According to Smart & Final, employees will be required to adhere to corporate policies regarding sales and handling of alcohol. Training for the sale of alcoholic beverages is provided by the corporate training department to all associates that work in a checkstand. The training segment includes two hours of classroom-type training as well as checkstand live training. In addition, the software in the cash register systems can identify if any alcoholic beverage is sold within an order. In such instances, the software prompts the person operating the register to enter the date of birth from the customer's driver's license in order to verify their age.

- **Security**

The Huntington Park Police Department provided comments, specifically the requirement to install and maintain a video surveillance system that monitors no less than the front and rear of the business, with full view of the public right-of-ways, and any parking lot under the control of the permittee. The cameras shall record video for a minimum of 30 days and the recordings be made available to the Huntington Park Police Department. Planning Staff will include this requirement as a project condition of approval.

- **Comments from other Departments and/or Agencies**

The Planning Division received comments from the Huntington Park Building and Safety Division, Traffic Engineering, and Police Department. If the project is approved, the comments would be incorporated to Resolution 2017-01 (Exhibit A) as Conditions of Approval.

- **Development Permit Analysis**

In granting a Development Permit for the construction of a new grocery store building, the Planning Commission must make findings in connection with the Development Permit, as set forth in the Huntington Park Municipal Code (HPMC). A Development Permit may be approved only if all of the following findings are made:

1. That 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 ***in that the subject zoning district, CG, is intended to provide for 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. Per Section 9-4.202 of the HPMC, the proposed grocery store use is permitted within the subject zoning district. In addition, the proposed development complies with all Commercial Zone Standards of Section 9-4.203 of the HPMC.***

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2. The proposed development is consistent with the General Plan ***in that the General Plan Land Use designation of the subject site is General Commercial. Permitted uses in this designation include a wide range of neighborhood and general retail and service establishments, such as stores and repair shops, to accommodate the surrounding community.***

Goal 3.0 of the General Plan is to provide for the revitalization of deteriorating land uses and properties. The proposed development is consistent with Goal 3.0 because it would revitalize a vacant lot with the development of a new grocery store building. As a result, the appearance of the site and adjacent right-of-ways will be improved to provide a new service to the local community.

In addition, the proposed development is consistent with Policy 3.2 of the General Plan because it is in compliance with all current Zoning Code requirements. Correspondingly, the project promotes vigorous enforcement of City codes, including building, zoning, health and safety, to promote maintenance.

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 ***in that it is anticipated that the existing and future development of the zoning district continue as commercial. The surrounding properties within the vicinity are built for commercial uses. The proposed development will be similar and compatible with existing surrounding uses, therefore, will not adversely impact the subject site or surrounding area. The proposed use would not be of greater intensity than the existing surrounding uses.***
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 ***in that upon completion of the Environmental Assessment Initial Study, the City of Huntington Park has determined that the proposed***

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project will not have a significant effect on the environment and has prepared a Negative Declaration for the proposed project. The Negative Declaration (ND) was prepared in accordance with the California Environmental Quality Act (CEQA), Article 1. Sec. 15000 et. seq..

5. The subject site is physically suitable for the type and density/intensity of use being proposed ***in that the subject site is surrounded by other similar commercial uses. Neighboring properties along Florence Avenue include a commercial shopping center with restaurants, offices, and other service-oriented uses. The proposed development meets all of the minimum development standards as set forth in the HPMC Sections 9-4.202 and 9-4.203. Thereby, the subject site is suitable for the proposed project.***
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 ***in that vehicular and pedestrian access to the site would be provided from Florence Avenue, Mission Place, and Benson Street. The project proposes to connect with existing infrastructure and public utilities. The surrounding area is already completely developed with public access, water, sanitation, and other public utilities. The new development will not impede the accessibility to public access, water, sanitation, or other public utilities and services. It is expected that the proposed development will not be detrimental to public health, safety and general welfare.***
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 ***in that the subject site is located along Florence Avenue, which serves as one of the commercial land use corridors of the City. The site is suitable for commercial uses given that most of the surrounding uses are commercial and the properties are zoned for commercial uses as well. The proposed project design would enhance the appearance of the neighboring area and provide***

new services for the local and neighboring communities. The subject site will have sufficient off-street parking for the proposed use. Therefore, it is expected that the proposed development will not be detrimental to the public health, safety, or welfare of the City.

- **Conditional Use Permit Analysis**

In granting a Conditional Use Permit to allow the off-sale of alcohol in conjunction with a proposed grocery store (Smart & Final), 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 ***in that the proposed grocery store with off-sale of beer wine, and spirits 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 ***in that 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 grocery store will provide the community with additional grocery & household goods 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 ***in that upon completion of the***

Environmental Assessment Initial Study, the City of Huntington Park has determined that the proposed project will not have a significant effect on the environment and has prepared a Negative Declaration for the proposed project. The Negative Declaration (ND) was prepared in accordance with the California Environmental Quality Act (CEQA), Article 1. Sec. 15000 et. seq..

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 ***in that the proposed project is located on a lot that measures approximately 59,600 square feet. The design, location, size, and operating characteristics of the proposed grocery store with alcohol sales 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 ***in that the proposed project is located on a lot that measures approximately 59,600 square feet and has the physical capacity for the required off-street parking spaces and adequate access and circulation. 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 ***in that vehicular and pedestrian access to the site would be provided through Florence Avenue, Mission Place, and Benson Street. The proposed request for off-sale of***

beer, wine, and spirits will not intensify public access, water, sanitation, and public utilities and services. The surrounding area is already completely developed with public access, water, sanitation, and other public utilities. The new development will not impede the accessibility to public access, water, sanitation, or other public utilities and services. It is expected that the proposed use will not be detrimental to public health, safety and general welfare.

- **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 Development Permit and a Conditional Use Permit can be made.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission adopt the Negative Declaration, make the required findings and requirements set forth in the Huntington Park Municipal Code, and **adopt PC Resolution No. 2017-01 DP/CUP**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING

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

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2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. That all architectural detailing, including building materials, lighting, colors, façade improvements, finishes and other details be consistent with the submitted plans as approved by the Planning Division.
4. That the proposed project shall comply with all applicable codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License Regulations of the City of Huntington Park.
5. 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 Title 8, Chapter 9, and Section 9-3.103.18 of the Huntington Park Municipal Code.
6. That the Conditional Use Permit shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
7. That any violation of the conditions of this entitlement may result in the revocation of the entitlement.
8. That the applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
9. That this entitlement 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.
10. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
11. 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.
12. 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 issuance of the Certificate of Occupancy.
13. 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.

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14. That an anti-graffiti finish, as approved by the Planning Division, shall be applied to all exterior surfaces that are visible to the public and likely to attract graffiti prior to the issuance of the Certificate of Occupancy.
15. 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.
16. That prior to the issuance of the Certificate of Occupancy, the property owner shall grant either by the covenants, conditions and restrictions for the subject property, or by a separate covenant recorded against the subject property, the right of entry for authorized City employees or agents for the purpose of removing or painting over graffiti from structures on the subject property.
17. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code and obtain the Planning Division's approval prior, to the issuance of the Certificate of Occupancy.
18. That the parking areas be slurry sealed and striped as approved by the Planning Division.
19. That no vending machines, including, but not limited to, water, movie/DVD/Blu Ray, newspapers, candy, etc. shall be permitted on the exterior of the grocery store.
20. No outside storage shall be permitted.
21. No payphones shall be allowed on the site.
22. 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.
23. That the business shall be operated consistent with the Business Description date February 8, 2017.
24. No deliveries shall be conducted before 6:00am or after 11:00pm.
25. That the Applicant 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.
26. That the business be operated in compliance with the City of Huntington Park Noise Ordinance.

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27. That all required on-site parking and loading spaces comply with the minimum dimensions as set forth within the Huntington Park Municipal Code prior to issuance of the Certificate of Occupancy.
28. That a landscape plan design stamped by a licensed landscape architect be provided for the entire property, showing planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to and approved by the Planning Division, and such landscaping shall be installed and planted according to such approved plan, prior to being issued the certificate of occupancy, and shall thereafter be continuously and permanently maintained.
29. That landscape planters with 6" curbing and permanent irrigation be provided within the parking area, and that landscaping be provided in areas not used for vehicle parking, vehicle circulation or pedestrian access.
30. That a lighting plan be provided for all outdoor areas of the property. Such lighting shall be decorative and installed per approved plans to the satisfaction of the building official and Planning Division prior to issuing a Certificate of Occupancy.
31. That the applicant provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of Occupancy.
32. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The applicant shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) and the SUSUMP requirements when applicable.
33. That the Conditional Use permit may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
34. 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.
35. That 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.
36. That the operator shall obtain its City of Huntington Park Business License prior to commencing business operations.
37. Pursuant to AB-52, a certified Native American Monitor shall be on site during any and all ground disturbances (including but not limited to pavement removal, post holing, auguring,

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boring, grading, excavation and trenching) to protect any cultural resources which may be effected during construction or development.

38. That 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.

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

BUILDING & SAFETY

40. 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.

41. 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.

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

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

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

45. Approval is required from the Los Angeles County Health Department for food handling and/or storage.

46. A 750 gallon minimum grease interceptor shall be installed in accordance with the current Plumbing Code.

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

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

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

- a) Observation of cleared areas and benches prepared to receive fill;
- b) Observation of the removal of all unsuitable soils and other materials;
- c) The approval of soils to be used as fill material;

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- d) Inspection of compaction and placement of fill;
 - e) The testing of compacted fills; and
 - f) The inspection of review of drainage devices.
50. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.
51. Prior to permit issuance the pdf copy of the soils report shall be provided by the applicant.
52. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
53. A Stormwater Pollution Prevention Program ("SWPPP") is required to be submitted. The SWPPP shall contain details of best management practices, including desilting basins or other temporary drainage or control measures, or both, as may be necessary to control construction-related pollutants which originate from the site as a result of construction related activities. No grading permit will be issued until the SWPPP has been submitted to and accepted by the building official.
54. For sites where the disturbed area is one acre or more, applicants must file a Notice of Intent (NOI) and a State SWPPP and obtain a Waste Discharge Identification number (WDID No.). Both the NOI and the WDID No. must be stated on the first sheet of the plans.
55. Land disturbing activity that results in the creation or addition or replacement of 5,000 square feet or more of impervious surface area on an already developed site on planning priority project categories shall comply with City's Low Impact Development (LID) requirements.
- (i) Where redevelopment results in an alteration to more than fifty (50%) percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, the entire project must be mitigated.
 - (ii) Where redevelopment results in an alteration of less than fifty (50%) percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, only the alteration must be mitigated, and not the entire development.
56. The building permit will not be issued until the property has been surveyed and the boundaries marked by a land surveyor licensed by the State of California.

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57. Foundation inspection will not be made until setback on all sides of the building have been surveyed and the location of the footings has been determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
58. Building area or portion thereof on the first floor used exclusively for storage of delivery vehicle and for loading/unloading shall be classified as Group S-2 Occupancy enclosed parking garage.
59. Parking garage not meeting the criteria of natural ventilation per Section 406.3.3.1 shall be designed as enclosed parking garage. Mechanical ventilation in accordance with Los Angeles County Building Code Section 406.4.2 is required for the enclosed parking garage.
60. Connection of a parking garage with any room in which there is a fuel-fired appliance shall be by means of a vestibule providing a two-doorway separation per Section 406.4.7.
61. Building area or portion thereof on the roof deck used exclusively for storage of public parking shall be classified as Group S-2 Occupancy ramp-access open parking garage. Open parking garages shall also comply with Section 406.5.
62. Each portion of a building shall be individually classified in accordance with Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or 508.4, or a combination of these sections.
63. Individual occupancies shall be separated from adjacent occupancies in accordance with Table 508.4.
64. A Group S-2 enclosed parking garage with not more than one story above grade plane and located below a Group S-2 open parking garage shall be classified as a separate and distinct building for the purpose of determining the type of construction where all of the conditions per Section 510.3 are met.
65. Group B or M occupancies located not higher than the first story above grade plane and located below a Group S-2 open parking garage shall be considered as a separate and distinct building for the purpose of determining the type of construction where all of the conditions per Section 510.8 are met.
66. All State of California disability access regulations for accessibility and adaptability shall be complied with.
67. Electrical plan check is required.
68. Mechanical plan check is required.
69. Plumbing plan check is required.

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70. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code.
71. Project shall comply with the CalGreen Non Residential mandatory requirements.
72. Demolition permit is required for any existing buildings which are to be demolished.
73. All fire sprinkler hangers must be designed and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250 pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
74. Separate permit is required for Fire Sprinklers.
75. City records indicate the proposed site is a combination of lots. A parcel merger or a parcel/tract map shall be processed **prior** to issuance of the building permit.

TRAFFIC ENGINEERING

76. That the traffic operations in the vicinity of the project shall be reviewed once the project is complete and operational to assure traffic operations are satisfactory. If there are any issues, the business operator will need to pay for any necessary revisions of the timing at the signal and potentially stripe Mission Place in front of the driveway with "KEEP CLEAR" if a vehicle gap cannot be achieved for vehicles leaving or entering the site.

PUBLIC WORKS

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

POLICE DEPARTMENT

78. The permittee shall be responsible for installing and maintaining a video surveillance system that monitors no less than the front and rear of the business, with full view of the public right-of-ways, and any parking lot under the control of the permittee. These cameras shall record video for a minimum of 30 days and the recordings will be made available to the Huntington Park Police Department.
79. The surrounding area (exterior & parking lot) shall be illuminated in order to make easily discernible the appearance and conduct of all person on or about the property.
80. Address should be clearly marked on front and rear of structure.
81. Business should have an alarm system installed with panic buttons at the cashier stands/receptionist and inner offices.

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COUNTY OF LOS ANGELES FIRE DEPARTMENT

82. Review and approval by the County of Los Angeles Fire Department Fire Prevention Engineering Section Building Plan Check Unit shall be required for this project prior to building permit issuance.

EXHIBITS:

- A: PC Resolution No. 2017-01
- B: Business Description
- C: Vicinity Map
- D: Assessor's Parcel Map
- E: Site Plan
- F: Floor Plan
- G: Elevations
- H: Renderings
- I: Applications and Environmental Assessment Checklist
- J: Negative Declaration

PC RESOLUTION NO. 2017-01

EXHIBIT A

CASE NO. 2017-01 DP/CUP

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

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

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

8 **SECTION 1:** In accordance with CEQA and based on the evidence in the Initial
9 Study/Negative Declaration (IS/ND), the Planning Commission adopts the findings in said
10 IS/ND and determines that the project will not have a significant effect on the environment,
11 therefore the Planning Commission hereby adopts said IS/ND associated with the
12 proposed project.

13 **SECTION 2.** The Planning Commission hereby makes the following findings in
14 connection with the proposed Development Permit:

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

18 **Finding:** The subject zoning district, CG, is intended to provide for general retail,
19 professional office, and service-oriented business activities serving a community-
20 wide need under design standards that ensure compatibility and harmony with
21 adjoining land uses. Per Section 9-4.202 of the HPMC, the proposed grocery
22 store use is permitted within the subject zoning district. In addition, the proposed
23 development complies with all Commercial Zone Standards of Section 9-4.203 of
24 the HPMC.

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

26 **Finding:** The General Plan Land Use designation of the subject site is General
27 Commercial. Permitted uses in this designation include a wide range of
28 neighborhood and general retail and service establishments, such as stores and

1 repair shops, to accommodate the surrounding community.

2 Goal 3.0 of the General Plan is to provide for the revitalization of deteriorating
3 land uses and properties. The proposed development is consistent with Goal 3.0
4 because it would revitalize a vacant lot with the development of a new grocery
5 store building. As a result, the appearance of the site and adjacent right-of-ways
6 will be improved to provide a new service to the local community.

7 In addition, the proposed development is consistent with Policy 3.2 of the
8 General Plan because it is in compliance with all current Zoning Code
9 requirements. Correspondingly, the project promotes vigorous enforcement of City
10 codes, including building, zoning, health and safety, to promote maintenance.

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

15 **Finding:** It is anticipated that the existing and future development of the zoning
16 district continue as commercial. The surrounding properties within the vicinity are
17 built for commercial uses. The proposed development will be similar and
18 compatible with existing surrounding uses, therefore, will not adversely impact the
19 subject site or surrounding area. The proposed use would not be of greater
20 intensity than the existing surrounding uses.

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

24 **Finding:** Upon completion of the Environmental Assessment Initial Study, the City
25 of Huntington Park has determined that the proposed project will not have a
26 significant effect on the environment and has prepared a Negative Declaration for
27 the proposed project. The Negative Declaration (ND) was prepared in accordance
28 with the California Environmental Quality Act (CEQA), Article 1. Sec. 15000 et.

1 seq..

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

4 **Finding:** The subject site is surrounded by other similar commercial uses.
5 Neighboring properties along Florence Avenue include a commercial shopping
6 center with restaurants, offices, and other service-oriented uses. The proposed
7 development meets all of the minimum development standards as set forth in the
8 HPMC Sections 9-4.202 and 9-4.203. Thereby, the subject site is suitable for the
9 proposed project.

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

13 **Finding:** Vehicular and pedestrian access to the site would be provided from
14 Florence Avenue, Mission Place, and Benson Street. The project proposes to
15 connect with existing infrastructure and public utilities. The surrounding area is
16 already completely developed with public access, water, sanitation, and other
17 public utilities. The new development will not impede the accessibility to public
18 access, water, sanitation, or other public utilities and services. It is expected that
19 the proposed development will not be detrimental to public health, safety and
20 general welfare.

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

24 **Finding:** The subject site is located along Florence Avenue, which serves as one
25 of the commercial land use corridors of the City. The site is suitable for
26 commercial uses given that most of the surrounding uses are commercial and the
27 properties are zoned for commercial uses as well. The proposed project design
28 would enhance the appearance of the neighboring area and provide new services

1 for the local and neighboring communities. The subject site will have sufficient off-
2 street parking for the proposed use. Therefore, it is expected that the proposed
3 development will not be detrimental to the public health, safety, or welfare of the
4 City.

5 **SECTION 3:** The Planning Commission hereby makes the following findings in
6 connection with the proposed Conditional Use Permit:

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

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

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

18 **Finding:** The proposed use is consistent with Goal 1.0; Policy 1.2 of the Land
19 Use Element of the General Plan by encouraging community-oriented retail in
20 Huntington Park while continuing to revitalize Pacific Boulevard as a regional retail
21 destination. The proposed grocery store will provide the community with
22 additional grocery & household goods retail options.

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

26 **Finding:** Upon completion of the Environmental Assessment Initial Study, the City
27 of Huntington Park has determined that the proposed project will not have a
28 significant effect on the environment and has prepared a Negative Declaration for

1 the proposed project. The Negative Declaration (ND) was prepared in accordance
2 with the California Environmental Quality Act (CEQA), Article 1. Sec. 15000 et.
3 Seq..

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

11 **Finding:** The proposed project is located on a lot that measures approximately
12 59,600 square feet. The design, location, size, and operating characteristics of
13 the proposed grocery store with alcohol sales is not expected to be detrimental to
14 the public health, safety and welfare of the City. The proposed project will be
15 harmonious and compatible with the existing commercial and service uses
16 presently located within the vicinity and zoning district. Additionally, the site has
17 adequate vehicle circulation and access

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

20 **Finding:** The proposed project is located on a lot that measures approximately
21 59,600 square feet and has the physical capacity for the required off-street
22 parking spaces and adequate access and circulation. Therefore, the subject site is
23 physically suitable for the type and density/intensity of the use being proposed.

- 24 **6. There are adequate provisions for public access, water, sanitation and**
25 **public utilities and services to ensure that the proposed use 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, Mission Place, and Benson Street. The proposed request for

1 off-sale of beer, wine, and spirits will not intensify public access, water, sanitation,
2 and public utilities and services. The surrounding area is already completely
3 developed with public access, water, sanitation, and other public utilities. The new
4 development will not impede the accessibility to public access, water, sanitation,
5 or other public utilities and services. It is expected that the proposed use will not
6 be detrimental to public health, safety and general welfare.

7 **SECTION 4:** The Planning Commission hereby approves Resolution No. 2017-01
8 DP/CUP, subject to the execution and fulfillment of the following conditions:

9 **Planning Division**

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

- 1 6. That the Conditional Use Permit shall be subject to review for compliance with
2 conditions of the issuance at such intervals as the City Planning Commission shall
3 deem appropriate.
- 4 7. That any violation of the conditions of this entitlement may result in the revocation
5 of the entitlement.
- 6 8. That the applicant be required to apply for a new entitlement if any alteration,
7 modification, or expansion would increase the existing floor area of the
8 establishment.
- 9 9. That this entitlement expire in the event it is not exercised within one (1) year from
10 the date of approval, unless an extension has been granted by the Planning
11 Commission.
- 12 10. That if the use ceases to operate for a period of six (6) months the entitlement
13 shall be null and void.
- 14 11. All proposed signage shall be reviewed and approved by the Planning Division
15 under a separate permit. All proposed signage shall comply with the
16 requirements of the Huntington Park Municipal Code and/or Master Sign Program
17 of the subject site.
- 18 12. That all existing and/or proposed mechanical equipment and appurtenances,
19 including satellite dishes, gutters etc., whether located on the rooftop, ground level
20 or anywhere on the property shall be completely shielded/enclosed so as not to
21 be visible from any public street and/or adjacent properties. Such
22 shielding/enclosure of facilities shall be of compatible design related to the
23 building structure for which such facilities are intended to serve and shall be
24 installed prior to issuance of the Certificate of Occupancy.
- 25 13. That any proposed on-site utilities, including electrical and telephone, be installed
26 underground and be completely concealed from public view as required by the
27 Planning Division.
- 28 14. That an anti-graffiti finish, as approved by the Planning Division, shall be applied
to all exterior surfaces that are visible to the public and likely to attract graffiti prior
to the issuance of the Certificate of Occupancy.
15. 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.
16. That prior to the issuance of the Certificate of Occupancy, the property owner
shall grant either by the covenants, conditions and restrictions for the subject
property, or by a separate covenant recorded against the subject property, the
right of entry for authorized City employees or agents for the purpose of removing
or painting over graffiti from structures on the subject property.

- 1 17. That the property comply with the City's Standards for Exterior Colors, Section 9-
2 3.103(3)(A) of the Huntington Park Municipal Code and obtain the Planning
3 Division's approval prior, to the issuance of the Certificate of Occupancy.
- 4 18. That the parking areas be slurry sealed and striped as approved by the Planning
5 Division.
- 6 19. That no vending machines, including, but not limited to, water, movie/DVD/Blu
7 Ray, newspapers, candy, etc. shall be permitted on the exterior of the grocery
8 store.
- 9 20. No outside storage shall be permitted.
- 10 21. No payphones shall be allowed on the site.
- 11 22. All outdoor display shall be reviewed and approved by the Planning Division. An
12 outdoor uses application shall be submitted to the Planning Division along with a
13 completed application, submittal requirements, and all applicable fees shall be
14 paid at the time of submittal.
- 15 23. That the business shall be operated consistent with the Business Description date
16 February 8, 2017.
- 17 24. No deliveries shall be conducted before 6:00am or after 11:00pm.
- 18 25. That the Applicant maintain a valid alcohol beverage license for the off-sale of
19 beer, wine, spirits (Type 21) from the State Department of Alcoholic Beverage
20 Control (ABC) and comply with all requirements, and should at any time the
21 required license or permits, issued by the ABC, be surrendered, revoked or
22 suspended, this Conditional Use Permit shall automatically become null and void.
- 23 26. That the business be operated in compliance with the City of Huntington Park
24 Noise Ordinance.
- 25 27. That all required on-site parking and loading spaces comply with the minimum
26 dimensions as set forth within the Huntington Park Municipal Code prior to
27 issuance of the Certificate of Occupancy.
- 28 28. That a landscape plan design stamped by a licensed landscape architect be
provided for the entire property, showing planter design, schedule of plant
material, planter location and method of automatic permanent irrigation. The plan
shall be submitted to and approved by the Planning Division, and such
landscaping shall be installed and planted according to such approved plan, prior
to being issued the certificate of occupancy, and shall thereafter be continuously
and permanently maintained.
29. That landscape planters with 6" curbing and permanent irrigation be provided
within the parking area, and that landscaping be provided in areas not used for
vehicle parking, vehicle circulation or pedestrian access.

- 1 30. That a lighting plan be provided for all outdoor areas of the property. Such lighting
2 shall be decorative and installed per approved plans to the satisfaction of the
3 building official and Planning Division prior to issuing a Certificate of Occupancy.
- 4 31. That the applicant provide publicly visible art or pay art fees in accordance with
5 the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of
6 Occupancy.
- 7 32. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the
8 Huntington Park Municipal Code relating to Storm Water Management. The
9 applicant shall also comply with all requirements of the National Pollutant
10 Discharge Elimination System (NPDES), Model Programs, developed by the
11 County of Los Angeles Regional Water Quality Board. This includes compliance
12 with the City's Low Impact Development (LID) and the SUSUMP requirements
13 when applicable.
- 14 33. That the Conditional Use permit may be subject to additional conditions after its
15 original issuance. Such conditions shall be imposed by the City Planning
16 Commission as deemed appropriate to address problems of land use
17 compatibility, operations, aesthetics, security, noise, safety, crime control, or to
18 promote the general welfare of the City.
- 19 34. That should the operation of this establishment be granted, deemed, conveyed,
20 transferred, or should a change in management or proprietorship occur at any
21 time, this Conditional Use Permit shall be reviewed.
- 22 35. That the Director of Community Development is authorized to make minor
23 modifications to the approved preliminary plans or any of the conditions if such
24 modifications shall achieve substantially the same results, as would strict
25 compliance with said plans and conditions.
- 26 36. That the operator shall obtain its City of Huntington Park Business License prior to
27 commencing business operations.
- 28 37. Pursuant to AB-52, a certified Native American Monitor shall be on site during any
and all ground disturbances (including but not limited to pavement removal, post
holing, auguring, boring, grading, excavation and trenching) to protect any cultural
resources which may be effected during construction or development.
38. That 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.
39. That the applicant and property owner agree in writing to the above conditions.

Building and Safety

40. 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.

- 1 41. The second sheet of building plans is to list all conditions of approval and to
2 include a copy of the Planning Commission Decision letter. This information shall
3 be incorporated into the plans prior to the first submittal for plan check.
- 4 42. Fees shall be paid to the County of Los Angeles Sanitation District prior to
5 issuance of the building permit.
- 6 43. Art fee shall be paid to the City prior to issuance of the building Permit.
- 7 44. Recycling deposit shall be filed prior to issuance of the building permit to the
8 satisfaction of the recycling coordinator.
- 9 45. Approval is required from the Los Angeles County Health Department for food
10 handling and/or storage.
- 11 46. A 750 gallon minimum grease interceptor shall be installed in accordance with the
12 current Plumbing Code.
- 13 47. In accordance with paragraph 5538(b) of the California Business and Professions
14 Code, plans are to be prepared and stamped by a licensed architect.
- 15 48. Structural calculations prepared under the direction of an architect, civil engineer
16 or structural engineer shall be provided.
- 17 49. A geotechnical and soils investigation report is required, the duties of the soils
18 engineer of record, as indicated on the first sheet of the approved plans, shall
19 include the following:
20 a) Observation of cleared areas and benches prepared to receive fill;
21 b) Observation of the removal of all unsuitable soils and other materials;
22 c) The approval of soils to be used as fill material;
23 d) Inspection of compaction and placement of fill;
24 e) The testing of compacted fills; and
25 f) The inspection of review of drainage devices.
- 26 50. The owner shall retain the soils engineer preparing the Preliminary Soils and/or
27 Geotechnical Investigation accepted by the City for observation of all grading, site
28 preparation, and compaction testing. Observation and testing shall not be
performed by another soils and/or geotechnical engineer unless the subsequent
soils and/or geotechnical engineer submits and has accepted by the Public Works
Department, a new Preliminary Soils and/or Geotechnical Investigation.
51. Prior to permit issuance the pdf copy of the soils report shall be provided by the
applicant.
52. A grading and drainage plan shall be approved prior to issuance of the building
permit. The grading and drainage plan shall indicate how all storm drainage
including contributory drainage from adjacent lots is carried to the public way or
drainage structure approved to receive storm water.

1
2 53.A Stormwater Pollution Prevention Program (“SWPPP”) is required to be
3 submitted. The SWPPP shall contain details of best management practices,
4 including desilting basins or other temporary drainage or control measures, or
5 both, as may be necessary to control construction-related pollutants which
originate from the site as a result of construction related activities. No grading
permit will be issued until the SWPPP has been submitted to and accepted by the
building official.

6 54.For sites where the disturbed area is one acre or more, applicants must file a
7 Notice of Intent (NOI) and a State SWPPP and obtain a Waste Discharge
8 Identification number (WDID No.). Both the NOI and the WDID No. must be stated
on the first sheet of the plans.

9 55.Land disturbing activity that results in the creation or addition or replacement of
10 5,000 square feet or more of impervious surface area on an already developed
11 site on planning priority project categories shall comply with City’s Low Impact
Development (LID) requirements.

12 (i) Where redevelopment results in an alteration to more than fifty (50%) percent
13 of impervious surfaces of a previously existing development, and the existing
development was not subject to post-construction stormwater quality control
14 requirements, the entire project must be mitigated.

15 (ii) Where redevelopment results in an alteration of less than fifty (50%) percent of
16 impervious surfaces of a previously existing development, and the existing
development was not subject to post-construction stormwater quality control
17 requirements, only the alteration must be mitigated, and not the entire
development.

18 56.The building permit will not be issued until the property has been surveyed and
the boundaries marked by a land surveyor licensed by the State of California.

19 57.Foundation inspection will not be made until setback on all sides of the building
20 have been surveyed and the location of the footings has been determined to be in
21 accordance with the approved plans by a land surveyor licensed by the State of
22 California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A
PROMINENT LOCATION.

23 58.Building area or portion thereof on the first floor used exclusively for storage of
24 delivery vehicle and for loading/unloading shall be classified as Group S-2
Occupancy enclosed parking garage.

25 59.Parking garage not meeting the criteria of natural ventilation per Section 406.3.3.1
26 shall be designed as enclosed parking garage. Mechanical ventilation in
27 accordance with Los Angeles County Building Code Section 406.4.2 is required
28 for the enclosed parking garage.

- 1 60. Connection of a parking garage with any room in which there is a fuel-fired
2 appliance shall be by means of a vestibule providing a two-doorway separation
3 per Section 406.4.7.
- 4 61. Building area or portion thereof on the roof deck used exclusively for storage of
5 public parking shall be classified as Group S-2 Occupancy ramp-access open
6 parking garage. Open parking garages shall also comply with Section 406.5.
- 7 62. Each portion of a building shall be individually classified in accordance with
8 Section 302.1. Where a building contains more than one occupancy group, the
9 building or portion thereof shall comply with the applicable provisions of Section
10 508.2, 508.3 or 508.4, or a combination of these sections.
- 11 63. Individual occupancies shall be separated from adjacent occupancies in
12 accordance with Table 508.4.
- 13 64. A Group S-2 enclosed parking garage with not more than one story above grade
14 plane and located below a Group S-2 open parking garage shall be classified as a
15 separate and distinct building for the purpose of determining the type of
16 construction where all of the conditions per Section 510.3 are met.
- 17 65. Group B or M occupancies located not higher than the first story above grade
18 plane and located below a Group S-2 open parking garage shall be considered as
19 a separate and distinct building for the purpose of determining the type of
20 construction where all of the conditions per Section 510.8 are met.
- 21 66. All State of California disability access regulations for accessibility and adaptability
22 shall be complied with.
- 23 67. Electrical plan check is required.
- 24 68. Mechanical plan check is required.
- 25 69. Plumbing plan check is required.
- 26 70. Plumbing fixtures shall be provided as required by the Chapter 4 of the California
27 Plumbing Code.
- 28 71. Project shall comply with the CalGreen Non Residential mandatory requirements.
72. Demolition permit is required for any existing buildings which are to be
demolished.
73. All fire sprinkler hangers must be designed and their location approved by an
engineer or an architect. Calculations must be provided indicating that the
hangers are designed to carry the tributary weight of the water filled pipe plus a
250 pound point load. A plan indication this information must be stamped by the
engineer or the architect and submitted for approval prior to issuance of the
building permit.

1 74. Separate permit is required for Fire Sprinklers.

2 75. City records indicate the proposed site is a combination of lots. A parcel merger or
3 a parcel/tract map shall be processed **prior** to issuance of the building permit.

4 **Traffic Engineering**

5 76. City records indicate the proposed site is a combination of lots. A parcel merger or
6 a parcel/tract map shall be processed **prior** to issuance of the building permit.

7 **Public Works**

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

10 **Police Department**

11 78. The permittee shall be responsible for installing and maintaining a video
12 surveillance system that monitors no less than the front and rear of the business,
13 with full view of the public right-of-ways, and any parking lot under the control of
14 the permittee. These cameras shall record video for a minimum of 30 days and
15 the recordings will be made available to the Huntington Park Police Department.

16 79. The surrounding area (exterior & parking lot) shall be illuminated in order to make
17 easily discernible the appearance and conduct of all person on or about the
18 property.

19 80. Address should be clearly marked on front and rear of structure.

20 81. Business should have an alarm system installed with panic buttons at the cashier
21 stands/receptionist and inner offices.

22 **County of Los Angeles Fire Department**

23 82. Review and approval by the County of Los Angeles Fire Department Fire
24 Prevention Engineering Section Building Plan Check Unit shall be required for this
25 project prior to building permit issuance.

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

SECTION 7: The Secretary of the Planning Commission shall certify to the adoption
of this resolution and a copy thereof shall be filed with the City Clerk.

BUSINESS DESCRIPTION

EXHIBIT B

CASE NO. 2017-01 DP/CUP

Smart & Final – Huntington Park

Operation Statement

The format to be operated at the new Huntington Park location will be a Smart & Final Extra. This is the only format that has been opened since 2008. There are currently 173 Smart & Final Extra stores being operated. The original Smart & Final format is still being operated in 74 locations. The “Extra” format includes a much broader assortment of products (about 16,000 different items) than the original format.

Services and expanded categories that a typical Smart & Final Extra include are: check cashing, motorized carts for customers, Glacial Water, propane, gift cards, greeting cards, over-roasted/ready to eat chicken, floral and bulk foods.

Store Hours of Operation – The planned hours of operation for the store are from 6 am to 11 pm, seven days a week.

Preliminary Schedule of Delivery Days and Times – Deliveries of merchandise to the store include those that come from 1) a Smart & Final warehouse and 2) those that come directly from a merchandise vendor. Smart and Final warehouse deliveries are projected to include three deliveries per week from our Commerce dry grocery warehouse and three deliveries per week from our “high-cube” dry grocery warehouse in Fontana. In addition a produce delivery from our Riverside warehouse comes every other day. Frozen Foods are delivered three times a week. A computerized delivery schedule is calculated to minimize route times and to maximize the usage of space in each trailer. Deliveries are made around the clock, other than restricted delivery times. Smart & Final can operate with delivery hours of 6 am to 11 pm.

Sale of Alcoholic Beverages – Smart & Final intends to operate its store with a Type 21 liquor license. This is the type of license in California that is used in nearly all supermarkets. Beer, wine and distilled spirits are a part of the offering of Smart & Final Extra stores. Training for the sale of alcoholic beverages is provided to all associates that work in a checkstand. The training is provided by the corporate training department. The training includes two hours of classroom type training as well as in checkstand live training. The software in the cash register system requires that if any alcoholic beverage is sold within an order, the person operating the register must enter the date of birth from the customer’s driver’s license in order to verify their age.



VICINITY MAP

EXHIBIT C

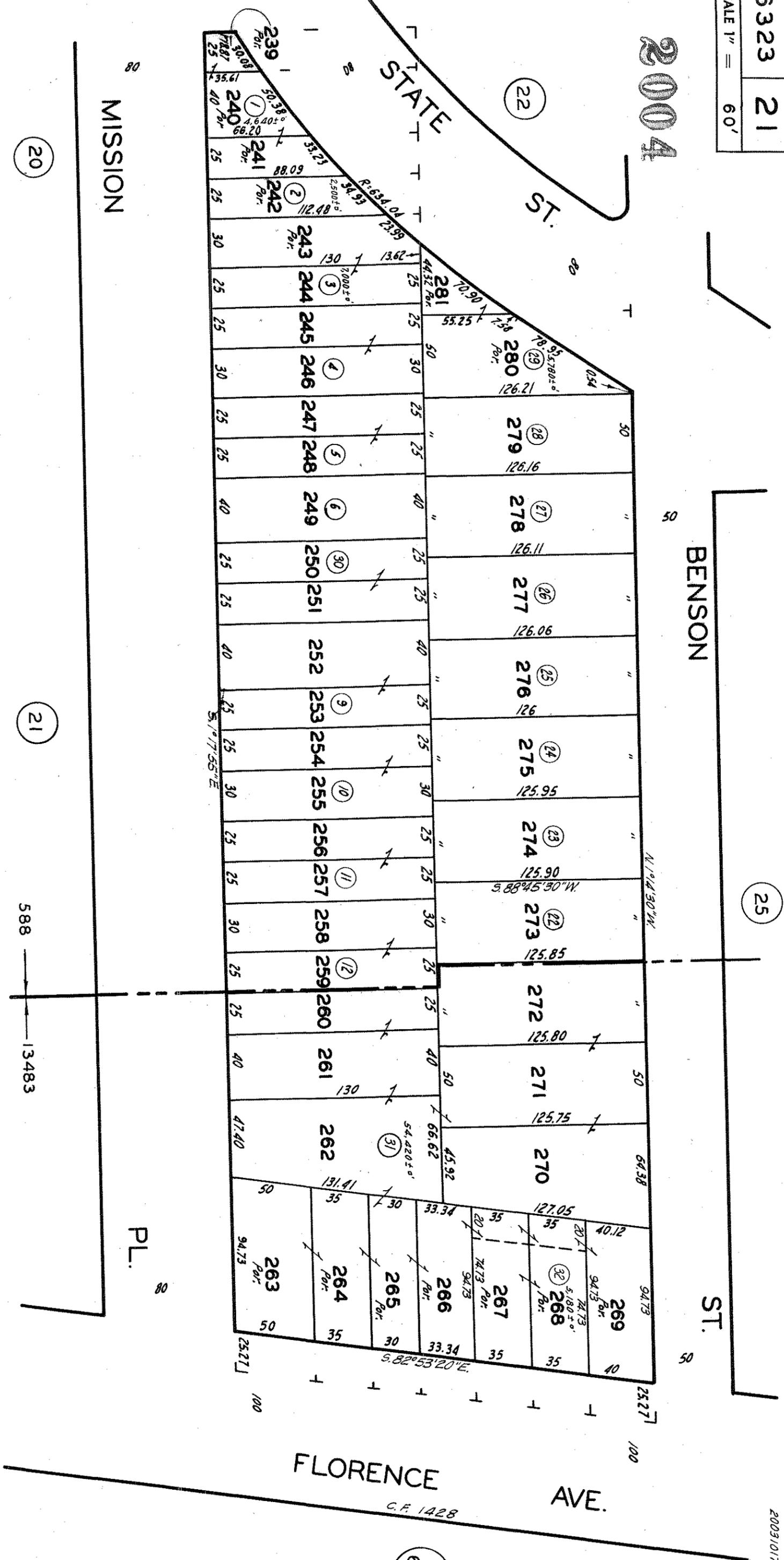
CASE NO. 2017-01DP/CUP

ASSESSOR'S PARCEL MAP

EXHIBIT D

CASE NO. 2017-01 DP/CUP

2004



TRACT NO. 5495

M. B. 59-58-59

CODE
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SITE PLAN

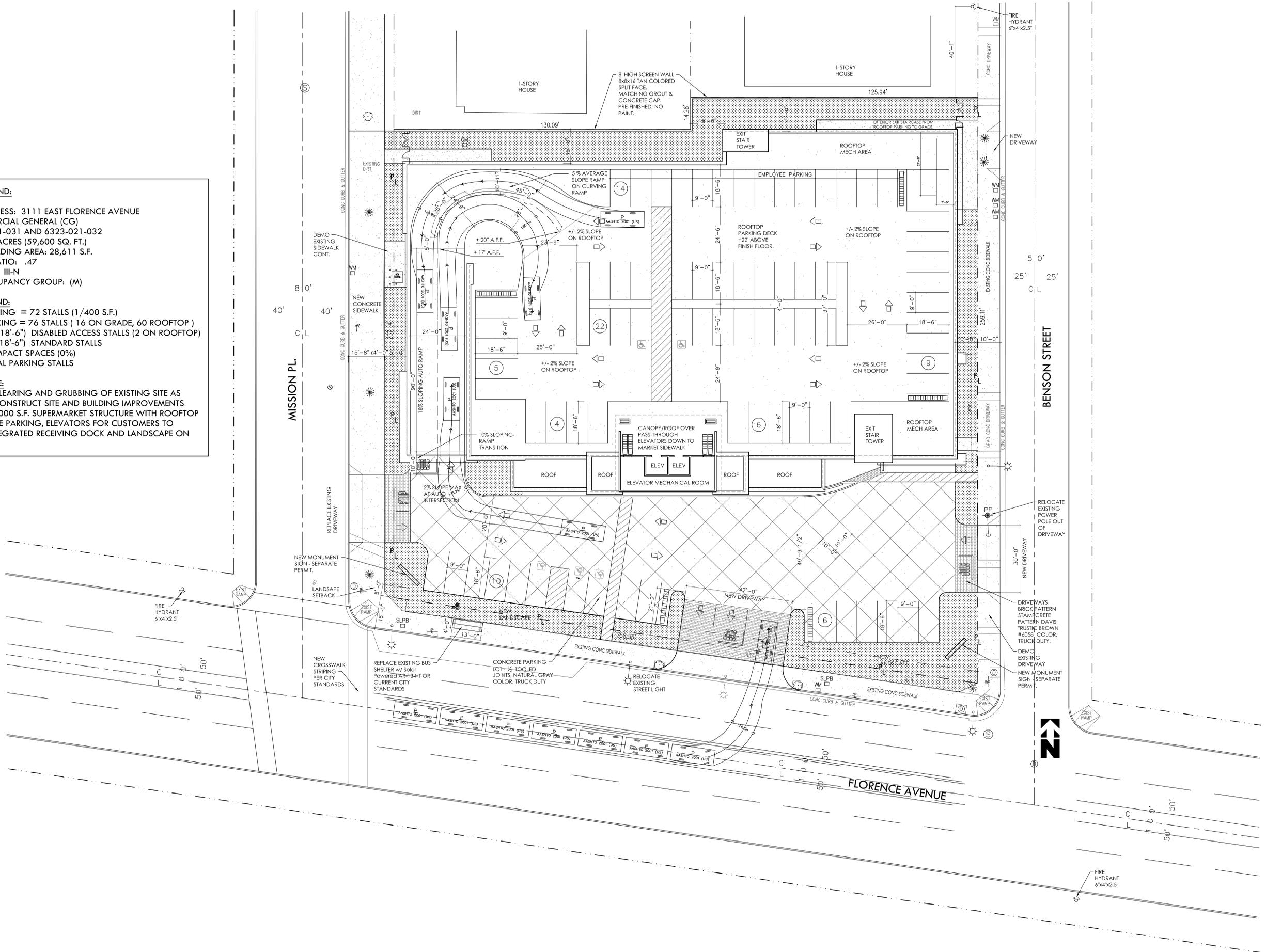
EXHIBIT E

CASE NO. 2017-01 DP/CUP

BUILDING LEGEND:
 BUILDING ADDRESS: 3111 EAST FLORENCE AVENUE
 ZONE: COMMERCIAL GENERAL (CG)
 APN: 6323-021-031 AND 6323-021-032
 LOT SIZE: 1.36 ACRES (59,600 SQ. FT.)
 PROPOSED BUILDING AREA: 28,611 S.F.
 FLOOR AREA RATIO: .47
 BUILDING TYPE: III-N
 BUILDING OCCUPANCY GROUP: (M)

PARKING LEGEND:
 REQUIRED PARKING = 72 STALLS (1/400 S.F.)
 PROVIDED PARKING = 76 STALLS (16 ON GRADE, 60 ROOFTOP)
 5 - (9'x18'-6") DISABLED ACCESS STALLS (2 ON ROOFTOP)
 71 - (9'x18'-6") STANDARD STALLS
 0 - COMPACT SPACES (0%)
 76 - TOTAL PARKING STALLS

PROJECT SCOPE:
 DEMOLITION, CLEARING AND GRUBBING OF EXISTING SITE AS
 REQUIRED TO CONSTRUCT SITE AND BUILDING IMPROVEMENTS
 INCLUDING 28,000 S.F. SUPERMARKET STRUCTURE WITH ROOFTOP
 AND ON GRADE PARKING, ELEVATORS FOR CUSTOMERS TO
 ROOFTOP, INTEGRATED RECEIVING DOCK AND LANDSCAPE ON
 ALL SIDES.

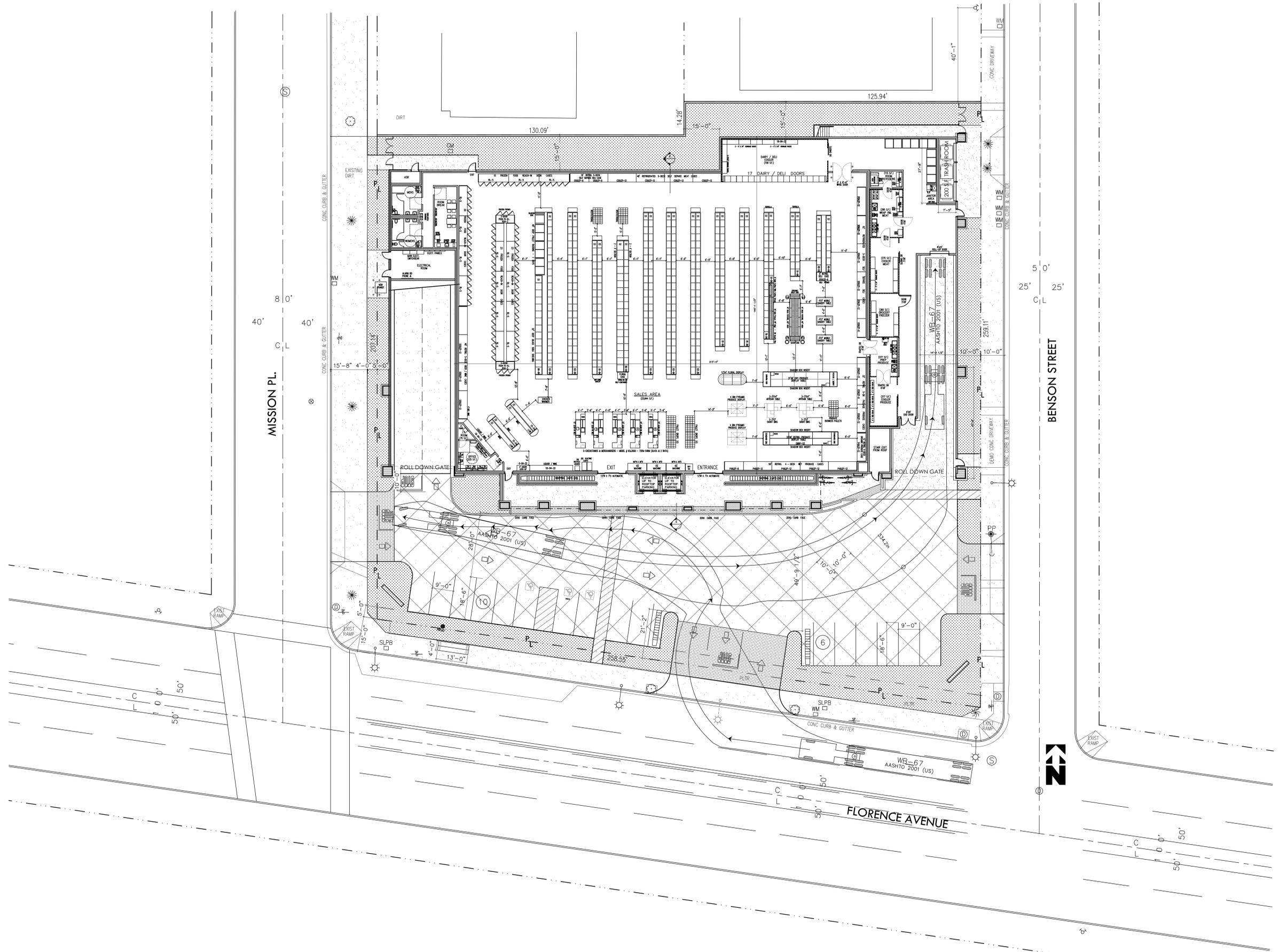


PROPOSED SITE / ROOF PLAN

FLOOR PLAN

EXHIBIT F

CASE NO. 2017-01 DP/CUP



PROPOSED SITE / FLOOR PLAN

ELEVATIONS

RENDERINGS

EXHIBIT H

CASE NO. 2017-01 DP/CUP



D - NORTH EXTERIOR ELEVATION



C - WEST EXTERIOR ELEVATION

1.) Dunn Edwards Paint DE 6178 "Boutique Beige"	2.) Dunn Edwards Paint DE 6222 "Weather Board"	3.) Dunn Edwards Paint DEA 164 "autumn Bark"	Maxim Lighting Bronze Whisper Dark Sky
4.) DAL TILE "DANZARE" DZ03 BROWN	5.) Coronado Stone Co. Adobe Brick - "Sienna"		

COLORS & MATERIALS



B - EAST EXTERIOR ELEVATION



A - SOUTH EXTERIOR ELEVATION



B - FLORENCE AVENUE AND MISSION PLACE PERSPECTIVE



A - FLORENCE AVENUE & BENSON STREET PERSPECTIVE



**cary
architects**

Gregory J. Cary
Architect / Principal
gcary@caryarchitects.com
tel : 818 . 369 . 7415
3901 Foothill Blvd, Suite 106
La Crescenta, CA 91214

Property Owner:
Matthew O2 Investment, LLC,
a California limited liability company
6710 Wilson Avenue
Los Angeles, CA 90001
323 . 585 . 3500



3111 E. Florence Ave
Huntington Park
California

EXTERIOR PERSPECTIVES
01/12/17

**APPLICATIONS AND ENVIORNMENTAL
ASSESSMENT CHECKLIST**

EXHIBIT I

CASE NO. 2017-01 DP/CUP



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

RECEIVED
 JAN 09 2017

FOR OFFICE USE ONLY

Date Filed: _____ File No.: 2017-01 Fee/Receipt No.: \$1630.00 Initials: RP

PROJECT INFORMATION

Project Address: 3111 Florence Avenue
 General Location: Between Mission Place and Benson Street
 Assessors Parcel Number (APN): 6323-021-031 & 6323-012-032

APPLICANT'S INFORMATION

Applicant: Greg Cary / Cary Architects
 Mailing Address: 3901 Foothill Blvd, La Crescenta, CA. 91214
 Phone 1: 818-369-7415 Phone 2: 818-441-4999 Fax: _____

PROPERTY OWNER'S INFORMATION

Property Owner: Matthew O2 Investment, LLC
 Mailing Address: 6710 Wilson Avenue, Los Angeles, CA. 90001
 Phone 1: 323-585-3500 Phone 2: _____ Fax: _____

PROJECT DESCRIPTION (Check as Appropriate):

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

Other Improvements (Describe): _____

Describe in detail the proposed development:

Ground up Smart & Final Supermarket with grade level parking in front and rooftop parking over the store.
Receiving is on the front of the building as is the ramp from grade level to the rooftop.

TYPE OF USE (Check as Appropriate):

Residential Retail/Office Commercial Restaurant Industrial/Manufacturing

Other (Describe): _____

Square Footage of New Development/Addition: 56,600 s.f. lot

Total Square Footage: 28,611 s.f. building

Lot Coverage: .47 Off-Street Parking Spaces Provided: 76 No. of Floors: 2

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

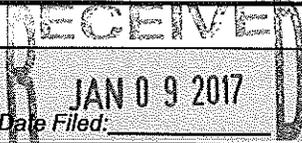
Signature of Applicant Greg Cary

12/20/16
Date



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

ENVIRONMENTAL INFORMATION FORM



FOR OFFICE USE ONLY

Date Filed: JAN 09 2017

File No.: 2017-01

Fee/Receipt No.: \$470.00

Initials: JP

BY: _____

1. **Applicant** (please circle whether Owner, Lessee, Purchaser or Representative)
 Name: Greg Cary / Cary Architects
 Address: 3901 Foothill Blvd, Suite 106, La Crescenta, CA. 91214
 Telephone: 818-369-7415 Fax: _____

2. **Contact Person concerning this project:**
 Name: Greg Cary / Cary Architects
 Address: 3901 Foothill Blvd, Suite 106, La Crescenta, CA. 91214
 Telephone: 818-369-7415 Fax: _____

3. **Address of project:** 3111 East Florence Avenue, Huntington Park, CA.

4. **Assessor's Parcel Number (APN):** 6323-021-031 and 6323-021-031

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 for sales of alcohol for off-site consumption and Development Permit.

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

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

8. **Proposed use of site:** Mercantile - Retail Grocery Store

9. **Site size** (lot dimensions and square footage):
56,600 - approx. 255'x 220'
-
-
10. **Project size:**
Square feet to be added/constructed to structure(s):
28,611 S.F.
-
- Total square footage of structure(s): 28,611 S.F.
-
11. **Number of floors of construction:**
Existing: zero - empty lot
-
- Proposed: one story with rooftop parking
-
12. **Parking:**
Amount required: 72
-
- Amount provided: 76
-
13. **Anticipated time scheduling of project:** _____
11 months to build starting approximately June 2017.
-
14. **Proposed phasing of development:** None
-
-
15. **If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:**
-
- no residential proposed.
-
-
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:**
-
- Mercantile Grocery Store, 15 employees per shift, neighborhood oriented, 22,000 s.f. sales area
-
- Hours of operation 6 a.m. to 10 p.m. Loading is enclosed and from the side of the store.
-
-

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

not industrial.

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

not institutional.

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? C

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? C

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.)? C

NOISE

28. Would the proposed project result in:
- a. Increase to existing noise levels? C
 - 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? C
- b. Increase hazards to safety from design features (i.e. sharp curves or dangerous intersections)? C
- 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? C
- b. Communications systems? C
- c. Local or regional water treatment or distribution facilities? D
- d. Sewer or septic tanks? D
- e. Storm water drainage? C
- 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 existing site is empty. Dirt is roughly scraped in some areas, piled in others.

Weeds are growing, a temporary fence surrounds the property.

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 primary frontage is a commercial street with 1 & 2 story buildings built to the property line.

The west side street has a 3 story church across the street with landscape setback.

The east side has a 2 story commercial building built at 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)

Greg Cary

12/20/16

Date



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

CONDITIONAL USE PERMIT APPLICATION

RECEIVED
 JAN 09 2017
 Date Filed: _____
 BY: _____

FOR OFFICE USE ONLY

File No.: 2017-01

Fee/Receipt No.: \$2,225.00

Initials: RP

PROJECT INFORMATION

Project Address: 3111 Florence Avenue

General Location: Between Mission Place and Benson Street

Assessors Parcel Number (APN): 6323-021-031 & 6323-012-032

APPLICANT'S INFORMATION

Applicant: Greg Cary / Cary Architects

Mailing Address: 3901 Foothill Blvd, La Crescenta, CA. 91214

Phone 1: 818-369-7415

Phone 2: 818-441-4999

Fax: _____

PROPERTY OWNER'S INFORMATION

Property Owner: Matthew 02 Investment, LLC

Mailing Address: 6710 Wilson Avenue, Los Angeles, CA. 90001

Phone 1: 323-585-3500

Phone 2: _____

Fax: _____

REQUEST

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

Alcohol Sales for off-site consumption.

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

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

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

1. The site for this proposed use is adequate in size and shape. (Explain)

This site is adequately sized and shaped for a very typical Supermarket including adequate parking, street access for vehicles and pedestrians.

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)

There are three driveways one off of each major street which is more than adequate access. Traffic is limited on two side residential streets.

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 have an adverse effect upon adjacent uses or buildings in that a supermarket creates a very vibrant activity that is vital to a community.

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

A Mercantile use including a Grocery Store is well within the parameters of the General Plan as a commercial use greatly adding to the community.

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)

Greg Cary

Date 12/20/16

Greg Cary / Cary Architects

Print Name

Note: If the applicant is not the property owner, the owner of the property must sign the application or a written authorization must be submitted so that the applicant may file the application.

Property Owner Signature (Required)

Matthew Hekmatniaz

Date 12/29/2016

Matthew Hekmatniaz

Print Name

NEGATIVE DECLARATION

EXHIBIT J

CASE NO. 2017-01 DP/CUP



Community Development Department

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Notice is hereby given that the City of Huntington Park has prepared an Environmental Initial Study for the following location:

PROJECT: Case No. 2017-01 Development Permit/ Conditional Use Permit
and Negative Declaration No. 2017-01

LOCATION(S): 3111 Florence Avenue, Huntington Park, CA 90255

PROJECT DESCRIPTION: Case No. 2017-01 Development Permit (DP) / Conditional Use Permit (CUP) proposes the construction of a 28,611 square-foot grocery store building and the off-sales of alcohol in conjunction with a grocery store.

APPLICANT: Cary Architects

Based on the environmental information gathered and analyzed for the project during the Initial Study process, the City of Huntington Park has determined that there is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment. Therefore, a Negative Declaration for the project is proposed pursuant to the requirements of the California Environmental Quality Act (CEQA).

The 20-day public review period for this document begins on January 13, 2017 and expires on February 1, 2017.

The proposed Negative Declaration is available for public inspection during normal business hours at: 1) The City of Huntington Park, Planning Division located at 6550 Miles Avenue, Huntington Park, CA, and 2) Los Angeles County Library in the City of Huntington Park located at 6518 Miles Avenue, Huntington Park, CA.

The Planning Commission of the City of Huntington Park will conduct a public hearing to consider the proposed Negative Declaration in conjunction with Case No. 2017-01 DP/CUP on **Wednesday, February 15, 2017**, at 6:30 pm or as soon thereafter as possible, in the Huntington Park City Council Chambers, City Hall, 6550 Miles Avenue, Huntington Park, California.

Please address all public comments (before the close of the environmental review period noted above) to:

City of Huntington Park
Attn: Rodrigo Pelayo, Assistant Planner
6550 Miles Avenue
Huntington Park, CA 90255
(323)584-6282
rpelayo@hpca.gov

ORIGINAL FILED

JAN 13 2017

LOS ANGELES, COUNTY CLERK

**NOTICE OF INTENT TO ADOPT
A NEGATIVE DECLARATION**

Notice is hereby given that the City of Huntington Park has prepared an Environmental Initial Study for the following location:

PROJECT: Case No. 2017-01 Development Permit/ Conditional Use Permit
and Negative Declaration No. 2017-01

LOCATION(S): 3111 Florence Avenue, Huntington Park, CA 90255

PROJECT DESCRIPTION: Case No. 2017-01 Development Permit (DP) / Conditional Use Permit (CUP) proposes the construction of a 28,611 square-foot grocery store building and the off-sales of alcohol in conjunction with a grocery store.

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Please address all public comments (before the close of the environmental review period noted above) to:

City of Huntington Park
Attn: Rodrigo Pelayo, Assistant Planner
6550 Miles Avenue
Huntington Park, CA 90255
(323)584-6282
rpelayo@hpcg.gov

ORIGINAL FILED

JAN 13 2017

LOS ANGELES, COUNTY CLERK

**CITY OF HUNTINGTON PARK
ENVIRONMENTAL CHECKLIST FORM**

PROJECT TITLE: 2017-01 Development Permit / Conditional Use Permit and Negative Declaration No. 2017-01

**LEAD AGENCY
NAME AND ADDRESS:** City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

**CONTACT PERSON
AND PHONE NUMBER:** Rodrigo Pelayo, Assistant Planner
(323) 584-6282

PROJECT LOCATION(S): 3111 Florence Avenue, Huntington Park, CA 90255

**PROJECT SPONSOR'S
NAME AND ADDRESS:** Cary Architects
3901 Foothill Blvd.
La Crescenta, CA 91214

GENERAL PLAN DESIGNATION: General Commercial

ZONING CLASSIFICATION: Commercial General (CG)

PROJECT DESCRIPTION (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.):

Case No. 2017-01 Development Permit (DP) / Conditional Use Permit (CUP) proposes the construction of a 28,611 square-foot grocery store building and the off-sales of alcohol in conjunction with a grocery store.

SURROUNDING LAND USES AND SETTING (Briefly describe the project's surroundings.):

The proposed project involves property located within the Commercial General (CG) Zone of the City. The project site is surrounded by a church to the west, residences to the north, and commercial uses to the south and easterly boundaries.

OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (i.e., permits, financing approval, or participation agreement.):

- 1) Los Angeles County Fire Department
- 2) Los Angeles County Department of Public Health

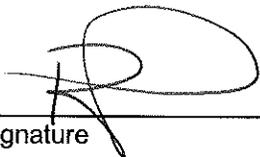
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology/Soils
<input type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Land Use/Planning
<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population/Housing
<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation/Traffic
<input type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Mandatory Findings of Significance		

DETERMINATION (To be completed by the Lead Agency): On the basis of this initial evaluation:

<input checked="" type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



 Signature

Rodrigo Pelayo

 Printed Name

January 12, 2017

 Date

City of Huntington Park

 For

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (i.e., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (i.e., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take into account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (i.e., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

I. AESTHETICS. Would the project:

a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

II. AGRICULTURE RESOURCES.

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the Calif. Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the Calif. Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

III. AIR QUALITY.

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Expose sensitive receptors to substantial pollutants concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. BIOLOGICAL RESOURCES.

Would the project:

a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES, continued.

e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. CULTURAL RESOURCES.

Would the project:

a)	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VI. GEOLOGY AND SOILS. Would the project:

a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii)	Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv)	Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS, continued.

b)	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. GREENHOUSE GAS EMISSIONS.

Would the project:

a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with an applicable plan, policy or regulation Adopted for the purpose of reducing the emission of Greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a)	Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and , as a result, would create a significant hazard to the public or environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. HAZARDS AND HAZARDOUS MATERIALS, continued.

e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?								X
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working within the project area?								X
g)	Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?								X
h)	Expose people or structures to a significant risk of								X

IX. HYDROLOGY AND WATER QUALITY.

Would the project:

a)	Violate any water quality standards or waste discharge requirements?								X
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?								X
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?								X
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?								X

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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IX. HYDROLOGY AND WATER QUALITY, continued.

e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?								X
f)	Otherwise substantially degrade water quality?								X
g)	Place housing within 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?								X
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?								X
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?								X
j)	Inundation by seiche, tsunami, or mudflow?								X

X. LAND USE AND PLANNING.

Would the project:

a)	Physically divide an established community?								X
b)	Conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?								X
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?								X

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XI. MINERAL RESOURCES. Would the project:

a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII. NOISE. Would the project result in:

a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. POPULATION AND HOUSING. Would the project:

a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIII. POPULATION AND HOUSING, continued.

c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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XIV. PUBLIC SERVICES.

a)	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XV. RECREATION.

a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI. TRANSPORTATION/TRAFFIC.

Would the project:

a)	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC, continued.

c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Substantially increase hazards due to a design feature (i.e., sharp curves or dangerous intersections) or incompatible uses (i.e., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII. UTILITIES AND SERVICE SYSTEMS.

Would the project:

a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Require or result in the construction of new water or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?						X
b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)						X
c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?						X

I. AESTHETICS. Would the project:

a. Have a substantial adverse effect on a scenic vista?

No Impact. The project proposes the construction of a 28,611 square-foot one-story building with rooftop parking. There are no existing scenic vistas within the vicinity of the project site.

b. Substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. See reason listed under I.a.

c. Substantially degrade the existing visual character or quality of the site and its surroundings?

No Impact. See reason listed under I.a.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No Impact. See reason listed under I.a.

II. AGRICULTURE RESOURCES. Would the project:

- a. Convert Prime Farmland, Unique Farmland, or Farm-land of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The project proposes the construction of a 28,611 square-foot one-story building with rooftop parking. The project site was previously developed as a hospital. Therefore, the site is already an existing non-agricultural land.

- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. See reason listed under II.a.

- c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

No Impact. See reason listed under II.a.

III. AIR QUALITY. Would the project:

- a. Conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The project proposes the construction of a 28,611 square-foot one-story building with rooftop parking. The proposed building will be used as retail grocery store. The existing air quality and conditions will not be affected or change as a result of the proposed grocery store.

- b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

No Impact. See reason listed under III.a.

- c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

No Impact. See reason listed under III.a.

- d. Expose sensitive receptors to substantial pollutants concentrations?

No Impact. See reason listed under III.a.

- e. Create objectionable odors affecting a substantial number of people?

No Impact. See reason listed under III.a.

IV. BIOLOGICAL RESOURCES. Would the project:

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. The City of Huntington Park is located within a highly developed urban area of southeast Los Angeles County, within the greater metropolitan Los Angeles region. The City of Huntington Park is bounded by four (4) major freeway corridors, including the I-105, the I-710, the I-110 and the I-10. There are no designated wildlife habitat areas within the municipal boundaries of the City of Huntington Park, nor are there any designated wildlife corridors intersecting the community.

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. See reason listed under IV.a.

- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other mean?

No Impact. See reason listed under IV.a.

- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. See reason listed under IV.a.

- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. See reason listed under IV.a.

- f. Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. See reason listed under IV.a.

V. CULTURAL RESOURCES. Would the project:

- a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

No Impact. The City of Huntington Park is located within a highly developed urban area of southeast Los Angeles County and does not have any historical area recorded with the State Historic Preservation Office.

- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

No Impact. See reason listed under V.a.

- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. See reason listed under V.a.

- d. Disturb any human remains, including those interred outside of formal cemeteries?

No Impact. See reason listed under V.a.

VI.GEOLOGY AND SOILS. Would the project:

- a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. There are no known earthquake faults running through the City. The closest earthquake fault is located approximately 6 miles southwest of Huntington Park, known as the Newport Inglewood Fault.

- ii) Strong seismic ground shaking?

No Impact. See reason listed under VI.a.i.

- iii) Seismic-related ground failure, including liquefaction?

Less than significant impact. The City of Huntington Park is located in a liquefaction zone. However, a geotechnical and soils investigation report will be required by the Building & Safety Division as a condition of approval of the project.

- iv) Landslides?

No Impact. Given that new physical development or grading is not proposed with the text amendments and Development Permit, there is no opportunity for any soil erosion or loss of topsoil. Furthermore, the City of Huntington Park is characterized by gently sloping topography and is not subject to any potential landslide hazards.

- b. Result in substantial soil erosion or the loss of topsoil?

No Impact. The City of Huntington Park is located in a liquefaction zone. However, a geotechnical and soils investigation report will be required by the Building & Safety Division as a condition of approval of the project.

- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact. See reason listed under VI.b.

- d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

No impact. See reason listed under VI.b.

VII. GREEN HOUSE GAS EMISSIONS

- a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

No Impact. There are no significant greenhouse gas emissions anticipated as a result of the proposed project. The project proposes the construction of a 28,611 square-foot one-story building with rooftop parking. The proposed building will be used as retail grocery store. The proposed use will not generate any greenhouse gas emissions.

- b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions or greenhouse gases?

No Impact. See reason listed under VII.a.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- c. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

No Impact. There are no significant hazards to the public or the environment anticipated as a result of the proposed project. The proposed building will be used as retail grocery store and does not propose the routine disposal or transporting of hazardous materials.

- d. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No Impact. See reason listed under VIII.a.

- e. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. See reason listed under VIII.a.

- f. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?

No Impact. See reason listed under VIII.a.

- g. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact. See reason listed under VIII.a.

- h. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working within the project area?

No Impact. See reason listed under VIII.a.

- i. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

No Impact. See reason listed under VIII.a.

- j. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. See reason listed under VIII.a.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

- a. Violate any water quality standards or waste discharge requirements?

No Impact. A Stormwater Pollution Prevention Program will be required by the City as a condition of approval of the project. Therefore, the project will not violate any water quality standards or waste discharge requirements.

- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No Impact. See reason listed under IX.a.

- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

No Impact. See reason listed under IX.a.

- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

No Impact. See reason listed under IX.a.

- e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

No Impact. See reason listed under IX.a.

- f. Otherwise substantially degrade water quality?

No Impact. See reason listed under IX.a.

- g. Place housing within 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. See reason listed under IX.a.

- h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. See reason listed under IX.a.

- i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. See reason listed under IX.a.

- j. Inundation by seiche, tsunami, or mudflow?

No Impact. See reason listed under IX.a.

X. LAND USE AND PLANNING. Would the project:

- a. Physically divide an established community?

No Impact. The project proposes the construction of a 28,611 square-foot one-story building with rooftop parking. The proposed building will be used as retail grocery store, therefore there is no opportunity to divide any community. There will not be conflict with any land use plan or habitat conservation plan. The General Plan encourages uses such as grocery stores within the area of the City that the project site is located.

- b. Conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. See reason listed under X.a.

- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. See reason listed under X.a.

XI. MINERAL RESOURCES. Would the project:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. There are no known mineral resources of value within the City boundaries.

- b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. See reason listed under X.a.

XII. NOISE. Would the project result in:

- a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than Significant Impact. The proposed project is anticipated to temporarily generate noise and vibration levels in excess of standards established in the local general plan or noise ordinance as a result of the construction and grading of the subject site. The noise and vibration levels are anticipated to cease once the project is completed and should return to normal conditions.

- b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact. See reason listed under XII.a.

- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact. See reason listed under XII.a.

- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact. See reason listed under XII.c.

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The project site is not located near an airport.

- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. See reason listed under XII.e.

XIII. POPULATION AND HOUSING. Would the project:

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact. The project proposes the construction of a 28,611 square-foot one-story building with rooftop parking. The proposed building will be used as retail grocery store and therefore, there is no opportunity to potentially induce any population or employment growth in the area.

- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. See reason listed under XIII.a.

- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. See reason listed under XIII.a.

XIV. PUBLIC SERVICES.

- a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- i) Fire protection?

No Impact. The project proposes the construction of a 28,611 square-foot one-story building with rooftop parking. The proposed building will be used as retail grocery store and therefore, there is no opportunity to potentially burden public services.

- ii) Police protection?

No Impact. See reason listed under XIV.a.i.

iii) Schools?

No Impact. See reason listed under XIV.a.i.

iv) Parks?

No Impact. See reason listed under XIV.a.i.

v) Other public facilities?

No Impact. See reason listed under XIV.a.i.

XV. RECREATION.

- a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. The project proposes the construction of a 28,611 square-foot one-story building with rooftop parking. The proposed building will be used as retail grocery store and therefore, there is no opportunity to potentially burden existing regional parks or other recreational facilities within the City.

- b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. See reason listed under XV.a.

XVI. TRANSPORTATION/TRAFFIC. Would the project:

- a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

Less than Significant Impact. A Traffic Analysis Report was prepared by a licensed traffic engineer for the proposed project. The report shows that the current traffic conditions will not be impacted with the proposed project. However, some impacts would be the removal of parking along Florence Avenue in order to provide adequate access to delivery vehicles. The City's traffic consultant has provided recommendations to mitigate such impacts to the site, which will be included as conditions of approval of the project.

- b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

No Impact. See reason listed under XVI.a.

- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. See reason listed under XVI.a.

- d. Substantially increase hazards due to a design feature (i.e., sharp curves or dangerous intersections) or incompatible uses (i.e., farm equipment)?

No Impact. See reason listed under XVI.a.

- e. Result in inadequate emergency access?

No Impact. See reason listed under XVI.a.

- f. Result in inadequate parking capacity?

No Impact. See reason listed under XVI.a.

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

No Impact. The proposed project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board and therefore, there is no opportunity to potentially burden utility and service systems.

- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. See reason listed under XVII.a.

- c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. See reason listed under XVII.a.

- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

No Impact. See reason listed under XVII.a.

- e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact. See reason listed under XVII.a.

- f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

No Impact. See reason listed under XVII.a.

- g. Comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. See reason listed under XVII.a.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

No Impact. The project site was previously developed as a hospital and was not serve as habitat of a fish or wildlife species. Therefore, there is no opportunity to potentially degrade the quality of the environment, including biological and cultural resources.

- b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

No Impact. The project proposes the construction of a 28,611 square-foot one-story building with rooftop parking. The proposed building will be used as retail grocery store and therefore, there is no opportunity to potentially degrade the quality of the environment or generate any cumulative impacts.

- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact. The project proposes the construction of a 28,611 square-foot one-story building with rooftop parking. The proposed building will be used as retail grocery store and therefore, there is no opportunity to potentially degrade the quality of the environment or generate any cumulative impacts.

XIX. DISCUSSION OF ENVIRONMENTAL EVALUATION.

It is anticipated that project will generate excessive noise and vibrations levels during the construction phase. In addition, on-street parking will be reduced in order to accommodate site accessibility. However, conditions of approval in accordance with the traffic engineer's recommendations will be imposed to maintain the impacts at less than significant levels.

XX. SOURCES.

1. The City of Huntington Park General Plan, *City of Huntington Park*, 1991,1993
2. The City of Huntington Park Municipal Code, City of Huntington Park, 2001
3. State Register of Historical Buildings, *California Office of Historic Preservation*, 1994