



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, May 17, 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
Commissioner Eduardo Carvajal
Commissioner Angelica Montes
Commissioner Luz Gomez
Commissioner Vacant

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

For both open and closed session each speaker will be limited to three minutes per Huntington Park Municipal Code Section 2-1.207. Time limits may not be shared with other speakers and may not accumulate from one period of public comment to another or from

one meeting to another. This is the only opportunity for public input except for scheduled public hearing items.

CONSENT ITEMS

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

1. Approval of Planning Commission Meeting Minutes:
 - 1-1. Special Meeting of March 29, 2017;
 - 1-2. Regular Meeting of April 19, 2017

REGULAR AGENDA

1. **ADOPT RESOLUTION NO. 2016-16** – A Resolution of the Planning Commission of the City of Huntington Park, State of California, Approving a Development Permit and a Conditional Use Permit in Connection with Real Property located at 2319 Randolph Street, Huntington Park, California.
2. **STUDY SESSION** – To Consider a Zone Ordinance Amendment Bundle Relating to Various Sections of the Huntington Park Municipal Code and the Downtown Specific Plan (DTSP).

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Consider and direct staff to prepare a Zone Ordinance Amendment Bundle for Planning Commission consideration.

PUBLIC HEARING

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to the Regular Meeting on Wednesday, June 21, 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 11th of May 2017.



Carlos Luis



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

SPECIAL Meeting

Wednesday, March 29, 2017 at 6:30 p.m.

Huntington Park City Hall, Council Chambers
6550 Miles Avenue, Huntington Park, California 90255

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

STAFF PRESENT: Senior Planner Carlos Luis, Associate Planner Juan Arauz, Assistant Planner Rodrigo Pelayo, Economic Development Manager Manuel Acosta, Assistant City Attorney Noel Tapia, and Recording Secretary/City Clerk Donna Schwartz.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Commissioner Eduardo Carvajal.

PUBLIC COMMENT – None.

CONSENT ITEMS – None.

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.

Senior Planner Carlos Luis introduced Assistant Planner Rodrigo Pelayo who presented a PowerPoint on the item and spoke in support of staff's recommendations.

Motion: Chair Martinez motioned to approve the determination that the auto accessory is similar to other permitted retail uses under the C-G Zone of the Huntington Park Municipal Code, and added the condition that the business owner obtain a business license, seconded by Commissioner Carvajal. Motioned passed 4-0, by the following vote:

ROLL CALL:

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

NOES: Commissioner(s): None

2. **CASE NO. 2016-06 CUP – CONDITIONAL USE PERMIT** – A request for a time extension for a previously approved Conditional Use Permit (PC Case No. 2016-06) for the on-site sale of beer and wine in conjunction with a restaurant located at 2667 Florence Avenue, Suite A, in the Downtown Specific Plan (DTSP) zone.

Senior Planner Carlos Luis introduced Associate Planner Juan Arauz who presented a PowerPoint on the item and spoke in support of approving an extension.

Motion: Vice Chair Cordova motioned to approve an extension, not to exceed one year, to Planning Commission Entitlement Case No. 2016-06, seconded by Commissioner Montes. Motioned passed 4-0, by the following vote:

ROLL CALL:

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

NOES: Commissioner(s): None

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.

Senior Planner Carlos Luis briefly explained the item and introduced Assistant Planner Rodrigo Pelayo who presented a PowerPoint on the item and spoke in support of staff's recommendations.

Chair Martinez opened the item up for public comment.

Public Comment

1. Leo Corona, Corona Construction, spoke in support of the proposed project and noted that most of the tenants are retail.

Chair Martinez closed public comment.

Motion: Commissioner Carvajal motioned to adopt PC Resolution No. 2016-15, approving a Development Permit in connection with property located at 2319 Randolph Street within the Commercial General (CG) Zone, seconded by Vice Chair Cordova. Motioned passed 4-0, by the following vote:

ROLL CALL:

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

Chair Martinez

NOES: Commissioner(s): None

Chair Martinez announced the 15-day appeal period.

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.

Senior Planner Carlos Luis briefly explained the item and introduced Assistant Planner Rodrigo Pelayo who presented a PowerPoint on the item and noted staff's recommendations.

Chair Martinez opened the item up for public comment.

Public Comment

1. Dell Singh, Business Owner, explained that it is only wine and beer that is being asked to sell, no liquor and that the license will be transferred, they are not requesting another license and spoke in support of the request.
2. Juan Reynaldo "John" Noguez, spoke in support of the proposed project.
3. Albert Fontanez, spoke in support of the proposed project.

Chair Martinez closed public comment.

Motion: Commissioner Carvajal motioned to approve Development Permit and Conditional Use Permit Case No. 2016-16, seconded by Chair Martinez. Motioned passed 4-0, by the following vote:

ROLL CALL:

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

NOES: Commissioner(s): None

Chair Martinez announced the 15-day appeal period.

Chair Martinez then stated this approval is Contingent upon City Council approval

STAFF COMMENTS

Senior Planner Carlos Luis thanked the Planning Commission for all their efforts, announced applications that will be coming before the Planning Commission, and provided updates on the CVS project.

PLANNING COMMISSION COMMENTS

Commissioner Montes, thanked staff for putting together the special meeting.

Commissioner Carvajal, thanked staff for all their efforts in helping to bring in new projects and thanked the Assistant City Attorney.

Vice Chair Cordova, thanked staff for all their support.

Chair Martinez, thanked staff for all their support.

ADJOURNMENT

At 8:14 p.m. Chair Martinez adjourned the City of Huntington Park Planning Commission to a Regular Meeting on Wednesday, April 19, 2017 at 6:30 p.m.

Respectfully submitted,

Donna G. Schwartz
Recording Secretary/City Clerk



MINUTES

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

Chair Martinez called the meeting to order at 6:32 p.m. PRESENT: Commissioner(s): Angelica Montes, Eduardo Carvajal (two VACANCIES), and Chair Efren Martinez.

STAFF PRESENT: Senior Planner Carlos Luis, Assistant Planner Rodrigo Pelayo, Assistant City Attorney Noel Tapia, and Recording Secretary/City Clerk Donna Schwartz.

PRESENTATION

Chair Martinez recognized the newly appointed Commissioner, Luz Gomez and announced Councilwoman Macias would be administering the Oath of Office.

Councilwoman Macias administered the Oath of Office to newly appointed Planning Commissioner Luz Gomez.

At this time newly appointed Planning Commissioner Luz Gomez joined the meeting.

REORGANIZATION

Chair Martinez opened up nominations for Chair.

Motion: Commissioner Carvajal nominated *Efren Martinez* for Chair, seconded by Commissioner Montes. Motion passed 4-0, by the following vote:

ROLL CALL:

AYES: Commissioner(s): Carvajal, Montes, Gomez and Chair Martinez
NOES: Commissioner(s): None

Chair Martinez opened up nominations for Vice Chair.

Motion: Chair Martinez nominated *Eduardo Carvajal* for Vice Chair, seconded by Commissioner Gomez. Motion passed 4-0, by the following vote:

ROLL CALL:

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

NOES: Commissioner(s): None

Chair Martinez asked for a roll call.

PRESENT: Commissioner(s): Angelica Montes, Gomez, Vice Chair Carvajal (one VACANCY), and Chair Efren Martinez.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Vice Chair Carvajal.

PUBLIC COMMENT – None.

CONSENT ITEMS – None.

REGULAR AGENDA – None.

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.

Senior Planner Carlos Luis introduced the item and provided a PowerPoint presentation.

Chair Martinez opened the item up for public comment.

Public Comment

1. Thomas Drummond, applicant who is the architect for the project, spoke in support of the proposed project.
2. George Franco, resident, commented on shipping containers being used for offices and is opposed to the use and feels it's not right the hours of operation for the tow yard project.

Chair Martinez recommended changes to conditions numbers 6 and 8.

Chair Martinez closed public comment.

Motion: Chair Martinez motioned to amend the conditions per his recommendations and adopt 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, seconded by Commissioner Montes. Motion passed 4-0, by the following vote:

ROLL CALL:

AYES: Commissioner(s): Carvajal, Montes, Gomez and Chair Martinez
NOES: Commissioner(s): None

Chair Martinez announced the 15-day appeal process.

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.

Senior Planner Carlos Luis introduced Assistant Planner Rodrigo Pelayo who provided a PowerPoint presentation.

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

Senior Planner Carlos Luis stated for the record that the property owner was notified of the meeting and provided a copy of the agenda along with the staff report and that the property owner had no objections.

Chair Martinez clarified that the property owner was giving up their Conditional Use Permit in order to lease the property to a potential tenant.

Staff confirmed that the property owner was relinquishing the Conditional Use Permit in order to lease the site to a retail plumbing supply store.

Motion: Vice Chair Carvajal motioned to adopt 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, seconded by Commissioner Gomez. Motion passed 4-0, by the following vote:

ROLL CALL:

AYES: Commissioner(s): Carvajal, Montes, Gomez and Chair Martinez
NOES: Commissioner(s): None

STAFF COMMENTS

Assistant City Attorney Tapia, welcomed newly appointed Planning Commissioner Gomez.

Senior Planner Luis, welcomed newly appointed Planning Commissioner Gomez and congratulated Chair Martinez and Vice Chair Carvajal.

PLANNING COMMISSION COMMENTS

Commissioner Montes, welcomed newly appointed Planning Commissioner Gomez and thanked staff for all their support.

Commissioner Gomez, thanked everyone.

Vice Chair Carvajal, welcomed newly appointed Planning Commissioner Gomez.

Chair Martinez, congratulated newly appointed Planning Commissioner Gomez and for taking the challenge on being on the Planning Commission.

ADJOURNMENT

At 7:25 p.m. Chair Martinez adjourned the City of Huntington Park Planning Commission to the Regular Meeting on Wednesday, May 17, 2017 at 6:30 p.m.

Respectfully submitted,

Donna G. Schwartz
Recording Secretary/City Clerk

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, the proposed convenience
18 store use is permitted within the subject zoning district. In addition, the proposed
19 development complies with convenience store development standards and all
20 Commercial Zone Standards of Section 9-4.203 of the HPMC.

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

22 **Finding:** The General Plan Land Use designation of the subject site is General
23 Commercial. Permitted uses in this designation include a wide range of
24 neighborhood and general retail and service establishments, such as stores and
25 repair shops, to accommodate the surrounding community.

26 Goal 3.0 of the General Plan is to provide for the revitalization of deteriorating
27 land uses and properties. The proposed development is consistent with Goal 3.0
28 because it would revitalize a vacant building with the development of a new

1 convenience store. As a result, the appearance of the site and adjacent right-of-
2 ways will be improved to provide a new service to the local community.

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

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

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

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

20 **Finding:** The proposed tenant improvements will not increase the area or
21 footprint of the existing vacant building. Therefore, it is exempt per CEQA's
22 Categorical Exemption, Section 15301, Existing Facilities.

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

25 **Finding:** The subject site is surrounded by other similar commercial uses.
26 Neighboring properties along Santa Fe Avenue include a commercial shopping
27 center with restaurants, offices, and other service-oriented uses. The proposed
28 development meets all of the minimum development standards as set forth in the

1 HPMC Sections 9-4.202 and 9-4.203. Thereby, the subject site is suitable for the
2 proposed project.

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

6 **Finding:** Vehicular and pedestrian access to the site would be provided from
7 Santa Fe Avenue and Randolph Street. The project proposes to connect with
8 existing infrastructure and public utilities. The surrounding area is already
9 completely developed with public access, water, sanitation, and other public
10 utilities. The proposed tenant improvements will not impede the accessibility to
11 public access, water, sanitation, or other public utilities and services. It is
12 expected that the proposed development will not be detrimental to public health,
13 safety and general welfare.

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

17 **Finding:** The subject site is located along Santa Fe Avenue, which serves as one
18 of the commercial land use corridors of the City. The site is suitable for
19 commercial uses given that most of the surrounding uses are commercial and the
20 properties are zoned for commercial uses as well. The proposed project design
21 would enhance the appearance of the neighboring area and provide new services
22 for the local and neighboring communities. The subject site will have sufficient off-
23 street parking for the proposed use. Therefore, it is expected that the proposed
24 development will not be detrimental to the public health, safety, or welfare of the
25 City.

26 **SECTION 3:** The Planning Commission hereby makes the following findings in
27 connection with the proposed Conditional Use Permit:
28

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

4 **Finding:** The proposed convenience store with off-sales of beer and wine is
5 conditionally permitted within the subject zoning district. The subject zoning
6 district, Commercial General (CG), is intended to provide for restaurants, general
7 retail, professional office, and service-oriented business activities serving a
8 community-wide need under design standards that ensure compatibility and
9 harmony with adjoining land uses. In addition the proposed project complies with
10 the requirements of the HPMC.

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

12 **Finding:** The proposed use is consistent with Goal 1.0; Policy 1.2 of the Land
13 Use Element of the General Plan by encouraging community-oriented retail in
14 Huntington Park. The proposed convenience store will provide additional retail
15 services by offering a variety of products including snacks, beverages, dry and
16 fresh foods on a 24-hour basis for the convenience of the community and in which
17 the Huntington Park residents may benefit from.

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

21 **Finding:** The proposed tenant improvements will not increase the area or
22 footprint of the existing vacant building. Therefore, it is exempt per CEQA's
23 Categorical Exemption, Section 15301, Existing Facilities.

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

1 **adverse to the public interest, health, safety, convenience or welfare of the**
2 **City.**

3 **Finding:** The proposed project is located on a lot that measures approximately
4 14,570 square feet. The design, location, size, and operating characteristics of
5 the proposed convenience store with alcohol sales is not expected to be
6 detrimental to the public health, safety and welfare of the City. The proposed
7 project will be harmonious and compatible with the existing commercial and
8 service uses presently located within the vicinity and zoning district. Additionally,
9 the site has adequate vehicle circulation and access.

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

12 **Finding:** The proposed project is located on a lot that measures approximately
13 14,570 square feet and has the physical capacity for the required off-street
14 parking spaces and adequate access and circulation. Therefore, the subject site is
15 physically suitable for the type and density/intensity of the use being proposed.

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

19 **Finding:** Vehicular and pedestrian access to the site would be provided through
20 Santa Fe Avenue and Randolph Street. The proposed request for off-sale of beer
21 and wine will not intensify public access, water, sanitation, and public utilities and
22 services. The surrounding area is already completely developed with public
23 access, water, sanitation, and other public utilities. The new development will not
24 impede the accessibility to public access, water, sanitation, or other public utilities
25 and services. It is expected that the proposed use will not be detrimental to public
26 health, safety and general welfare.

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

1 **Planning Division**

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

1 of the Huntington Park Municipal Code and/or Master Sign Program of the subject
2 site.

3 10. That all existing and/or proposed mechanical equipment and appurtenances,
4 including satellite dishes, gutters etc., whether located on the rooftop, ground level
5 or anywhere on the property shall be completely shielded/enclosed so as not to
6 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.

7 11. That any proposed on-site utilities, including electrical and telephone, be installed
8 underground and be completely concealed from public view as required by the
9 Planning Division.

10 12. That an anti-graffiti finish, as approved by the Planning Division, shall be applied
11 to all exterior surfaces that are visible to the public and likely to attract graffiti prior
to the issuance of the Certificate of Occupancy.

12 13. That any existing and/or future graffiti as defined by Huntington Park Municipal
13 Code Section 5-27.02(d) shall be diligently removed within a reasonable time
period.

14 14. That prior to the issuance of the Certificate of Occupancy, the property owner
15 shall grant either by the covenants, conditions and restrictions for the subject
16 property, or by a separate covenant recorded against the subject property, the
17 right of entry for authorized City employees or agents for the purpose of removing
or painting over graffiti from structures on the subject property.

18 15. That the property comply with the City's Standards for Exterior Colors, Section 9-
19 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.

20 16. That no vending machines, including, but not limited to, water, movie/DVD/Blu
21 Ray, newspapers, candy, etc., shall be permitted on the exterior of the building.

22 17. No outside storage shall be permitted.

23 18. No payphones shall be allowed on the site.

24 19. Operation of business shall not take place until successfully obtaining a letter of
25 Public Convenience or Necessity issued by the City Council.

26 20. That the convenience store be operated as a franchise of Circle K.

27 21. All outdoor display shall be reviewed and approved by the Planning Division. An
28 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.

1 22. That the business be operated in compliance with the City of Huntington Park
2 Noise Ordinance.

3 23. That all required on-site parking and loading spaces comply with the minimum
4 dimensions as set forth within the Huntington Park Municipal Code prior to
5 issuance of the Certificate of Occupancy.

6 24. That a lighting plan be provided for all outdoor areas of the property. Such lighting
7 shall be decorative and installed per approved plans to the satisfaction of the
8 building official and Planning Division prior to issuing a Certificate of Occupancy.

9 25. That the applicant provide publicly visible art or pay art fees in accordance with
10 the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of
11 Occupancy.

12 26. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the
13 Huntington Park Municipal Code relating to Storm Water Management. The
14 applicant shall also comply with all requirements of the National Pollutant
15 Discharge Elimination System (NPDES), Model Programs, developed by the
16 County of Los Angeles Regional Water Quality Board. This includes compliance
17 with the City's Low Impact Development (LID) and the SUSUMP requirements
18 when applicable.

19 27. That the Director of Community Development is authorized to make minor
20 modifications to the approved preliminary plans or any of the conditions if such
21 modifications shall achieve substantially the same results, as would strict
22 compliance with said plans and conditions.

23 28. That the operator shall obtain its City of Huntington Park Business License prior to
24 commencing business operations.

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

26 **Department of Alcoholic Beverage Control (ABC)**

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

County of Los Angeles Fire Department

31. 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.

SECTION 6: 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

1 appealed to the City Council. The decision of the Planning Commission shall be stayed until
2 final determination of the appeal has been effected by the City Council.

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

5

6 **PASSED, APPROVED, AND ADOPTED this 29th day of March, 2017 by the**
7 **following vote:**

8 AYES: Carvajal, Montes, Vice Chair Cordova, Chair Martinez

9 NOES:

10 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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CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: May 17, 2017

TO: Honorable Chairperson and Members of the Planning Commission

ATTENTION: Carlos Luis, Senior Planner

FROM: Juan Arauz, Associate Planner

SUBJECT: Study Session to Consider a Zone Ordinance Amendment Bundle Relating to Various Sections of the Huntington Park Municipal Code (HPMC) and to the Downtown Specific Plan (DTSP).

RECOMMENDATION: Consider and direct Staff to prepare Zone Ordinance Amendments for Planning Commission consideration.

BACKGROUND: **Study Session**

Municipal Codes, over time, require amendments as a result of changes to Federal and State Law, advancements in technology, or changes in land use trends. Typically, the first step in the amendment process is to hold a study session with the City's Planning Commission.

Study sessions give decision makers the opportunity to become involved in the amendment process by providing clear direction to Staff. For the purposes of this study session, the Planning Commission will consider the sections of the HPMC discussed in this report and direct Staff to prepare Zone Ordinance Amendments.

DISCUSSION: **Definitions**

Title 9, Chapter 1, Article 2 of the HPMC provides definitions for the terms used throughout the Code. The meaning of words, phrases, and structures defined in this section apply throughout the HPMC. However, Planning Division Staff receives proposals for construction of and/or modification to structures and uses not defined within the HPMC. Staff proposes to create definitions of some commonly proposed

structures and uses that are presently not defined by the HPMC. Additionally, Staff will be updating some provisions within this section in order to clarify requirements and maintain consistency. Examples of structures and uses to be added to this section include patios and patio covers, storage sheds, carports, and laundry rooms.

Residential Zoning District Development Standards

Title 9, Chapter 4, Article 1 of the HPMC provides residential development standards relating to density, setbacks, accessory structures, lot area, lot size, and other development requirements. Staff proposes to amend certain areas within this section of the HPMC that commonly raise concerns, which include lot dimensions and lot size. Additionally, Staff will be updating some provisions within this section in order to maintain consistency throughout the HPMC.

Multiple Tenants within a Single Tenant Space

Title 9, Chapter 4, Article 2 of the HPMC and Chapter 4, Article 4 of the Downtown Specific Plan (DTSP) provide development standards relating to multiple tenants within a single tenant space. Staff proposes to amend these sections to provide consistency throughout the City and address items that commonly raise concerns.

Allowed Uses

Title 9, Chapter 4, Article 2 of the HPMC establishes the primary land uses in the C-P, C-N and C-G zoning district which are permitted or subject to a Development Permit or a Conditional Use Permit. Based on recent Planning Commission determination of similarities, Staff proposes an amendment to allow automobile parts supply stores within the C-G zone as permitted uses.

Fences and Walls

Currently, provisions related to fencing and walls are located in Title 8 Building Regulations section of the HPMC. After consulting with the City's Building Official, it has been determined that relocating the provisions to Title 9 Zoning would be more appropriate because Planning regulates location, height, and materials for fencing and walls. In

addition to relocating the provisions, Staff will be updating and “cleaning up” some of the provisions in order to clarify requirements that are difficult to understand.

Dances and Entertainment Permits

Dances and Entertainment Permits are currently located in Title 3 Finance section of the HPMC. In reviewing the provisions of the Code, it is best that the section for Dances and Entertainment Permits be relocated to Title 9. As a result of the relocation, the Planning Division would be responsible for the processing of all Dance and Entertainment Permits. Staff will also modify the approval body for such permits from City Council to Planning Commission. As a result, the Planning Commission will review all Dance and Entertainment Permits and be the City’s decision making body on such matters. Additional “clean-up” amendments would be proposed for these sections in order to align with the appropriate department (i.e. Community Development vs. Finance).

CONCLUSION:

Comments, suggestions, or recommendations raised during the study session process will be incorporated into the proposed Zoning Ordinance Amendments and will be brought back for Planning Commission consideration.