



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, March 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.

REORGANIZATION

Annually Planning Commission shall choose one of its members to serve as Chair and one to serve as Vice-Chair for a one-year term.

Nominations for the selection of Chair

Newly-elected Chair calls for nomination for and selection of Vice-Chair

Comments by Planning Commission

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.

REGULAR AGENDA

1. **DETERMINATION OF SIMILARITY** – A request to determine if an auto accessory retail store is similar to an auto parts supply which is conditionally permitted within the Commercial General (CG) zone.

PUBLIC HEARING

1. **CASE NO. 2016-15 DP – DEVELOPMENT PERMIT** – A request to allow a change in use from automotive repair to commercial retail stores and a tenant improvement to an existing building on property located at 2319 Randolph 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. 2016-15, approving a Development Permit in connection with property located at 2319 Randolph Street within the Commercial General (CG) Zone.
2. **CASE NO. 2016-16 DP/CUP – DEVELOPMENT PERMIT/CONDITIONAL USE PERMIT** – A request to establish a convenience store with the off-sale of beer and wine (type-20 license) for property located at 2319 Randolph Street within the Commercial General (CG) Zone.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

4. Conduct a public hearing; and
5. Take public testimony; and
6. Consider one of the options:
 - a. Approve Development Permit and Conditional Use Permit Case No. 2016-16; subject to conditions;
 - b. Deny Development Permit and Conditional Use Permit Case No. 2016-16;
 - c. Continue the item and request additional information.

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to the Regular Meeting on Wednesday, April 19, 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 March 2017.



Carlos Luis



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: MARCH 15, 2017

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: RODRIGO PELAYO, ASSISTANT PLANNER

SUBJECT: DETERMINATION OF SIMILARITY

REQUEST: To determine if an auto accessory retail store is similar to an auto parts supply which is conditionally permitted within the Commercial General (CG) zone.

APPLICANT: Ma. G. Ayala
8322 Puritan Street
Downey, CA 90242

BACKGROUND: On February 28, 2017, the Planning Division received a business license application from Ma. G. Ayala requesting approval to establish an "auto accessories retail" store. After reviewing the application, business description, and the Huntington Park Municipal Code (HPMC), Planning Staff determined that the products proposed to be sold are similar to auto parts. Therefore, the use is similar in operating characteristics to an "auto parts supply" use. The applicant considers her business to be a retail store of auto accessories rather than automobile parts.

DISCUSSION: Pursuant to Huntington Park Municipal an "auto parts supply" use is conditionally permitted within the Commercial General (CG) Zone of the City. It is worth noting that car-related uses such as auto repair shops, car washes, and body shops are conditionally permitted. The HPMC also identifies other retail uses such as variety stores and hardware stores as permitted uses.

ANALYSIS: The Planning Division raised concerns for the proposed use as it would pose a challenge to ensure that the business limits its sales to auto accessories and not auto parts. After review of the application, Planning Staff has

PLANNING COMMISSION AGENDA REPORT

Determination of Similarity

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determined that proposed business has operating characteristics and offers products similar to an “auto parts supply” use, which is conditionally permitted within the Commercial General (CG) Zone of the City.

RECOMMENDATION:

1. Determine that auto accessory retail sales is similar to other permitted retail uses listed under the CG Zone of HPMC;
2. Determine that auto accessory retail sales are similar to auto parts stores and require a Conditional Use Permit within the CG Zone;
3. Continue the item and request additional information.

EXHIBITS:

Business License Application with Business Description



CITY OF HUNTINGTON PARK
 Finance Department | License Division
 6550 Miles Avenue, #127 Huntington Park, CA 90255
 Tel: (323) 584-6232 | Fax: (323) 588-2657
 license@hpca.gov

RECEIVED
 FEB 28 2017

BUSINESS LICENSE APPLICATION

Account No. _____

The Huntington Park Municipal Code requires that all businesses operating in the City obtain a license. It is the responsibility of the applicant to maintain an active business license by renewing each year.

Type of Application:	<input type="checkbox"/> New Business	<input type="checkbox"/> Change of Ownership
<input checked="" type="checkbox"/> Change of Address	<input type="checkbox"/> Change of Business Name	<input type="checkbox"/> Change of Business Description
Type of License:	<input checked="" type="checkbox"/> Commercial/Industrial	<input type="checkbox"/> Non-Profit Organization
<input type="checkbox"/> Contractor	<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Property Rental
Type of Ownership:	<input checked="" type="checkbox"/> Sole	<input type="checkbox"/> Partnership
<input type="checkbox"/> LLC	<input type="checkbox"/> Corporation	<input type="checkbox"/> Trust

Business Information	Business Name / DBA <u>06/26 Motorsports</u>
	Business Address <u>2519 Stauson Av</u> City, State, Zip <u>Huntington Park CA 90255</u>
	Mailing Address <u>8322 Puritan St</u> City, State, Zip <u>Downey, CA 90242</u>
	Business Phone <u>[REDACTED]</u> Email <u>sayague22@gmail.com</u>
	Federal ID No. _____ State Tax No. _____
	State Class & License No. _____ Board of Equalization No. _____
Estimated Gross Receipts for First Year of Business _____	

Owners Information	Owner's Name/ Corporate Officer <u>Ma. G Ayala</u> Date of Birth <u>06/15/54</u>
	Owner's Address <u>8322 Puritan St</u> City, State, Zip <u>Downey CA 90242</u>
	Owner's Phone _____ Email _____
	Driver's License No. <u>[REDACTED]</u> SSN <u>[REDACTED]</u>
	2 nd Owner's Name _____ Date of Birth _____
	Owner's Address _____ City, State, Zip _____
Owner's Phone _____ Email _____	
Driver's License No. _____ SSN _____	

Business Description	Business operation statement. Include products/services offered or produced as well as any parts of the business that are incidental to the primary use. <u>Car and Truck</u>
	<u>Accessories</u>
	Number of Employees <u>2 or 3</u> Hours of Operation <u>9:00 AM - 8:00 PM</u> Gross Floor Area <u>6,100 FT</u>
	Making Tenant Improvements <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Any existing business signs <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Sharing Tenant Space <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No ^{SA} If yes, business name <u>[REDACTED]</u>
Status of Business <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Occupied Current Business _____	



Supplemental	Will the business include any of the following? (Check all that apply)							
	Adult-oriented items or activities	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Cyber cafe	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Pawn brokering	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
	Alcohol sales	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Dance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Precious metals purchase	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
	Alcohol/drug counseling	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Entertainment	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Restaurant with seating	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
	Auto title loans	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Firearm/weapons sales	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Short-term/payday loans	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
	Banquet facility	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Fortune telling	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Tobacco sales	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
	Check cashing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Gaming	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Used merchandise	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
	Currency exchange	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Medical marijuana	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Vending machines	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
			Money transfer	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Video machines	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Affidavit	I hereby certify under penalty of perjury that the information provided herein is to the best of my knowledge and belief, a true and complete statement. I understand that this application is not a license and that no business activity may commence until a business license is issued.	
	Signature <u>M. G. Ayala</u>	Date <u>2/21/17</u>
	Printed Name and Title _____	

If processing by mail please include the following:

- ✓ Completed Application Form
- ✓ All applicable schedules
- ✓ Check payable to City of Huntington Park
- ✓ Mail to the attention of:
City of Huntington Park – Business License Division
6550 Miles Avenue, #127
Huntington Park, CA 90255

PLANNING (OFFICE USE ONLY)		
General Plan: <u>COMMERCIAL</u>	Zone: <u>CG</u>	SIC Code: _____
Previous Use/Business: <u>RETAIL FURNITURE STORE</u>		
Note: _____		
<input type="checkbox"/> Permitted <input type="checkbox"/> Permitted with Entitlement (CUP/DP# _____) <input type="checkbox"/> Pending <input type="checkbox"/> Prohibited		
Planning Approval: _____	Date: _____	

BUILDING / FIRE (OFFICE USE ONLY)			
Building Approval: _____	Date: _____	Fire Approval: _____	Date: _____

FINANCE (OFFICE USE ONLY)						
Business License Fee: \$ _____	Occupancy Fee: \$ _____	Misc. Fee: \$ _____	Application Fee: \$ _____	Change of Location Fee: \$ _____	Penalty Fee: \$ _____	Total: \$ <u>0</u>

0626 Motorsports

CAR & TRUCK Accessories.

To Whom It May Concern:

Whit this letter, I would like to explain to you what my business's purpose is. Over the years we have worked to serve our accessorizing customer's needs. We provide our customers OE and aftermarket autolighting as a such of performance lighting accessories.

All of the parts are new and never being refurbished we do not repair reconstruct or fix existing issues, all we do is sell the parts according to our customer's car and needs.

We do not provide any installation service to our customers simply the selling and advice in order help customer's make the best decisions on accessorize their car and trucks.

I hope that with this explanation you are able to understand what my business is about and what we accomplish every day with and for our customers. Please advise if there is anything else you need from me and if there is any way in which I can further aid with this process.

Sincerely

Ma. G. Ayala.



0626 Motorsports
CAR & TRUCK ACCESSORIES



Fender
Mirrors
Grilles
Head Lights
Fog Lights
Door Handles
Accessories
Chrome Accents
Billet Accessories
Custom Grilles
Seat covers
Steering wheel covers
After market lights
LED Tail Lights
LED Head Lights
LED Lights Bars
HID Lights
Running Boards
Step Bars
Fender covers
Bull Bars
Floor Mats
window visors
Mesh Grilles
Light Bulbs
LED Light Bulbs
Chrome Accents Accessories
Bumpers plastic
Polyurethane Bumpers
after market lights
after market Auto Lights and Accessories
after market Truck Lights and Accessories
Front Grille guards
custom seat covers



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: MARCH 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. 2016-15 DP
(DEVELOPMENT PERMIT)**

REQUEST: For a Development Permit to allow a change in use from automotive repair to commercial retail stores and tenant improvements to an existing building on property located at 2319 Randolph Street, within the Commercial General (CG) Zone.

APPLICANT: Mr. Leonardo Corona of Corona Construction
3340 Gage Avenue
Huntington Park, CA 90255

PROPERTY OWNER: Mr. Fred Rader
550 S Orange Grove Circle
Pasadena, CA 91105

PROJECT LOCATION: 2319 Randolph Street

**ASSESSOR'S
PARCEL NUMBER:** 6321-004-047

PRESENT USE: Vacant automotive repair building

BUILDING SIZE: 5,532 sq. ft.

SITE SIZE: 14,570 sq. ft.

GENERAL PLAN: General Commercial

ZONE: Commercial General (CG)

**SURROUNDING
LAND USES:**

North: Industrial
West: Industrial/Residential
South: Industrial/Residential/ Rail Transportation
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 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.

**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;
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 15301, Existing Facilities.

BACKGROUND:

- ***Site Description***

The subject site is located at the northwest corner of Santa Fe Avenue and Randolph Street surrounded by industrial warehouses to the north; a residence to the west; an industrial warehouse to the south, and a commercial shopping center to the east.

The site is comprised of three lots totaling 14,570 square feet. The site is developed with an automotive repair building and is currently vacant.

- ***Project Proposal***

The applicant, Corona Construction, is proposing tenant improvements for a change in use from automotive repair to commercial retail stores to the existing 5,532 square foot building. The project proposes to subdivide the existing building and create four new tenant spaces which will host retail stores.

Other improvements include a façade remodel, resurfacing and restriping of the parking area to provide the required off-street parking and a new loading space. The project also proposes decorative stamped concrete at the driveway entrances, landscaping throughout the setback areas, and a trash enclosure area to complement the building design.

- ***Business Operation***

One of the tenant spaces is proposed to operate as a retail ice store with a total of four employees. The business will operate Monday through Friday, from 8:00am to 4:00pm. Merchandise will be delivered to the proposed business

from Monday through Friday between the hours of 7:00am and 8:00am. The deliveries are proposed to be conducted at the rear area of the subject tenant space, adjacent to the existing public right-of-way (alley).

ANALYSIS:

- ***Project Description***

The project proposes tenant improvements for a change in use of an existing 5,532 square foot one-story building. The building is proposed to be used for commercial uses.

The proposed tenant improvements will consist of subdividing the building into four tenant spaces which will host retail businesses. The parking area will be resurfaced and restriped to accommodate off-street parking and one designated loading space. Drought-tolerant landscaping is also proposed along southerly and easterly boundaries of the site.

A required trash storage area has been incorporated to the proposed building design in order to conceal trash and make it accessible during pick-up times. In addition, decorative stamped concrete is proposed at the two driveway entrances of the site to complement the architectural style of the building.

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 existing one-story building is in compliance with FAR requirements of the Code.

FLOOR AREA RATIO 2:1		
Lot Size	Allowable Floor Area Ratio	Proposed Floor Area Ratio
14,570 sq. ft.	2 sq. ft. of G.F.A : 1 sq. ft. of Lot Area = 29,140 sq. ft.	5,532 sq. ft./ 14,570 sq. ft. = .38 ≤ 2 = OK

- ***Architectural Design***

The exterior design of the proposed building will be contemporary in style. The contemporary design will consist of exterior stucco finish walls and variation in wall planes

with the use of reveal moldings to break the long horizontal wall planes of the building. The facades are proposed to incorporate the contemporary architectural style with raised parapets and cornice elements at the edges.

- ***Landscaping***

Landscaping is proposed along the front setback areas of the property. The landscaping consists of 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.

- ***Floor Plan***

The proposed retail ice store will be located in the northwest corner of the building. As a result, the tenant space will not be a conventional rectangular shape. The floor plan will be divided into a storage area toward the rear with an adjacent freezer area. A corridor will provide access between the freezer/storage areas and the customer service area. The customer area is where all purchase transactions will take place and ice packages be given to the customers.

- ***Access/ Circulation***

The subject site is accessible from three existing driveways. Two driveways are located along Santa Fe Avenue and one is located along Randolph Street. However, the northerly driveway along Santa Fe Avenue will be demolished and replaced with a new sidewalk. In addition, the existing driveway along Randolph Street will be reduced to a 24-foot width. Decorative stamped concrete is also proposed at the entrances of the driveways to complement the architectural design of the building. Deliveries to the store are also proposed within the customer service area.

- ***Off-Street Parking***

Pursuant to HPMC Section 9-3.804, the parking requirement for “Retail commercial” uses is one space for each 400 square feet of gross floor area.

In accordance with the City’s parking standards, it was determined that a total of 14 off-street parking spaces are required. The “retail commercial” parking ratio was applied in order to calculate the required parking for the subject site.

The project proposes a 1,396 square foot ice retail store for one of the tenant spaces, leaving the remaining area of building vacant for prospect tenants. A total of 14 off-street parking spaces are proposed as part of the parking lot area improvements. As a result, there will be no surplus parking spaces.

Planning Staff informed the applicant that future uses that require more than the number of parking spaces for “retail commercial” uses, would create a parking deficiency. Therefore, the uses would not be allowed at the subject site unless they comply with the additional off-street parking requirements. The applicant acknowledged staff comments and has self-selected to restrict the site for retail uses only.

The proposed parking layout would also incorporate one new loading space within the parking area. The loading space is proposed to measure 10 feet in width and 25 feet in length. Pursuant to the HPMC, one loading space is required for a building measuring less than 10,000 square feet. As a result, the site will be in compliance with parking and loading space requirements.

Deliveries are proposed to be conducted at the rear area of the subject tenant space, adjacent to the existing public right-of-way (alley). However, Planning Staff has determined that the minimum required loading space dimensions would encroach into the alley. As a result, Planning Staff will include a condition of approval requiring all loading and unloading to be conducted within the designated loading space as approved by the Planning Division.

The parking calculations are summarized in the following table:

STANDARD OFF-STREET PARKING CALCULATION		
Type	Required	Proposed
Ice Retail Store	Ratio: 1/400 sf (1,396 sf/400) = 3.49	
Unknown (General Retail)	Ratio: 1/400 sf (896 sf/400) = 2.24	
Unknown (General Retail)	Ratio: 1/400 sf (845 sf/400) = 2.11	
Unknown (General Retail)	Ratio: 1/400 sf (2,251 sf/400) = 5.62	
Total	13.47 = 14 spaces	14 spaces
Surplus of 0 spaces / Deficiency of 0 spaces		

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

According to the Los Angeles County Assessor’s Parcel Map, the subject site is comprised of one parcel with internal lot ties. A condition of approval has been included requiring the Lot Line Adjustment/Lot Merger in order to eliminate the lot ties.

- ***Development Permit Analysis***

In granting a Development Permit for the change in use and tenant improvements of an existing 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, 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.

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.***
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 15301, Existing Facilities.***
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 Santa Fe Avenue include retail stores, 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 Santa Fe Avenue and Randolph Street. The subject site is connected to public utilities. The surrounding area is completely developed with public access, water, sanitation, and other public utilities. The tenant improvements 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 tenant improvements 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 Santa Fe 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. In addition, the proposed project has 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.

RECOMMENDATION: The Planning Commission conduct a public hearing, consider all public testimony and adopt PC Resolution No. 2016-15, 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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PC CASE NO. 2016-15 DP: 2319 Randolph Street

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8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. That the business be operated in compliance with the City of Huntington Park Noise Ordinance.
18. 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.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2016-15 DP: 2319 Randolph Street

March 15, 2017

Page 12 of 15

19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. That the operator shall obtain its City of Huntington Park Business License prior to commencing business operations.
26. That the parking areas be resurfaced, slurry sealed, and striped as approved by the Planning Division.
27. 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 building.
28. No outside storage shall be permitted.
29. No payphones shall be allowed on the site.
30. Decorative stamped concrete shall be provided along the driveway entrances in width not less than the required setbacks.

31. That the retail ice store operator conduct all loading and unloading of merchandise within the designated loading space as approved by the Planning Division.
32. That a Lot Line Adjustment/Lot Merger shall be required in order to eliminate the internal lot ties of the parcel. 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.
33. That the applicant and property owner agree in writing to the above conditions.

CODE ENFORCEMENT

34. Keep trash enclosure and storage area locked at all times when not in use.
35. That "NO LOITERING" and "NO OVERNIGHT PARKING" signs be displayed throughout the parking area as approved by the Planning Division.
36. Any and all temporary signs and banners shall be approved by the Planning Division.

PUBLIC WORKS

37. Prior to issuance of grading, building or other permits as appropriate, the applicant shall pay all necessary fees to the City.
38. If a new sewer line/connection is installed, a fee will be required in addition to the fees paid to the County of Los Angeles Sanitation District, and shall be paid prior to building permit issuance.
39. A separate public works permit and payment of fee is required for all work in the public right-of-way.

Randolph Street

40. Remove and replace broken and off grade sidewalk and construct new concrete sidewalk along the length of the property frontage in accordance with SPPWC standard plan 113-2, and as directed by the City Engineer or his/her designee.
41. Remove and replace broken and off grade curb and gutter and construct new curb and gutter along the length of the property frontage in accordance with SPPWC Standard Plan 120-2, and as directed by the City Engineer or his/her designee.
42. Existing parkway trees shall be trimmed along the property frontage as directed by the Public Works Department.
43. Existing driveway shall be reconstructed as Commercial per the corresponding Public Works Standards as directed by the City Engineer.

- 44. Remove abandoned Water Meter in the parkway.
- 45. Rehabilitate existing street pavement on the west bound barrel of Randolph Street by cold milling the existing pavement to a depth of 3" along the length of the property frontage.
- 46. Underground all services to the property.

Alley

- 47. Rehabilitate existing alley by cold milling the existing pavement to a depth of 3" along the length of the property frontage as directed by the City Engineer.
- 48. The fence blocking the alley entrance shall be removed immediately.

Santa Fe Avenue

- 49. Remove and replace broken and off grade sidewalk as directed by the Public Works Inspector.
- 50. Remove and replace broken and off grade curb and gutter as directed by the Public Works Inspector.
- 51. Close existing driveway apron in the northerly end of the property as directed by the Public Works Inspector.
- 52. Reconstruct existing driveway apron on the southerly end of the property to align with the proposed striping of the parking lot as directed by the Public Works Inspector.
- 53. Reconstruct the existing Access Ramp to meet the new ADA Standard and as directed by the Public Works Inspector.
- 54. Reconstruct existing street pavement along the property frontage to the Center Line of the Street by cold milling the existing pavement to a depth of 3".
- 55. Replace all the affected striping as directed by the Public Works Inspector.

COUNTY OF LOS ANGELES FIRE DEPARTMENT

- 56. 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. 2016-15
- B: Business Description
- C: Vicinity Map
- D: Assessor's Parcel Map
- E: Site Plan
- F: Floor Plan
- G: Elevations
- H: Applications and Environmental Assessment Checklist

PC RESOLUTION NO. 2016-15

EXHIBIT A

CASE NO. 2016-15 DP

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

4 **SECTION 1:** Based on the evidence in the Environmental Assessment
5 Questionnaire, the Planning Commission adopts the findings in said Questionnaire and
6 determines that the project, as proposed, will have no significant adverse effect on the
7 environment and adopts an Environmental Categorical Exemption (CEQA Guidelines,
8 Article 19, Section 15301, Existing Facilities.

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

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

14 **Finding:** The subject zoning district, CG, is intended to provide for general retail,
15 professional office, and service-oriented business activities serving a community-
16 wide need under design standards that ensure compatibility and harmony with
17 adjoining land uses. Per Section 9-4.202 of the HPMC, retail, café/restaurants,
18 and offices are permitted uses within the subject zoning district. In addition, the
19 proposed development complies with all Commercial Zone Standards of Section
20 9-4.203 of the HPMC.

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

22 **Finding:** The proposed project is consistent with Goal 1.0; Policy 1.2 of the
23 General Plan due to the fact that project will provide for a mix of land uses which
24 meets the diverse needs of all Huntington Park residents, offer a variety of
25 employment opportunities, and allows for the capture of regional growth. In
26 addition, the project will encourage community-oriented retail in Huntington Park.

27 **3. The proposed development would be harmonious and compatible with**
28 **existing and planned future developments within the zoning district and**

1 **general area, as well as with the land uses presently on the subject**
2 **property.**

3 **Finding:** It is anticipated that the existing and future development of the zoning
4 district will continue as commercial. The surrounding properties within the vicinity
5 are built for commercial or industrial uses. The proposed development will be
6 similar and compatible with existing surrounding uses, therefore, will not adversely
7 impact the subject site or surrounding area. The proposed use would not be of
8 greater intensity than the existing surrounding uses.

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

12 **Finding:** The proposed project has been reviewed and determined to be
13 Categorically Exempt from CEQA requirements pursuant to Article 19, Section
14 15301, Existing Facilities.

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

17 **Finding:** The subject site is surrounded by other similar commercial uses.
18 Neighboring businesses along Santa Fe Avenue include retail stores, restaurants,
19 offices, and other industrial uses. The proposed development meets all of the
20 minimum development standards as set forth in the HPMC Sections 9-4.202 and
21 9-4.203. Thereby, the subject site is suitable for the proposed project.

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

25 **Finding:** Vehicular and pedestrian access to the site would be provided along
26 Santa Fe Avenue and Randolph Street. The subject site is connected to public
27 utilities. The surrounding area is completely developed with public access, water,
28 sanitation, and other public utilities. The tenant improvements will connect to the

1 existing infrastructure and will not impede the accessibility to public access, water,
2 sanitation, or other public utilities and services. It is expected that the proposed
3 tenant improvements will not be detrimental to public health, safety and general
4 welfare.

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

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

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

17 **Planning Division**

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

- 1 3. That all architectural detailing, including building materials, lighting, colors, façade
2 improvements, finishes and other details be consistent with the submitted plans
3 as 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
6 Business License Regulations of the City of Huntington Park.
- 7 5. That the use be conducted, and the property be maintained, in a clean, neat,
8 quiet, and orderly manner at all times and comply with the property maintenance
9 standards as set forth in Title 8, Chapter 9, and Section 9-3.103.18 of the
10 Huntington Park Municipal Code.
- 11 6. That any violation of the conditions of this entitlement may result in the revocation
12 of the 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
15 establishment.
- 16 8. That this entitlement expire in the event it is not exercised within one (1) year from
17 the date of approval, unless an extension has been granted by the Planning
18 Commission.
- 19 9. All proposed signage shall be reviewed and approved by the Planning Division
20 under a separate permit. All proposed signage shall comply with the requirements
21 of the Huntington Park Municipal Code and/or Master Sign Program of the subject
22 site.
- 23 10. That all existing and/or proposed mechanical equipment and appurtenances,
24 including satellite dishes, gutters etc., whether located on the rooftop, ground level
25 or anywhere on the property shall be completely shielded/enclosed so as not to
26 be visible from any public street and/or adjacent properties. Such
27 shielding/enclosure of facilities shall be of compatible design related to the
28 building structure for which such facilities are intended to serve and shall be
installed prior to issuance of the Certificate of Occupancy.
11. 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.
12. 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.
13. 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 14. That prior to the issuance of the Certificate of Occupancy, the property owner
2 shall grant either by the covenants, conditions and restrictions for the subject
3 property, or by a separate covenant recorded against the subject property, the
4 right of entry for authorized City employees or agents for the purpose of removing
5 or painting over graffiti from structures on the subject property.
- 6 15. 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
8 Division's approval prior, to the issuance of the Certificate of Occupancy.
- 9 16. All outdoor display shall be reviewed and approved by the Planning Division. An
10 outdoor uses application shall be submitted to the Planning Division along with a
11 completed application, submittal requirements, and all applicable fees shall be
12 paid at the time of submittal.
- 13 17. That the business be operated in compliance with the City of Huntington Park
14 Noise Ordinance.
- 15 18. That all required on-site parking and loading spaces comply with the minimum
16 dimensions as set forth within the Huntington Park Municipal Code prior to
17 issuance of the Certificate of Occupancy.
- 18 19. That a landscape plan design stamped by a licensed landscape architect be
19 provided for the entire property, showing planter design, schedule of plant
20 material, planter location and method of automatic permanent irrigation. The plan
21 shall be submitted to and approved by the Planning Division, and such
22 landscaping shall be installed and planted according to such approved plan, prior
23 to being issued the certificate of occupancy, and shall thereafter be continuously
24 and permanently maintained.
- 25 20. That landscape planters with 6" curbing and permanent irrigation be provided
26 within the parking area, and that landscaping be provided in areas not used for
27 vehicle parking, vehicle circulation or pedestrian access.
- 28 21. 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.
- 22 22. 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.
- 23 23. 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.

- 1 24. That the Director of Community Development is authorized to make minor
2 modifications to the approved preliminary plans or any of the conditions if such
3 modifications shall achieve substantially the same results, as would strict
4 compliance with said plans and conditions.
- 5 25. That the operator shall obtain its City of Huntington Park Business License prior to
6 commencing business operations.
- 7 26. That the parking areas be resurfaced, slurry sealed, and striped as approved by
8 the Planning Division.
- 9 27. That no vending machines, including, but not limited to, water, movie/DVD/Blu
10 Ray, newspapers, candy, etc., shall be permitted on the exterior of the building.
- 11 28. No outside storage shall be permitted.
- 12 29. No payphones shall be allowed on the site.
- 13 30. Decorative stamped concrete shall be provided along the driveway entrances in
14 width not less than the required setbacks.
- 15 31. That the retail ice store operator conduct all loading and unloading of
16 merchandise within the designated loading space as approved by the Planning
17 Division.
- 18 32. That a Lot Line Adjustment/Lot Merger shall be required in order to eliminate the
19 internal lot ties of the parcel. Lot Line Adjustment/Lot Merger shall be submitted to
20 the Planning Division along with a completed application, submittal requirements,
21 and all applicable fees shall be paid at the time of submittal.
- 22 33. That the applicant and property owner agree in writing to the above conditions.

23
24
25 **Code Enforcement**

- 26 34. Keep trash enclosure and storage area locked at all times when not in use.
- 27 35. That "NO LOITERING" and "NO OVERNIGHT PARKING" signs be displayed
28 throughout the parking area as approved by the Planning Division.
36. Any and all temporary signs and banners shall be approved by the Planning
Division.

Public Works

37. City to issuance of grading, building or other permits as appropriate, the applicant
shall pay all necessary fees to the City.
38. If a new sewer line/connection is installed, a fee will be required in addition to the
fees paid to the County of Los Angeles Sanitation District, and shall be paid prior
to building permit issuance.

1 39. A separate public works permit and payment of fee is required for all work in the
2 public right-of-way.

3 ***Randolph Street***

4 40. Remove and replace broken and off grade sidewalk and construct new concrete
5 sidewalk along the length of the property frontage in accordance with SPPWC
6 standard plan 113-2, and as directed by the City Engineer or his/her designee.

7 41. Remove and replace broken and off grade curb and gutter and construct new curb
8 and gutter along the length of the property frontage in accordance with SPPWC
9 Standard Plan 120-2, and as directed by the City Engineer or his/her designee.

10 42. Existing parkway trees shall be trimmed along the property frontage as directed
11 by the Public Works Department.

12 43. Existing driveway shall be reconstructed as Commercial per the corresponding
13 Public Works Standards as directed by the City Engineer.

14 44. Remove abandoned Water Meter in the parkway.

15 45. Rehabilitate existing street pavement on the west bound barrel of Randolph Street
16 by cold milling the existing pavement to a depth of 3" along the length of the
17 property frontage.

18 46. Underground all services to the property.

19 ***Alley***

20 47. Rehabilitate existing alley by cold milling the existing pavement to a depth of 3"
21 along the length of the property frontage as directed by the City Engineer.

22 48. The fence blocking the alley entrance shall be removed immediately.

23 ***Santa Fe Avenue***

24 49. Remove and replace broken and off grade sidewalk as directed by the Public
25 Works Inspector.

26 50. Remove and replace broken and off grade curb and gutter as directed by the
27 Public Works Inspector.

28 51. Close existing driveway apron in the northerly end of the property as directed by
the Public Works Inspector.

52. Reconstruct existing driveway apron on the southerly end of the property to align
with the proposed striping of the parking lot as directed by the Public Works
Inspector.

1 53.Reconstruct the existing Access Ramp to meet the new ADA Standard and as
2 directed by the Public Works Inspector.

3 54.Reconstruct existing street pavement along the property frontage to the Center
4 Line of the Street by cold milling the existing pavement to a depth of 3".

5 55.Replace all the affected striping as directed by the Public Works Inspector.

6 **County of Los Angeles Fire Department**

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

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

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

16 **PASSED, APPROVED, AND ADOPTED this 15th day of March, 2017 by the**
17 **following vote:**

18 AYES:

19 NOES:

20 ABSENT:

21
22 HUNTINGTON PARK PLANNING COMMISSION

23
24 _____
25 Efren Martinez, Chairperson

26 ATTEST:

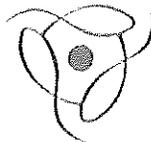
27
28 _____
Carlos Luis, Secretary

BUSINESS DESCRIPTION

EXHIBIT B

CASE NO. 2016-15 DP

CENTRAL
LOS ANGELES
TRADING, INC.



March 2, 2017



Business Schedule for Central Los Angeles Trading, Inc

Hours of Operation: Central Los Angeles Trading, Inc will operate Monday through Friday from 8:00a.m. to 4:00p.m.

Hours for Receiving: Central Los Angeles Trading, Inc will have one truck deliver Monday through Friday from 7:00a.m. to 8:00a.m.

Employees: Central Los Angeles Trading, Inc will have 4 employees on premise.

Alarm System: Central Los Angeles Trading, Inc will have a 24hour Monday through Friday Alarm Monitor Service connected to the Police Department and to the Fire Department.

Sincerely,

Esther Guzman
Secretary / Treasury



VICINITY MAP

EXHIBIT C

CASE NO. 2016-15DP

ASSESSOR'S PARCEL MAP

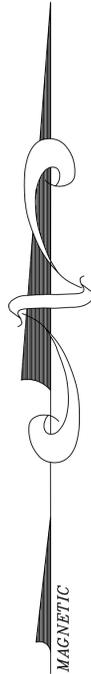
EXHIBIT D

CASE NO. 2016-15 DP

SITE PLAN

EXHIBIT E

CASE NO. 2016-15 DP



40'

EXISTING BUILDING

S85°12'00"E 150.69'

N. 107 SQ. FT. TRASH ENCLOSURE

N. 1,396 SQ. FT. RETAIL 3 ICE STORAGE

N. 2,251 SQ. FT. RETAIL 4 CONVENIENCE STORE

N. EDISON EQUIPMENT

N. DECORATIVE BIKE RACK

N. 845 SQ. FT. GENERAL RETAIL 2

N. PATH OF TRAVEL

9'-0" MIN.

8'-0"

8'-0"

8'-0"

8'-0"

8'-0"

8'-0"

8'-0"

8'-0"

8'-0"

8'-0"

N. 896 SQ. FT. GENERAL RETAIL 1

LOADING ZONE 20'-0"

PARKING AREA TO BE RESURFACE & RE-STRIPED

N. DRIVEWAY

N. DRIVEWAY

N. DRIVEWAY

N. LANDSCAPE

N. LANDSCAPE

NEW MONUMENT SIGN (UNDER SEPARATE PERMIT)

E. ALLEY

95.32'

N. 6'-0" IRON GATE

N. 6'-0" IRON FENCE

N. PATH OF TRAVEL

E. SIDEWALK

N. LANDSCAPE

NEW SIDEWALK

N. LANDSCAPE

E. APPROACH

N. PAVERS

E. SIDEWALK

E. SIDEWALK

E. SIDEWALK

E. SIDEWALK

E. SIDEWALK

SANTA FE AVENUE
N00°36'00"W 178.44' MEAS.



N83°26'00"W 685.35' MEAS.
N RANDOLPH STREET

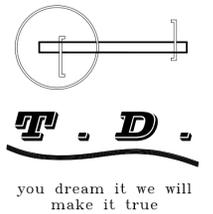
FD. BRASS CAP IN WELL

NEW SITE PLAN

SYMBOL	LEGEND
	LUMINARIES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES OR SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION.

FOR LIGHTING AT SITE PLAN SEE LIGHTING PLAN

SYMBOL	LEGEND
	N. LANDSCAPE TO BE CALIFORNIA NATURE LOW WATER CONSUMPTION



5003 Telegraph Rd. Los Angeles CA. 90022
Tel (562) 479-5805
Fax (800) 878 8275

CORONA CONSTRUCTIONS
Tel (323) 216-1160
Fax (323) 584-3202

DATE	REVISIONS:
10/28/2016 9:09:05 AM	
1	
2	
3	
4	
5	
6	

OWNER: FRED RADER
PH: (213) 999-0079
ASSESSOR #: 6321 - 004 - 047
EXISTING BUILDING TO BE DIVIDED IN TO 4 GENERAL RETAIL SPACES

JOB ADDRESS: 2319 RANDOLPH ST HUNTINGTON PARK, CA 90255
PROPOSED SITE PLAN
SCALE: 1/8" = 1' - 0"

JOB NO. 16-022
DRAWN BY: i.r.
DATE: Apr. 2016

A-1.2

FLOOR PLAN

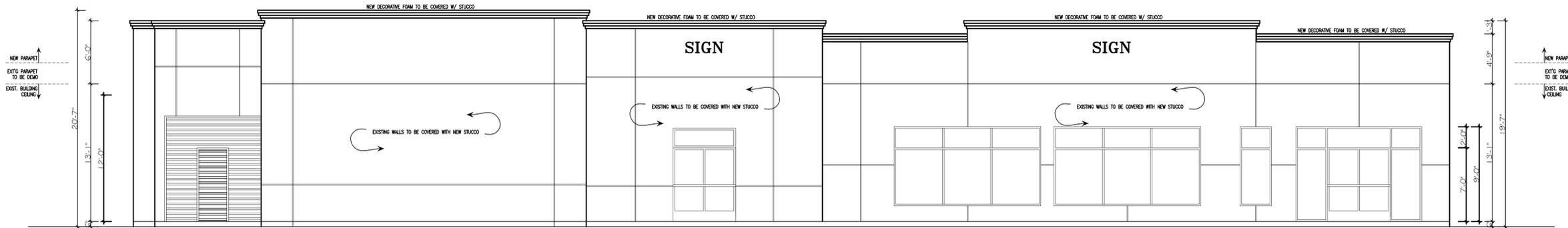
EXHIBIT F

CASE NO. 2016-15 DP

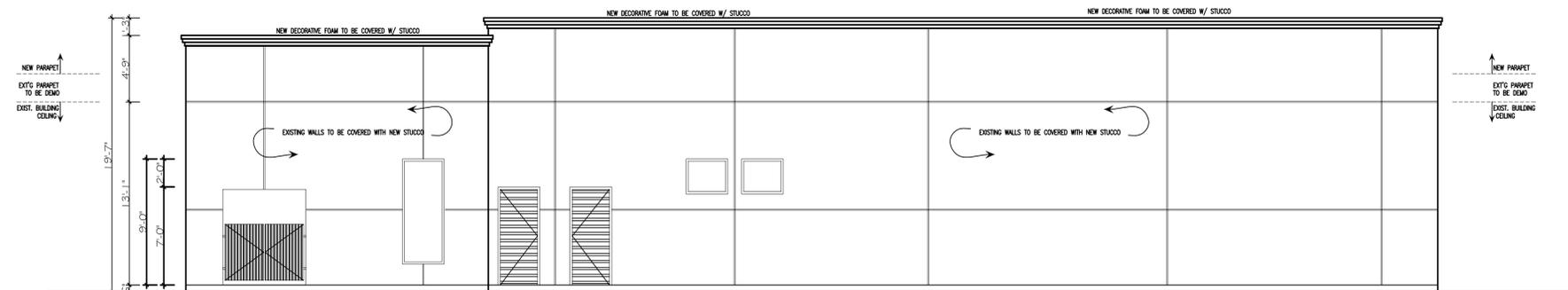
ELEVATIONS

EXHIBIT G

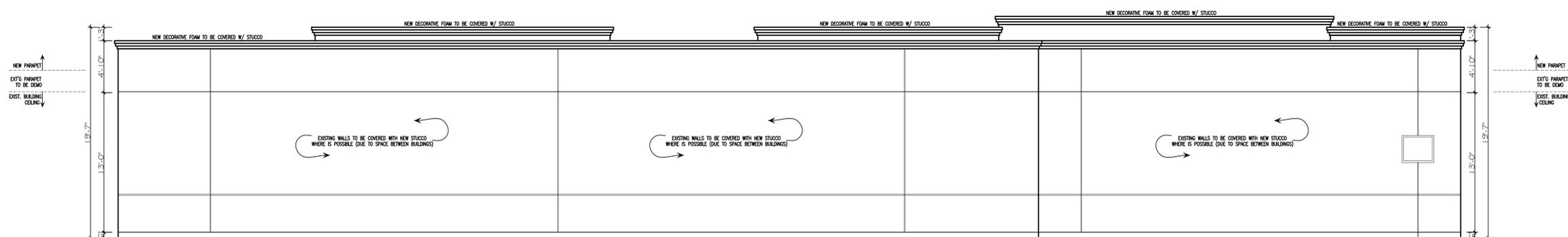
CASE NO. 2016-15 DP



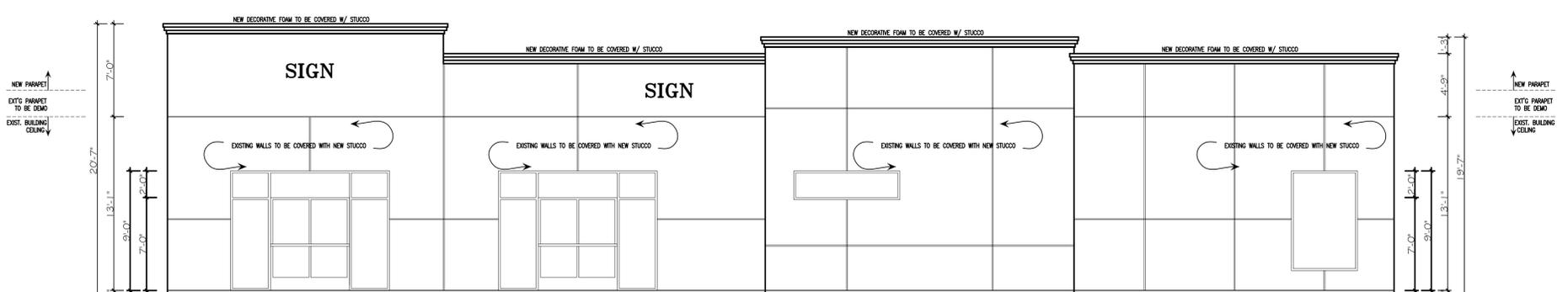
SOUTH ELEVATION



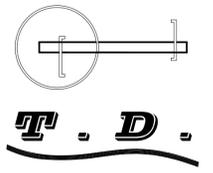
WEST ELEVATION



NORHT ELEVATION



EAST ELEVATION



you dream it we will make it true

5003 T... Rd. ... CA. 90022

T: (562) 479-5805
F: (800) 878 8275

CORONA
CONSTRUCTIONS

Tel (323) 216-1160
Fax (323) 584-3202

10/22/2016 8:43:42 PM

NO.	REVISIONS:
1	
2	
3	
4	
5	
6	

OWNER: FRED RADER
PH: (213) 999-0079

ASSESSOR #: 6321 - 004 - 047
EXISTING BUILDING TO BE DIVIDED IN TO 4 GENERAL RETAIL SPACES

JOB ADDRESS: 2319 RANDOLPH ST
HUNTINGTON PARK, CA 90255

NEW ELEVATIONS

JOB NO. 16-022

DRAWN BY: i.r.

DATE: Apr. 2016

A-3.2

**APPLICATION AND ENVIORNMENTAL
ASSESSMENT CHECKLIST**

EXHIBIT I

CASE NO. 2016-15 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

RECEIVED
JAN 03 2017

FOR OFFICE USE ONLY

Date Filed: _____ File No.: 2016-15 D Fee/Receipt No.: _____ Initials: RP

PROJECT INFORMATION

Project Address: 2319 Randolph Street
 General Location: Northwest Corner of Randolph Street and Santa Fe Avenue
 Assessors Parcel Number (APN): 6321-004-047 -

APPLICANT'S INFORMATION

Applicant: coronaconstruction
 Mailing Address: [redacted] huntington park ca 90255
 Phone 1: [redacted] Phone 2: _____ Fax: _____

PROPERTY OWNER'S INFORMATION

Property Owner: Fred Rader
 Mailing Address: [redacted] Pasadena, CA 91105
 Phone 1: [redacted] Phone 2: _____ Fax: _____

PROJECT DESCRIPTION (Check as Appropriate):

Interior Improvement(s) Only Addition to Existing Structure New Structure
 Other Improvements (Describe): Parking lot and facade improvements

Describe in detail the proposed development:

LC. chance to use a less intensive use from industrial automotive repair to a comercial shopping center at 2319 Randolph Street in the C-G Zone. (HPMC 9-2. 1004) Interior & Exteror tendant improvements.

TYPE OF USE (Check as Appropriate):

Residential Retail/Office Commercial Restaurant Industrial/Manufacturing
 Other (Describe): _____

Square Footage of New Development/Addition: 2,117 sf
 Total Square Footage: Lot: 14,570 sf Building: 5,532 sf
 Lot Coverage: 35.7% Off-Street Parking Spaces Provided: 14 No. of Floors: 1

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

[redacted signature]
 Signature of Applicant

1/3/16
 Date



CITY OF HUNTINGTON PARK
 Community Development Dept. • Planning Division
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ENVIRONMENTAL INFORMATION FORM

RECEIVED
 JAN 03 2017

FOR OFFICE USE ONLY

BY: _____ Date Filed: _____ File No.: 206-15DP Fee/Receipt No.: _____ Initials: RP

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

Name: Leonardo Corona

Address: [REDACTED] Ave.

Telephone: [REDACTED] Fax: _____

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

Name: Leonardo Corona

Address: [REDACTED]

Telephone: [REDACTED] Fax: _____

3. **Address of project:** 2319 Randolph Street, Huntington Park, CA 90255

4. **Assessor's Parcel Number (APN):** 6321-004-047

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

Conditional Use Permit , 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:**

Building and Safety, Health Department, California Department of Alcoholic Beverage Control la fire department la sanitation district

7. **Existing Zone:** C-G

8. **Proposed use of site:** Multi-tenant comercial building

9. **Site size** (lot dimensions and square footage):

14,570 square feet.

10. **Project size:**

Square feet to be added/constructed to structure(s):

Proposed tenant space: 2,251 square feet outline (existing construction; no new square footage)

Total square footage of structure(s): 5,532 square feet

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

Existing: 1

Proposed: 1

12. **Parking:**

Amount required: 14 spaces

Amount provided: 13 spaces for the entire site

13. **Anticipated time scheduling of project:** 6 months

14. **Proposed phasing of development:** one phase

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

N/A

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

Revise and explain proposed T.I. and specifically any known uses.

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

N/A

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

N/A

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

A) Potentially Significant Impact

B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

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

AIR QUALITY

20. Would the proposed project:

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

BIOLOGICAL RESOURCES

21. Would the proposed project:

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

CULTURAL RESOURCES:

22. Would the proposed project:

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

GEOLOGY AND SOILS

23. Would the proposed project:

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

HAZARDS

24. Would the proposed project:

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

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

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

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

LAND USE AND PLANNING

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

MINERAL AND ENERGY RESOURCES

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

NOISE

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

POPULATION AND HOUSING

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

PUBLIC SERVICES

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

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

RECREATION

31. Would the proposed project:

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

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

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

UTILITIES AND SERVICE SYSTEMS

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

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

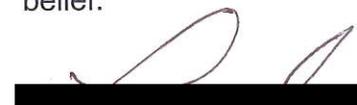
34. Describe the project site as it exists before the project, including any existing structures on the site, and the use of the structures (i.e. residential, commercial, industrial, etc.) Attach photographs of the site and of the surrounding land uses.

The lot size of the proposed site is 14,570 square feet. The shape of the lot is rectangular. The site has an approximately 5,532 square foot existing industrial/commercial one-story structure that was previously used for vehicle repair services (three vehicle bays, storage and office). There is an open parking lot at the corner of the property with two driveway aprons.

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 proposed land use meets the development standards prescribed by the HPMC for commercial developments (shopping center) located in the C-G zone. The building for the proposed use has an overall height of approximately 20 feet. Along Santa Fe Avenue, the building has a 25-foot front setback.

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)

1/3/16
Date



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: MARCH 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. 2016-16 DP / CUP
(DEVELOPMENT PERMIT / CONDITIONAL USE PERMIT)**

REQUEST: For a Development Permit and Conditional Use Permit to establish a convenience store with the off-sale of beer and wine (type-20 license) at 2319 Randolph Street, in the Commercial General (CG) zone.

APPLICANT: Mr. Leonardo Corona of Corona Construction
3340 Gage Avenue
Huntington Park, CA 90255

PROPERTY OWNER: Mr. Fred Rader
550 S Orange Grove Circle
Pasadena, CA 91105

PROJECT LOCATION: 2319 Randolph Street

**ASSESSOR'S
PARCEL NUMBER:** 6321-004-047

PRESENT USE: Vacant automotive repair building

BUILDING SIZE: 5,532 sq. ft.

SITE SIZE: 14,570 sq. ft.

GENERAL PLAN: General Commercial

ZONE: Commercial General (CG)

PLANNING COMMISSION AGENDA REPORT

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SURROUNDING

LAND USES:

North: Industrial

West: Industrial/Residential

South: Industrial/Residential/ Rail Transportation

East: Commercial

MUNICIPAL CODE

REQUIREMENTS FOR

CONVENIENCE STORES:

Pursuant to Municipal Code Section 9-4.203(2)(F), the retail sales of groceries, staples, sundry items and/or alcoholic beverages within structures of less than 5,000 square feet of gross floor area are subject to the approval of a Development Permit and shall be developed/operated in the following manner:

1. The minimum site area for a new convenience store shall be 10,000 square feet;
2. The site shall have direct frontage along a major or secondary street;
3. One access drive may be permitted for each street frontage. The design and location of the access drive(s) shall be subject to the approval of the Director;
4. No convenience store shall be located less than 1000 feet from an existing or previously approved convenience store, or an existing elementary, junior high school, or high school, as measured from one property line to another;
5. All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way;
6. All landscaping shall be installed and permanently maintained in compliance with Chapter 3, Article 8 (Landscaping Standards);
7. All on-site signs shall be in compliance with Chapter 3 Article 12 (Sign Standards);
8. All on-site parking shall be in compliance with Chapter 3, Article 8 (Off-Street Parking Standards). A specific parking plan shall be developed as part of the permit review process;

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9. The premises shall be kept in a neat, clean and orderly condition at all times;
10. Every parcel with a structure shall have trash receptacle(s) on the premises in compliance with Section 9-3.103;
11. If on-site dispensing of automotive fuels is provided, the design, location, and operation of these facilities shall be consistent with the provisions of Subsection 9-4.203.N (Service Station Standards). Additionally, the cashier location shall provide direct visual access to the pump islands and the vehicles parked adjacent to the islands;
12. Each convenience store shall provide a minimum of one public, disabled-accessible restroom located within the store;
13. Public pay telephones provided on-site shall not be set up for incoming calls. Public telephones shall be featured with "call out" service only;
14. Up to four (4) video games may be installed and operated on the premises;
15. The design of the convenience store and its construction materials shall be in compliance with the design guidelines contained in the General Plan; and
16. A convenience store adjacent to any residential zoning district/use shall have a six (6)-foot-high decorative masonry wall along all property lines adjacent to the district(s). The design of the wall and its construction materials shall be subject to the approval of the Director.

**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" (D) in the applicable zoning district.

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**REQUIRED FINDINGS
FOR A DEVELOPMENT
PERMIT:**

Pursuant to HMPC Section 9-2.1007, a Development Permit may be approved only if all of the following findings are made:

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

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

Following a hearing, the Planning Commission shall record its decision in writing and shall recite the findings upon which the decision is based. The Commission may approve and/or modify a CUP application in whole or in part, with or without conditions, only if all of the following findings are made:

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;
2. The proposed use is consistent with the General Plan;
3. The approval of the CUP for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
4. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public 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:**

Categorical Exemption, CEQA Article 19, Section 15301, Existing Facilities.

PLANNING COMMISSION AGENDA REPORT

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BACKGROUND:

- ***Site Description***

The site is located at the northwest corner of Santa Fe Avenue and Randolph Street surrounded by industrial warehouses to the north; a residence to the west; an industrial warehouse to the south, and a commercial shopping center to the east.

The subject site is comprised of three lots totaling 14,570 square feet. The site is developed with an automotive repair building that is currently vacant.

- ***Associated Project***

A separate project (PC Case No. 2016-15 DP) was proposed by the applicant (Mr. Leonardo Corona) for a change in use, interior tenant improvements, and façade enhancements to the existing building within the subject site. The proposed upgrades are to accommodate four new tenant spaces for retail uses including a convenience store. The project is currently pending Planning Commission approval.

- ***Project Proposal***

The applicant, Corona Construction, is requesting approval of a Development Permit and a Conditional Use Permit to establish a convenience store with the off-sale of beer and wine within a multi-tenant commercial building located at 2319 Randolph Street within the Commercial General (CG) Zone.

- ***Business Operation***

The proposed convenience store will be operated by Circle K. According to the business description dated March 2, 2017, Circle K “is known as neighborhood store which carries all kind of different products for daily use and food for people working any shift of the day. (Coffee, hot dog, all kinds of drinks)”.

Circle K proposes to operate 24 hours per day, seven days a week. The off-sale of beer and wine (Type 20 ABC License) is also proposed in conjunction with the convenience store.

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ANALYSIS:

- ***Convenience Stores with alcohol sales***

The applicant is requesting to establish a convenience store with the off-sale of beer and wine (Type 20 ABC License) within a 2,551 square foot tenant space located at the northeast corner of the existing building. Convenience stores are required to be developed in compliance with HPMC Code Section 9-4.203(2)(F).

The development standards for the off-sale of beer and wine within a convenience store require that the establishment be located a minimum of 100 feet from a residential zone; 300 feet from a school, park, religious organization, or discotheque/nightclub; and 1,000 feet from any other convenience stores, as measured from property line to property line. In addition, the off-sale of beer and wine within a convenience store requires a Conditional Use Permit, which may only be granted by the Planning Commission only if all the required findings are made. Planning Staff has determined that the project meets the minimum development standards for convenience stores pursuant to HPMC Section 9-4.203(2)(F) including minimum distances from sensitive receptors (shown in Exhibit G).

A moratorium established by the California Department of Alcoholic Beverage Control (ABC), in accordance with the Business and Professions Code Section 23817.5, is in effect and prohibits the issuance of off-sale beer and wine licenses (Type 20) in cities and counties where the ratio of Type 20 licenses exceeds one for each 2,500 inhabitants. The City of Huntington Park is listed as a moratorium city under Section 23817.5 of the Business and Professions Code due to the oversaturation of Type 20 licenses. As a result, new (Type 20) licenses may not be issued by ABC for establishments serving alcohol.

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- ***Business Operation***

The proposed Circle K will provide additional retail services by offering a variety of products including snacks, beverages, dry and fresh foods on a 24-hour basis for the convenience of the community and in which the Huntington Park residents may benefit from.

The operator will have two employees during each shift of the day with one store manager available during a portion of each day. As part of the security measures, the operator proposes to locate 24-hour security cameras inside the store with a 30-day recording back up system. In addition, an alarm system connected to the police and fire departments will be installed. The applicant proposes to sell alcohol during the hours imposed by ABC. However, the hours imposed by ABC were not specified by the applicant.

- ***Floor Plan***

The proposed 2,251 square foot convenience store floor plan will be divided into a retail display area, cooler area, and manager's office. Planning Staff has raised concerns of where the alcohol is proposed to be stored, displayed, and where the purchase transactions will be conducted within the proposed store. However, details were not provided by the applicant.

- ***Alcohol Sales***

During previous meetings, Planning Staff informed the applicant to submit a description of the security measures and handling of the proposed alcohol sales. The applicant has not provided information of protocol for alcohol transactions. As a result, the details of alcohol sales are unknown.

Due to the lack of details, the alcohol sales component of the project proposal has raised concerns for Planning Staff because alcohol sales have the potential to become detrimental to the surrounding properties and neighborhood. The proposed convenience store with alcohol sales has the potential to attract illicit activities, crime, and loitering. However, the applicant has not provided a plan to prevent or deter people from such activities within the subject site.

- **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 and unknown uses is 14 parking spaces. The project proposes a 2,251 square foot convenience store for one of the tenant spaces.

The parking calculations are summarized in the following table:

STANDARD OFF-STREET PARKING CALCULATION		
Type	Required	Proposed
Ice Retail Store	Ratio: 1/400 sf (1,396 sf/400) = 3.49	
Unknown (General Retail)	Ratio: 1/400 sf (896 sf/400) = 2.24	
Unknown (General Retail)	Ratio: 1/400 sf (845 sf/400) = 2.11	
Convenience Store	Ratio: 1/400 sf (2,251 sf/400) = 5.62	
Total	13.47 = 14 spaces	14 spaces
Surplus of 0 spaces / Deficiency of 0 spaces		

- **Department/Agency Comments**

The Huntington Park Police Department reviewed the project proposal, however, did not have any opposition.

The Planning Division received Crime Reporting District & Census Tract/Undue Concentration information from the California Department of Alcoholic Beverage Control (ABC). ABC reported that only two licenses (Type 20) are allowed within the subject census tract and currently there are two existing licenses. If approved, the number of existing licenses would exceed the number allowed. Therefore, a Public Convenience or Necessity (PCN) letter from the City

PLANNING COMMISSION AGENDA REPORT

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is required by ABC to allow an additional license within the subject tract.

A Public Convenience Necessity Letter may be granted by the Huntington Park City Council. If the Planning Commission approves the project, a condition of approval will be included requiring the issuance of a Public Convenience or Necessity letter by City Council.

- ***Development Permit and Conditional Use Permit Analysis***

In granting a Development Permit and a Conditional Use Permit to establish a new convenience store, the Planning Commission must make findings in connection with the Development Permit, as set forth in the Huntington Park Municipal Code (HPMC). Planning Staff has determined that additional information for the proposed project is necessary in order to determine if the required findings can be made in support of the project.

The Planning Commission may make the findings approving the proposed project. The findings in support of the project will be brought back to the Planning Commission at the next available meeting. If the Planning Commission denies the proposed project, the findings for the denial of the project will also be brought back to the Planning Commission at the next available meeting.

- ***Conclusion***

Planning Staff has raised concerns about security and operating characteristics for the proposed project due to the lack of information provided. Based on the above analysis, staff has determined that additional information is required.

RECOMMENDATION:

The Planning Commission has the following options:

1. Approve Development Permit and Conditional Use Permit Case No. 2016-16; subject to conditions (attached).
2. Deny Development Permit and Conditional Use Permit Case No. 2016-16.
3. Continue the item and request additional information.

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CONDITIONS OF APPROVAL:

PLANNING

1. That the property owner and applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the applicant shall pay for all costs of enforcement, including legal fees.
2. 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.
8. 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.
9. 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.

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10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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 building.
17. No outside storage shall be permitted.
18. No payphones shall be allowed on the site.
19. Operation of business shall not take place until successfully obtaining a letter of Public Convenience or Necessity issued by the City Council.
20. 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.
21. That the business be operated in compliance with the City of Huntington Park Noise Ordinance.

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22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. That the operator shall obtain its City of Huntington Park Business License prior to commencing business operations.
28. That the applicant and property owner agree in writing to the above conditions.

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (ABC)

29. A Public Convenience or Necessity (PCN) letter from the City of Huntington Park shall be provided by the applicant.

COUNTY OF LOS ANGELES FIRE DEPARTMENT

30. 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: Business Description
- B: Vicinity Map
- C: Assessor's Parcel Map
- D: Site Plan
- E: Floor Plan
- F: Buffer Maps (Minimum Distance from sensitive Receptors)
- G: Applications and Environmental Assessment Checklist

BUSINESS DESCRIPTION

EXHIBIT A

CASE NO. 2016-16 DP/CUP



VICINITY MAP

EXHIBIT B

CASE NO. 2016-16 DP/CUP

ASSESSOR'S PARCEL MAP

EXHIBIT C

CASE NO. 2016-16 DP/CUP

SITE PLAN

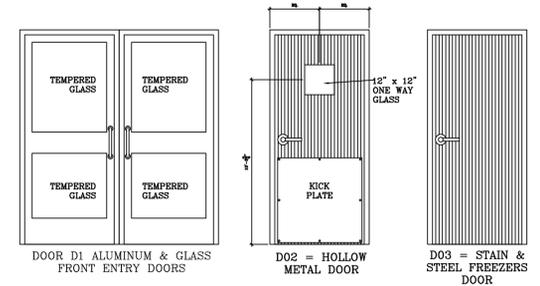
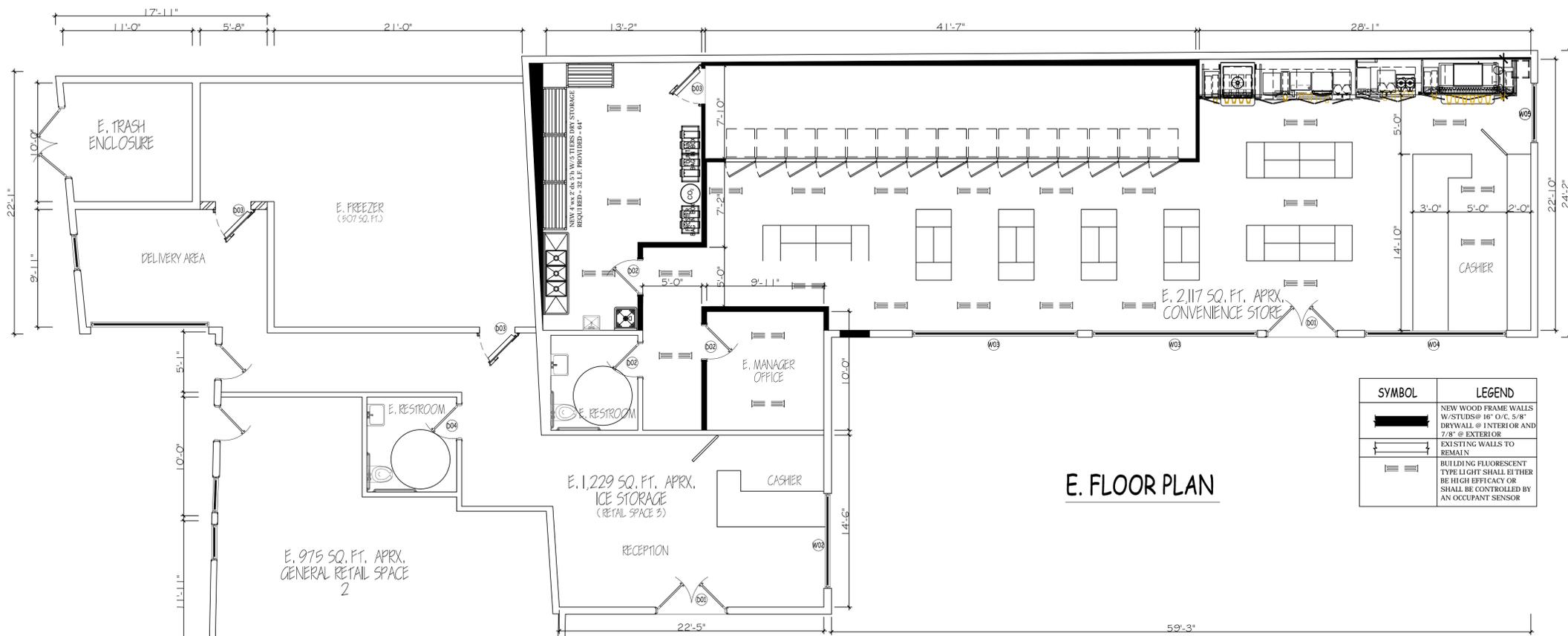
EXHIBIT D

CASE NO. 2016-16 DP/CUP

FLOOR PLAN

EXHIBIT E

CASE NO. 2016-16 DP/CUP

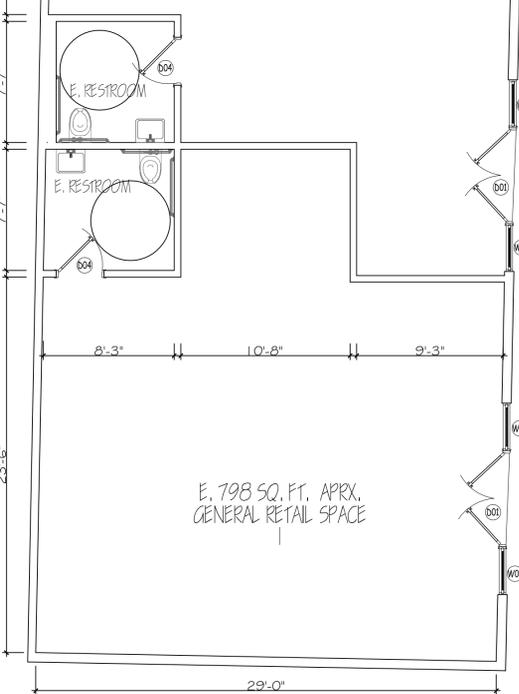


NOTE: THE BOTTOM 10 INCHES OF ALL DOORS, EXCEPT AUTOMATIC AND SLIDING, SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE. CBC 1133B.2.6 MAX. PUSH PULL FORCE FOR OPEN ANY DOOR SHALL BE 5 POUNDS

NOTE: DURABLE SIGNS TO BE POSTED ON THE EGRESS SIDE ON OR TO THE ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" THE SIGN SHALL BE IN LETTERS ONE INCH HIGH ON A CONTRASTING BACKGROUND.

SYMBOL	LEGEND
[Symbol]	NEW WOOD FRAME WALLS W/STUDS @ 16" O.C. 5/8" DRYWALL @ INTERIOR AND 7/8" @ EXTERIOR
[Symbol]	EXISTING WALLS TO REMAIN
[Symbol]	BUILDING FLUORESCENT TYPE LIGHT SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR

E. FLOOR PLAN



WINDOW SCHEDULE

REFERENCE	TYPE	DIMENTION	QUANTITY	STYLE	FRAME
W01	FIX WINDOW	36" X 108"	4	FRONT STORE	ALUMINUM
W02	FIX WINDOW	36" X 24"	1	FRONT STORE	ALUMINUM
W03	FIX WINDOW	168" X 90"	2	FRONT STORE	ALUMINUM
W04	FIX WINDOW	144" X 90"	1	FRONT STORE	ALUMINUM
W05	FIX WINDOW	60" X 90"	1	FRONT STORE	ALUMINUM

THE INFORMATION ON THIS SCHEDULE REFER TO FLOOR PLANS
NOTE: WINDOWS TO BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3

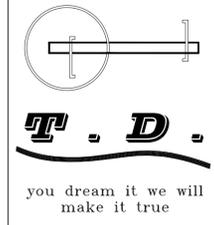
DOOR SCHEDULE

REFERENCE	TYPE	DIMENTION	QUANTITY	STYLE	FRAME
D01	GLASS DOOR	72" X 84" X 1-3/4"	4	FRONT STORE	ALUMINUM
D02	METAL DOOR	36" X 84" X 1-3/4"	3	HOLLOW METAL DOOR	VINYL
D03	FREEZER DOOR	36" X 84" X 1-3/4"	3	HOLLOW METAL DOOR	VINYL
D04	WOOD DOOR	36" X 84" X 1-3/4"	4	HOLLOW METAL DOOR	VINYL

THE INFORMATION ON THIS SCHEDULE REFER TO FLOOR PLANS
NOTE: *D1 & *D3 DOORS TO BE EQUIPPED WITH SELF-CLOSING DEVICE
NOTE: D1 DOORS TO BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 W/ SELF-CLOSING DEVICE
NOTE: ALL NEW DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
NOTE: ALL NEW DOORS SHALL COMPLY WITH ADA STANDARDS SEE ADA SHEET

NO:	QTY:	FRANCHISEE	SUPPLIED BY:	INSTALLED/RELOCATED BY:	ITEM DESCRIPTION:	MANUFACTURER:	MODEL NO:	VOLTAGE:	PH	AMPERAGE	FCW	IMF	FCW	IMF	REMARKS / NOTES:
A2	2	X		X	DUAL COFFEE BREWER	WILBUR CURTIS	#GEMTIF	208-230V	1	34.5 AMP	~	~	~	~	#14-30P .375" MALE FLARE / 1/4 TURN SHUT OFF VALVE RQD AT WATER SUPPLY
A4	1	X		X	DUAL COFFEE SERVER STAND	WILBUR CURTIS	#GEM51FT	120V	1	1.18 AMP	~	~	~	~	#5-15P
A5	2	X		X	COFFEE SERVER	WILBUR CURTIS	#GEM31F	~	~	~	~	~	~	~	ELECTRICAL SUPPLIED THRU STAND UNIT
A6	1	X		X	CAPPUCCINO MACHINE	WILBUR CURTIS	#PCG75	120V	1	15 AMP	~	~	~	~	#5-15P ELBOW-.375" NPT X .25" FLARE / 1/4 TURN SHUT OFF VALVE RQD AT WATER SUPPLY
A8	1	X		X	4 FLAVOR CREAMER DISP	CREAMISER	#M400	120V	1	3 AMP	~	~	~	~	#5-15P WITH "BLACK" GRANITE FINISH
B1	1	X		X	20V-FOUNTAIN MACHINE	SERVEND	#MDH-402-20 W/CEPIC	120V	1	5.4 AMP	YES	~	~	~	#5-15P 5" WATER LINE / 1/4 TURN SHUT OFF VALVE REQUIRED AT WATER SUPPLY
B2	1	X		X	1000# FTN ICE MAKER	MANITOWOC	#Y-1074C	120V	1	1.1 AMP	~	~	~	~	YES HARD WREDED .375" FPT WATER LINE / 1/4 TURN SHUT OFF VALVE REQUIRED AT WATER SUPPLY
B3	1	X		X	FTN ICE MAKER REM COND	MANITOWOC	#CVD-1095	208-230V	1	MCA: 15.7 AMP MAX FUSE: 20 AMP	~	~	~	~	HARD WREDED CONDENSER LOCATED ON ROOF TOP / PROVIDE ELECTRICAL DISCONNECT
B11	1	X		X	FROSTERS MACHINE	CORNELIUS	#VIPER4	208-230V	1	30 AMP	YES	~	~	~	#16-30P 1/4 TURN SHUT OFF VALVE REQUIRED AT WATER SUPPLY / 5" WATER LINE / MAX FUSE SIZE 45A / NOTE: 25 PSI WATER PRESSURE REQUIRED FOR MACHINE OPERATION
B12A	1	X		X	CUP/LID/STRAW DISPENSER	FCI	#CKG-FI-CUPDISP-R	~	~	~	~	~	~	~	~
B12B	2	X		X	CUP/LID/STRAW DISPENSER	FCI	#CKG-FI-CUPDISP-L	~	~	~	~	~	~	~	~
B12D	1	X		X	CUP DISPENSER	DISPENSE-RITE	#STL-S-4BT	~	~	~	~	~	~	~	(CUP ONLY - NO LID/STRAW)
B17	1	X		X	FROSTERS EXHAUST VENT	CAPTIVE AIR	#DR30HF	120V	1	4 AMP	~	~	~	~	HARD WREDED INSTALLED BY GC/OWNER / INCLUDES BACK DRAFT DAMPER & #8B19 5/8" DIA ROOF CURB / EJECT DISCONNECT INCLUDED / DUCT LOCATED ABOVE FROSTERS UNIT (W/PERK) INSIDE SHROUD / 18" X 16" ROOF OPENING REQUIRED
C1	1	X		X	HOTDOG ROLLER GRILL	STAR	#50SCBDE	120V	1	12.8 AMP	~	~	~	~	#5-15P
C2	1	X		X	SINGLE SNEEZE GUARD - 50	L&M SERVICES	#CUSTOM-SINGLE	~	~	~	~	~	~	~	CUSTOM GLASS SNEEZE GUARD FOR #50SCBDE
C7	1	X		X	MICROWAVE - 1000W	PANASONIC	#NE-1054	120V	1	15 AMP	~	~	~	~	#5-15P
C11	1	X		X	HEATED MERCHANDISER	SANDENVENDO	#MINI-HFD	120V	1	6 AMP	~	~	~	~	#5-15P
C14	1	X		X	SMALL BAKERY CASE	FCI	#SMALL BK CASE	~	~	~	~	~	~	~	~
DB	1	X		X	FOOD MERCHANDISER	FEDERAL	#SSRPF-5052	230V	1	10 AMP	~	~	~	~	~
D10	1	X		X	FOOD PREP UNIT	TRUE	#TSSU-27-8-ADA	120V	1	4.9 AMP	~	~	~	~	#5-15P
E1	LOT	X		X	CABINET/SS TOP PACKAGE	SHOPCO	~	~	~	~	~	~	~	~	LIVINGSTONE SOLID SURFACE TOPS-COLOR TO BE: 'SEDONA' TYP
E5	1	X		X	TOBACCO BACK BAR	IMAGE WORKS	#CK-212	~	~	~	~	~	~	~	12'-2" / UPPER / BASE SECTIONS / NON - ELECTRICAL
E8	LOT	X		X	GONDOLA PKG - 48"H	TOP SHELF	~	~	~	~	~	~	~	~	48"H WITH 16" BASE DECKS
E10	1	X		X	FOUNTAIN SHROUD	C I S	~	~	~	~	~	~	~	~	FABRICATE SHROUD PER DETAIL
E11	1	X		X	LED 'FROSTERS' SIGN	C I S	#LARGE FORMAT	120V	1	15 AMP	~	~	~	~	HARD WREDED LED SIGN: 24.75"H X 48"W / ELECT 84" AFF AT FOUNTAIN SIDE
E13	1	X		X	LED 'POLAR POP' SIGN	C I S	#LARGE FORMAT	120V	1	15 AMP	~	~	~	~	HARD WREDED GRAPHICS: 38" X 34.25" X 88" X 96"W / LED SIGN: 32.25" X 47.5" W / ELECT 84" AFF AT FOUNTAIN SIDE
F1	1	X		X	WATER BOOSTER	MANITOWOC/McCANN	#16-1517	120V	1	7 AMP	~	~	~	~	#5-15P INSTALLED ON BACK ROOM WATER SUPPLY BY OWNER/GC
F2	1	X		X	[3]-COMPARTMENT SINK	TURBO AIR	#TSA-3-14-D1	~	~	~	~	~	~	~	W/[2]-14X36 DRYING SHELVES ABOVE (GC TO PROVIDE IN WALL BACKING)
F3	1	X		X	FAUCET W/PRE-RINSE	FISCHER	#2901-14	~	~	~	~	~	~	~	PRE-RINSE ASSEMBLY - MDL #2210WB
F4	1	X		X	WM SST HAND SINK	SSP / ELKAY	#EHS-18-SDX	~	~	~	~	~	~	~	W/FAUCET / [2]-SIDE SPLASHES / INSTALLED BY OWNER/GC
F5	1	X		X	WATER FILTER	EVERPURE	#9437-10	~	~	~	~	~	~	~	INSTALLED AT MAIN WATER SUPPLY BY OWNER/GC
F6	TBD			X	BACKFLOW PREVENTER(S)	WILKENS (OR EQ)	#975XL	~	~	~	~	~	~	~	UNITS SHIPPED AND INSTALLED BY GC/OWNER AT MAIN WATER SUPPLY / GC/OWNER TO DETERMINE NUMBER OF UNITS REQUIRED PER LOCAL HEALTH CODE REQUIREMENTS / 3" REDUCED BACKFLOW PREVENTER
F7	4	X		X	18"X48" WIRE SHELVING	THUNDER GROUP	#CMEP1848	~	~	~	~	~	~	~	18" DX 48" WX 76" H / GREEN EPOXY COATED
H1	1	X		X	CASH CONTROL SAFE	NKL / FIREKING	#DBX	120V	1	4 AMP	~	~	~	~	#5-15P DEDICATED ELECTRICAL & DATA LINE REQUIRED
G1	11	X		X	COOLER DOOR	ANTHONY	#101-NT	120V	1	1.8 AMP	~	~	~	~	HARD WREDED 30"W X 25"H DOORS - NOTE: SMOOTH BLACK FINISH ON DOORS - SHELVES - POSTS TYP / LED LIGHTING / LOCKS ON ALL DOORS / [2] SHELVES PER DOOR / FULL LENGTH HANDLES - TYP ALL
G2	3	X		X	FREEZER DOOR	ANTHONY	#101-LT	120V	1	1.8 AMP	~	~	~	~	HARD WREDED ALL DOORS / [2] SHELVES PER DOOR / FULL LENGTH HANDLES - TYP ALL
G4	2	X		X	CONDENSING UNIT A	HEATCRAFT	#MOZ025M6	208-230V	3	SEE NOTES FOR ELEC	~	~	~	~	HARD WREDED NOTE: ELECT. AIR MCA: 15 AMP
G5	4	X		X	EVAPORATOR COILS A	LARKIN	#LCA6-110	120V	1	2.0 AMPS	~	~	~	~	HARD WREDED
G6	1	X		X	CONDENSING UNIT B	HEATCRAFT	#MOZ045L6	208-230V	3	SEE NOTES FOR ELEC	~	~	~	~	HARD WREDED NOTE: ELECT. AIR MCA: 20 AMP
G7	1	X		X	EVAPORATOR COILS B	LARKIN	#LCE6-160	208-130V	1	4.0 AMP	~	~	~	~	HARD WREDED
V1	1			V	NACHOCHEESE/CHILI DISP	GEHLS	#HOT TOP2	120V	1	1.7 AMP	~	~	~	~	#5-15P VENDOR SUPPLIED / VERIFY MODEL & ELEC AT SITE
V2	1			V	NOVELTY MERCHANDISER	VENDOR SUPPLIED	~	120V	1	7 AMP	~	~	~	~	#5-15P VENDOR SUPPLIED / VERIFY MODEL & ELEC AT SITE
V9	1			V	ICED COFFEE DISP	CREAMISER	#M225	120V	1	2.8 AMP	~	~	~	~	#5-15P

**NOTE: (F) = BY FRANCHISEE / (V) = BY VENDOR KEY NOTES: (FCW) = FILTERED COLD WATER / (IMF-FCW) = IMF TREATED FILTERED COLD WATER / GC/ELECTRICIAN TO CONFIRM ALL ELECTRICAL REQUIREMENTS AT SITE



5003 T... Rd. CA 90022
Tel (323) 216-1160
Fax (323) 584-3202

CORONA CONSTRUCTIONS
Tel (323) 216-1160
Fax (323) 584-3202

DATE	REVISIONS:
12/13/2016 6:09:19 PM	
	1
	2
	3
	4
	5
	6

OWNER: FRED RADER
PH: (213) 995-0079

ASSESSOR #: 632 I - 004 - 047
NEW FLOOR PLAN
SCALE: 3/16" = 1'-0"
NEW CIRCLE K IN TO EXISTING RETAIL BUILDING

JOB ADDRESS: 2319 RANDOLPH ST
HUNTINGTON PARK, CA 90255

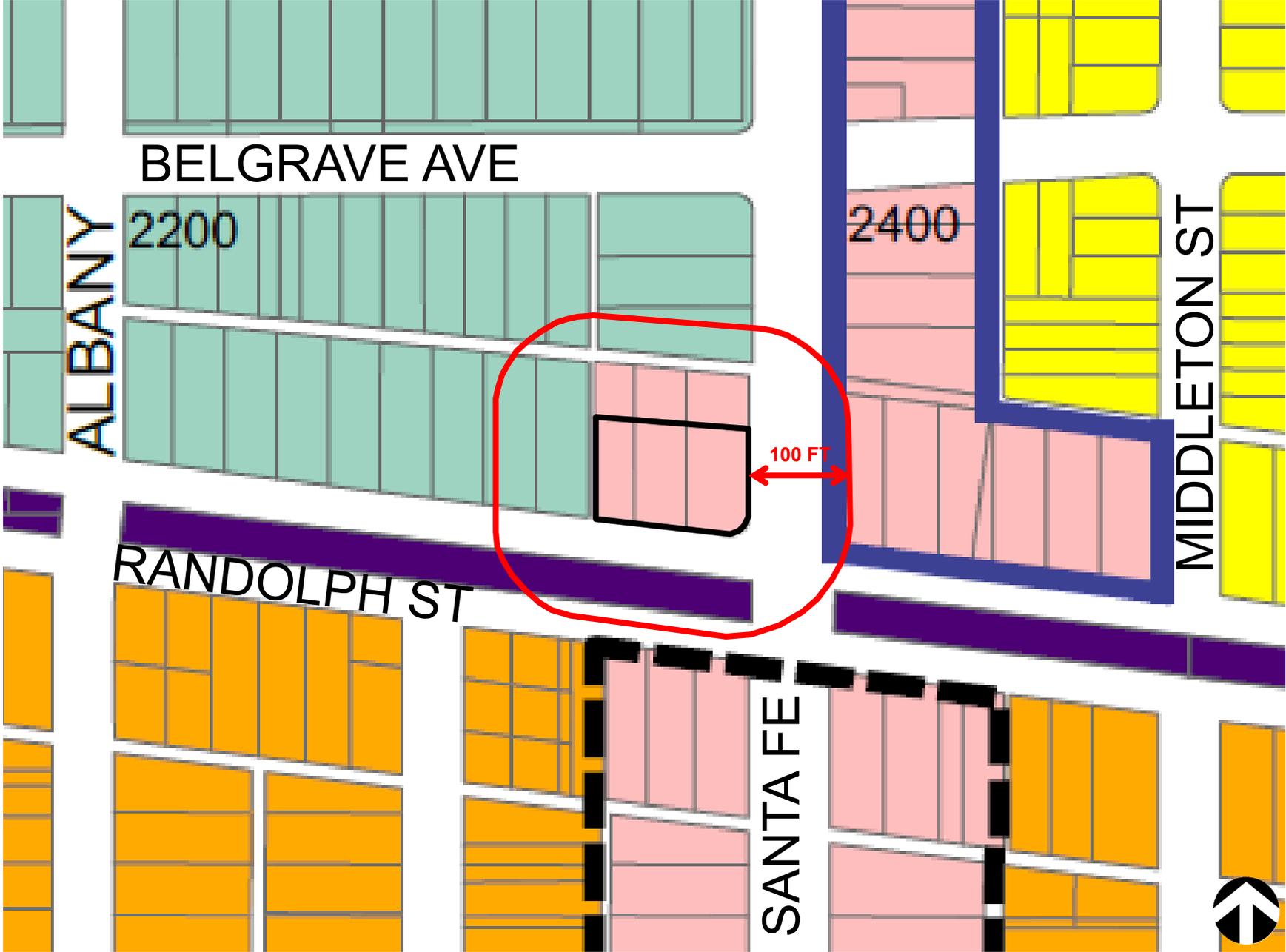
JOB NO. 16-022
DRAWN BY: i.r.
DATE: Apr. 2016

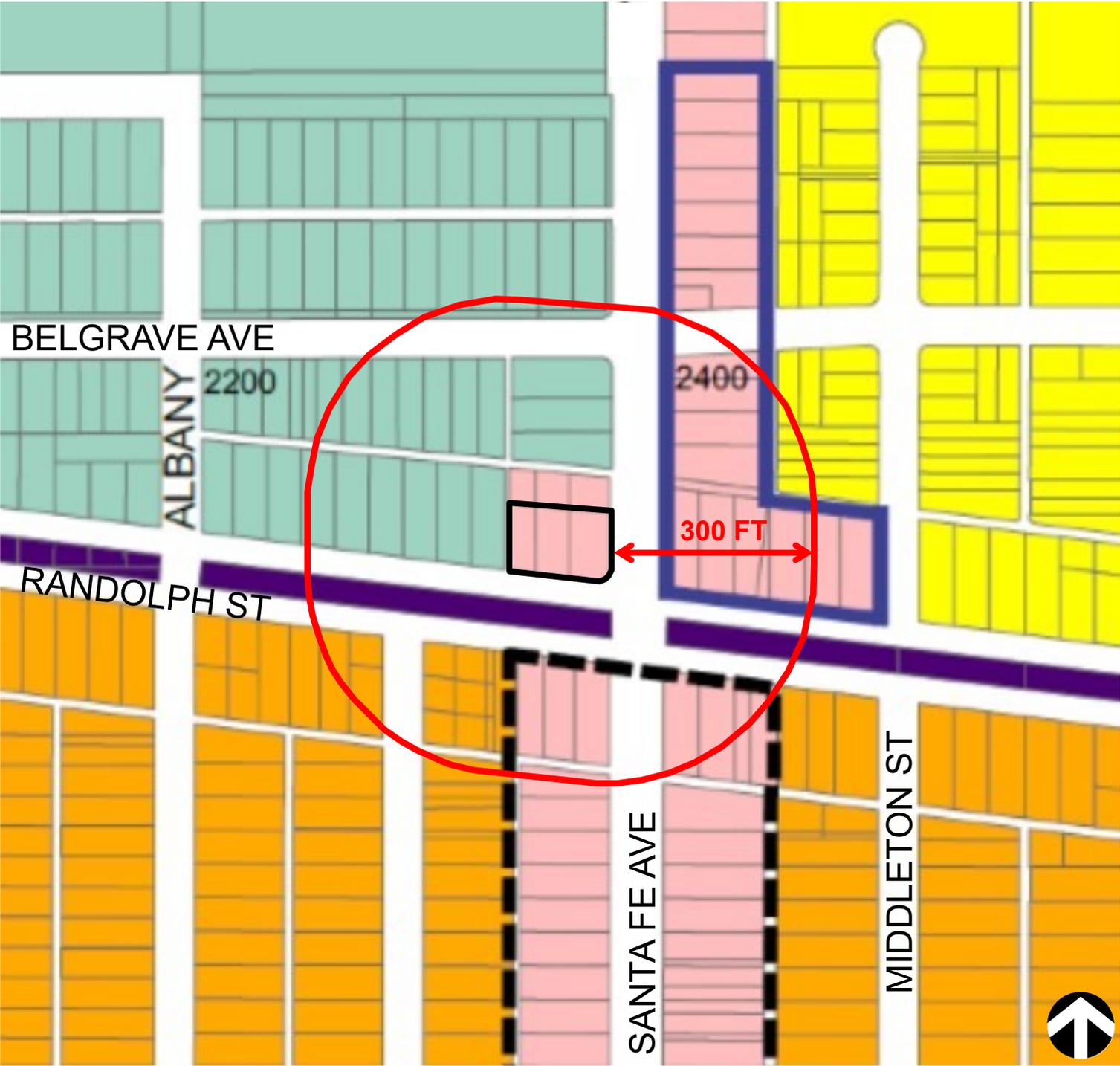
A-2.2

**BUFFER MAPS
(MINIMUM DISTANCE
FROM SENSITIVE RECEPTORS)**

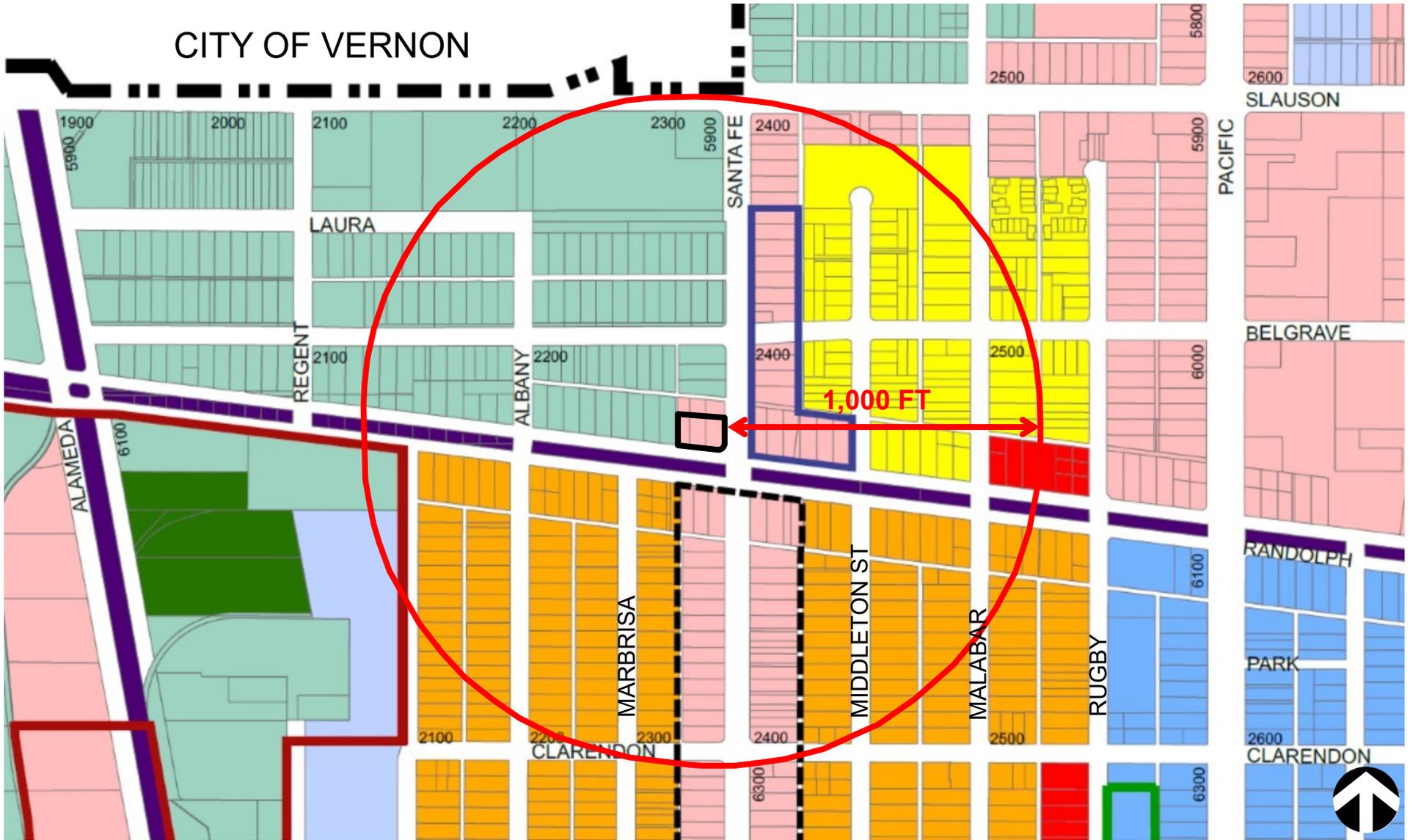
EXHIBIT F

CASE NO. 2016-16 DP/CUP





CITY OF VERNON



**APPLICATIONS AND ENVIORNMENTAL
ASSESSMENT CHECKLIST**

EXHIBIT G

CASE NO. 2016-16 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 04 2017

FOR OFFICE USE ONLY

Date Filed: _____ File No.: 2016-16 Fee/Receipt No.: _____ Initials: RF
 BY: _____

PROJECT INFORMATION

Project Address: 2319 Randolph Street
 General Location: Northwest Corner of Randolph Street and Santa Fe Avenue
 Assessors Parcel Number (APN): 6321-004-047 - & -8321-004-016

APPLICANT'S INFORMATION

Applicant: Corona Construction
 Mailing Address: _____ ave huntington park ca 90255
 Phone 1: _____ Phone 2: _____ Fax: _____

PROPERTY OWNER'S INFORMATION

Property Owner: Fred Rader
 Mailing Address: _____ Pasadena, CA 91105
 Phone 1: _____ Phone 2: _____ Fax: _____

PROJECT DESCRIPTION (Check as Appropriate):

Interior Improvement(s) Only Addition to Existing Structure New Structure
 Other Improvements (Describe): Parking lot and facade improvements

Describe in detail the proposed development:
Approval of a CUP and DP to establish and operate a 2,117 square foot convenience store with the off-sale of beer and wine located at 2319 Randolph Street in the C-G (Commercial General) Zone.

TYPE OF USE (Check as Appropriate):

Residential Retail/Office Commercial Restaurant Industrial/Manufacturing
 Other (Describe): _____

Square Footage of New Development/Addition: 2, sf
 Total Square Footage: Lot: 14,570 sf Building: 5,495 sf
 Lot Coverage: 35.7% Off-Street Parking Spaces Provided: 14 No. of Floors: 1

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

 Signature of Applicant 1/4/16
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 04 2017

FOR OFFICE USE ONLY

Date Filed: JAN 03 2017 File No.: 2016-16 Fee/Receipt No.: BY: Initials: RP

PROJECT INFORMATION

Project Address: 2319 Randolph Street
 General Location: Northwest Corner of Randolph Street and Santa Fe Avenue
 Assessors Parcel Number (APN): 6321-004-047 & 6321-004-016

APPLICANT'S INFORMATION

Applicant: Corona Construction
 Mailing Address: [REDACTED] Huntington Park Ca.
 Phone 1: [REDACTED] Phone 2: _____ Fax: _____

PROPERTY OWNER'S INFORMATION

Property Owner: Fred Rader
 Mailing Address: [REDACTED] Pasadena, CA 91105
 Phone 1: [REDACTED] Phone 2: _____ Fax: _____

REQUEST

I/We hereby request a Conditional Use Permit (CUP) for the following purpose:
Approval of a Conditional Use Permit to establish and operate a 2,117 square foot convenience store with the off-sale of beer and wine located at 2319 Randolph Street in the C-G (Commercial General) Zone.

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

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

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

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

The proposed site for the convenience store with off-sale of beer and wine is adequate in size and shape. The lot size is 14,570 square feet. The shape of the lot is rectangular. The site currently has an approximately 5,200 square foot structure that will be improved to accommodate the proposed use. The size of the tenant space for the proposed use is 2,117 square feet.

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

The site has sufficient access to streets that are adequate to carry the traffic associated to the proposed convenience store. The property is located at the NW intersection of Santa Fe Avenue and Randolph Street. Additionally, the property is bounded to the west by a 15-foot

public alley way. There is an additional 15-foot alley to the north of the property. Santa Fe Avenue is considered a primary arterial running north and south through the city. Randolph is a two lane road that runs east and west through the city.

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

The proposed convenience store will not be materially detrimental, nor have any adverse impacts on surrounding uses or structures. The site of the proposed use was formerly used for industrial automotive repair purposes. The site has been abandoned/vacant for many years. The proposed use will improve the visual appearance of the dilapidated building. The property owner is also proposing to make several site improvements, such as installing landscape planters and repaving the parking lot area. The proposed use and improvements are allowed in the C-G zone. Additionally, the proposed use will be compatible with existing commercial uses located in the shopping centers across the street on Santa Fe Avenue.

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

The proposed use is conditionally permitted within the C-G zone. The proposed convenience store project complies with all of the provisions of the General Plan and HPMC. Specifically, the proposed use satisfies the minimum distance requirements to sensitive receptors such as, residential uses (100 feet), schools, parks, churches and nightclub/ discotheques (300 feet), and other convenience stores (1,000 feet). Therefore, the use would not be in conflict with the integrity and character with the City's General Plan, nor the subject site's land use and zoning designations.

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


Applicant Signature (Required)

Date 1/3/16

LEONARDO CORONA
Print Name

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


Property Owner Signature (Required)

Date 1/3/16

FRED PAIDEN
Print Name



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

ENVIRONMENTAL INFORMATION FORM

RECEIVED
 JAN 0 3 2017

RECEIVED
 JAN 0 4 2017

FOR OFFICE USE ONLY

Date Filed: _____ File No.: 2016-16 Fee/Receipt No.: _____ Initials: RP

1. **Applicant** (please circle whether Owner, Leasee, Purchaser or Representative):
 Name: Leonardo Corona
 Address: [REDACTED] Huntington Park Ca.
 Telephone: [REDACTED] Fax: _____

2. **Contact Person concerning this project:**
 Name: Corona Construction
 Address: [REDACTED] Huntington Park Ca.
 Telephone: [REDACTED] Fax: _____

3. **Address of project:** 2319 Randolph Street, Huntington Park, CA 90255

4. **Assessor's Parcel Number (APN):** 6321-004-047 & 6321-004-016

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
CONDITIONAL USE Development Permit w/c
LC
LC PERMIT

6. **List any other permits and/or other public agency approvals required for this project, including those required by City, County, State and/or Federal agencies:**
Building and Safety, Health Department, California Department of Alcoholic Beverage Control ISANITATION DISTRICT AND FIRE DEPARTMENT

7. **Existing Zone:** C-G

8. **Proposed use of site:** Convenience Store with Off-Site Sales of Beer and Wine

9. **Site size** (lot dimensions and square footage):

7,672 SQ FT

10. **Project size:**

Square feet to be added/constructed to structure(s):

Proposed tenant space: 2,117 square feet (existing construction; no new square footage)

Total square footage of structure(s): 5,495 square feet

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

Existing: 1

Proposed: 1

12. **Parking:**

Amount required: 13.47 spaces

Amount provided: 14 spaces for the entire site; 6 exclusively reserved for the proposed use.

13. **Anticipated time scheduling of project:** 6 months

14. **Proposed phasing of development:** one phase

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

N/A

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

The proposed commercial use is a convenience store with the off-sale of beer and wine (Type 20 ABC License). The estimated employment per shift is a maximum of two employees. The proposed hours of operation are 24 hours. Beer and wine sales will be limited to hours imposed by ABC. The business will cater to the needs of the immediate surrounding city population, as well as regional commuters travelling through the city along Santa Fe Avenue.

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

N/A

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

N/A

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

A) Potentially Significant Impact

B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

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

AIR QUALITY

20. Would the proposed project:

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

BIOLOGICAL RESOURCES

21. Would the proposed project:

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

CULTURAL RESOURCES:

22. Would the proposed project:

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

GEOLOGY AND SOILS

23. Would the proposed project:

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

HAZARDS

24. Would the proposed project:

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

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

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

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

LAND USE AND PLANNING

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

MINERAL AND ENERGY RESOURCES

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

NOISE

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

POPULATION AND HOUSING

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

PUBLIC SERVICES

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

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

RECREATION

31. Would the proposed project:

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

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

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

UTILITIES AND SERVICE SYSTEMS

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

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

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

The lot size of the proposed site is 7,672 square feet. The shape of the lot is rectangular. The site has an approximately 5,495 square foot existing industrial/commercial one-story structure that was previously used for vehicle repair services (three vehicle bays, storage and office). There is a open parking lot at the corner of the property with two driveway aprons.

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 proposed land use meets the development standards prescribed by the HPMC for commercial developments (shopping center) located in the C-G zone. The building for the proposed use has an overall height of approximately 20 feet. Along Santa Fe Avenue, the building has a 25-foot front setback.

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.


[Redacted Name]

Applicant (Signature)


1/3/16

Date