



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, April 19, 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

PRESENTATION

Recognition of new Planning Commissioners

REORGANIZATION

Annually, the 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

ROLL CALL

Chair Efren Martinez
Commissioner Eduardo Carvajal
Commissioner Angelica Montes
Commissioner Vacant
Commissioner Vacant

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

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

CONSENT ITEMS

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

REGULAR AGENDA

PUBLIC HEARING

1. **CASE NO. 2017-02 CUP/DP – CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT** – A request for a Conditional Use Permit to allow a vehicle tow/impound yard and a Development Permit for a 528 square foot office on property located at 6105 Maywood Avenue, within the Manufacturing Planned Development (MPD) Zone.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing; and
2. Take public testimony; and
3. Consider PC Resolution No. 2017-02, approving a Conditional Use Permit and Development Permit in connection with property located at 6105 Maywood Avenue, within the Manufacturing Planned Development (MPD) Zone.

2. **CASE NO. 1934 CUP – REVOCATION** – A revocation of a previously approved Conditional Use Permit allowing a retail auto parts store on property located at 2529 Slauson Avenue, within the Commercial General (CG) zone.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing; and
2. Take public testimony; and
3. Consider PC Resolution No. 1934-R, revoking Conditional Use Permit No. 1934 in connection with property located at 2529 Slauson Avenue, within the Commercial General (CG) Zone.

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to the Regular Meeting on Wednesday, May 17, 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 13th of April 2017.



Carlos Luis



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: APRIL 19, 2017

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: SERGIO INFANZON, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: CARLOS LUIS, SENIOR PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2017-02 CUP/DP
(CONDITIONAL USE PERMIT/DEVELOPMENT PERMIT)**

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A VEHICLE TOW/IMPOUND YARD AND A DEVELOPMENT PERMIT FOR A 528 SQUARE FOOT OFFICE ON PROPERTY LOCATED AT 6105 MAYWOOD AVENUE, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE

APPLICANT: Thomas Drummond
846 S. State College Boulevard
Anaheim, CA 92806

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

PROJECT LOCATION: 6105 Maywood Avenue

**ASSESSOR'S
PARCEL NUMBER:** 6318-008-009

PRESENT USE: Vacant

BUILDING SIZE: Existing: 9,294 square feet
New: 528 square feet

SITE SIZE: 41,742 square feet

GENERAL PLAN: Manufacturing Planned Development

ZONE: MPD (Manufacturing Planned Development)

**SURROUNDING
LAND USES:** North: Industrial
West: City of Vernon/Union Pacific ROW
South: Industrial
East: Commercial

**MUNICIPAL CODE
REQUIREMENTS FOR A
CONDITIONAL USE PERMIT:** Pursuant to the Huntington Park Municipal Code (HPMC) section 9-4.302, vehicle tow/impound yards may be permitted provided a Conditional Use (CUP) has been granted by the Planning Commission.

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

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

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

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

Pursuant to HMPC Section 9-2.1004, The Director deferred review and approval to the Planning Commission of Development Permit for the proposed building.

**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.

**ENVIRONMENTAL
REVIEW:**

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

**PROJECT
BACKGROUND:**

- ***Project Proposal***

The applicant, Thomas Drummond, is proposing to establish a vehicle tow/impound yard and build a new 528 square foot office building. The project also proposes new off-street parking spaces, new perimeter fencing, an outdoor vehicle storage area, and an indoor vehicle storage area.

- ***Business Operation***

The proposed vehicle tow/impound yard will operated by Mr. C's Towing. Mr. C's Towing will provide vehicle towing and storage services to the City of Huntington Park's Police Department.

Mr. C's Towing proposes to operate Monday through Friday from 8:00 a.m. to 5:00 p.m. Mr. C's Towing business description can be found as Attachment B.

- ***Site Description***

The subject site is located on the west side of Maywood Avenue, between Randolph Street and 61st Street. The subject site measures approximately 41,742 square feet. The property is bordered by industrial uses to the north and south, commercial and nonconforming residential uses to the east, and the Union Pacific Right-of-Way (ROW) to the west. The subject site is currently developed with an existing vacant building measuring approximately 9,294 square feet.

**PROJECT
ANLAYSIS:**

- ***Business Operation***

The proposed tow/impound yard will provide towing and storage services to the City's Police Department. Specifically, Mr. C's Towing will tow and store vehicles associated with official police business, including, but not limited to seizures, investigations, etc.

The proposed days and hours of operation are consistent with other surrounding business operations. As a result, it is reasonable to assume that the surrounding neighborhood will not be impacted by noise associated with the proposed use.

- ***Proposed Improvements***

The proposed project includes a new modular building that will serve as an office for the proposed business. The office building will consist of three offices and a restroom. The new building is proposed to be located along the northeast portion of the property. A condition of approval has been included that the proposed structure comply with all Building Codes. In addition, the project is conditioned to include additional architectural treatments to the front façade of the proposed structure. The additional architectural elements will enhance the street view along Maywood Avenue and enhance the aesthetics of the structure.

The existing 9,294 square foot building is located at the rear of the property. The building is proposed to be utilized for indoor vehicle storage and additional office space.

The project also proposes new perimeter fencing in the form of an 8'-0" high chain link fencing around the property. The fence will also incorporate inserts in order to screen vehicles being stored from public view. The proposed fence also incorporates barbed wire as an added security measure. The use of barbed wire has been included into the CUP request. A condition of approval has been included requiring that the barbed wire be installed 2 to 4 inches below the top of fence in order to screen the barbed wire.

- ***Circulation and Off-Street Parking***

The subject site will have vehicular access from Maywood Avenue. A 15'-0" wide driveway is proposed to serve the site. A condition of approval has been included requiring Los Angeles County Fire Department approval of the access (i.e. driveway width). In addition, the project has been conditioned to provide a 24 foot wide driveway.

Based on the square footage of buildings and their respective uses, a total of 11 parking spaces are required for the proposed project. The applicant is proposing a total of 14 spaces, one of which will be ADA (American with Disability Act) compliant. The project will exceed the minimum required number of off-street parking spaces by 3. A condition has been included requiring that all parking stalls have a minimum dimension of 8 ½ feet x 18 ½ feet. A condition of approval has been included requiring that all parking stalls provide adequate back-out distance in order to ensure that vehicles can enter and exit stalls.

The interior of the lot will be utilized as outdoor storage of vehicles. The area is proposed to be striped in order to create tandem parking lanes. Due to the fact that the operators of the tow and storage company will have control over the stored vehicles, it is conceivable that the tandem parking configuration will not pose a problem if access to vehicles is necessary. For example, the operators will be able to move vehicles if access to a vehicle located between other vehicles is required.

In order to ensure that adequate lighting is provided on the site, a condition of approval has been required to revise plans to identify all existing and proposed lighting throughout the entire site.

- ***Conditional Use Permit Findings***

In granting a Conditional Use Permit to allow the vehicle tow/impound yard, the Planning Commission must make findings in connection with the Conditional Use Permit, as set forth in the Huntington Park Municipal Code (HPMC). A Conditional Use Permit may be approved only if all of the following findings are made:

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

Finding: The proposed tow/impound yard is conditionally permitted within the subject zoning district. The subject zoning district is Manufacturing Planned Development (MPD) and the proposed project will not impair the integrity and character of the zoning district as it complies with all of the applicable provisions of the Huntington Park Municipal Code.

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

Finding: The proposed project is consistent with the General Plan, specifically, the proposed use is consistent with Goal 1.0; Policy 1.3 of the Land Use Element of the General Plan by improving existing industry and providing for an expanded industrial base by creating new areas for compatible industrial uses through both redevelopment and private enterprise. The proposed project will expand the City's industrial base by providing tow and storage services to that will meet the City's needs.

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

Finding: The proposed use of vehicle tow/impound yard is Categorically Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

- 4. The design, location, size and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses**

operating nearby or adverse to the public interest, health, safety, convenience or welfare of the City.

Finding: The proposed project is located on a lot that measures approximately 41,742 square feet. The design, location, size, and operating characteristics of the proposed tow/impound storage yard is not expected to be detrimental to the public health, safety and welfare of the City. The proposed project will be harmonious and compatible with the existing industrial uses presently located within the vicinity and zoning district. Additionally, the site has adequate vehicle circulation and access, as conditioned.

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

Finding: The proposed project is located on a lot that measures approximately 41,1742 square feet. In addition, the subject site is currently developed with an existing 9,294 square foot building. The proposed 528 square foot modular building will comply with all development standards and adequate ingress and egress will exist on the site.

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

Finding: Vehicular and pedestrian access to the site would be provided from Maywood Avenue. The proposed request for tow/impound yard will not significantly intensify public access, water, sanitation, and public utilities and services. The project will not require changes to existing public utilities. Given that the surrounding area is already completely developed with public access, water, sanitation, and other public utilities, the proposed project would not affect these infrastructures or require any types of modifications. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and services.

- ***Development Permit Findings***

In granting a Development Permit, the Planning Commission must make findings in connection with the Development Permit, as set forth in the Huntington Park Municipal Code. Pursuant to HMPC Section 9-2.1007, a Development Permit may be approved only if all of the following findings are made:

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

Finding: The proposed tow/impound yard is conditionally permitted within the subject zoning district. The subject zoning district is Manufacturing Planned Development (MPD) and the proposed project will not impair the integrity and character of the zoning district as it complies with all of the applicable provisions of the Huntington Park Municipal Code.

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

Finding: The proposed project is consistent with the General Plan, specifically, the proposed use is consistent with Goal 1.0; Policy 1.3 of the Land Use Element of the General Plan by improving existing industry and providing for an expanded industrial base by creating new areas for compatible industrial uses through both redevelopment and private enterprise. The proposed project will expand the City's industrial base by providing tow and storage services to meet the City's needs.

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

Finding: The subject site has historically been utilized for industrial purposes and has created no documented nuisances to the City or surrounding properties. The design, location, size, and operating characteristics of

the proposed vehicle tow/impound yard is not expected to be detrimental to the public health, safety and welfare of the City. The proposed request for vehicle tow/impound yard is harmonious and compatible with the existing industrial uses presently located within the vicinity and zoning district.

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

Finding: The proposed use of vehicle tow/impound yard is Categorically Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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

Finding: The proposed project is located on a lot that measures approximately 41,1742 square feet. In addition, the subject site is currently developed with an existing 9,294 square foot building. The proposed 528 square foot modular building will comply with all development standards and adequate ingress and egress will exist on the site, as conditioned.

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

Finding: Vehicular and pedestrian access to the site would be provided from Maywood Avenue. The proposed request for tow/impound yard will not significantly intensify public access, water, sanitation, and public utilities and services. The project will not require changes to existing public utilities. Given that the surrounding area is already completely developed with public access, water, sanitation, and other public utilities, the proposed project would not affect these infrastructures or require any types of modifications. In addition, the proposed project would not impede the accessibility to public

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

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

Finding: The proposed project has been reviewed accordingly. Conditions of approval have been included to ensure that project does not create any issues of concern that would be detrimental to the public health, safety, or welfare of the City.

• **Conclusion**

Based on the above analysis, staff has determined that with the recommended conditions of approval, the proposed project complies with the HPMC. All of the required findings in support of a Conditional Use Permit and a Development Permit can be made. Therefore staff recommends approval of the Applicants' request to allow for a vehicle tow/impound yard, subject to conditions, at 6105 Maywood Avenue.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission adopt the Categorical Exemption, make the required findings and requirements set forth in the Huntington Park Municipal Code, and **adopt PC Resolution No. 2017-02 CUP/DP**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING

1. That the property owner and Applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and Applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and Applicant shall defend,

indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the Applicant shall pay for all costs of enforcement, including legal fees.

2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. That the proposed use shall comply with all applicable City, County, State and Federal codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License.
4. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. The business shall be operated consistent with the Business Description dated April 10, 2017.
6. Vehicle repair and maintenance, including, but not limited to engine repair, body repair, car washing, tire and suspension repair, shall be prohibited.
7. That the business be operated in compliance with the City of Huntington Park Noise Ordinance.
8. That all graffiti be removed from all exterior walls and/or surfaces prior to the commencement of alcohol sales.
9. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
10. That the operator shall obtain its City of Huntington Park Business License prior to commencing business operations.
11. The front façade of the proposed modular building shall incorporate additional architectural treatments to enhance the street view at the discretion of the Planning Division.
12. The subject site shall provide a minimum of a 24 foot wide driveway in order to provide adequate vehicular circulation.
13. All vehicle storage shall be screened from public view.
14. No payphones shall be allowed on the site.

15. The site plan shall be revised to identify all existing and proposed lighting.
16. Barb wire shall be installed at least 2 to 4 inches below the perimeter fencing.
17. All proposed parking stall dimensions shall be a minimum of 8 ½ feet by 18 ½ feet.
18. All proposed 90 degree parking stall shall provide a minimum of 24 feet of back out distance.
19. 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.
20. That all existing and/or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to the commencement of alcohol sales.
21. That any proposed on-site utilities, including electrical and telephone, be installed underground and be completely concealed from public view as required by the Planning Division prior to the commencement of alcohol sales.
22. That the Applicants comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicants shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
23. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
24. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
25. That this entitlement may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
26. That the Applicants be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.

27. That this entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
28. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
29. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.
30. 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.
31. That the applicant and property owner agree in writing to the above conditions.

BUILDING AND SAFETY

32. The initial plan check fee will cover the initial plan check and one recheck **only**. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule.
33. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
34. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
35. Art fee shall be paid to the City prior to issuance of the building Permit.
36. All State of California disability access regulations for accessibility and adaptability shall be complied with.

PUBLIC WORKS

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

LOS ANGELES COUNTY FIRE DEPARTMENT

38. Fire Department approval shall be required for the proposed project.

EXHIBITS:

- A: PC Resolution No. 2017-02 CUP/DP
- B: Business Description
- C: Project Plans

PC RESOLUTION NO. 2017-02

EXHIBIT A

CASE NO. 2017-02 CUP/DP

1 **PC RESOLUTION NO. 2017-02**

2 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON**
3 **PARK, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AND**
4 **A DEVELOPMENT PERMIT IN CONNECTION WITH REAL PROPERTY LOCATED AT**
5 **6105 MAYWOOD AVENUE, HUNTINGTON PARK, CALIFORNIA.**

6 **WHEREAS**, a public hearing was held in the City Hall, 6550 Miles Avenue,
7 Huntington Park, California on Wednesday, April 19, at 6:30 p.m. pursuant to the notice
8 published and posted as required by law in accordance with the provisions of the
9 Huntington Park Municipal Code (HPMC), upon an application from Thomas Drummond,
10 requesting Planning Commission approval of a Conditional Use Permit and a
11 Development Permit to allow a vehicle tow/impound yard on property located at 6105
12 Maywood Avenue, within the Manufacturing Planned Development (MPD) zone at the
13 property described below:

14 Assessor's Parcel No. 6318-008-009 City of Huntington Park, County of Los
15 Angeles; and

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

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

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

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

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

28 **NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF**
HUNTINGTON PARK DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS

1 **FOLLOWS:**

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

7 **SECTION 2:** The Planning Commission hereby finds that all of the following required
8 findings can be made for a Conditional Use Permit in connection with Case No. 2017-02
9 CUP:

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

13 **Finding:** The proposed tow/impound yard is conditionally permitted within the
14 subject zoning district. The subject zoning district is Manufacturing Planned
15 Development (MPD) and the proposed project will not impair the integrity and
16 character of the zoning district as it complies with all of the applicable provisions of
17 the Huntington Park Municipal Code.

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

19 **Finding:** The proposed project is consistent with the General Plan, specifically, the
20 proposed use is consistent with Goal 1.0; Policy 1.3 of the Land Use Element of the
21 General Plan by improving existing industry and providing for an expanded
22 industrial base by creating new areas for compatible industrial uses through both
23 redevelopment and private enterprise. The proposed project will expand the City's
24 industrial base by providing tow and storage services to that will meet the City's
25 needs.

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

1 **Finding:** The proposed use of vehicle tow/impound yard is Categorically Exempt
2 pursuant to Article 19, Section 15301 (Existing Facilities) of the California
3 Environmental Quality Act (CEQA) Guidelines.

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

11 **Finding:** The proposed project is located on a lot that measures approximately
12 41,742 square feet. The design, location, size, and operating characteristics of the
13 proposed tow/impound storage yard is not expected to be detrimental to the public
14 health, safety and welfare of the City. The proposed project will be harmonious and
15 compatible with the existing industrial uses presently located within the vicinity and
16 zoning district. Additionally, the site has adequate vehicle circulation and access,
17 as conditioned.

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

20 **Finding:** The proposed project is located on a lot that measures approximately
21 41,1742 square feet. In addition, the subject site is currently developed with an
22 existing 9,294 square foot building. The proposed 528 square foot modular building
23 will comply with all development standards and adequate ingress and egress will
24 exist on the site.

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

28 **Finding:** Vehicular and pedestrian access to the site would be provided from

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

9 **SECTION 3:** 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 district**
12 **and complies with all of the applicable provisions of this Code, including**
13 **prescribed development/site standards.**

14 **Finding:** The proposed tow/impound yard is conditionally permitted within the subject
15 zoning district. The subject zoning district is Manufacturing Planned Development
16 (MPD) and the proposed project will not impair the integrity and character of the
17 zoning district as it complies with all of the applicable provisions of the Huntington
18 Park Municipal Code.

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

20 **Finding:** The proposed project is consistent with the General Plan, specifically, the
21 proposed use is consistent with Goal 1.0; Policy 1.3 of the Land Use Element of the
22 General Plan by improving existing industry and providing for an expanded industrial
23 base by creating new areas for compatible industrial uses through both
24 redevelopment and private enterprise. The proposed project will expand the City's
25 industrial base by providing tow and storage services to meet the City's needs.

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

1 **Finding:** The subject site has historically been utilized for industrial purposes and
2 has created no documented nuisances to the City or surrounding properties. The
3 design, location, size, and operating characteristics of the proposed vehicle
4 tow/impound yard is not expected to be detrimental to the public health, safety and
5 welfare of the City. The proposed request for vehicle tow/impound yard is
6 harmonious and compatible with the existing industrial uses presently located within
7 the vicinity and zoning district.

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

11 **Finding:** The proposed use of vehicle tow/impound yard is Categorical Exempt
12 pursuant to Article 19, Section 15301 (Existing Facilities) of the California
13 Environmental Quality Act (CEQA) Guidelines.

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

16 **Finding:** The proposed project is located on a lot that measures approximately
17 41,1742 square feet. In addition, the subject site is currently developed with an
18 existing 9,294 square foot building. The proposed 528 square foot modular building
19 will comply with all development standards and adequate ingress and egress will
20 exist on the site, as conditioned.

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

24 **Finding:** Vehicular and pedestrian access to the site would be provided from
25 Maywood Avenue. The proposed request for tow/impound yard will not significantly
26 intensify public access, water, sanitation, and public utilities and services. The project
27 will not require changes to existing public utilities. Given that the surrounding area is
28 already completely developed with public access, water, sanitation, and other public

1 utilities, the proposed project would not affect these infrastructures or require any
2 types of modifications. In addition, the proposed project would not impede the
3 accessibility to public access, water, sanitation, or other public utilities and services.

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

7 **Finding:** The proposed project has been reviewed accordingly. Conditions of
8 approval have been included to ensure that project does not create any issues of
9 concern that would be detrimental to the public health, safety, or welfare of the City.

10 **SECTION 4:** The Planning Commission hereby approves Case No. 2017-02
11 CUP/DP, subject to the execution and fulfillment of the following conditions:

12 **PLANNING**

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

- 1 5. The business shall be operated consistent with the Business Description dated April 10,
2 2017.
- 3 6. Vehicle repair and maintenance, including, but not limited to engine repair, body repair,
4 car washing, tire and suspension repair, shall be prohibited.
- 5 7. That the business be operated in compliance with the City of Huntington Park Noise
6 Ordinance.
- 7 8. That all graffiti be removed from all exterior walls and/or surfaces prior to the
8 commencement of alcohol sales.
- 9 9. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code
10 Section 5-27.02(d), shall be diligently removed within a reasonable time period.
- 11 10. That the operator shall obtain its City of Huntington Park Business License prior to
12 commencing business operations.
- 13 11. The front façade of the proposed modular building shall incorporate additional
14 architectural treatments to enhance the street view at the discretion of the Planning
15 Division.
- 16 12. The subject site shall provide a minimum of a 24 foot wide driveway in order to provide
17 adequate vehicular circulation.
- 18 13. All vehicle storage shall be screened from public view.
- 19 14. No payphones shall be allowed on the site.
- 20 15. The site plan shall be revised to identify all existing and proposed lighting.
- 21 16. Barb wire shall be installed at least 2 to 4 inches below the perimeter fencing.
- 22 17. All proposed parking stall dimensions shall be a minimum of 8 ½ feet by 18 ½ feet.
- 23 18. All proposed 90 degree parking stall shall provide a minimum of 24 feet of back out
24 distance.
- 25 19. All proposed signage shall be reviewed and approved by the Planning Division under a
26 separate permit. All proposed signage shall comply with the requirements of the
27 Huntington Park Municipal Code and/or Master Sign Program of the subject site.
- 28 20. That all existing and/or proposed mechanical equipment and appurtenances, including
satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on
the property shall be completely shielded/enclosed so as not to be visible from any public
street and/or adjacent properties. Such shielding/enclosure of facilities shall be of
compatible design related to the building structure for which such facilities are intended
to serve and shall be installed prior to the commencement of alcohol sales.

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

5 22. That the Applicants comply with all of the provisions of Title 7, Chapter 9 of the
6 Huntington Park Municipal Code relating to Storm Water Management. The Applicants
7 shall also comply with all requirements of the National Pollutant Discharge Elimination
8 System (NPDES), Model Programs, developed by the County of Los Angeles Regional
9 Water Quality Board. This includes compliance with the City's Low Impact Development
10 (LID) requirements.

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

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

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

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

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

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

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

30. 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.

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

BUILDING AND SAFETY

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

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

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

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

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

PUBLIC WORKS

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

LOS ANGELES COUNTY FIRE DEPARTMENT

38. Fire Department approval shall be required for the proposed project.

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

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

PASSED, APPROVED, AND ADOPTED this 19th day of April, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

HUNTINGTON PARK PLANNING COMMISSION

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Efren Martinez, Chair

ATTEST:

Carlos Luis, Secretary

BUSINESS DESCRIPTION

EXHIBIT B

CASE NO. 2017-02 CUP/DP

Mr. C's Towing
6105 Maywood Ave
Huntington Park , CA 90255

Attention: Carlos Luis
Senior Planner
6550 Miles Ave
Huntington Park, CA 90255

April 10 , 2017

Mr. C's Towing would be providing Police Towing and Storage, are facility is located at 6105 Maywood Ave.
Huntington Park, Ca. 90255
Business hours are Monday thru Friday 8:00 am to 5:00 pm.

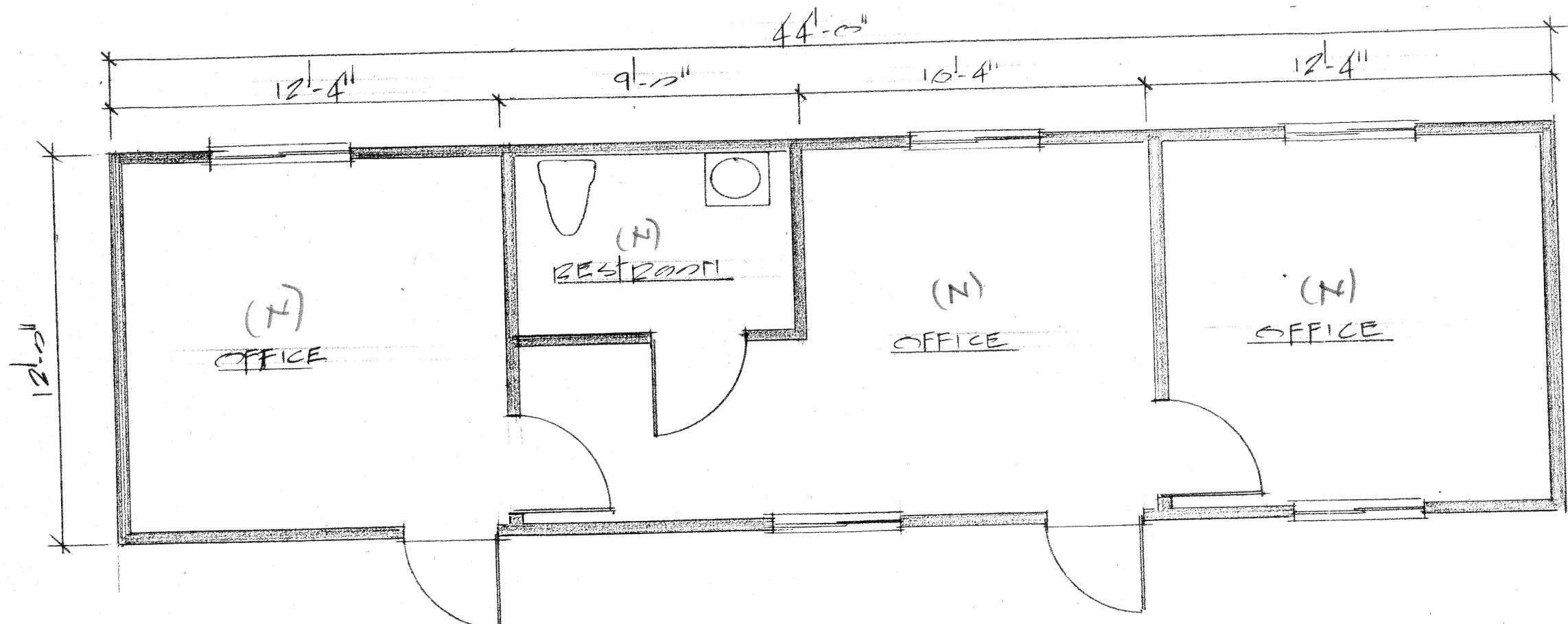
6105 Maywood Ave
Huntington Park, Ca. 90255

[\(323\)680-1644](tel:(323)680-1644)

Thank you

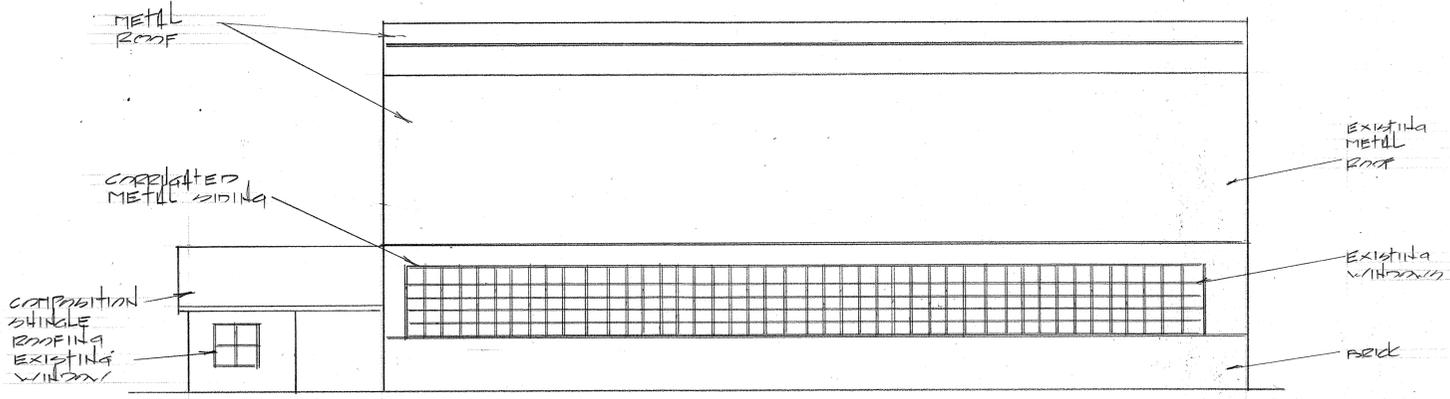
Adan Loya Director of Community Relations

PROJECT PLANS

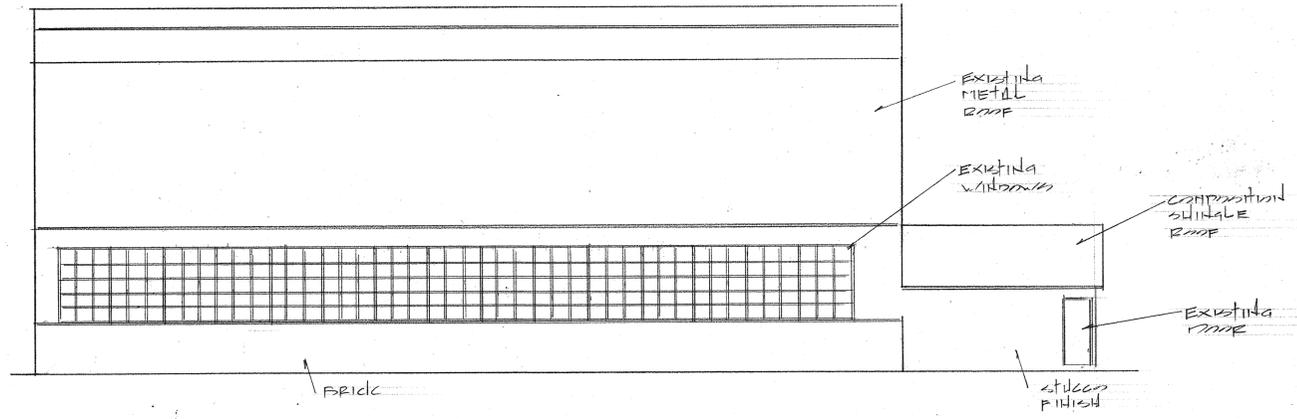


(N) MOBILE OFFICE FLOOR PLAN
 SCALE 1/4" = 1'-0"

REVISIONS	BY



Existing North Side Elevation
 scale 1/8" = 1'-0"



Existing South Side Elevation
 scale 1/8" = 1'-0"

Elevations

PREPARED FOR
 M. C. FOXING
 6105 Maywood Ave
 Huntington Park, CA
 323-249-0157

THOMAS DRUMMOND
 AND ASSOCIATES
 ARCHITECTURE
 AND
 PLANNING
 846 S. STATE COLLEGE BLVD.
 ANAHEIM, CALIFORNIA 92806
 (714) 992-2473

DRAWN	T. DRUMMOND
CHECKED	
DATE	9-1-72
SCALE	1/8" = 1'-0"
JOB NO.	2217-6
SHEET	A-2



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: APRIL 19, 2017

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: RODRIGO PELAYO, ASSISTANT PLANNER

SUBJECT: **REVOCAION OF CONDITIONAL USE PERMIT NO. 1934-CUP**

BACKGROUND:

- ***Conditional Use Permit Case No. 1934***

On August 17, 2011, the Planning Commission approved Resolution No. 1934 (Attachment A) granting a Conditional Use Permit (CUP) to establish a retail auto parts store at 2529 Slauson Avenue, within the Commercial General (CG) zone. The applicant was Mr. Armando Cardenas who is also the property owner.

Since the time of the CUP approval, Mr. Cardenas has not been able to maintain the retail auto parts store in operation and opted to search for other businesses that can utilize the subject property for other uses.

- ***New business license application***

On March 21, 2017, a business license application was submitted for a proposed plumbing supplies retail store at 2529 Slauson Ave. At the time of submittal, Planning Staff informed Mr. Cardenas and the applicant that the proposed use is permitted at subject property, however, the change in use from the auto parts store to a new plumbing supplies store would require the revocation of the CUP in connection with the property because the entitlement is no longer going to be exercised. Mr. Cardenas acknowledged City requirements and submitted a written request for the revocation of the CUP in connection with his property.

As a result, the business license application was processed by the Planning Division and routed for review by other departments. The application is currently pending an inspection by the Building & Safety Division before the business license process can be finalized.

ANALYSIS:

Pursuant to the Huntington Park Municipal Code (HPMC) Section 9-2.1112, a Conditional Use Permit (CUP) may be revoked by the Planning Commission if the use for which the CUP was granted had ceased or was suspended for six or more months.

The property owner has provided a written statement specifying that the auto parts retail use has ceased because it is being replaced with a different use and requests the revocation of the CUP in connection with the subject property.

If the CUP is revoked, an auto parts store use will not be allowed at the subject property without first obtaining a CUP and complying with all requirements of the Huntington Park Municipal Code.

**ENVIRONMENTAL
REVIEW:**

The revocation of an entitlement, such as a Conditional Use Permit, is exempt from the provisions of the California Environmental Quality Act (CEQA).

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division staff that the Planning Commission revoke Conditional Use Permit No. 1934-CUP.

EXHIBITS:

- A: PC Resolution No. 1934-R
- B: Revocation Request from Property Owner

PC RESOLUTION NO. 1934-R

EXHIBIT A

CASE NO. 1934-R

1 in a positive manner and the public health, safety and welfare require the
2 revocation;

3 2. That the Conditional Use Permit was issued, in whole or in part, on the basis
4 of a misrepresentation or omission of a material statement in the application,
5 or in the applicant's testimony presented during the public hearing, for the
6 entitlement or permit;

7 3. That the use for which the Conditional Use Permit was granted had ceased or
8 was suspended for six (6) or more months;

9 4. That one or more of the conditions of the Conditional Use Permit have not
10 been met;

11 5. That the use is in violation of any statute, ordinance, law or regulation; or

12 6. That the use permitted by the Conditional Use Permit is detrimental to the
13 public health, safety or welfare or constitutes a nuisance.

14 **SECTION 3:** The Planning Commission finds that pursuant to Section 9-2.1112(3) of
15 the Huntington Park Municipal Code, the use for which the Conditional Use Permit was
16 granted had ceased or was suspended for six (6) or more months.

17 **SECTION 4:** Based on the evidence in the record and the findings contained herein,
18 the Planning Commission hereby revokes Conditional Use Permit No. 1934.

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

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

25 //
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28 //

1 **PASSED, APPROVED, AND ADOPTED** this 19th day of April, 2017 by the
2 **following vote:**

3 AYES:

4 NOES:

5 ABSENT:

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HUNTINGTON PARK PLANNING COMMISSION

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Efren Martinez, Chairperson

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ATTEST:

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Carlos Luis, Secretary

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**REVOCATION REQUEST
FROM PROPERTY OWNER**

EXHIBIT B

CASE NO. 1934-R

Armando Carlos

Duino de 28 29 E Slawson.
Huntington Park Ca. estoy de

Acuerdo a la Revolucion de
COP#1934 (Auto Partes)
Para poder establecer un nuevo
negocio.

Atte

Armando Carlos

3-21-17.

