



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, October 18, 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 Vacant
Vice Chair Eduardo Carvajal
Commissioner Angelica Montes
Commissioner Luz Gomez
Commissioner Irving Pacheco

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

1. **(Continued from September 20, 2017) STUDY SESSION** – To consider a Zone Ordinance Amendment Relating to Charter School Development Standards

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Discuss the item under consideration and direct staff to prepare a Zone Ordinance Amendment for Planning Commission consideration.

2. **DANCE AND ENTERTAINMENT PERMIT NO. 2017-01** – A request for Planning Commission approval of a Dance and Entertainment Permit for an existing restaurant with on-sale of beer and wine for property located at 6030 Santa Fe Avenue, within the Commercial General Zone.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Discuss and consider the proposed Dance and Entertainment Permit; and
2. Take action to approve, deny, or modify the Applicant's proposed Dance and Entertainment Permit.

PUBLIC HEARING

1. **CASE No. 2017-04 CUP/DP – CONDITIONAL USE PERMIT/DEVELOPMENT PERMIT** – A request for a Conditional Use Permit to allow an approximate 20,665 square foot health/athletic club and a development permit for a proposed tenant improvement consisting of a change in use from an existing theater to a health/athletic club for property located at 6714 Pacific Boulevard, within the Huntington Park Downtown Specific Plan (DTSP) Zone.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing; and
2. Take public testimony; and
3. Consider PC Resolution No. 2017-04, approving a Conditional Use Permit and a Development Permit in connection with property located at 6714 Pacific Boulevard within the DTSP Zone.

2. **CASE No. 2017-06 VAR – VARIANCE** – A request for approval of a Variance to deviate from the minimum development standards to allow a fence of eight feet in height within the front setback area of property located at 6420 Alameda Street, 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. 2017-06, approving a Variance in connection with property located at 6420 Alameda Street within the MPD Zone.

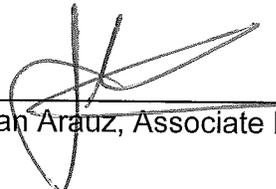
STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to a Regular Meeting on Wednesday, November 15, 2017 at 6:30 p.m.

I, Juan Arauz, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at City of Huntington Park City Hall and made available at www.hpca.gov on October 12, 2017.



Juan Arauz, Associate Planner



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: October 18, 2017

TO: Honorable Chairperson and Members of the Planning Commission

ATTENTION: Sergio Infanzon, Director of Community Development

FROM: Carlos Luis, Senior Planner

SUBJECT: Study Session to Consider a Zone Ordinance Amendment Relating to Charter School Development Standards (Continue from August 16, 2017)

RECOMMENDATION: Consider, provide input, 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.

This Study Session will initiate the amendment process by allowing the Planning Commission to provide input and direction on specific criteria or development standards necessary to mitigate the issues of concern raised by charter schools.

On September 6, 2016, the City Council adopted a 45-day urgency ordinance establishing a temporary moratorium on the establishment and operation of charter schools within the City.

Subsequently, on October 18, 2016, the City Council adopted a 10-month 15-day time extension of the moratorium.

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DISCUSSION:

- ***Current Code***

According to the Huntington Park Municipal Code (HPMC), schools are defined as either public or private institutions of learning for minors that offer instruction in those courses of study required by the California Education Code, or which is maintained in compliance with the standards set by the State Board of Education. Examples include nursery school, kindergarten, elementary school, junior high school, senior high school or any special institution of education. Based on the definition, the City has determined that Charter Schools fall within this definition.

Private schools are conditionally permitted in the Residential Medium (R-M), Residential High (R-H), Commercial Professional (C-P), Commercial Neighborhood (C-N), and Commercial General (C-G) zones.

- ***Issues of Concern***

The City has experienced issues that have raised concerns resulting from existing and recently approved charter schools. The issues included:

1. Defining charter schools,
2. Permitted Zones,
3. Development Standards - proximity to other educational institutions, traffic/circulation, parking, and open space requirements.

The HPMC currently does not have specific development standards that address the issues of concern.

- ***Definitions/Classifications***

One option to consider is to specifically include charter schools into the existing definition of “schools.” Currently, the code does not clearly include “charter schools.” Another option to consider is to create new definitions or classifications for educational institutions. For example, creating an umbrella classification for educational institutions and breaking the educational institutions into two classifications: 1) High Intensity and 2) Low Intensity. Examples of high intensity educational institutions would include trade, vocational, business, certification, martial arts

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dance, schools or etc. Examples of low intensity schools would include private or public schools providing K-12 educations, charter schools, etc. If the direction is to create two classifications, requirements for both will need to be created. For the purposes of this Study Session, the focus will be on charter schools; however, when the complete Zone Ordinance Amend is proposed, language will be included for the both classifications.

- ***Permitted Zones***

As noted, the City conditionally permits charter schools within the Residential Medium (R-M), Residential High (R-H), Commercial Professional (C-P), Commercial Neighborhood (C-N), and Commercial General (C-G) zones. As part of the Study Session, the City may consider to continue to allow charter schools in the zones noted above. Alternatively, the City could consider modifying the zones in which charter schools are conditionally permitted. For example, the City could conditionally allow them in the residential zones and prohibit them in the commercial zones or vice versa.

- ***Development Standards***

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

Off-street parking requirements for charter schools is not specifically provided by the HPMC. Historically, the City has utilized the parking ratio of one space for each 10 children the facility is licensed to serve. This off-street parking requirement pertains to nurseries, pre-schools, and day cares.

Utilizing the parking requirement for nurseries, pre-schools, and day cares has raised concerns. Specifically, whether the application of this standard is providing sufficient parking to meet the demands of a charter school. Recently, the City has experienced substantial parking issues with recent charter school developments. The issue has been that charter school parking demand has exceed capacity. As a result, vehicle parking has spilled onto neighboring streets. The overflow has exacerbated the City's on-street parking conditions.

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By creating a specific off-street parking development standard for charter schools and similar uses, the City can attempt to prevent problems associated with overflow parking spilling onto adjacent streets. For example, the City may consider establishing an off-street parking of one parking space for every three students plus one parking space for every teacher and faculty member. For a hypothetical school consisting of 400 students and 30 facility members, a total of 134 spaces would be required for the students and 30 spaces for the facility. The grand total would be 164 spaces. By providing this standard of parking, it is also conceivable that sufficient parking will be provided for typical school operations and for special events held throughout the year such as back to school night, open house, and seasonal performances. It is worth noting that the Commission may direct staff to explore an alternative parking requirement.

On-site circulation has also raised concerns. Specifically, during peak hours in the morning and afternoon, charter schools have experienced high volume of vehicles dropping off and picking up students. This has contributed to long vehicle cuing lines that spill onto the neighboring streets. The spillover has caused heavy congestion. Other issues created by heavy vehicular traffic include, double parking, student drop off occurring in the middle of the street, etc. By requiring specific designated drop off and pick up areas with adequate vehicular cuing, the negative impacts to City streets can be reduced.

➤ ***Distance Requirements***

The siting of charter schools adjacent to existing schools has also raised concerns and contributed to the parking and circulation problems. The demand imposed on City streets often times is exceeded due to the high concentration of vehicles at one given time (i.e. school start time and end time). When schools start and end roughly around the same time, the streets are flooded with vehicles.

In order to alleviate the demand on City streets, the City can consider requiring a distance separation requirement. An example could be to require a minimum of a 1,000 foot distance separation between schools. This would prevent schools from locating next to each other or within close

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proximity (i.e. across the street). The distance requirement can be eliminated or modified and is open for discussion.

➤ *Open Space Requirements*

Schools operated by the Los Angeles Unified School District in the City provide open space for their students. These spaces consist of playgrounds, sports fields, outdoor lunch areas, and in some instances as indoor gym facilities. The purpose of the open space is to provide students with areas for recreation and physical activity.

Currently, the HPMC does not have a requirement for charter schools to provide open space. One way of requiring open space is to propose a ratio of open space to number of student enrollment. For instance, the City could require a minimum of 50 square feet of open space per student enrolled. As an example, a charter school with the enrollment of 400 students would require a total of 20,000 square feet of open space would be required. The requirement is open for discussion and can be modified as deemed necessary.

CONCLUSION:

The issues discussed in this report are utilized as a starting point. The Planning Commission may request that additional items be included as part of the Zone Ordinance Amendment. 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.



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: OCTOBER 18, 2017

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: JUAN ARAUZ, ASSOCIATE PLANNER

SUBJECT: DANCE AND ENTERTAINMENT PERMIT NO. 2017-01: 6030 SANTA FE AVENUE

REQUEST: A REQUEST FOR PLANNING COMMISSION APPROVAL OF A DANCE AND ENTERTAINMENT PERMIT FOR AN EXISTING RESTAURANT WITH ON-SALE OF BEER AND WINE FOR PROPERTY LOCATED AT 6030 SANTA FE AVENUE, WITHIN THE COMMERCIAL GENERAL ZONE.

APPLICANT: Edwin Alvarado and Hector Alvarado
3514 Flower Street
Huntington Park, CA 90255

PROPERTY OWNER: Salomon Wainberg
1517 S. Sepulveda Blvd.
Los Angeles, CA 90025

PROJECT LOCATION: 6030 Santa Fe Avenue

**ASSESSOR'S
PARCEL NUMBER:** 6321-004-069

PRESENT USE: Commercial

PROJECT SIZE: 2,700 sq. ft.

BUILDING SIZE: Building 1: 13,536 sq. ft.
Building 2: 6,424 sq. ft.
Total: 19,960 sq. ft.

SITE SIZE: 53,579 sq. ft.

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GENERAL PLAN: General Commercial (CG)

ZONE: CG

**SURROUNDING
LAND USES:** North: Commercial
West: Commercial
South: Residential
East: Residential

**MUNICIPAL CODE
REQUIREMENTS FOR A
DANCE AND
ENTERTAINMENT PERMIT:**

Per HPMC Sections 3-1.12 and 3-1.13, Dance and Entertainment Permits require City Council approval. Additionally, Dance and Entertainment Permits cannot be transferred from one owner to another except by the consent of the City Council. On September 19, 2017, the City Council deferred this item to the Planning Commission.

**ENVIRONMENTAL
REVIEW:**

The proposed Dance and Entertainment Permit is Categorically Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

BACKGROUND:

On July 18, 2001, the Huntington Park Planning Commission approved Case No. 1710, granting a Conditional Use Permit (CUP) to allow the on-sale of beer and wine in conjunction with a restaurant located at 6030 Santa Fe Avenue, in the Commercial General (CG) zone. The restaurant occupies a tenant space approximately 2,700 square feet in size and is within an existing multi-tenant commercial shopping center consisting of two separate buildings. The subject restaurant was issued a Dance and Entertainment Permit in 2005 and has maintained and renewed its permit every year.

The restaurant has recently transferred ownership and is now owned by Edwin Alvarado and Hector Alvarado (Applicants). Transfer of ownership of business licenses and CUPs can be processed and approved administratively. However, per the Huntington Park Municipal Code (HPMC) Sections 3-1.12 and 3-1.13, Dance and Entertainment

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Permits are not transferrable and new applications are subject to City Council review.

On September 19, 2017, the City Council deferred this item to the Planning Commission.

Site Description

The subject site, Assessor Parcel Number (APN) 6321-004-069 is located at the northeast corner of Randolph Street and Santa Fe Avenue. It is bordered by commercial and residential uses to the north, commercial uses to the west, and residential uses to the south and east. The property is developed with two multi-tenant commercial buildings totaling 19,960 square feet. The subject site has a lot size of 53,579 square feet.

The subject parcel shares a parking lot and driveway with the easterly parcel, APN 6321-004-068. Both parcels are under separate owners. The shared parking lot is paved and has 100 parking spaces.

Existing Business Operations

The subject business is a restaurant called Copan Sula Restaurant and features a full menu consisting of Honduran, American, and Mexican dishes in addition to the on-sale of beer and wine. According to the Applicants, the restaurant hours of operation are Monday through Sunday, 7:00am to 2:00am.

Proposed Dance and Entertainment

For entertainment, the Applicants propose to have up to five musicians with amplified music consisting of Honduran folk music, mariachi, Spanish rock, and contemporary music. Karaoke will also be provided on occasion in-lieu of live music. Dance will only take place on Friday and Saturday evenings. The Applicants will book their own entertainment events. No third-party promoter will be used for booking entertainment. The Applicants propose the following schedule for dance and entertainment.

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Dance and Entertainment Schedule		
Days	Entertainment	Dance
Monday	None	None
Tuesday	None	None
Wednesday	None	None
Thursday	7:00pm to 10:00pm	None
Friday	7:00pm to 12:00am	7:00pm to 12:00am
Saturday	7:00pm to 12:00am	7:00pm to 12:00am
Sunday	11:00am to 10:00pm	None

Security Plan

The Applicants are proposing to contract with a private security company and will not use in-house staff for security. The Applicants propose to have one security guard on days with live entertainment (live music) only, two security guards on days with both dance and live entertainment, and no security guards on days with no dance or entertainment. The Applicants proposed security schedule is as follows.

Security Schedule	
Days	Security
Monday	None
Tuesday	None
Wednesday	None
Thursday	1 guard from 6:30pm to 10:30pm
Friday	2 guards from 6:30pm to 12:30am
Saturday	2 guards from 6:30pm to 12:30am
Sunday	1 guard from 10:30am to 10:30pm

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ANALYSIS:

Hours of Operation

While reviewing the Applicants' proposal for Dance and Entertainment, Planning staff noticed inconsistent time schedules between the California Department of Alcohol and Beverage Control (ABC) and the proposed Dance and Entertainment schedule. The Applicants were proposing to close at 2:00am on Friday and Saturday, however, ABC conditions of approval required that the business stop selling and servicing alcoholic beverages at 12:00am. The Applicants have agreed to modify the closing time of the restaurant to be consistent with their dance and entertainment schedule. Therefore, the restaurant will close at 10:00pm Sunday through Thursday and at 12:00am Friday and Saturday.

Floor Plan

The subject restaurant is approximately 2,700 square feet in size and is comprised of a kitchen area, a fixed counter with bar stools, one women's restroom and one men's restroom, a 64 square foot stage area, a 100 square foot dance floor, and tables and chairs. The Applicants propose to move some tables and chairs to have the dance floor in the middle of the dining area (see attached floor plan). There is an entrance fronting Santa Fe Avenue and an emergency exit at the rear leading to an alley.

Security Plan

The Applicants are proposing to contract with a private security company and will have either one or two guards depending on the day, as shown in the table above.

Police Department Calls for Service

Per the City's Police Department, over the past 18 months there have been a total of 21 police calls to the site (police call log is attached). Per the Police Department, the majority of the calls to service were minor disturbance calls. Additionally, the Police Department has reviewed the Applicants' proposal and has provided conditions of approval (attached). The Police Department was not in opposition of the Applicants' request for a Dance and

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Entertainment permit.

RECOMMENDATION:

Based on the evidence presented, Planning Division staff recommends that the Planning Commission:

1. Discuss and consider the proposed Dance and Entertainment Permit; and
2. Take action to approve, deny, or modify the Applicant's proposed Dance and Entertainment Permit.

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. The business shall comply with all requirements and conditions set forth in Resolution No. 1710.
5. That the business shall close no later than 10:00pm Sunday through Thursday and at 12:00am Friday and Saturday.
6. That the business shall comply with the City's noise standard as described in the Huntington Park Municipal Code Section 9-3.5.

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7. That the business shall not use third-party or outside promoters to book dance and entertainment.
8. 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.
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/amend its City of Huntington Park Business License prior to commencing Dance and Entertainment activities.
11. That the Applicants maintain a valid alcohol beverage license for the on-site sale of beer and wine from the State Department of Alcoholic Beverage Control (ABC) and comply with all requirements, and should at any time the required license or permits, issued by the ABC, be surrendered, revoked or suspended, this Dance and Entertainment Permit shall automatically become null and void.
12. That if the business ceases to operate as a bona fide public eating establishment (restaurant) as defined under the Huntington Park Municipal Code Section 9-4.203(2)(A)(1), then the Dance and Entertainment Permit shall be null and void.
13. That Dance and Entertainment activities shall be consistent with the Applicants' application dated June 26, 2017.
14. That security services shall be consistent with the Applicants' security plan submitted as part of the Dance and Entertainment Application dated June 26, 2017.
15. That beer and wine only be served in conjunction with meals during regular business hours.
16. That alcohol shall only be served and/or consumed within the designated dining area.
17. That if any signs are proposed, such signs shall be installed in compliance with the City's sign regulations and that approval be obtained through a Sign Design Review prior to installation and that any existing non-permitted signs either apply for proper permits or be removed.
18. That this Dance and Entertainment Permit shall be subject to review for compliance with conditions of the issuance at such intervals as the City Council shall deem appropriate.
19. That the violation of any of the conditions of this Dance and Entertainment Permit may result in a citation(s) and/or the revocation of the permit.

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20. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, the Dance and Entertainment Permit shall be null and void.

21. That the business owner (Applicants) and property owner agree in writing to the above conditions.

CODE ENFORCEMENT

22. Trash enclosures must be secured at all times.

23. Property to be free and clear of graffiti at all times. Keep storefront windows clear of any graffiti, possibly install graffiti film on windows.

24. Lighting shall be provided in the parking lot areas and lighting needs to be maintained.

25. Do not allow outside storage to accumulate throughout the property.

26. Install signage that states "NO ALCOHOL TO BE CONSUMED IN PARKING LOT".

27. Ensure business complies with noise standards as residential properties are close by.

28. Keep parking lot free of trash and litter.

POLICE DEPARTMENT

29. The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the City Council. Any change in the operation, which exceeds the conditions of the approved permit, will require that a new permit application be submitted to the City Council for their review and approval.

30. Noise emanating from the permittee's premises shall not be audible 50 feet or more from the property line of the premises. The permittee shall be responsible for determining how to best meet this requirement, either by keeping doors and windows closed, limiting hours of entertainment, or by offering non-amplified entertainment.

31. The permittee shall not allow employees to discard trash or beer bottles into the outside dumpster between the hours of 8 p.m. and 7 a.m. per section 9-3.507 HPMC.

32. Current occupancy loads shall be posted at all times.

33. The posting of flyers, and/or placards, or cards on windshields or similar literature, advertising entertainment activities at the business including promotional events, shall be strictly prohibited within the City of Huntington Park per HPMC sections 5-1.02, 5-1.03, &

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- 5-1.02.1. Violation of this condition shall be cause for the City Council to take punitive action against the permittee, including revocation, suspension, or modification of this permit.
34. The permittee shall maintain full compliance with all applicable laws, ABC laws, ordinances, and stated conditions. In the event of a conflict between the requirements of this permit, your conditional use permit, or your Alcoholic Beverage Control license, the more stringent regulation shall apply.
35. The permittee shall be responsible for installing and maintaining a video surveillance system that monitors no less than the front and rear of the business, with full view of the public right-of-ways, and any parking lot under the control of the permittee. These cameras shall record video for a minimum of 30 days and the recordings will be made available to the Huntington Park Police Department.
36. The surrounding area (exterior & parking lot) shall be illuminated in order to make easily discernible the appearance and conduct of all person on or about the property.
37. Patrons under eighteen (18) years of age shall not be permitted to enter, or to remain on the premises, after the food services portion of the establishment has closed, or **10 PM, whichever comes first**. Private functions not open to the public are exempt from this condition. The permittee will establish protocols that will prevent the consumption of alcohol by patrons who are not twenty-one (21) years of age.
38. During the hours of Dance and Entertainment the permittee shall be responsible for maintaining an adequate security staff to supervise patrons inside the establishment and those waiting to enter. Potential patrons awaiting entry in a defined "queue" shall be counted toward the calculation of required security staffing levels. For crowds up to fifty (50) patrons, the permittee shall provide a minimum of one (1) uniformed security guard. For crowds over (50) fifty patrons, the permittee shall provide a minimum of one (1) additional uniformed security guard per fifty (50) people. Should the permittee's operations give rise to a substantial increase in complaints/calls for service, or trash left in the parking lot or adjacent property, the permittee shall increase security as directed by the Chief of Police.

EXHIBITS:

- A. Resolution of PC Case No. 1710
- B. Restaurant Floor Plan
- C. Police Department Calls for Service
- D. Resolution Approving Dance and Entertainment Permit

1 Permit will not have a significant effect on the environment, is exempt from the California
2 Environmental Quality Act pursuant to CEQA guidelines Section 15301 and Public Resources
3 Code Sections 21080(b)(9) and 21084, and hereby adopts an Environmental Categorical
4 Exemption.

5
6 SECTION 3: The Planning Commission hereby makes the following findings in
7 connection with Conditional Use Permit No. 1710:

8 (A) That the Conditional Use Permit applied for is authorized by the provisions of the
9 Huntington Park Municipal Code;

10 (B) That the granting of such Conditional Use Permit will not adversely affect the
11 established character of the surrounding neighborhood or be injurious to the property or
12 improvements in such vicinity and zone in which the property is located;

13 (C) That the establishment, maintenance or conducting of the use for which the
14 Conditional Use Permit is sought will not, under the particular case, be detrimental to the persons
15 residing or working in the neighborhood of such use; and will not, under the circumstances of the
16 particular case, be detrimental to the public welfare or injurious to the property or improvements
17 in the neighborhood; and

18 (D) That the granting of such Conditional Use Permit will not adversely affect the
19 Master or General Plan of this City.

20
21 SECTION 4: The Planning Commission hereby grants Conditional Use Permit No. 1710
22 subject to the execution and fulfillment of the following conditions:

- 23
24
25 1. Except as set forth in subsequent conditions, all-inclusive, and subject to Department
26 corrections and conditions, the property shall be developed substantially in accordance
27 with the CUP application dated June 5, 2001, environmental assessment and plans
28 submitted.

- 1 2. That the proposed project shall comply with all applicable codes, laws, rules and
2 regulations, including Health and Safety, Building, Fire, Sign, Zoning, and Business
License Regulations of the City of Huntington Park.
- 3 3. That the property be maintained in a clean, neat, quiet and orderly manner at all times and
4 comply with the property maintenance standards as set forth in the Huntington Park
Municipal Code Sections 8-9. 02.1.
- 5 4. That any existing graffiti on the property be removed prior to the issuance of a Certificate
6 of Occupancy, and that the property be maintained free of graffiti at all times.
- 7 5. That any violation of the conditions of this entitlement may result in a citation or
8 revocation of the entitlement.
- 9 6. That the entitlement shall be subject to review for compliance with conditions of issuance
10 at such intervals as the City Planning Commission shall deem appropriate.
- 11 7. That the applicants obtain and maintain a valid alcohol beverage license for beer and
12 wine only by the State Department of Alcohol Beverage Control and should at any time
13 the required alcohol beverage license issued to the applicants by the State Department of
Alcohol Beverage Control be surrendered, revoked or suspended, this Conditional Use
Permit shall automatically become null and void.
- 14 8. That the applicant be required to apply for new entitlements if any alteration,
15 modification, or expansion would increase the existing floor area of the premises.
- 16 9. That no parking spaces shall be designated or reserved for any business within the
17 shopping center at any time.
- 18 10. That no loitering or consumption of alcohol take place outside the designated dining area,
or in the parking area.
- 19 11. That no fences, bollard poles, or other site access and circulation obstructing objects shall
20 be placed, erected or installed on the property without Planning Department approval.
- 21 12. That should the operation of this establishment be granted, deeded, conveyed, transferred,
22 or should a change in management or proprietorship occur at any time, this Conditional
Use Permit shall be reviewed.
- 23 13. All existing and/or proposed mechanical equipment and appurtenances of any type
24 whatsoever, whether located on the rooftop, ground level or anywhere on the building
25 structure shall be completely enclosed so as not to be visible from any public street
and/or adjacent property. Such enclosure of facility shall be of compatible design related
26 to the building structure for which such facilities are intended to serve, as approved by
the Planning Division.
- 27 14. That this permit shall expire in the event the entitlement is not exercised within one (1)
28 year from the date of approval.

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15. That the existing landscape planter areas be upgraded on the entire property. A landscape plan designed by a Registered Landscape Architect shall be provided, showing planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to the and approved by the Planning Division, and such landscaping shall be installed and planted according to such approved plan, within two (2) months of the approval of this entitlement, and shall thereafter be continuously and permanently maintained.

16. That if the business ceases to operate as a bona fide eating establishment as defined under the Huntington Park Municipal Code Section 9-3.1703 (b)(5), then this conditional use permit shall be null and void.

17. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The applicant shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes the SUSUMP requirements when applicable.

18. That this permit may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address any problems or land use compatibility, safety, parking, transportation, circulation, or to promote the general welfare of the City.

19. 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.

20. That the applicant (business owner) and property owner agree in writing to the above conditions.

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.

SECTION 7: The City Clerk is directed to file a Notice of Exemption in accordance with Public Resources Code Section 21152.

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PASSED, APPROVED, AND ADOPTED this 18th day of July, 2001 by the following

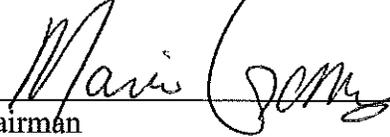
vote:

AYES: Commissioners Mears, Bravo, Gomez

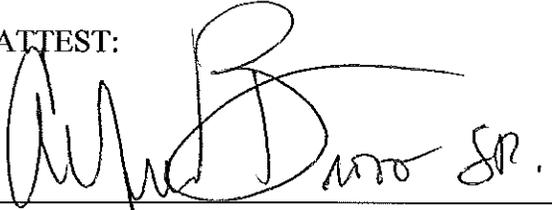
NOES: None

ABSENT: Commissioners Lopez, Palos

HUNTINGTON PARK PLANNING COMMISSION

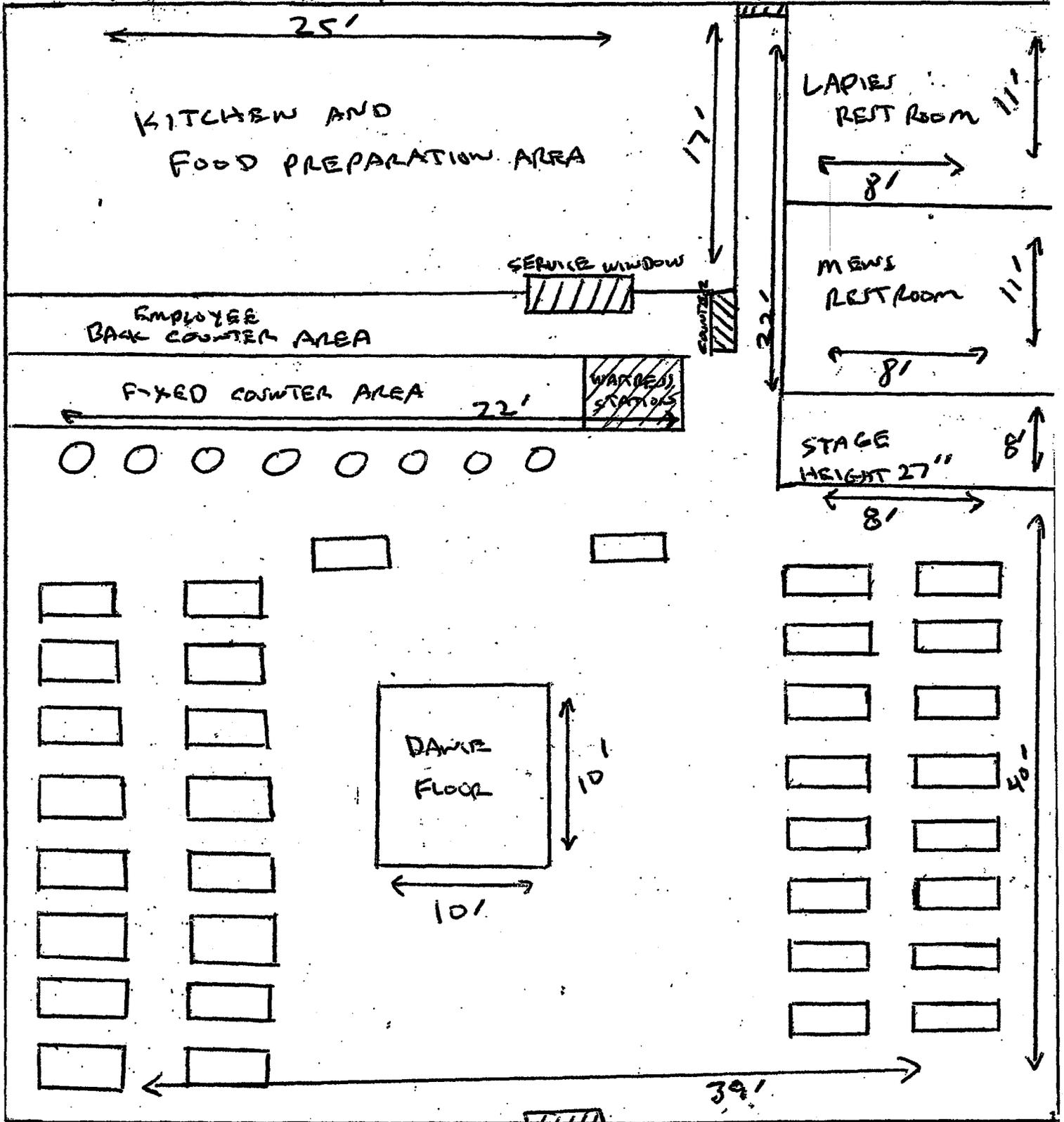

Chairman

ATTEST:


Secretary

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COPAN SULA RESTAURANT
6030 SANTA FE AVENUE
HONOLULU ENTERPRISES, INC. BACK ALLEYWAY



REAR EXIT

EMPLOYEE BACK COUNTER AREA

FIXED COUNTER AREA 22'

WASHED STATIONS

LADIES REST ROOM

MENS REST ROOM

STAGE HEIGHT 27"

DANCE FLOOR

PARKING LOT

FRONT ENTRANCE

NOT TO SCALE

SANTA FE AVENUE

Huntington Park Police Department

Call Log Report Type All Unit Times and Location with OCA's

First Date: 02/20/2016

Jurisdiction: HPPD

Last Date: 11/22/2016

Call Number	Disp	Ten	Received	Code	Complaint	Caller	Address	Unit Time												
								Dep	Officer	Unit	Dispatch	Enroute	OnScene	Depart	Arrive	Remove	Comp			
160327-0010																				
ADV	13	.	03/27/2016	01:37:18	ROMERO CARLOS															
			415F		6030 SANTA FE AV, HTG PK															
					HP	FUENTES,M		*14		01:40:15		01:43:16								01:52:31
					HP	LEE,H		13				01:43:14								01:52:31
					HP	THORESON,S		1S	01:40:28			01:42:29								01:52:31
					HP	RODRIGUEZ,SAU		32				01:48:18								01:52:31
					HP	CASTELLI,NEIL		3S				01:48:13								01:52:32
160328-0005																				
UTL	11	.	03/28/2016	01:15:57	NOLBERTO BRAVO															
			VEH CK		6030 SANTA FE AV, HTG PK															
					HP	PARSA,M		*11	01:18:56	01:19:20		01:23:57								01:29:09
					HP	LEE,H		13		01:19:04		01:24:00								01:29:10
160417-0007																				
OK		.	04/17/2016	01:12:44																
			OO		6030 SANTA FE AV, HTG PK															
					HP	DURAN,S		*12				01:12:44								01:22:31
160430-0084																				
CITE	12	.	04/30/2016	23:17:08																
			PKG		6030 SANTA FE AV, HTG PK															
					HP	DURAN,S		*12				23:17:08								23:18:30
160430-0091																				
CITE	12	.	04/30/2016	23:59:10																
			PKG		6030 SANTA FE AV, HTG PK															
					HP	DURAN,S		*12				23:59:56								00:03:15
160508-0081																				
ADV	31	.	05/08/2016	23:31:04	JENNY CANA															
VERB	31	.	415S		6030 SANTA FE AV, HTG PK															
					HP	MACIAS,J		*31		23:34:38		23:39:12								23:45:51
					HP	LEE,H		13		23:34:56		23:39:10								23:45:51

Huntington Park Police Department

Call Log Report Type All Unit Times and Location with OCA's

First Date: 02/20/2016

Jurisdiction: HPPD

Last Date: 11/22/2016

Call Number	Disp	Ten	Received	Code	Complaint	Caller	Address	Unit Time													
								Dep	Officer	Unit	Dispatch	Enroute	OnScene	Depart	Arrive	Remove	Comp				
160521-0100																					
OK	13A	.	05/21/2016		OO		6030 SANTA FE AV, HTG PK														
			22:20:53			HP	ANDRADE,H/DUR	*13A				22:20:54									22:30:33
160527-0087																					
ADV	12	.	05/27/2016		415T		MARIA PARADA														
UTL	12		21:26:09			HP	SPINDOLA,C	*14			21:29:28	21:33:33									21:39:19
						HP	MARES,J	12			21:29:29	21:31:53									21:39:19
160606-0089																					
UTL		.	06/06/2016		SUBP		6030 SANTA FE AV, HTG PK														
			21:26:37			HP	ABRAHAM,S	*11	22:14:07	22:13:57											22:37:28
160610-0085																					
DET		.	06/10/2016		SUBP		6030 SANTA FE AV, HTG PK														
			21:00:20			HP	PARSA,M	*11			21:13:52	21:19:09									21:22:18
160714-0063																					
UTL	31	.	07/14/2016		SUBP		SUBPOENA														
			18:32:23			HP	PALACIOS,E	*31	18:44:03			18:59:26									18:59:57
160716-0072																					
UTL		.	07/16/2016		SUBP		6030 SANTA FE AV, HTG PK														
			19:19:02			HP	ABRAHAM,S	*11	19:20:06	19:46:43	19:48:39										19:50:48
160717-0065																					
UTL	14	.	07/17/2016		SUBP		6030 SANTA FE AV, HTG PK														
			18:17:38			HP	FUENTES,M	*14				20:14:10									20:14:40

1 **DANCE AND ENTERTAINMENT RESOLUTION NO. 2017-01**

2 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON**
3 **PARK, STATE OF CALIFORNIA, APPROVING A DANCE AND ENTERTAINMENT**
4 **PERMIT FOR PROPERTY LOCATED AT 6030 SANTA FE AVENUE, HUNTINGTON**
5 **PARK, CALIFORNIA.**

6 **WHEREAS**, a public hearing was held in the City Hall, 6550 Miles Avenue,
7 Huntington Park, California on Wednesday, October 18, 2017 at 6:30 p.m., upon an
8 application from Edwin Alvarado and Hector Alvarado, requesting Planning Commission
9 approval of a Dance and Entertainment Permit for an existing restaurant with on-sale of
10 beer and wine for property located at 6030 Santa Fe Avenue, in the Commercial General
11 (CG) Zone at the property described below:

12 Assessor’s Parcel No. 6321-004-069 City of Huntington Park, County of Los
13 Angeles; and

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

16 **WHEREAS**, the Planning Commission is required to announce its findings and
17 recommendations.

18 **NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF**
19 **HUNTINGTON PARK DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS**
20 **FOLLOWS:**

21 **SECTION 1:** The Planning Commission determines that the project, as proposed,
22 will have no significant adverse effect on the environment and adopts an Environmental
23 Categorical Exemption (CEQA Guidelines, Section 15301, Existing Facilities, and
24 Section 15301, Existing Facilities).

25 **SECTION 2:** The Planning Commission hereby approves Dance and Entertainment
26 Case No. 2017-01, a request for a Dance and Entertainment Permit for an existing
27 restaurant with on-sale of beer and wine for property located at 6030 Santa Fe Avenue,
28 in the Commercial General (CG) Zone, subject to the execution and fulfillment of the
 following conditions:

1 PLANNING

- 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 and
4 agents from all claims, actions, or proceedings against the City to attack, set aside, void,
5 annul, or seek damages arising out of an approval of the City, or any agency or
6 commission thereof, concerning this project. City shall promptly notify both the property
7 owner and Applicant of any claim, action, or proceeding to which this condition is
8 applicable. The City shall cooperate in the defense of the action, while reserving its right
9 to act as it deems to be in the best interest of the City and the public. The property owner
10 and Applicant shall defend, indemnify and hold harmless the City for all costs and fees
11 incurred in additional investigation or study, or for supplementing or revising any
12 document, including, without limitation, environmental documents. If the City's legal
13 counsel is required to enforce any condition of approval, the Applicant shall pay for all
14 costs of enforcement, including legal fees.
- 15 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department
16 corrections and conditions, the property shall be developed substantially in accordance
17 with the applications, environmental assessment, and plans submitted.
- 18 3. That the proposed use shall comply with all applicable City, County, State and Federal
19 codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign,
20 Zoning, and Business License.
- 21 4. The business shall comply with all requirements and conditions set forth in Resolution
22 No. 1710.
- 23 5. That the business shall close no later than 10:00pm Sunday through Thursday and at
24 12:00am Friday and Saturday.
- 25 6. That the business shall comply with the City's noise standard as described in the
26 Huntington Park Municipal Code Section 9-3.5.
- 27 7. That the business shall not use third-party or outside promoters to book dance and
28 entertainment.
8. 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.
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/amend its City of Huntington Park Business License prior
to commencing Dance and Entertainment activities.
11. That the Applicants maintain a valid alcohol beverage license for the on-site sale of beer
and wine from the State Department of Alcoholic Beverage Control (ABC) and comply

1 with all requirements, and should at any time the required license or permits, issued by
2 the ABC, be surrendered, revoked or suspended, this Dance and Entertainment Permit
shall automatically become null and void.

3 12. That if the business ceases to operate as a bona fide public eating establishment
4 (restaurant) as defined under the Huntington Park Municipal Code Section 9-
5 4.203(2)(A)(1), then the Dance and Entertainment Permit shall be null and void.

6 13. That Dance and Entertainment activities shall be consistent with the Applicants'
7 application dated June 26, 2017.

8 14. That security services shall be consistent with the Applicants' security plan submitted as
9 part of the Dance and Entertainment Application dated June 26, 2017.

10 15. That beer and wine only be served in conjunction with meals during regular business
11 hours.

12 16. That alcohol shall only be served and/or consumed within the designated dining area.

13 17. That if any signs are proposed, such signs shall be installed in compliance with the City's
14 sign regulations and that approval be obtained through a Sign Design Review prior to
15 installation and that any existing non-permitted signs either apply for proper permits or
16 be removed.

17 18. That this Dance and Entertainment Permit shall be subject to review for compliance with
18 conditions of the issuance at such intervals as the City Council shall deem appropriate.

19 19. That the violation of any of the conditions of this Dance and Entertainment Permit may
20 result in a citation(s) and/or the revocation of the permit.

21 20. That should the operation of this establishment be granted, deemed, conveyed,
22 transferred, or should a change in management or proprietorship occur at any time, the
23 Dance and Entertainment Permit shall be null and void.

24 21. That the business owner (Applicants) and property owner agree in writing to the above
25 conditions.

26 CODE ENFORCEMENT

27 22. Trash enclosures must be secured at all times.

28 23. Property to be free and clear of graffiti at all times. Keep storefront windows clear of any
graffiti, possibly install graffiti film on windows.

29 24. Lighting shall be provided in the parking lot areas and lighting needs to be maintained.

30 25. Do not allow outside storage to accumulate throughout the property.

1 26. Install signage that states "NO ALCOHOL TO BE CONSUMED IN PARKING LOT".

2 27. Ensure business complies with noise standards as residential properties are close by.

3 28. Keep parking lot free of trash and litter.

4 POLICE DEPARTMENT

5 29. The operation of the establishment shall be limited to those activities and elements
6 expressly indicated on the permit application and approved by the City Council. Any
7 change in the operation, which exceeds the conditions of the approved permit, will
8 require that a new permit application be submitted to the City Council for their review and
approval.

9 30. Noise emanating from the permittee's premises shall not be audible 50 feet or more from
10 the property line of the premises. The permittee shall be responsible for determining
11 how to best meet this requirement, either by keeping doors and windows closed, limiting
hours of entertainment, or by offering non-amplified entertainment.

12 31. The permittee shall not allow employees to discard trash or beer bottles into the outside
13 dumpster between the hours of 8 p.m. and 7 a.m. per section 9-3.507 HPMC.

14 32. Current occupancy loads shall be posted at all times.

15 33. The posting of flyers, and/or placards, or cards on windshields or similar literature,
16 advertising entertainment activities at the business including promotional events, shall be
17 strictly prohibited within the City of Huntington Park per HPMC sections 5-1.02, 5-1.03, &
18 5-1.02.1. Violation of this condition shall be cause for the City Council to take punitive
action against the permittee, including revocation, suspension, or modification of this
permit.

19 34. The permittee shall maintain full compliance with all applicable laws, ABC laws,
20 ordinances, and stated conditions. In the event of a conflict between the requirements of
21 this permit, your conditional use permit, or your Alcoholic Beverage Control license, the
more stringent regulation shall apply.

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

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

27 37. Patrons under eighteen (18) years of age shall not be permitted to enter, or to remain on
28 the premises, after the food services portion of the establishment has closed, or 10 PM,
whichever comes first. Private functions not open to the public are exempt from this

1 condition. The permittee will establish protocols that will prevent the consumption of
2 alcohol by patrons who are not twenty-one (21) years of age.

3 38. During the hours of Dance and Entertainment the permittee shall be responsible for
4 maintaining an adequate security staff to supervise patrons inside the establishment and
5 those waiting to enter. Potential patrons awaiting entry in a defined "queue" shall be
6 counted toward the calculation of required security staffing levels. For crowds up to fifty
7 (50) patrons, the permittee shall provide a minimum of one (1) uniformed security guard.
8 For crowds over (50) fifty patrons, the permittee shall provide a minimum of one (1)
9 additional uniformed security guard per fifty (50) people. Should the permittee's
10 operations give rise to a substantial increase in complaints/calls for service, or trash left
11 in the parking lot or adjacent property, the permittee shall increase security as directed
12 by the Chief of Police.

9 **SECTION 3:** This resolution shall not become effective until 15 days after the date
10 of decision rendered by the Planning Commission, unless within that period of time it is
11 appealed to the City Council. The decision of the Planning Commission shall be stayed
12 until final determination of the appeal has been effected by the City Council.

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

15 **PASSED, APPROVED, AND ADOPTED** this 18th day of October 2017, by the
16 following vote:

17 AYES:

18 NOES:

19 ABSTAIN:

20 ABSENT:

21 HUNTINGTON PARK PLANNING COMMISSION

22
23 _____
24 Chair

25 ATTEST:

26
27 _____
28 Secretary



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: OCTOBER 18, 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. 2017-04 CUP/DP
(CONDITIONAL USE PERMIT/DEVELOPMENT PERMIT)**

REQUEST: **A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW AN APPROXIMATE 20,665 SQUARE FOOT HEALTH/ATHLETIC CLUB AND A DEVELOPMENT PERMIT FOR A PROPOSED TENANT IMPROVEMENT CONSISTING OF A CHANGE IN USE FROM AN EXISTING THEATER TO A HEALTH/ATHLETIC CLUB FOR PROPERTY LOCATED AT 6714 PACIFIC BOULEVARD, WITHIN THE HUNTINGTON PARK DOWNTOWN SPECIFIC PLAN (DTSP)**

APPLICANT: Pacific Boulevard Holdings 26, LLC
1330 Factory Place, Building E
Los Angeles, CA 90013

PROPERTY OWNER: Pacific Boulevard Holdings 26, LLC
1330 Factory Place, Building E
Los Angeles, CA 90013

PROJECT LOCATION: 6714 Pacific Boulevard

**ASSESSOR'S
PARCEL NUMBER:** 6322-017-006

PRESENT USE: Commercial

PROJECT SIZE: 20,665 square feet

BUILDING SIZE: 25,365 square feet

SITE SIZE: 17,145 square feet

GENERAL PLAN: Downtown Huntington Park Specific Plan

ZONE: District B (Festival) of the Downtown Huntington Park Specific Plan (DTSP)

SURROUNDING LAND USES: North: Commercial
West: Commercial
South: Commercial
East: Public Parking Lot

MUNICIPAL CODE REQUIREMENTS FOR A CONDITIONAL USE PERMIT: Pursuant to section 4-6, Allowable Land Uses by District, the Downtown Huntington Park Specific Plan, Health/Athletic Clubs (excluding massage parlors), may be permitted provided a Conditional Use Permit (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

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2017-04 CUP/DP 6714 Pacific Boulevard

October 18, 2017

Page 3 of 20

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, a Development Permit is required when alterations to a commercial building exceed 5,000 square feet.

**REQUIRED FINDINGS
FOR A DEVELOPMENT
PERMIT:**

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

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

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2017-04 CUP/DP 6714 Pacific Boulevard

October 18, 2017

Page 4 of 20

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:**

An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA). An Initial Study and Negative Declaration have been prepared which was made available for public review from September 18, 2017 through October 9, 2017.

**PROJECT
BACKGROUND:**

- ***Project Proposal***

The applicant, Pacific Boulevard Holdings 26, LLC, is proposing to establish a health/athletic club and tenant improvements to an existing commercial building measuring 25,365 square feet (gross floor area). The existing building was formally home to the Warner Theater. Tenant improvements consist of occupancy change from movie theater to health/athletic club, creation of various workout areas/stations (i.e. cardio, weight lifting, jungle gym, group training, etc.), small locker rooms, showers, and other workout areas. The project will also include a small area for sales of facility related items (i.e. towels, gym bags, etc.). All proposed improvements are proposed within the interior of the existing building.

- ***Business Operation***

The proposed health/athletic club will be operated by Blink Fitness. Blink Fitness was founded in 2011 as premium quality, value-based fitness brand. Blink Fitness originated in the east coast and is currently in the process of expanding to the west coast. According to the business description

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2017-04 CUP/DP 6714 Pacific Boulevard

October 18, 2017

Page 5 of 20

date stamped July 31, 2017, 2017, Blink Fitness will operate 7-days a week with the following schedule:

- Monday – Thursday from 5:00 a.m. to 11:00 p.m.
- Friday from 5:00 a.m. to 10:00 p.m.
- Saturday – Sunday from 7:00 a.m. to 7:00 p.m.

Blink Fitness anticipates extending hours of operation in the future if the demand for services increases. The extended hours are as follows:

- Monday – Friday from 5:00 a.m. to 12:00 a.m.

Blink Fitness will operate on a membership based model and offer cardio, strength, and weight training services to its members. Personal training sessions as well as small group training classes of up to 10 people will also be available.

Blink Fitness will employ 15 – 20 people for the proposed site. Employee shifts will consist of A.M., swing, and P.M. shifts. A total of 5 employees will work per shift.

- ***Floor Plan***

The proposed project will utilize approximately 20,665 square feet of the existing 25,365 square feet. The existing building is comprised of a basement level, a first floor (ground floor), and a mezzanine level. The basement level will consist of the shower and locker room areas, the first floor will serve as a fitness area with various workout stations and the mezzanine level serve as additional fitness areas that overlook the first floor.

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

The subject site is currently served by Pacific Boulevard to the west and a public alley and Rita Avenue to the east. The subject site was developed without any off-street parking on private property. Historically, the subject site, as well as surrounding uses, have shared the publically owned parking lots located within the DTSP. A public parking lot is located to the rear (east) of the subject site. The parking lot contains a total of 262 parking spaces.

- ***Site Description***

The subject site is located at the east side of Pacific Boulevard, south of Zoe Avenue, north of Saturn Avenue. The subject site measures approximately 17,145 square feet. It is bordered by commercial uses to north, south, and west. The subject site is bordered by a public alley and a public parking lot to the east. The subject site is currently developed with an existing commercial building that was previously utilized as a movie theater. The subject site was home to the Warner Theater.

**PROJECT
ANLAYSIS:**

- ***Business Operation***

The proposed Blink Fitness center will provide additional fitness services to the community and will help to attract people to the City's downtown area. Services offered by Blink are similar to other fitness centers in the community and surrounding areas. The proposed hours of Blink are also consistent with other similar uses.

While Blink anticipates initially operating between the hours of 5:00 a.m. to 11:00 a.m. Monday – Thursdays and 5:00 a.m. to 10:00 p.m. on Friday, Blink would like to have the option of expanding their hours to 12:00 a.m. should demand for services arise. The increase of one hour and two hours of operation is not anticipated to create any detrimental impacts to the surrounding area. It is also worth noting that the extended hours could potentially keep people in the City's downtown during the late evening hours. This may encourage other businesses (i.e. restaurants, cafes, etc.) to remain open later and potentially reactivate the City's late night activities.

- ***Floor Plan***

The floor plan of the existing building will be occupied primarily by the fitness center. As noted, the basement will be utilized as the locker and shower areas where members can securely store their personal belongings while they exercise at the facility. The shower area will be accessible to members wishing to freshen up before departing the

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facilities. Separate facilities/areas are proposed for men and women.

The first floor (ground floor) is proposed to serve as the main point of entry to the establishment. Members will enter along Pacific Boulevard and will walk into the lobby area where members will check in into the facility. Once members have entered, they will walk into the primary workout area that consists of cardio, jungle gym, weight training, and small group workout areas. Members can choose to proceed to the mezzanine level where additional workout stations overlook the main workout area.

The proposed project will continue to preserve the historic architectural design of the interior space. All significant architectural features have been taken into consideration in the proposed layout configuration. In addition, features that were previously damaged are proposed to be replaced with identical materials. The project architects consulted with architectural historians in order to ensure that all materials will replace or complement the new design layout.

The building also includes separate commercial tenant spaces on the north and south sides of the building, adjacent to the entrance. At this time, the spaces are occupied with retail uses. According to the applicant, it is the intent to continue to utilize the adjacent tenant spaces as retail establishments.

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

A Traffic and Parking Analysis was prepared for the proposed project that evaluated existing traffic conditions as well as projected traffic conditions resulting from the fitness center. The analysis was prepared by a registered traffic engineer/traffic consultant.

According to the analysis, the proposed project will not create additional traffic that would result in significant impacts to the streets. All levels of service are anticipated to remain the same. The City's Traffic Consultant has reviewed the traffic analysis for the proposed project and is in agreement with the findings in the report.

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As noted, the subject site was developed with no off-street parking. Pursuant to the HPMC, a health/athletic club requires one parking space for every 400 square feet of gross floor area. The proposed project requires 52 parking spaces based on the gross floor area of approximately 20,365 square feet. According to City records, the subject site was developed as a 1,500 seat movie theater with a second screen added after its original construction. Based on code requirements a movie theater of this size would require one space for every 10 seats, plus 5 spaces (single screen) for every employee. Two additional spaces are required for each additional screen. Based on past records, it is conceivable that the theater required more than 157 parking spaces.

Since there is no off-street parking on the subject site, the property is considered to be legal nonconforming. Based on code requirements, the parking requirements for a health/athletic club are lower than that of a movie theater. Pursuant to HPMC 9-3.604, improvements to nonconforming properties may be allowed when the alterations would reduce the nonconforming situation. Due to the fact that the parking requirements for a health/athletic club are lower than those of a movie theater, a reduction in the nonconforming parking condition would be created. As a result, the proposed change in occupancy may be permitted since the nonconforming parking condition would be reduced.

In addition, the analysis also evaluated the existing parking conditions within the public parking lots. According to the analysis, the proposed project would be adequately served by the existing public parking lots and the public parking spaces located along Pacific Boulevard. The analysis states that during weekdays, the fitness center is anticipated to have two peak periods which will occur during the hours of 5:00 a.m. to approximately 9:30 a.m. and again in the evening between the hours of 5:00 p.m. to 7:30 p.m. The analysis also projects the peak period for weekends to be from 9:30 a.m. to 12:00 p.m. During peak periods, parking demands are anticipated to be at their highest; however, the analysis notes that usage of the public parking lots during those peak hours can be considered to be "medium," meaning that parking would be available for members of the

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facility. The City's Traffic Consultant has also reviewed the parking analysis and agrees with the findings.

In order to ensure that the proposed project does not negatively impact the existing parking conditions, conditions of approval have been incorporated requiring the fitness center to create a ride sharing program for their employees, provide bike storage facilities, and seek an off-site parking agreement with a neighboring property owner that will allow fitness center employees to park their vehicles on the property. These conditions would help to alleviate the parking demand especially during peak hours. In addition, employees will not be subject to the time limitations in the public parking lots/spaces.

Due to the fact that the majority of the fitness center's patrons will utilize public parking lots and public parking spaces, conditions of approval have been incorporated requiring upgrades to the existing lighting and maintenance of the existing parking lot along Rita Avenue. All upgrades will benefit the patrons of the fitness center as well as neighboring business. Most importantly, visibility during the evening hours will be improved resulting in better sense of security.

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

According to the Los Angeles County Assessor's Parcel Map, the subject site has an internal lot line/lot tie. In order to eliminate the lot line/lot tie, it is recommended that a Lot Line Adjustment/Lot Merger be proposed in order to consolidate the lot into one comprehensive lot. A condition of approval has been included requiring the Lot Line Adjustment/Lot Merger.

- ***Conditional Use Permit Findings***

In granting a Conditional Use Permit to allow a health/athletic club, 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 health/athletic club is conditionally permitted within the subject zoning district. The subject zoning district, District B (Festival) of the Downtown Huntington Park Specific Plan (DTSP), is intended to create a unique and identifiable Downtown for Huntington Park that is economically vibrant, pedestrian-oriented destination. The addition of a health/athletic club to the City's Downtown will create additional pedestrian traffic and be consistent with the destination theme envisioned for the downtown. Additionally, the proposed project is in compliance with the requirements of the HPMC.

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

Finding: The proposed project is consistent with the General Plan, specifically, the proposed use is consistent with Goal 1.0; Policy 1.2 of the Land Use Element of the General Plan by encouraging community-oriented retail in Huntington Park while continuing to revitalize Pacific Boulevard as a regional retail destination. The proposed health/athletic club will provide the community with additional fitness and recreational options.

The proposed project is also consistent with Goal 3.0; Policy 3.2 of the Land Use Element of the General Plan by promoting vigorous enforcement of City codes, including building, zoning, and health and safety, to promote property maintenance by rehabilitating an existing property that has been identified as a City Landmark. The subject property has deteriorated over the years. The proposed project will restore the subject property by eliminating all damaged materials. Once restoration is complete, the owners and operators will be required to perform routine maintenance on the property.

- 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: An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA). An Initial Study and Negative Declaration have been prepared which was made available for public review from September 18, 2017 through October 9, 2017.

- 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 17,145 square feet. The design, location, size, and operating characteristics of the proposed health/athletic club is not expected to be detrimental to the public health, safety and welfare of the City. The proposed project will be harmonious and compatible with the existing commercial and service uses presently located within the vicinity and zoning district. Additionally, the Traffic and Parking Analysis determined that traffic and parking conditions will not be impacted by the project.

- 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 17,145 square feet. In addition, the subject site is currently developed with commercial building previously utilized as a movie theater. The subject site has also historically been utilized as a commercial establishment therefore, the subject site is physically suitable for the type and density/intensity of the use being proposed.

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

Finding: Vehicular and pedestrian access to the site would be provided through Pacific Boulevard and Rita Avenue. The proposed request to establish a health/athletic club will not significantly intensify public access, water, sanitation, and public utilities and services. The project will not require changes to existing public utilities. Given that the surrounding area is already completely developed with public access, water, sanitation, and other public utilities, the proposed project would not affect these infrastructures or require any types of modifications. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and services.

- ***Development Permit Findings***

Pursuant to HMPC Section 9-2.1004, a Development Permit is required when alterations to a commercial building exceed 5,000 square feet.

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

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

Finding: The proposed health/athletic club is conditionally permitted within the subject zoning district. The subject zoning district, District B (Festival) of the Downtown Huntington Park Specific Plan (DTSP), is intended to create a unique and identifiable Downtown for Huntington Park that is economically vibrant, pedestrian-oriented destination. The addition of a

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health/athletic club to the City's Downtown will create additional pedestrian traffic and be consistent with the destination theme envisioned for the downtown. Additionally, the proposed project is in compliance with the requirements of the HPMC.

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

Finding: The proposed project is consistent with the General Plan, specifically, the proposed use is consistent with Goal 1.0; Policy 1.2 of the Land Use Element of the General Plan by encouraging community-oriented retail in Huntington Park while continuing to revitalize Pacific Boulevard as a regional retail destination. The proposed health/athletic club will provide the community with additional fitness and recreational options.

The proposed project is also consistent with Goal 3.0; Policy 3.2 of the Land Use Element of the General Plan by promoting vigorous enforcement of City codes, including building, zoning, and health and safety, to promote property maintenance by rehabilitating an existing property that has been identified as a City Landmark. The subject property has deteriorated over the years. The proposed project will restore the subject property by eliminating all damaged materials. Once restoration is complete, the owners and operators will be required to perform routine maintenance on the property.

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 commercial purposes and has created no documented nuisances to the City or surrounding properties. The design, location, size, and operating characteristics of the proposed health/athletic club is not expected to be detrimental to the public health, safety and welfare of the City. The proposed request for a health/athletic club is harmonious and compatible with

the existing commercial and service uses presently located within the vicinity and zoning district.

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

Finding: An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA). An Initial Study and Negative Declaration have been prepared which was made available for public review from September 18, 2017 through October 9, 2017.

- 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 17,145 square feet. In addition, the subject site is currently developed with commercial building previously utilized as a movie theater. The subject site has also historically been utilized as a commercial establishment, therefore, the subject site is physically suitable for the type and density/intensity of the use being proposed.

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

Finding: Vehicular and pedestrian access to the site would be provided through Pacific Boulevard and Rita Avenue. The proposed request to establish a health/athletic club 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

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would not impede the accessibility to public access, water, sanitation, or other public utilities and services.

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

Finding: The proposed project has been reviewed by various departments (i.e. Building and Safety, Public Works, LA County Fire, Huntington Park Police Department, etc.) and conditions of approval have been included to ensure that project does not create any issues of concern that would be detrimental to the public health, safety, or welfare of the City.

• **Conclusion**

Based on the above analysis, staff has determined that with the recommended conditions of approval, the proposed project complies with the HPMC and all of the required findings in support of a Conditional Use Permit and a Development Permit can be made. Therefore, staff recommends approval of the Applicants' request to allow for a health/athletic club, subject to conditions, at 6714 Pacific Boulevard.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission adopt the Negative Declaration, make the required findings and requirements set forth in the Huntington Park Municipal Code, and **adopt PC Resolution No. 2017-04 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

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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 December July 31, 2017.
6. A Lot Line Adjustment/Lot Merger shall be required in order to consolidate the lot into one comprehensive lot. Lot Line Adjustment/Lot Merger shall be submitted to the Planning Division along with a completed application, submittal requirements, and all applicable fees shall be paid at the time of submittal.
7. The business operators shall establish a ride share program such as carpooling or incentive program for using public transportation for their employees.
8. Bike storage facilities shall be located on the site or within the building. All exterior facilities shall decorative and subject to review and approval by the Planning Division.
9. The business operators shall secure an off-site parking agreement for their employees with a neighboring property owner. This off-site parking shall be utilized for employee parking only.
10. Parking lot lighting fixtures located in the public parking lot directly east of the subject site shall be replaced with new LED light fixtures to the satisfaction of the Director of Community Development and/or the Director of Public Works. In-lieu fees may be paid to the City for the fixtures.

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11. Parking lot striping shall be repainted in the public parking lot directly east of the subject site as determined by the Director of Public Works. In-lieu fees may be paid to the City for the re-striping.
12. A temporary construction staging plan shall be submitted, reviewed, and approved by the Planning Division.
13. A hotline phone number shall be provided by the applicant and/or the contractor where comments or concerns can be addressed.
14. That the business be operated in compliance with the City of Huntington Park Noise Ordinance.
15. There shall be no outdoor exercise activities, group exercises, or class sessions.
16. That all graffiti be removed from all exterior walls and/or surfaces prior to the commencement of alcohol sales.
17. 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.
18. The existing chain-link fencing located along the southeast and northeast portions of the property shall be removed and replaced with wrought iron fencing. No barbwire shall be allowed.
19. That the operator shall obtain its City of Huntington Park Business License prior to commencing business operations.
20. No vending machines, including, but not limited to, water, movie/DVD/Blu Ray, newspapers, candy, etc. shall be permitted on the exterior of the business.
21. No outside storage shall be permitted.
22. All outdoor display shall be reviewed and approved by the Planning Division. An outdoor uses application shall be submitted to the Planning Division along with a completed application, submittal requirements, and all applicable fees shall be paid at the time of submittal.
23. No payphones shall be allowed on the site.
24. All proposed signage shall be reviewed and approved by the Planning Division under a separate permit. All proposed signage shall comply with the requirements of the Huntington Park Municipal Code and/or Master Sign Program of the subject site.

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25. 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.
26. 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 the business. If any utility services are located within public right-of-ways or City owned property, an easement shall be required. The easement shall be reviewed and approved by the Department of Public Works.
27. 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.
28. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
29. 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.
30. 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.
31. 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.
32. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
33. 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.
34. 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.
35. That the applicant and property owner agree in writing to the above conditions.

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BUILDING AND SAFETY

36. 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.
37. 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.
38. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
39. Art fee shall be paid to the City prior to issuance of the building Permit
40. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.
41. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
42. All State of California disability access regulations for accessibility and adaptability shall be complied with.
43. All fire sprinkler hangers must be designed and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250 pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.

TRAFFIC ENGINEERING

44. Corporate merchandise deliveries shall not take place during peak hours of operation so as not to impede on vehicular traffic or parking.

PUBLIC WORKS

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

POLICE DEPARTMENT

46. Video surveillance shall be retained for a minimum of thirty (30) days.

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CODE ENFORCEMENT

- 47. Trash enclosures shall be secured at all times.
- 48. The property shall be maintained free and clear of graffiti at all times.
- 49. NO TRESPASSING signs shall be installed on the exterior of the property.
- 50. Security lighting shall be installed at the east (rear) end of the building.
- 51. Trash receptacles shall be installed at the entrance of business, within the foyer (front entrance).
- 52. Anti-graffiti window film shall be installed in store-front windows.
- 53. All exterior signage shall be reviewed and approved by the Planning Division.
- 54. Exterior awnings shall be kept clean at all times.

LOS ANGELES COUNTY FIRE DEPARTMENT

- 55. All requirements of the Los Angeles County Fire Department shall be complied with at all times.

EXHIBITS:

- A: PC Resolution No. 2017-04 CUP/DP
- B: Negative Declaration
- C: Business Description
- D: Site Plan
- E: Floor Plan
- F: Elevation Plan
- G: Traffic and Parking Analysis
- H: Conditional Use Permit Application & Development Permit Application

PC RESOLUTION NO. 2017-04 CUP/DP

EXHIBIT A

CASE NO. 2017-04 CUP/DP

1 **PC RESOLUTION NO. 2017-04**

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 CASE NO. 2017-04 ALLOWING FOR AN APPROXIMATE**
5 **20,665 SQUARE FOOT HEALTH/ATHLETIC CLUB AND A CHANGE IN USE FROM**
6 **AN EXISTING THEATER TO A HEALTH/ATHLETIC CLUB AND THE ADOPTION OF**
7 **A NEGATIVE DECLARATION IN CONNECTION WITH REAL PROPERTY LOCATED**
8 **AT 6714 PACIFIC BOULEVARD, HUNTINGTON PARK, CALIFORNIA.**

9 **WHEREAS**, a public hearing was held in the City Hall, 6550 Miles Avenue,
10 Huntington Park, California on Wednesday, October 18, 2017 at 6:30 p.m. pursuant to
11 the notice published and posted as required by law in accordance with the provisions of
12 the Huntington Park Municipal Code (HPMC) upon an application from Pacific Boulevard
13 Holdings 26, LLC, requesting Planning Commission approval of a Conditional Use
14 Permit and a Development Permit to allow an health/athletic club located at 6714 Pacific
15 Boulevard, within the Downtown Huntington Park Specific Plan (DTSP) zone at the
16 property described below:

17 Assessor's Parcel No. 6322-017-006 City of Huntington Park, County of Los
18 Angeles; and

19 **WHEREAS**, a Negative Declaration has been prepared in compliance with the
20 provisions of the California Environmental Quality Act (hereinafter "CEQA") (California
21 Public Resources Code Sections 21000 et seq.) and State CEQA guidelines (Sections
22 15000 et seq.) and made available for public review and comment in accordance with
23 CEQA; and

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

27 **WHEREAS**, the Planning Commission has considered the environmental impact
28 information relative to the proposed request on October 18, 2017; and

WHEREAS, all persons appearing for or against the approval of the Conditional Use
Permit and Development Permit were given the opportunity to be heard in connection

1 with said matter; and

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

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

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

9 **SECTION 1:** That in accordance with CEQA and based on the evidence in the Initial
10 Study/Negative Declaration (IS/ND), the Planning Commission adopts the findings in
11 said IS/ND and determines that the project will not have potential impacts on the
12 environment.

13 **SECTION 2:** The Planning Commission hereby finds that all of the following required
14 findings can be made for a Conditional Use Permit in connection with Case No. 2017-04
15 CUP:

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

19 **Finding:** The proposed health/athletic club is conditionally permitted within the
20 subject zoning district. The subject zoning district, District B (Festival) of the
21 Downtown Huntington Park Specific Plan (DTSP), is intended to create a unique
22 and identifiable Downtown for Huntington Park that is economically vibrant,
23 pedestrian-oriented destination. The addition of a health/athletic club to the City's
24 Downtown will create additional pedestrian traffic and be consistent with the
25 destination theme envisioned for the downtown. Additionally, the proposed project
26 is in compliance with the requirements of the HPMC.

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

28 **Finding:** The proposed project is consistent with the General Plan, specifically, the

1 proposed use is consistent with Goal 1.0; Policy 1.2 of the Land Use Element of the
2 General Plan by encouraging community-oriented retail in Huntington Park while
3 continuing to revitalize Pacific Boulevard as a regional retail destination. The
4 proposed health/athletic club will provide the community with additional fitness and
5 recreational options.

6
7 The proposed project is also consistent with Goal 3.0; Policy 3.2 of the Land Use
8 Element of the General Plan by promoting vigorous enforcement of City codes,
9 including building, zoning, and health and safety, to promote property maintenance
10 by rehabilitating an existing property that has been identified as a City Landmark.
11 The subject property has deteriorated over the years. The proposed project will
12 restore the subject property by eliminating all damaged materials. Once restoration
13 is complete, the owners and operators will be required to perform routine
14 maintenance on the property.

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

18 **Finding:** An environmental assessment has been conducted for this project in
19 compliance with the California Environmental Quality Act (CEQA). An Initial Study
20 and Negative Declaration have been prepared which was made available for public
21 review from September 18, 2017 through October 9, 2017.

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

1 **Finding:** The proposed project is located on a lot that measures approximately
2 17,145 square feet. The design, location, size, and operating characteristics of the
3 proposed health/athletic club is not expected to be detrimental to the public health,
4 safety and welfare of the City. The proposed project will be harmonious and
5 compatible with the existing commercial and service uses presently located within
6 the vicinity and zoning district. Additionally, the Traffic and Parking Analysis
7 determined that traffic and parking conditions will not be impacted by the project.

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

10 **Finding:** The proposed project is located on a lot that measures approximately
11 17,145 square feet. In addition, the subject site is currently developed with
12 commercial building previously utilized as a movie theater. The subject site has
13 also historically been utilized as a commercial establishment therefore, the subject
14 site is physically suitable for the type and density/intensity of the use being
15 proposed.

16 **6. There are adequate provisions for public access, water, sanitation and public**
17 **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 Pacific Boulevard and Rita Avenue. The proposed request to establish a
21 health/athletic club will not significantly intensify public access, water, sanitation,
22 and public utilities and services. The project will not require changes to existing
23 public utilities. Given that the surrounding area is already completely developed
24 with public access, water, sanitation, and other public utilities, the proposed project
25 would not affect these infrastructures or require any types of modifications. In
26 addition, the proposed project would not impede the accessibility to public access,
27 water, sanitation, or other public utilities and services.

28 **SECTION 3:** The Planning Commission hereby makes the following findings in

1 connection with the proposed Development Permit Case No. 2017-04:

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

5 **Finding:** The proposed health/athletic club is conditionally permitted within the
6 subject zoning district. The subject zoning district, District B (Festival) of the
7 Downtown Huntington Park Specific Plan (DTSP), is intended to create a unique and
8 identifiable Downtown for Huntington Park that is economically vibrant, pedestrian-
9 oriented destination. The addition of a health/athletic club to the City's Downtown will
10 create additional pedestrian traffic and be consistent with the destination theme
11 envisioned for the downtown. Additionally, the proposed project is in compliance with
12 the requirements of the HPMC.

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

14 **Finding:** The proposed project is consistent with the General Plan, specifically, the
15 proposed use is consistent with Goal 1.0; Policy 1.2 of the Land Use Element of the
16 General Plan by encouraging community-oriented retail in Huntington Park while
17 continuing to revitalize Pacific Boulevard as a regional retail destination. The
18 proposed health/athletic club will provide the community with additional fitness and
19 recreational options.

20
21 The proposed project is also consistent with Goal 3.0; Policy 3.2 of the Land Use
22 Element of the General Plan by promoting vigorous enforcement of City codes,
23 including building, zoning, and health and safety, to promote property maintenance
24 by rehabilitating an existing property that has been identified as a City Landmark.
25 The subject property has deteriorated over the years. The proposed project will
26 restore the subject property by eliminating all damaged materials. Once restoration is
27 complete, the owners and operators will be required to perform routine maintenance
28 on the property.

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

4 **Finding:** The subject site has historically been utilized for commercial purposes and
5 has created no documented nuisances to the City or surrounding properties. The
6 design, location, size, and operating characteristics of the proposed health/athletic
7 club is not expected to be detrimental to the public health, safety and welfare of the
8 City. The proposed request for a health/athletic club is harmonious and compatible
9 with the existing commercial and service uses presently located within the vicinity and
10 zoning district.

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

14 **Finding:** An environmental assessment has been conducted for this project in
15 compliance with the California Environmental Quality Act (CEQA). An Initial Study
16 and Negative Declaration have been prepared which was made available for public
17 review from September 18, 2017 through October 9, 2017.

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 17,145 square feet. In addition, the subject site is currently developed with
22 commercial building previously utilized as a movie theater. The subject site has also
23 historically been utilized as a commercial establishment, therefore, the subject site is
24 physically suitable for the type and density/intensity of the use being proposed.

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

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

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

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

12 **Finding:** The proposed project has been reviewed by various departments (i.e.
13 Building and Safety, Public Works, LA County Fire, Huntington Park Police
14 Department, etc.) and conditions of approval have been included to ensure that
15 project does not create any issues of concern that would be detrimental to the public
16 health, safety, or welfare of the City.

17 **SECTION 4:** The Planning Commission hereby approves Case No. 2017-04
18 CUP/DP, subject to the execution and fulfillment of the following conditions:

19 **PLANNING**

- 20 1. That the property owner and Applicant shall indemnify, protect, hold harmless and
21 defend the City and any agency or instrumentality thereof, its officers, employees and
22 agents from all claims, actions, or proceedings against the City to attack, set aside, void,
23 annul, or seek damages arising out of an approval of the City, or any agency or
24 commission thereof, concerning this project. City shall promptly notify both the property
25 owner and Applicant of any claim, action, or proceeding to which this condition is
26 applicable. The City shall cooperate in the defense of the action, while reserving its right
27 to act as it deems to be in the best interest of the City and the public. The property owner
28 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.

- 1 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department
2 corrections and conditions, the property shall be developed substantially in accordance
3 with the applications, environmental assessment, and plans submitted.
- 4 3. That the proposed use shall comply with all applicable City, County, State and Federal
5 codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign,
6 Zoning, and Business License.
- 7 4. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and
8 orderly manner at all times and comply with the property maintenance standards as set
9 forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
- 10 5. The business shall be operated consistent with the Business Description dated
11 December July 31, 2017.
- 12 6. A Lot Line Adjustment/Lot Merger shall be required in order to consolidate the lot into
13 one comprehensive lot. Lot Line Adjustment/Lot Merger shall be submitted to the
14 Planning Division along with a completed application, submittal requirements, and all
15 applicable fees shall be paid at the time of submittal.
- 16 7. The business operators shall establish a ride share program such as carpooling or
17 incentive program for using public transportation for their employees.
- 18 8. Bike storage facilities shall be located on the site or within the building. All exterior
19 facilities shall decorative and subject to review and approval by the Planning Division.
- 20 9. The business operators shall secure an off-site parking agreement for their employees
21 with a neighboring property owner. This off-site parking shall be utilized for employee
22 parking only.
- 23 10. Parking lot lighting fixtures located in the public parking lot directly east of the subject site
24 shall be replaced with new LED light fixtures to the satisfaction of the Director of
25 Community Development and/or the Director of Public Works. In-lieu fees may be paid
26 to the City for the fixtures.
- 27 11. Parking lot striping shall be repainted in the public parking lot directly east of the subject
28 site as determined by the Director of Public Works. In-lieu fees may be paid to the City
for the re-striping.
12. A temporary construction staging plan shall be submitted, reviewed, and approved by the
Planning Division.
13. A hotline phone number shall be provided by the applicant and/or the contractor where
comments or concerns can be addressed.
14. That the business be operated in compliance with the City of Huntington Park Noise
Ordinance.

- 1 15. There shall be no outdoor exercise activities, group exercises, or class sessions.
- 2 16. That all graffiti be removed from all exterior walls and/or surfaces prior to the
3 commencement of alcohol sales.
- 4 17. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code
5 Section 5-27.02(d), shall be diligently removed within a reasonable time period.
- 6 18. The existing chain-link fencing located along the southeast and northeast portions of the
7 property shall be removed and replaced with wrought iron fencing. No barbwire shall be
8 allowed.
- 9 19. That the operator shall obtain its City of Huntington Park Business License prior to
10 commencing business operations.
- 11 20. No vending machines, including, but not limited to, water, movie/DVD/Blu Ray,
12 newspapers, candy, etc. shall be permitted on the exterior of the business.
- 13 21. No outside storage shall be permitted.
- 14 22. All outdoor display shall be reviewed and approved by the Planning Division. An outdoor
15 uses application shall be submitted to the Planning Division along with a completed
16 application, submittal requirements, and all applicable fees shall be paid at the time of
17 submittal.
- 18 23. No payphones shall be allowed on the site.
- 19 24. All proposed signage shall be reviewed and approved by the Planning Division under a
20 separate permit. All proposed signage shall comply with the requirements of the
21 Huntington Park Municipal Code and/or Master Sign Program of the subject site.
- 22 25. That all existing and/or proposed mechanical equipment and appurtenances, including
23 satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on
24 the property shall be completely shielded/enclosed so as not to be visible from any public
25 street and/or adjacent properties. Such shielding/enclosure of facilities shall be of
26 compatible design related to the building structure for which such facilities are intended
27 to serve and shall be installed prior to the commencement of alcohol sales.
- 28 26. 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 the business. If any utility services are located
within public right-of-ways or City owned property, an easement shall be required. The
easement shall be reviewed and approved by the Department of Public Works.
- 27 27. 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.

- 1 28. That the violation of any of the conditions of this entitlement may result in a citation(s)
2 and/or the revocation of the entitlement.
- 3 29. That this entitlement may be subject to additional conditions after its original issuance.
4 Such conditions shall be imposed by the City Planning Commission as deemed
5 appropriate to address problems of land use compatibility, operations, aesthetics,
6 security, noise, safety, crime control, or to promote the general welfare of the City.
- 7 30. That the Applicants be required to apply for a new entitlement if any alteration,
8 modification, or expansion would increase the existing floor area of the establishment.
- 9 31. That this entitlement shall expire in the event it is not exercised within one (1) year from
10 the date of approval, unless an extension has been granted by the Planning
11 Commission.
- 12 32. That if the use ceases to operate for a period of six (6) months the entitlement shall be
13 null and void.
- 14 33. That should the operation of this establishment be granted, deemed, conveyed,
15 transferred, or should a change in management or proprietorship occur at any time, this
16 Conditional Use Permit shall be reviewed.
- 17 34. The Director of Community Development is authorized to make minor modifications to
18 the approved preliminary plans or any of the conditions if such modifications shall
19 achieve substantially the same results, as would strict compliance with said plans and
20 conditions.
- 21 35. That the applicant and property owner agree in writing to the above conditions.

22 BUILDING AND SAFETY

- 23 36. The initial plan check fee will cover the initial plan check and one recheck **only**.
24 Additional review required beyond the first recheck shall be paid for on an hourly basis in
25 accordance with the current fee schedule.
- 26 37. The second sheet of building plans is to list all conditions of approval and to include a
27 copy of the Planning Commission Decision letter. This information shall be incorporated
28 into the plans prior to the first submittal for plan check.
38. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of
the building permit.
39. Art fee shall be paid to the City prior to issuance of the building Permit
40. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction
of the recycling coordinator.
41. In accordance with paragraph 5538(b) of the California Business and Professions Code,
plans are to be prepared and stamped by a licensed architect.

1
2 42. All State of California disability access regulations for accessibility and adaptability shall
3 be complied with.

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

9 TRAFFIC ENGINEERING

10 44. Corporate merchandise deliveries shall not take place during peak hours of operation so
11 as not to impede on vehicular traffic or parking.

12 PUBLIC WORKS

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

15 POLICE DEPARTMENT

16 46. Video surveillance shall be retained for a minimum of thirty (30) days.

17 CODE ENFORCEMENT

18 47. Trash enclosures shall be secured at all times.

19 48. The property shall be maintained free and clear of graffiti at all times.

20 49. NO TRESPASSING signs shall be installed on the exterior of the property.

21 50. Security lighting shall be installed at the east (rear) end of the building.

22 51. Trash receptacles shall be installed at the entrance of business, within the foyer (front
23 entrance).

24 52. Anti-graffiti window film shall be installed in store-front windows.

25 53. All exterior signage shall be reviewed and approved by the Planning Division.

26 54. Exterior awnings shall be kept clean at all times.

27 LOS ANGELES COUNTY FIRE DEPARTMENT

28 55. All requirements of the Los Angeles County Fire Department shall be complied with at all
times.

NEGATIVE DECLARATION

EXHIBIT B

CASE NO. 2017-04 CUP/DP



ORIGINAL FILED

SEP 18 2017

LOS ANGELES, COUNTY CLERK

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

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

PROJECT: Case No. 2017-04 Conditional Use Permit / Development Permit and Negative Declaration

LOCATIONS: 6714 Pacific Boulevard, Huntington Park, CA 90255

PROJECT DESCRIPTION: Conditional Use Permit / Development Permit Case No. 2017-04 proposes to allow for an approximate 20,665 square foot Health/Athletic Club. In addition, a change in use from a theater to Health/Athletic Club and tenant improvements to an existing building are proposed as part of the project.

APPLICANT: Pacific Boulevard Holdings 26, LLC

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

The 20-day public review period for this document begins on September 18, 2017 and expires on October 9, 2017.

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

The Planning Commission of the City of Huntington Park will conduct a public hearing to consider the proposed Negative Declaration in conjunction with Case No. 2017-04 CUP/DP on **Wednesday, October 18, 2017**, at 6:30 pm or as soon thereafter as possible, in the Huntington Park City Council Chambers, City Hall, 6550 Miles Avenue, Huntington Park, California.

Please address all public comments (before the close of the environmental review period noted above) to: City of Huntington Park, Attn: Carlos Luis, Senior Planner, 6550 Miles Avenue, Huntington Park, CA 90255, (323)584-6250, cluis@hpca.gov.

**CITY OF HUNTINGTON PARK
ENVIRONMENTAL CHECKLIST FORM**

PROJECT TITLE: 2017-04 Conditional Use Permit / Development Permit and Negative Declaration No. 2017-04

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

CONTACT PERSON Carlos Luis, Senior Planner

AND PHONE NUMBER: (323) 584-6250

PROJECT LOCATIONS: 6714 Pacific Boulevard, Huntington Park, CA 90255

PROJECT SPONSOR'S NAME AND ADDRESS: Pacific Boulevard Holdings 26, LLC
1330 Factory Place, Building E
Los Angeles, CA 90013

GENERAL PLAN DESIGNATION: The proposed project is located within the Downtown Huntington Park Specific Plan land use designation.

ZONING CLASSIFICATION: The proposed project is located within District B (Fiesta) of the Downtown Huntington Park Specific Plan (DTSP).

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

Conditional Use Permit / Development Permit Case No. 2017-04 proposes to allow for an approximate 20,665 square foot Health/Athletic Club within an existing building. In addition, a change in use from a theater to Health/Athletic Club and tenant improvements to an existing building are proposed as part of the project.

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

The subject site is located within District B (Fiesta) of the Downtown Huntington Park Specific Plan (DTSP). The subject site is surrounded by properties zoned by District B (Fiesta) DTSP to the north and south. The subject site is bordered by properties zoned District C (Neighborhood) DTSP to the east. The existing surroundings are comprised of commercial and residential uses.

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

None

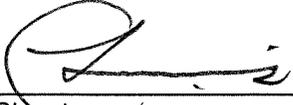
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

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



 Signature

Carlos Luis

 Printed Name

September 18, 2017

 Date

City of Huntington Park

 For

EVALUATION OF ENVIRONMENTAL IMPACTS

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. AESTHETICS. Would the project:

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

II. AGRICULTURE RESOURCES.

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

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY.

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

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

IV. BIOLOGICAL RESOURCES.

Would the project:

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

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

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

V. CULTURAL RESOURCES.

Would the project:

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

VI. GEOLOGY AND SOILS. Would the project:

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

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

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

VII. GREENHOUSE GAS EMISSIONS.

Would the project:

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

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

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

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

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

IX. HYDROLOGY AND WATER QUALITY.

Would the project:

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

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

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

X. LAND USE AND PLANNING.

Would the project:

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XI. MINERAL RESOURCES. Would the project:

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

XII. NOISE. Would the project result in:

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

XIII. POPULATION AND HOUSING. Would the project:

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

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

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

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

XV. RECREATION.

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

XVI. TRANSPORTATION/TRAFFIC.

Would the project:

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

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

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

XVII. UTILITIES AND SERVICE SYSTEMS.

Would the project:

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

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

I. AESTHETICS. Would the project:

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

No Impact. The proposed project will allow a health/athletic club to occupy approximately 20,665 square feet of an existing 25,365 square foot building previously utilized as a movie theater. The proposed project also includes tenant improvements within the 20,665 square feet of the building space. The tenant improvement will be subject to review and approval by the City's Building and Safety Division. No new building square footage is proposed and no grading is proposed at this time.

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

No Impact. See reason listed under I.a.

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

No Impact. See reason listed under I.a.

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

No Impact. See reason listed under I.a.

II. AGRICULTURE RESOURCES. Would the project:

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

No Impact. The proposed project does not propose any new physical development or grading and therefore, there is no opportunity to impact any agricultural resource. In addition all proposed construction will be limited to the interior of the existing building.

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

No Impact. See reason listed under II.a.

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

No Impact. See reason listed under II.a.

III. AIR QUALITY. Would the project:

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

No Impact. The proposed project will not propose any new physical development and therefore, there is no opportunity to affect the air quality. In addition all proposed construction will be limited to the interior of the existing building.

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

No Impact. See reason listed under III.a.

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

No Impact. See reason listed under III.a.

d. Expose sensitive receptors to substantial pollutants concentrations?

No Impact. See reason listed under III.a.

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

No Impact. See reason listed under III.a.

IV. BIOLOGICAL RESOURCES. Would the project:

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

No Impact. The City of Huntington Park is located within a highly developed urban area of southeast Los Angeles County, within the greater metropolitan Los Angeles region. The City of Huntington Park is bounded by four (4) major freeway corridors, including the I-105, the I-710, the I-110 and the I-10. There are no designated wildlife habitat areas within the municipal boundaries of the City of Huntington Park, nor are there any designated wildlife corridors intersecting the community. In addition, the proposed project does not propose any new physical development or grading that could potentially affect any biological habitat. For these reasons, it is concluded that the proposed health/athletic club will not have an opportunity to affect any biological resource.

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

No Impact. See reason listed under IV.a.

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

No Impact. See reason listed under IV.a.

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

No Impact. See reason listed under IV.a.

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

No Impact. See reason listed under IV.a.

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

No Impact. See reason listed under IV.a.

V. CULTURAL RESOURCES. Would the project:

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

Less than Significant. Although the City of Huntington Park does not have any historical area recorded with the State Historic Preservation Office, the subject site has been recognized locally as a landmark in the community. The proposed project does not propose any new physical development that could potentially affect cultural resources. All work will be contained within the existing building. It is also worth noting that the City of Huntington Park's Historical Preservation Commission previously reviewed the subject site and has recommended measures for ensuring that the exterior of the building be preserved and restored to original condition. For these reasons, it is concluded that the proposed health/athletic club would not have an opportunity to affect any cultural resource.

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

No Impact. The City of Huntington Park is located within a highly developed urban area of southeast Los Angeles County and does not have any historical area recorded with the State Historic Preservation Office. In addition, the proposed project will not propose any new physical development that could potentially affect cultural resources. All work will be done within the existing building. For these reasons, it is concluded that the proposed health/athletic club would not have an opportunity to affect any cultural resource.

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

No Impact. See reason listed under V.b.

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

No Impact. See reason listed under V.a.

VI. GEOLOGY AND SOILS. Would the project:

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

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

No Impact. The proposed health/athletic club will not propose any new physical development and therefore, there is no opportunity for any person or structures to be adversely affected by potential seismic-related, geological, and/or soil hazards. All proposed work will be conducted within the existing building and will be subject to review and approval by the City's Building and Safety.

ii) Strong seismic ground shaking?

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

iii) Seismic-related ground failure, including liquefaction?

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

iv) Landslides?

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

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

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

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

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

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

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

VII. GREEN HOUSE GAS EMISSIONS

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

No Impact. There are no significant greenhouse gas emissions anticipated as a result of the proposed project. In addition, the health/athletic club will not propose any new physical development that could potentially generate greenhouse gas emissions. For these reasons, it is concluded that the proposed health/athletic club would not have an opportunity to generate greenhouse gas emissions.

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

No Impact. See reason listed under VII.a.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

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

No Impact. The health/athletic club will not propose any new physical development and therefore, there is no opportunity to create a hazard to the public or environment through the transport, use or disposal of hazardous material. Furthermore, there is no opportunity to conflict with any airport land use plan or City emergency response plan.

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

No Impact. See reason listed under VIII.a.

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

No Impact. See reason listed under VIII.a.

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

No Impact. See reason listed under VIII.a.

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

No Impact. See reason listed under VIII.a.

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

No Impact. See reason listed under VIII.a.

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

No Impact. See reason listed under VIII.a.

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

No Impact. See reason listed under VIII.a.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

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

No Impact. The health/athletic club will not propose any new physical development or grading and therefore, there is no opportunity to violate any water quality or discharge standard or requirement. Stormwater drainage systems will not be directly affected by the proposed health/athletic club. In addition, all work will be done within the existing building.

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

No Impact. The health/athletic club will not propose any new physical development or grading and therefore, there is no opportunity to affect drainage patterns or flows. Water quality will not be degraded. There will be no person or structure exposed to any potential flood hazard. The City of Huntington Park is not subject to any dam failure, seiche, or tsunami.

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

No Impact. See reason listed under IX.b.

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

No Impact. See reason listed under IX.b.

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

No Impact. See reason listed under IX.a.

- f. Otherwise substantially degrade water quality?

No Impact. See reason listed under IX.b.

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

No Impact. See reason listed under IX.b.

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

No Impact. See reason listed under IX.b.

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

No Impact. See reason listed under IX.b.

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

No Impact. See reason listed under IX.b.

X. LAND USE AND PLANNING. Would the project:

- a. Physically divide an established community?

No Impact. The health/athletic club will not propose any new physical development and therefore, there is no opportunity to divide any community. There will not be conflict with any land use plan or habitat conservation plan. In addition, all proposed work will be done within the existing building.

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

No Impact. See reason listed under X.a.

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

No Impact. See reason listed under X.a.

XI. MINERAL RESOURCES. Would the project:

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

No Impact. The health/athletic club will not propose any new physical development or grading and therefore, there is no opportunity to impact any mineral resources within the City of Huntington Park. In addition, all proposed work will be done within the existing building.

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

No Impact. See reason listed under X.a.

XII. NOISE. Would the project result in:

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

No Impact. The health/athletic club will not propose any new physical development or grading and therefore, there is no opportunity to expose people to noise levels in excess of General Plan standards or expose people

to excessive groundborne vibration or noise levels. In addition, all proposed work will be executed within the existing building.

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

No Impact. See reason listed under XII.a.

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

No Impact. The health/athletic club will not propose any new physical development and therefore, there is no opportunity to permanently or temporarily increase noise levels. In addition, all proposed work will be done within the existing building.

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

Less than Significant. Temporary noise is anticipated in the form of construction noise that will occur during typical construction hours permitted by the Los Angeles County Building Code. Temporary noise is expected to last approximately 1 to 2 months. All construction noise will be contained to the interior of the building due to the proposed tenant improvements; however, some noise may spill out to the exterior. Due to the temporary nature of construction, the increase in ambient noise is considered to be negligible.

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

No Impact. The health/athletic club will not propose any new physical development and therefore, there is no opportunity for conflict with any public airport, private airstrip, or airport land use plan.

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

No Impact. See reason listed under XII.e.

XIII. POPULATION AND HOUSING. Would the project:

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

Less than Significant. The health/athletic club is expected to induce a minor increase in population and/or employment growth in the area due to service provided by the health/athletic club. In addition, new employment opportunities will also contribute to the minor increase in population visiting the City's Downtown area. The downtown area is currently a highly traveled area for both pedestrian and vehicles. The increase in population as a result of the proposed health/athletic club is not anticipated to cause any negative impacts as the subject site and immediate areas are developed and can accommodate high volumes of pedestrian and vehicular traffic.

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

No Impact. The health/athletic club and minor tenant improvements to an existing 20,665 portion of the existing building (25,365 square feet) at property located at 6714 Pacific Blvd, which is located within the District B of the Downtown Huntington Park Specific Plan (DTSP), are not anticipated to displace any housing or persons. Historically, the subject site has been developed and utilized for commercial purposes.

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

No Impact. See reason listed under XIII.b.

XIV. PUBLIC SERVICES.

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

- i) Fire protection?

No Impact. The health/athletic club will not propose any new physical development and therefore, there is no opportunity to potentially burden public services.

ii) Police protection?

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

iii) Schools?

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

iv) Parks?

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

v) Other public facilities?

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

XV. RECREATION.

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

No Impact. The health/athletic club will not propose any new physical development and therefore, there is no opportunity to potentially burden existing regional parks or other recreational facilities within the City.

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

No Impact. See reason listed under XV.a.

XVI. TRANSPORTATION/TRAFFIC. Would the project:

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

Less than Significant. The proposed health/athletic club traffic generation has been evaluated and a Traffic and Parking Analysis was prepared by a registered Traffic Engineer for the proposed project. The analysis concluded that traffic volumes created by the project would not significantly impact existing levels of services on roadways and intersections in the immediate area. All existing roadways will continue to operate at levels of service that have been determined to be acceptable. In addition, the City's Traffic Consultant has also reviewed the findings of the Traffic and Parking Analysis and agrees that the proposed project will not have an significant impact to the existing levels of service. Additionally,

conditions of approval will be recommended to further reduce the potential of negatively impacting the surrounding roadways and intersections. Conditions of approval will address both temporary concerns during construction and after completion of project.

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

Less than Significant. See reason listed under XVI.a.

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

Less than Significant. See reason listed under XVI.a.

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

No Impact. See reason listed under XVI.a.

- e. Result in inadequate emergency access?

No Impact. See reason listed under XVI.a.

- f. Result in inadequate parking capacity?

Less than Significant. A Traffic and Parking Analysis was prepared by a registered traffic engineer. The parking analysis concluded that the project would be adequately served by the surrounding public parking lots. The analysis included field observations and counts. Based on field observations and comparisons of other similar uses, at peak hours, the project will have sufficient parking availability in the surrounding public parking lots. The project also has a lower parking requirement than the previous use. Historically, the site has not had any issues with parking, despite, being previously uses as a motion picture theater. The City's traffic consultant has reviewed the parking analysis and agrees with the findings. Additionally, conditions of approval will be recommended to further reduce negative impacts with parking.

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

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

No Impact. The health/athletic club will not propose any new physical development and therefore, there is no opportunity to potentially burden utility and service systems.

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

No Impact. See reason listed under XVII.a.

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

No Impact. See reason listed under XVII.a.

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

No Impact. See reason listed under XVII.a.

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

No Impact. See reason listed under XVII.a.

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

No Impact. See reason listed under XVII.a.

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

No Impact. See reason listed under XVII.a.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

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

No Impact. The proposed health/athletic club will not propose any new physical development or any land use change. Therefore, there is no opportunity to potentially degrade the quality of the environment, including biological and cultural resources.

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

No Impact. The proposed health/athletic club will not propose any new physical development. Therefore, there is no opportunity to potentially degrade the quality of the environment or generate any cumulative impacts.

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

No Impact. The proposed health/athletic club will not propose any new physical development. Therefore, there is no opportunity to potentially degrade the quality of the environment or cause substantial adverse effects on human beings, either directly or indirectly.

XIX. DISCUSSION OF ENVIRONMENTAL EVALUATION.

The proposed health/athletic club will occupy an existing building that was previously utilized as a motion picture theater. The project does not propose any new/additional square footage. Tenant improvements are proposed to approximately 20,665 square feet of the existing building. All environmental aspects of the proposed project have been reviewed and determined to not have any significant impacts. Technical studies were prepared evaluating the transportation element of the project. The study concluded that the proposed health/athletic club will not have any negative impacts to the surrounding area and environment. In addition, various conditions of approval are recommended in order to ensure that the project does not have impacts to the surrounding areas and environment. All proposed improvements will be reviewed by the City’s Building and Safety Division prior to issuance of permits.

XX. SOURCES.

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

BUSINESS DESCRIPTION

EXHIBIT C

CASE NO. 2017-04 CUP/DP



386 Park Ave South
11th Floor
New York, NY 10016

July 13 2017

BUSINESS OPERATION PLAN
Huntington Park Blink Fitness
6714 Pacific Blvd
Huntington Park, CA 90255

a. hours of operation

Monday - Thursday: 5a - 11pm
Friday: 5a - 10pm
Saturday - Sunday: 7a - 7pm

b. future extended hours of operation

Monday - Friday: 5a - 12am
Saturday - Sunday: 7a - 7pm

c. total number of employees for the fitness center

15 - 20 employees

d. proposed employee shifts (i.e. A.M. Shift, Swing Shift, P.M. Shift, etc.)

AM shift: 5a - 2pm
PM shift 2p - 11pm

e. total number of employees per shift along with their titles

2 x front desk associates
1 x maintenance associate
1 x assistant club manager
1 x club manager

f. group fitness class schedule along with the class sizes

We currently do not have traditional group fitness, however we will have small group training with 6 - 8 people which will take place on the floor or in a room. 2 to 3 classes a day

g. Blink's hiring practices

- **How will Blink recruit? We will have a 2 day hiring event.**
- **How will Blink advertise.** Indeed, craigs list
- **Is Blink willing to partner with local employment organizations? (It is recommended that Blink hire as many qualified employees from the community as possible).** Blink will not hire local

recruiters however we will be happy to advise local organizations as to when we are having our hiring events.

h. identify if Blink will provide a ride share or public transportation program for their employees

Yes we do offer commuter benefits through transitchek.

SITE PLAN

EXHIBIT D

CASE NO. 2017-04 CUP/DP

WARNER'S THEATER

INTERIOR SHELL AND EXTERIOR



PROJECT DIRECTORY

OWNER
PARALLEL ACQUISITIONS & HOLDINGS
1330 FACTORY PLACE, BUILDING E
LOS ANGELES, CA 90013
P: (213) 405-9177

ENTITLEMENT CONSULTANT
ROSENHEIM & ASSOCIATES
21550 OXNARD STREET, SUITE 780
WOODLAND HILLS, CA. 91367
P: 818.716.2682

TRAFFIC/PARKING CONSULTANT
JBA TRAFFIC CONSULTANTS
750 N. GLENDALE AVE.
GLENDALE, CA. 91206
PH: 818.694.2880

PROJECT ARCHITECT
M2A MILOFSKY & MICHALI ARCHITECTS
JAMES OVIATT BUILDING
617 SOUTH OLIVE STREET, SUITE 320
LOS ANGELES, CA 90014
P: (213) 833-0005
M2A@m2a-architects.com

STRUCTURAL ENGINEER
CHARLES TAN + ASSOCIATES, INC.
320 EAST SECOND STREET, SUITE 316
LOS ANGELES, CA 90012
P: (213) 628-8018

ELECTRICAL ENGINEER
V&M ELECTRICAL ENGINEERING
3330 BARHAM BLVD., SUITE 204
LOS ANGELES, CA 90068
P: (323) 851-9964

MECHANICAL ENGINEER
CURESH ENGINEERING
1659 WELLESLEY AVENUE
LOS ANGELES, CA 90025
P: (310) 775-7662

PROJECT DATA

SITE ADDRESS: 6714 PACIFIC BLVD.
HUNTINGTON PARK, CA 90255

ASSESSOR'S ID NO: APN 6322017006

ZONING: COMMERCIAL
DOWNTOWN HUNTINGTON PARK
SPECIFIC PLAN
HUNTINGTON PARK M.B. 3-91
BLOCK 47, LOTS 6 & 7

LOT AREA: EXISTING 17124; NO CHANGE

NUMBER OF BUILDINGS: 1

OCCUPANCY: A.1 - ORIGINAL theater and M-retail
: PROPOSED B and/or M TENANTS

TYPE OF CONSTRUCTION: IB, FULLY SPRINKLERED
FRAME 2 HR REQ. EX. CONCRETE 24"
BEARING WALLS: 2 HR REQ. EX. CONCRETE 8"
FLOOR 2 HR REQ. EX. CONCRETE PAN JOIST
ROOF 1 HR REQ. EX. CONCRETE SLAB/TRUSS

DRAWING LIST

GENERAL
T-0.0 TITLE SHEET: PLOT PLAN/
PROJECT DATA/DRAWING LIST
GROSS FLOOR AREA

ARCHITECTURAL:

A-0.1 SITE PLAN
A-1.0 EX. BASEMENT PLAN
A-1.1 EX. FIRST FLOOR PLAN
A-1.2 EX. MEZZANINE FLOOR PLAN
A-1.3 EX. BALCONY FLOOR PLAN
A-2.0 PROPOSED BASEMENT PLAN
A-2.1 PROPOSED GROUND FLOOR PLAN
A-2.2 PROPOSED MEZZANINE FLOOR PLAN
A-2.3 PROPOSED BALCONY PLAN
A-2.4 PROPOSED ROOF PLAN
A-3.1 EX. SECTIONS
A-3.2 EXTERIOR ELEVATION AND CONTEXT



WARNERS THEATER
6714 PACIFIC BLVD.
HUNTINGTON PARK, CA 90255

CONDITONAL USE PERMIT

6 JULY 2017

NO. DATE: REVISION:

OF STORIES: (EXISTING): 3 STORY (NO CHANGE)

BUILDING HEIGHT: (EXISTING) +/1 71'-6" (NO CHANGE)

TOTAL NET AREA: 20,665 SF (NO CHANGE)
EXCEEDS 12,000 SF : REQUIRES FIRE SUPPRESSION SYSTEM THROUGHOUT.

AREA OF CUP REQUEST: 20,665 GFA FITNESS CENTER

PARKING: REQ.

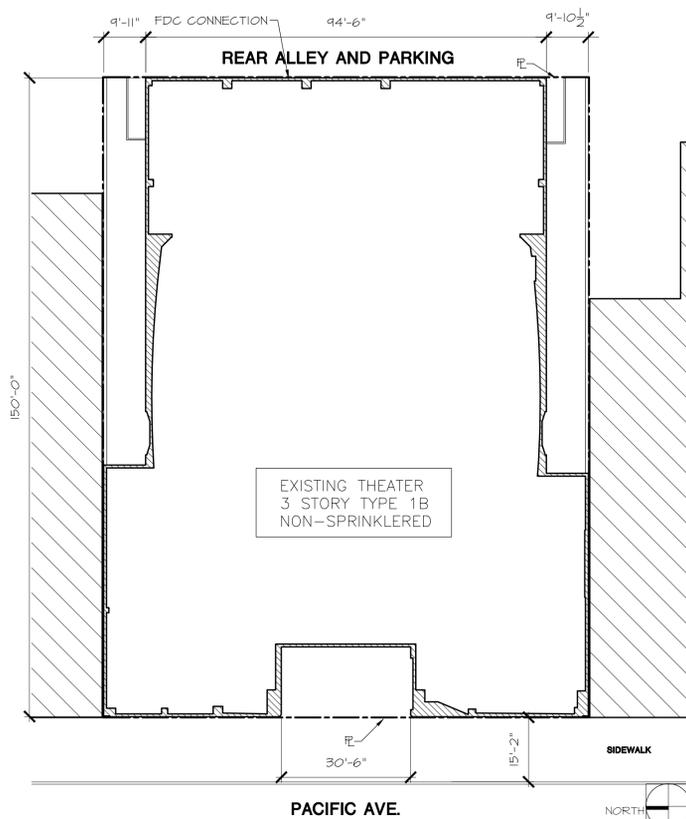
ORIGINAL THEATER: 1500 SEATS 157 CREDIT
I PER 10 SEATS 4700 SF 11.75 CREDIT
EX. RETAIL 4700 SF 11.75 CREDIT

6714 FITNESS CENTER:
PARKING@1:400 SF REQ. 51.6
TOTAL FITNESS 20,665 SF 51.6
EX.RETAIL 2 1:400 GFA
6712 RETAIL 2,230 SF 5.57
6716,18,20 RETAIL 2,470 SF 6.17
TOTAL RETAIL 4,700 SF 11.75

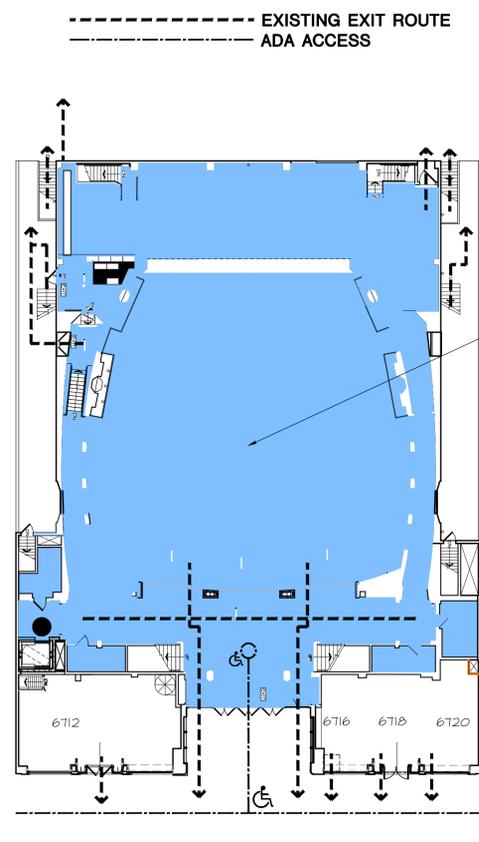
SCOPE DESCRIPTION: PHASE III

PHASE III: TENANT IMPROVEMENT TO CHANGE USE FROM MOVIE THEATER INTO FITNESS CENTER.

PLOT PLAN SCALE: 1" = 20'-0"



EXITING AND ADA DIAGRAM SCALE: 1/16" = 1'-0"



WARNER THEATER PROJECT DATA

	Basement	First	Mezzanine	Balcony	Subtotal	
6712 Storefront Tenants						
Commercial Net	1,380	850			2,230	GFA Total
6716, 6718, 6720 Storefront Tenants						
Commercial Net	1,555	915			2,470	GFA Total
Retail total	2,935	1,765			4,700	GFA Total
Main Building Systems						
Electrical/elevator	640				640	GFA Total
6714 Fitness Center						
Fitness equipment areas		7,940	2,265	1,990		
M/W Lockers	1,300	355				
Office/Break room		225				
Circulation/misc	655	2,260	520	745		
Misc. Conditioned Floor Area	1,955	10,780	2,785	2,735		GFA Total
Unoccupied areas						
Mechanical and electrical	175	460		1,775		
Unoccupied Subtotal	2,130	11,240	2,785	4,510	20,665	GFA Total
Fitness total	2,130	11,240	2,785	4,510	20,665	GFA Total
Building Gross Net Total	5,065	13,005	2,785	4,510	25,365	GFA Total
Gross Lot area	17,124		3,575			
Dedication						
Net Lot Area	17,124					
Lot coverage	15,700					

LOCATION



SHEET TITLE:

TITLE SHEET: PLOT PLAN/PROJECT DATA/DRAWING LIST

AUTOCAD TITLE:

HPW_T-1

James Oviatt Building
617 South Olive Street
Suite 320
Los Angeles, CA 90014
213 833 0005



PROJECT NO:

LINE

DRAWN BY:

SCALE:

T-0.0

SHEET 1 OF

FLOOR PLAN

EXHIBIT E

CASE NO. 2017-04 CUP/DP

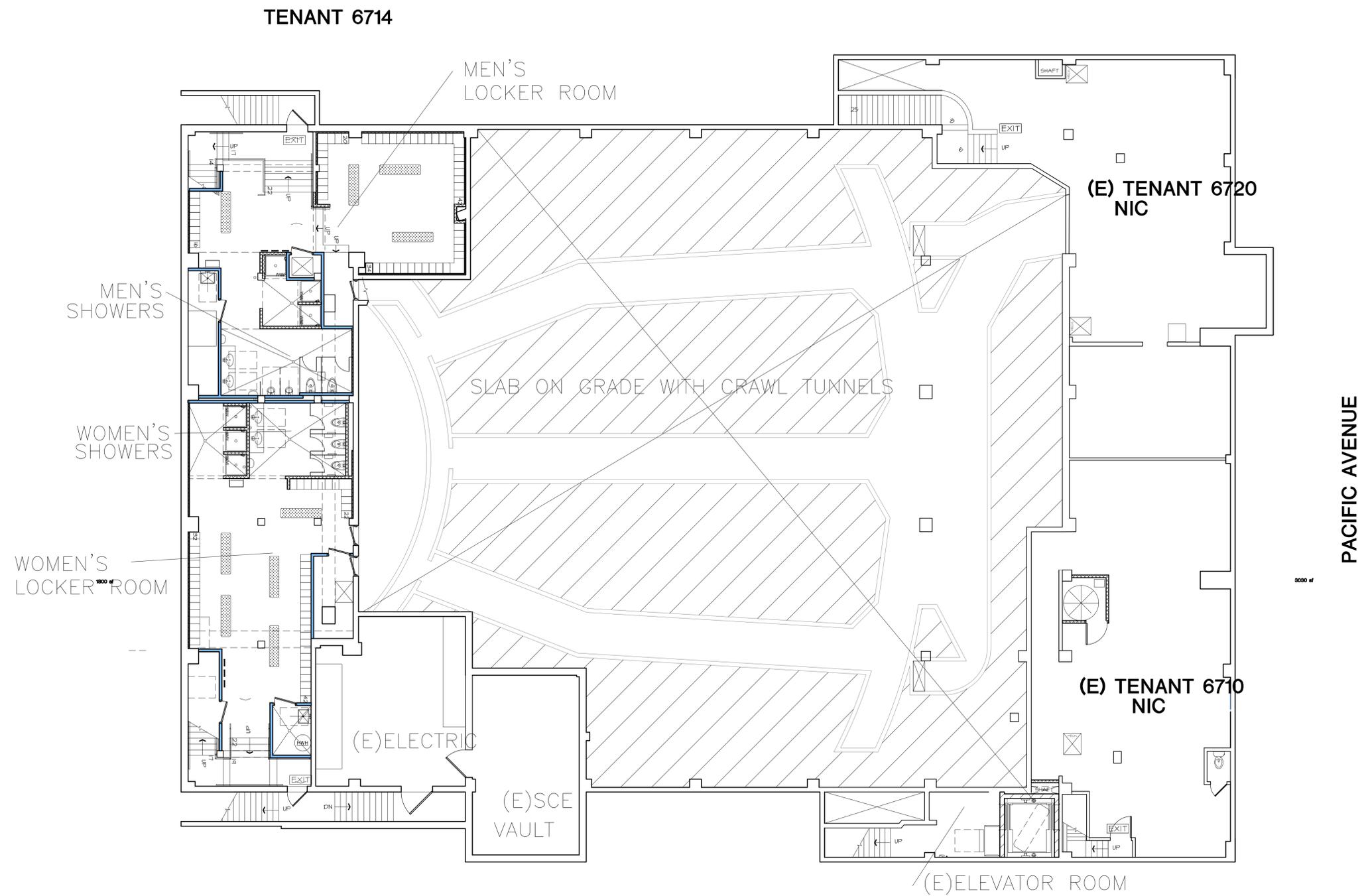


WARNERS THEATER
 6714 PACIFIC BLVD.
 HUNTINGTON PARK, CA 90255

CONDITIONAL USE PERMIT

6 JULY 2017

NO. DATE: REVISION:

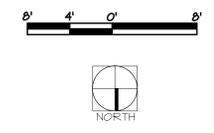


LEGEND	
	EXISTING WALLS
	OVERHEAD LINE
	NEW PARTITION
	PARTITION-SOUND
	EX-GRADE

LOCKERS/SHOWERS	1300 SF
CIRC.MISC	655 SF
MECH	175 SF
TOTAL	2,130 SF

6710 TENANT-NIC	1,380 SF
6720 TENANT-NIC	1,555 SF
BLDG MECH/ELEC	640 SF
TOTAL	3,575 SF

A BASEMENT PLAN
 SCALE: 1/8" = 1'-0"



SHEET TITLE:
BASEMENT PLAN
FITNESS CENTER
TENANT STORAGE
 AUTOCAD TITLE:

James Oviatt Building
 617 South Olive Street
 Suite 320
 Los Angeles, CA 90014
 213 833 0005



PROJECT NO:
 LUNE
 DRAWN BY:
 SCALE:
 1/8" = 1'-0"
 SHEET OF

A-2.0

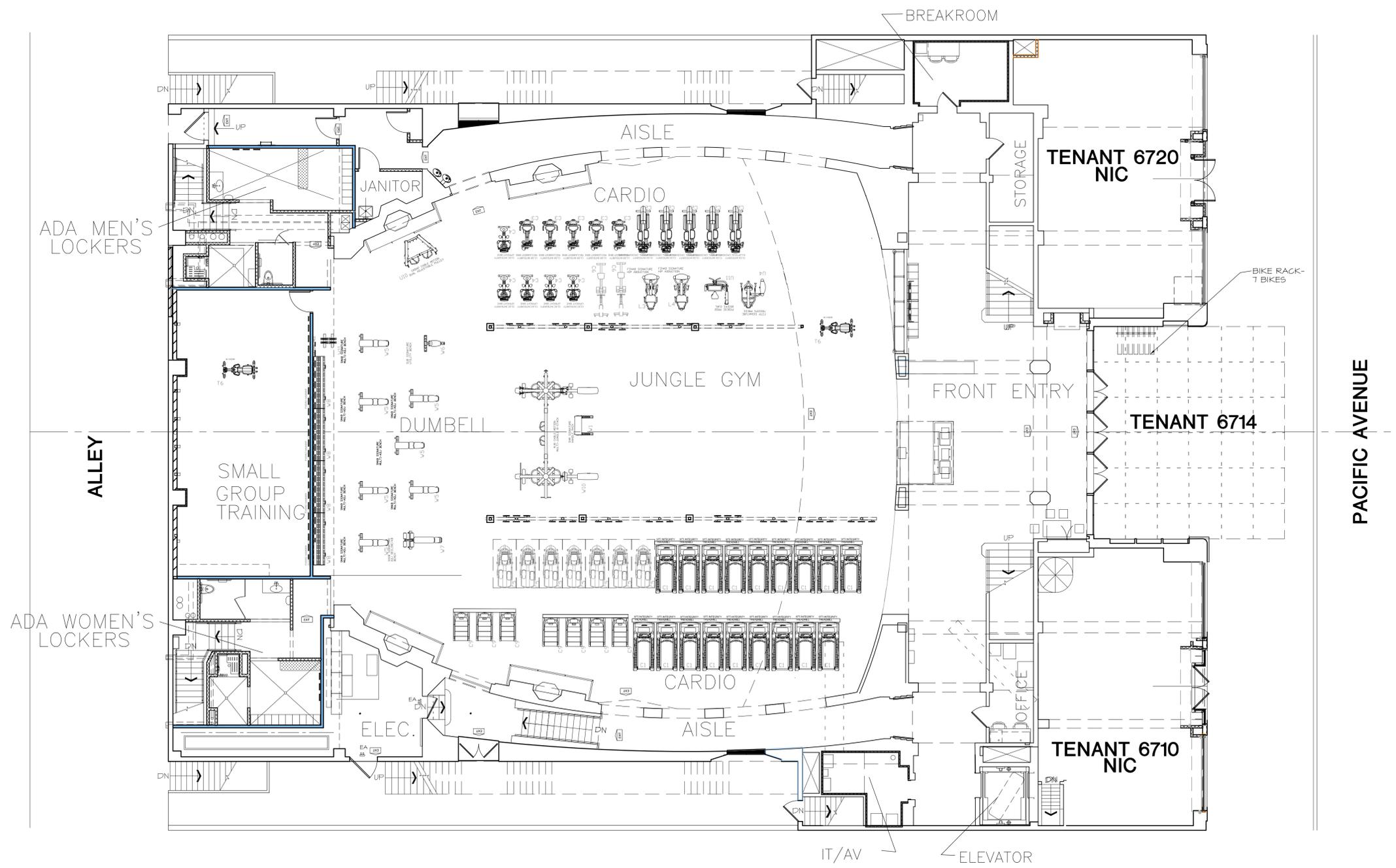


WARNERS THEATER
6714 PACIFIC BLVD.
HUNTINGTON PARK, CA 90255

CONDITIONAL USE PERMIT

6 JULY 2017

NO. DATE: REVISION:

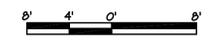


LEGEND

	EXISTING WALLS
	OVERHEAD LINE
	NEW PARTITION
	PARTITION-SOUND

6714 FITNESS	7,940 SF	6710 TENANT-NIC	850 SF
OFFICE/BREAK	225 SF	6720 TENANT-NIC	915 SF
LOCKERS	355 SF	TOTAL	1,765 SF
CIRC/MISC	2,260 SF		
ELECTRICAL	460 SF		
TOTAL	11,240 SF		

A FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SHEET TITLE:
**FIRST FLOOR
FITNESS CENTER
TENANT 6710-20**
AUTOCAD TITLE:

James Oviatt Building
617 South Olive Street
Suite 320
Los Angeles, CA 90014
213 833 0005



PROJECT NO:
DRAWN BY:
SCALE:
1/8" = 1'-0"
SHEET OF

A-2.1

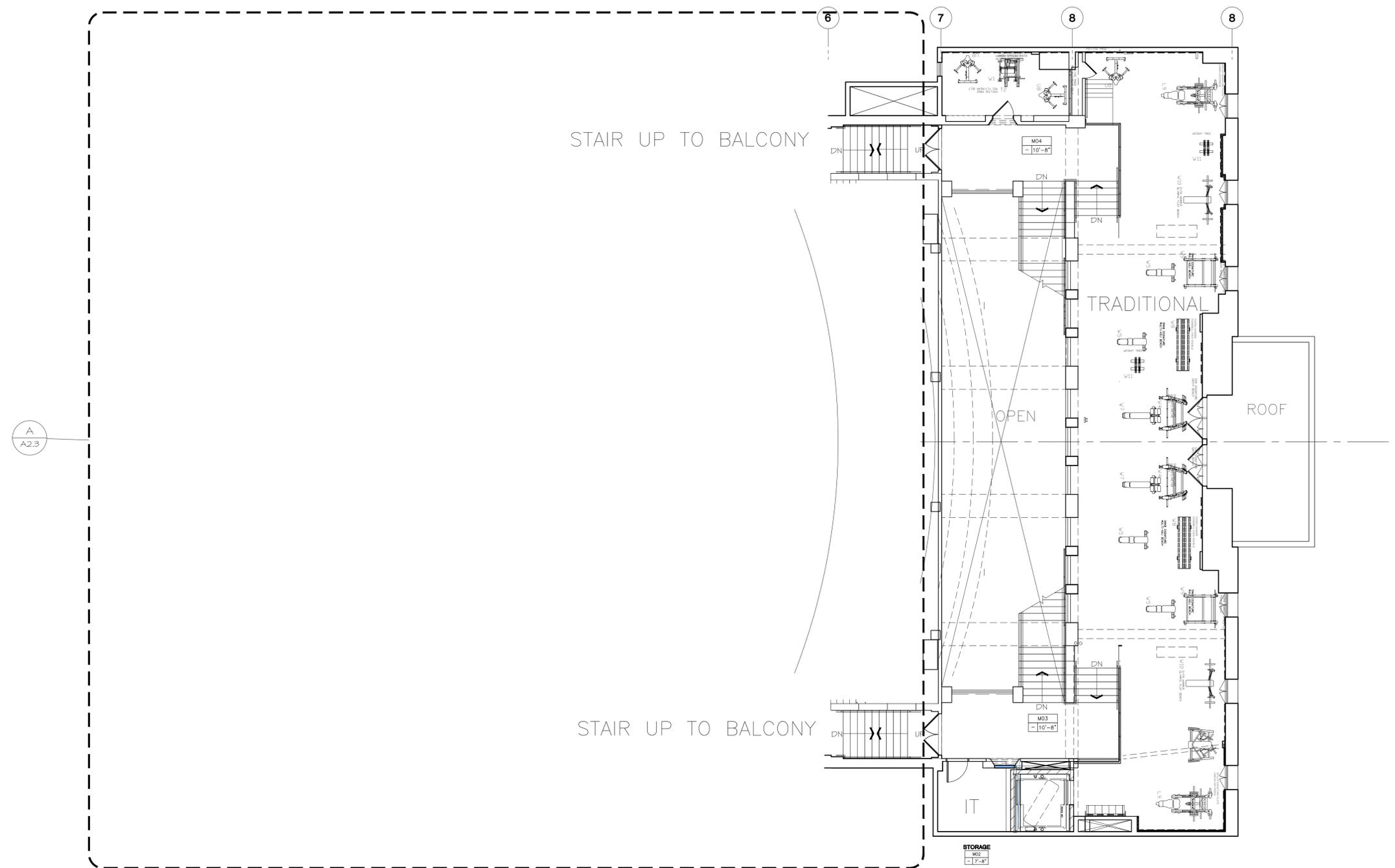


WARNERS THEATER
6714 PACIFIC BLVD.
HUNTINGTON PARK, CA 90255

CONDITIONAL USE PERMIT

6 JULY 2017

NO. DATE: REVISION:



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A2.3

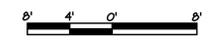
LEGEND

	EXISTING WALLS
	OVERHEAD LINE
	NEW PARTITION
	PARTITION-SOUND

6714 FITNESS CENTER

FITNESS	2,265 SF
CIRC./MISC	520 SF
TOTAL	2,785 SF

A MEZZANINE PLAN
SCALE: 1/8" = 1'-0"



SHEET TITLE:
**MEZZANINE
FITNESS CENTER**

AUTOCAD TITLE:

James Oviatt Building
617 South Olive Street
Suite 320
Los Angeles, CA 90014
213 833 0005



PROJECT NO:
LINE
DRAWN BY:
SCALE:
1/8" = 1'-0"
SHEET OF

A-22

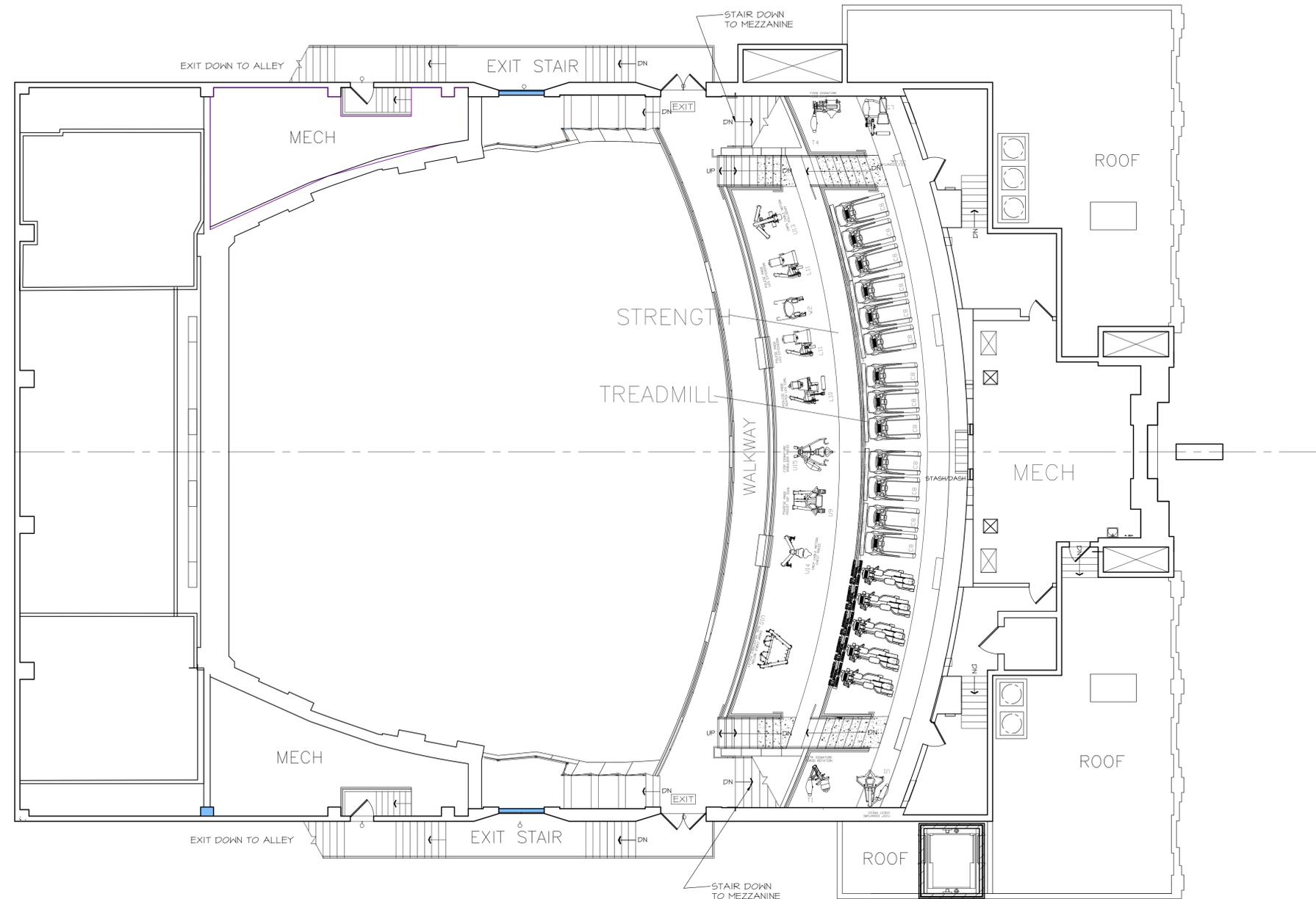


WARNERS THEATER
 8714 PACIFIC BLVD.
 HUNTINGTON PARK, CA 90255

CONDITIONAL USE PERMIT

6 JULY 2017

NO:	DATE:	REVISION:



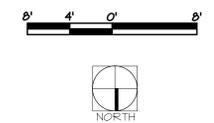
LEGEND

	EXISTING HALLS
	OVERHEAD LINE
	NEW PARTITION
	PARTITION SOUND

6714 FITNESS CENTER

FITNESS	1,990 SF
WALKWAY	745 SF
MECH/ELEC	1,775 SF
TOTAL	4,510 SF

A BALCONY PLAN
 SCALE: 1/8" = 1'-0"



SHEET TITLE:
BALCONY
FITNESS CENTER

AUTOCAD TITLE:

James Oviatt Building
 617 South Olive Street
 Suite 320
 Los Angeles, CA 90014
 213 833 0005



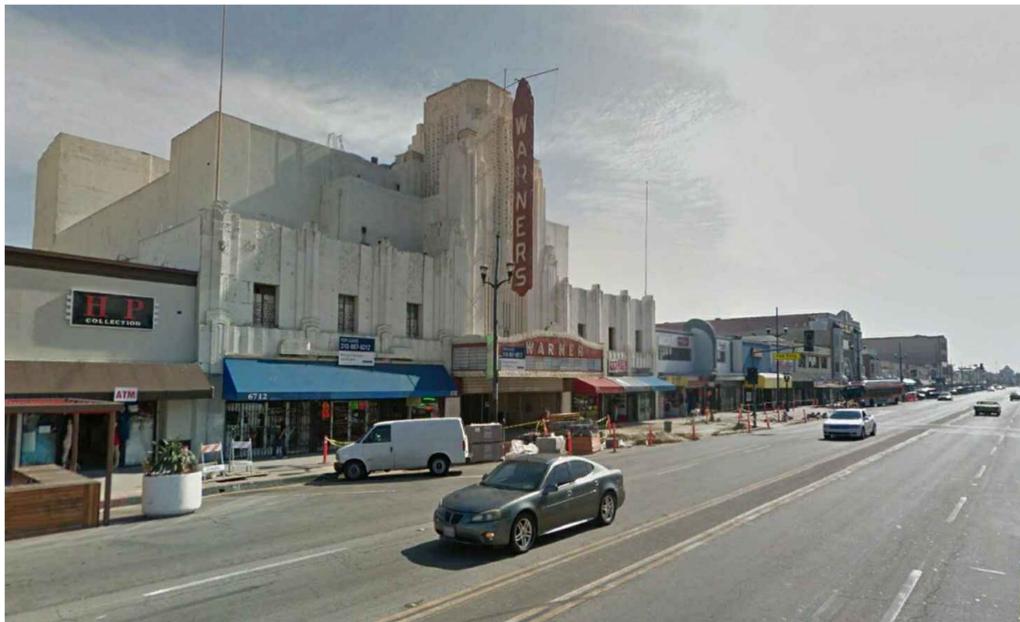
PROJECT NO:
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 1/8" = 1'-0"
 SHEET OF

A-23

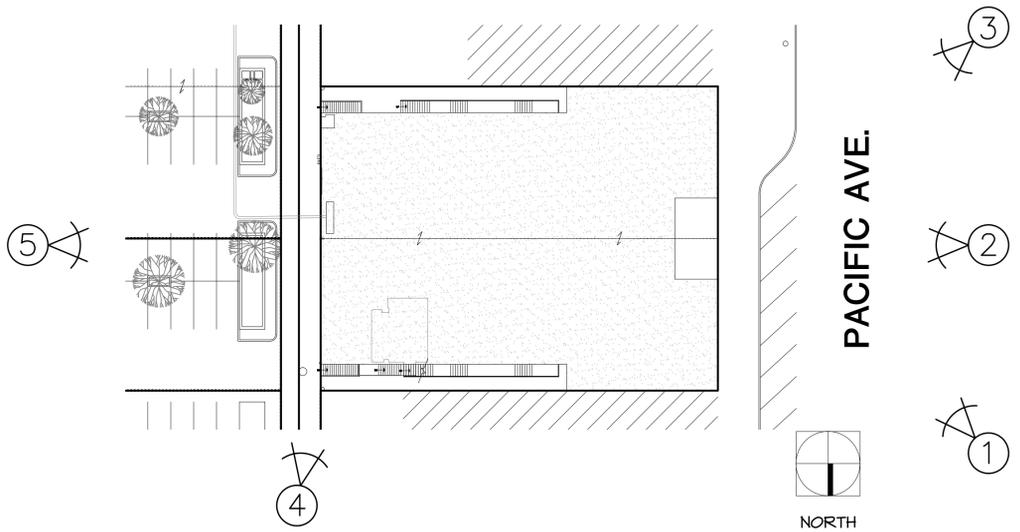
ELEVATION PLAN

EXHIBIT F

CASE NO. 2017-04 CUP/DP

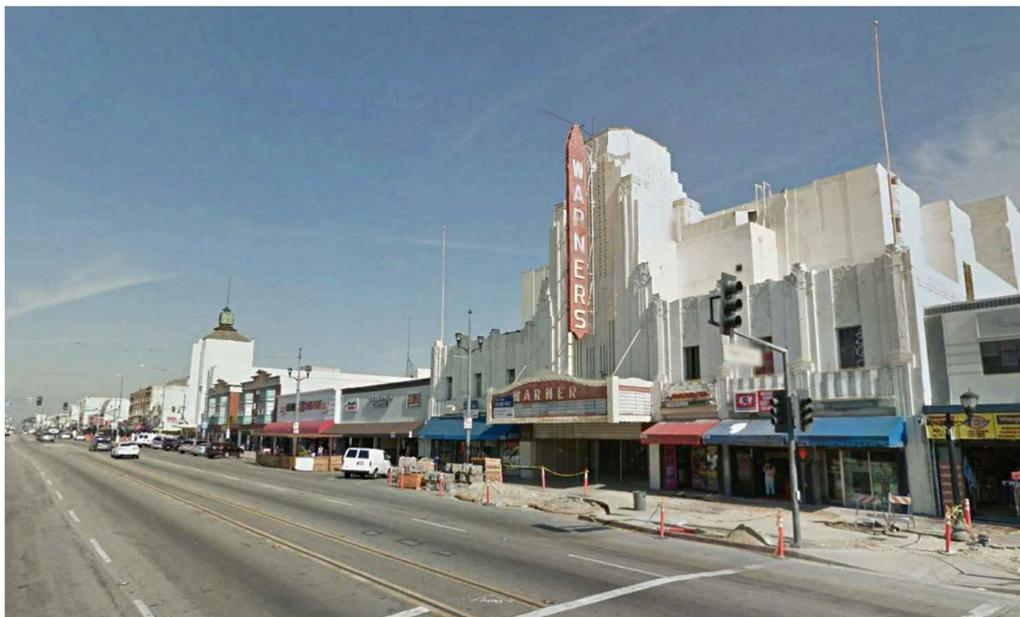


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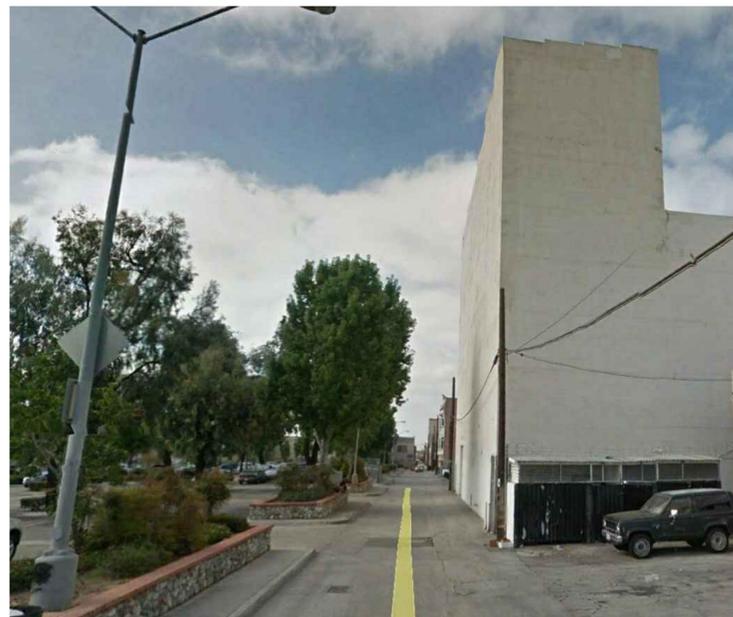


②

SITE CONTEXT



③



④



⑤



WARNERS THEATER
 8714 PACIFIC BLVD.
 HUNTINGTON PARK, CA 90255

CONDITIONAL USE PERMIT

6 JULY 2017

NO. DATE: REVISION:

SHEET TITLE:
SITE CONTEXT

AUTOCAD TITLE:
 HPW-A3.2.dwg

James Oviatt Building
 617 South Olive Street
 Suite 320
 Los Angeles, CA 90014
 213 833 0005



PROJECT NO:
 LUNE

DRAWN BY:

SCALE:
 VARIES

A-3.2

SHEET OF

TRAFFIC AND PARKING ANALYSIS

EXHIBIT G

CASE NO. 2017-04 CUP/DP



Traffic, Transportation, and Parking Consultants

750 N. Glendale Ave.

Glendale, CA 91206

JanoBaghdanian@gmail.com

Ph: 818-694-2880

Fax: 818-888-4541

Date: May 19, 2017

To: Cobby Pourtavosi, President
Pacific Blvd. Hddgs, LLC

From: Jano Baghdanian, T.T., P.E., PTOE
JB & Associates, LLC

Subject: Fitness Center – Parking and Traffic Analysis

Attached please find the Fitness Center Parking and Traffic Analysis for submittal to the City of Huntington Park. Please let me know if you have any questions

**PARKING ANALYSIS
FITNESS CENTER (Old Warner THEATER) –
HUNTINGTON PARK, CA**

PREPARED BY:

Jano Baghdanian, P.E., T.E., PTOE

JB & ASSOCIATES, LLC

Traffic, Transportation, & Parking Consultants

May 18, 2017



Jano Baghdanian

JB & Associates is pleased to present this Parking Analysis Study for the proposed Fitness Center ("Project") located on the east side of Pacific Boulevard, between Zoe and Saturn avenues in the City of Huntington Park. This parking analysis has been prepared to summarize the parking demand analysis for the Project and serves as a reliable basis to determine the adequacy of the parking spaces available on-street and in the adjacent Public parking lot. As delineated in **Appendix 1**, scope of services from City's consultant TRANSTECH, the parking study includes:

- Parking Counts on Pacific Boulevard, Rita Avenue, and Public Parking Lot on Rita Avenue
- Parking data summary which includes the number of spaces at each location and number of available spaces per hour for existing conditions
- Documentation of parking limitations and restrictions currently in place
- Existing plus Project parking conditions
- Identification of deficiencies and recommendations.

Project Description

The Project site is located on Pacific Boulevard, between Zoe Avenue and Saturn Avenue, in the City of Huntington Park. The Project consists of converting the existing 17,310 square feet vacant theater building into a fitness center. There will be no change to the two small ancillary retail shops totaling 4,700 square feet.

Access and Parking

The vacant theater building to be converted fronts Pacific Boulevard, approximately mid-block block between Zoe and Saturn Avenues. Immediately behind the building is a public alley (one-way northbound), public parking lot, and Rita Avenue (one-way southbound). The Project will be served primarily by the 262-space public parking lot on Rita Avenue (behind the building) and taking access from Rita Avenue and said public alley. Additional on-street parking will be available on Rita Avenue and Pacific Boulevard, for a total of 400 parking spaces (**see Exhibit "A"**).

Because Rita Avenue is southbound only, drivers using the Rita Lot – even those with an origin from the south – would have to approach Rita Avenue from the north (Zoe Avenue.) Alternatively, those drivers with an origin from the south may also access the northbound-only public alley from Saturn Avenue.

Fitness center Operation

The Fitness Center will offer state-of-the-art exercise equipment, small exercise classes (cardio, yoga, personal fitness) and men’s and women’s locker rooms and shower facilities. The fitness center planned hours of operation are proposed as follows:

- Monday through Friday: 5am – 10pm;
- Saturday and Sunday: 7am – 9pm.

While the above operation hours are maintained for the convenience of patrons, fitness centers tend to have very pronounced peak usage (low ,medium, and high) hours that are based on membership attendance over the course of a typical weekday (Monday- Friday) and weekend (Saturday and Sunday). Based on the potential operator’s similar fitness centers and a survey of the Bay Club Fitness Facility in Canoga Park, **Table 1** shows the projected usage (low, medium and high) of the proposed fitness center. **Appendix 2** contains the Bay Club’s programming schedule.

Table 1 Bay Club Canoga Park Membership Usage⁽¹⁾		
Periods	Usage Weekday Hours Mon-Friday (4:30 AM -11:00 PM) ²	Usage Weekend Hours Sat-Sun (7 AM -10 PM) ²
Morning 4:30 AM-9:30 AM	Highest Usage	Medium Usage
Mid-Morning 9:30 AM-Noon	Low Usage	Highest Usage
Afternoon 12 PM -2:30 PM	Low Usage	Low Usage
Evening 5 PM- 7:30 PM	Highest Usage	Low Usage
Late Evening 7 :30 PM- 11 PM	Low Usage	Low Usage
1) Bay Club amenities : Full service Fitness Center with exercise equipment , Basketball/Volleyball courts, racketball courts ,in-door swimong pool , group exercise classes ,childcare facility ,full service mens and womens locker room with spa facilities , and sports medice center .		
2) Bay club usage is based on the concentration of Classes that are designed to best meet the needs of the Club members during highest and lowest membership attendance hours		

Based on the above **Table 1**, the following usage for the proposed fitness center can be projected:

- During the weekdays (Monday – Friday) the peak usage will be between 4:30-9:30 AM -9 AM and 5 PM-7:30 PM.
- On weekends, the peak usage will be between 9:30 AM to noon.
- The medium usage of the fitness center will occur on Saturday and Sundays between 4:30 AM to 9:30 AM.
- The lowest usage will occur weekdays 9:30 AM to 5 PM, and 7:30 PM-11 PM.
- On lowest usage on weekends will be 12 PM -11 PM.

The above usage of the proposed fitness center and the parking occupancy surveys of the on-street and off-street parking lots will be used to project the parking demand.

Code Parking Requirement

Based on the City's Municipal Code and Downtown Huntington Park Specific Plan ("DTSP"), new health clubs and fitness centers typically are required to supply parking as follows:

Project size: 17,310 Sq. Ft. at 1 spaces / 400 square feet = 43 parking spaces

Notwithstanding the above, in a letter dated June 27, 2016, and included in this report as **Attachment "B"**, the City found that the existing site is "legal non-conforming"; and that the City's municipal code allows for improvements to such non-conforming properties when the proposed alterations reduce the degree of non-conformity. Because the proposed fitness center use requires less parking than the existing/approved theater use, the Project can be entitled without providing any additional parking supply. (Note: The existing approved use is a 1500-seat theater, which would typically require 157 off-street parking spaces, and the proposed fitness center has a code parking requirement of 43 spaces.

Nevertheless, this parking analysis has been provided to demonstrate that adequate parking supply (off-site) can be provided without adverse impacts to city streets and adjacent businesses.

Parking Supply Analysis

As reported above, the Project, if new construction would require 43 parking spaces to satisfy expected demands.

In order to determine the availability of on-street and off-street parking in the vicinity of the Project, parking occupancy surveys were conducted at the on-street parking spaces and public parking lots as follows:

- Public parking lot on Rita Avenue (2 hour parking, no parking 3AM -5AM)
- Pacific Boulevard (2 hour parking 8AM -6PM, no parking on the west side 5AM-7AM Tuesday and Friday, no parking on the east side 7AM – 9AM Tuesday and Friday); and
- Rita Avenue (no parking 3AM -5AM both sides of street.)

The parking occupancy data were collected during a typical weekday and weekend, and included those time periods coinciding with the times of expected peak use of the Project. Data were collected from 8AM to 9PM on Thursday April 27, 2017, and 9AM 8PM on Saturday April 29, 2017. Data were not collected before 8AM am and after 9PM pm since parking occupancy was extremely low (10 – 20 percent,) during these hours. The occupancy levels during said hours shows that it is possible to conclude that sufficient parking exists to support the project without further analysis.

The following **Tables 2 through 5** summarize utilization and availability of parking spaces. Weekday and Weekend Parking Occupancy Survey Tables for Public parking Lot, Rita Avenue and Pacific Boulevard are included in **Appendix 3**.

TABLE 2 – PUBLIC PARKING LOT SURVEY SUMMARY ON RITA

PUBLIC PARKING LOT SURVEY DATA WEEKDAY (Thursday 4/27)				
TIME	TOTAL	OCCUPANCY	% AVAILABLE	# AVAILABLE
	262 SPACES			
9:00 AM	103	39%	61%	159
10:00 AM	121	46%	54%	141
11:00 AM	148	56%	44%	114
12:00 PM	153	58%	42%	109
1:00 PM	156	60%	40%	106
2:00 PM	163	62%	38%	99
3:00 PM	150	57%	43%	112
4:00 PM	163	62%	38%	99
5:00 PM	167	64%	36%	95
6:00 PM	168	64%	36%	94
7:00 PM	164	63%	37%	98
8:00 PM	136	52%	48%	126
9:00 PM	117	45%	55%	145
	Average	56%	44%	115

PUBLIC PARKING LOT SURVEY DATA (SATURDAY 4/29)				
TIME	TOTAL	OCCUPANCY	% AVAILABLE	# AVAILABLE
	262 SPACES			
10:00 AM	178	68%	32%	84
11:00 AM	189	72%	28%	73
12:00 PM	201	77%	23%	61
1:00 PM	221	84%	16%	41
2:00 PM	241	92%	8%	21
3:00 PM	249	95%	5%	13
4:00 PM	237	90%	10%	25
5:00 PM	215	82%	18%	47
6:00 PM	190	73%	27%	72
7:00 PM	168	64%	36%	94
8:00 PM	136	52%	48%	126
	Average	77%	23%	60

TABLE 3 – RITA AVENUE SURVEY SUMMARY

RITA AVE PARKING LOT SURVEY DATA WEEKDAY (Thursday 4/27)				
TIME	OVERALL (EAST AND WEST SIDES)			
	TOTAL 47 SPACES	OCCUPANCY	% AVAILABLE	# AVAILABLE
9:00 AM	20	43%	57%	27
10:00 AM	18	38%	62%	29
11:00 AM	24	51%	49%	23
12:00 PM	23	49%	51%	24
1:00 PM	24	51%	49%	23
2:00 PM	19	40%	60%	28
3:00 PM	20	43%	57%	27
4:00 PM	26	55%	45%	21
5:00 PM	35	74%	26%	12
6:00 PM	28	60%	40%	19
7:00 PM	37	79%	21%	10
8:00 PM	27	57%	43%	20
9:00 PM	34	72%	28%	13
	Average	55%	45%	21

RITA AVE ON-STREET SURVEY DATA (SATURDAY 4/29)				
TIME	OVERALL (EAST AND WEST SIDES)			
	TOTAL 47 SPACES	OCCUPANCY	% AVAILABLE	# AVAILABLE
10:00 AM	38	81%	19%	9
11:00 AM	36	77%	23%	11
12:00 PM	37	79%	21%	10
1:00 PM	41	87%	13%	6
2:00 PM	44	94%	6%	3
3:00 PM	44	94%	6%	3
4:00 PM	38	81%	19%	9
5:00 PM	40	85%	15%	7
6:00 PM	34	72%	28%	13
7:00 PM	26	55%	45%	21
8:00 PM	27	57%	43%	20
	Average	78%	22%	10

TABLE 4 – PACIFIC BOULEVARD SURVEY SUMMARY

PACIFIC BLVD ON-STREET SURVEY DATA WEEKDAY (Thursday 4/27)				
TIME	OVERALL (EAST AND WEST SIDES)			
	TOTAL 91 SPACES	OCCUPANCY	% AVAILABLE	# AVAILABLE
9:00 AM	14	15%	85%	77
10:00 AM	38	42%	58%	53
11:00 AM	68	75%	25%	23
12:00 PM	84	92%	8%	7
1:00 PM	82	90%	10%	9
2:00 PM	82	90%	10%	9
3:00 PM	74	81%	19%	17
4:00 PM	84	92%	8%	7
5:00 PM	86	95%	5%	5
6:00 PM	87	96%	4%	4
7:00 PM	86	95%	5%	5
8:00 PM	67	74%	26%	24
9:00 PM	33	36%	64%	58
	Average	75%	25%	23
PACIFIC BLVD ON-STREET SURVEY DATA (SATURDAY 4/29)				
TIME	OVERALL (EAST AND WEST SIDES)			
	TOTAL 91 SPACES	OCCUPANCY	% AVAILABLE	# AVAILABLE
10:00 AM	78	86%	14%	13
11:00 AM	79	87%	13%	12
12:00 PM	85	93%	7%	6
1:00 PM	89	98%	2%	2
2:00 PM	89	98%	2%	2
3:00 PM	89	98%	2%	2
4:00 PM	88	97%	3%	3
5:00 PM	86	95%	5%	5
6:00 PM	86	95%	5%	5
7:00 PM	83	91%	9%	8
8:00 PM	74	81%	19%	17
	Average	93%	7%	7

TABLE 5 – TOTAL PARKING AVAILABLE BY TIME OF DAY

SPACES AVAILABLE - (400 SPACES TOTAL)		
TIME	WEEKDAY	SATURDAY
9:00 AM	263	N/A
10:00 AM	223	106
11:00 AM	160	96
12:00 PM	140	77
1:00 PM	138	49
2:00 PM	136	26
3:00 PM	156	18
4:00 PM	127	37
5:00 PM	112	59
6:00 PM	117	90
7:00 PM	113	123
8:00 PM	170	163
9:00 PM	216	N/A

Table 5 above shows the total number of available combined spaces in the Public parking lot and on both streets. As shown, parking usage during the weekdays can be qualitatively described as “low” (5AM to noon and 7pm to 10PM) during the mornings and evenings, and “medium” (Noon to 7PM) during the afternoons. During weekends, parking usage ranges from “medium” during the morning and evenings, and “highest” (1PM to 5 PM) during the afternoons.

The table also shows that the total number of spaces available on a typical weekday between the 3 parking areas exceeds the 43 spaces that would typically be required for a new project (17,310 sf fitness center) by approximately 3-fold or more during each hour of the day.

On weekends, the total number of spaces available exceed the 43 spaces by a considerable margin, with the exception of the afternoon hours between 1PM and 5PM. However, the relatively low parking supply during these hours is offset by low fitness center usage.

Using the program information in Table 1, Table 6 below compares the observed parking usage level with the projected fitness center usage level. As shown:

- The peak periods of parking usage and fitness center usage do not coincide; and
- The peak periods of parking usage occurs when fitness center usage is the lowest.

The above finding is consistent with exercise behavior and fitness center use patterns. In fact, very few members visit the gym on weekend afternoons, with many facilities operating at 10 to 20 percent of capacity during those hours.

Periods	WEEKDAYS (M-F 4:30AM TO 11PM)		WEEKENDS (SAT/SUN 7AM TO 10PM)	
	FITNESS CENTER	PARKING	FITNESS CENTER	PARKING
Morning 4:30 AM-9:30 AM	Highest Usage	Low Usage	Medium Usage	Medium Usage
Mid-Morning 9:30 AM-Noon	Low Usage	Low Usage	Highest Usage	Medium Usage
Afternoon 12 PM -2:30 PM	Low Usage	Medium Usage	Low Usage	Highest Usage
Evening 5 PM- 7:30 PM	Highest Usage	Medium Usage	Low Usage	Highest Usage
Late Evening 7:30 PM- 11 PM	Low Usage	Low Usage	Low Usage	Medium Usage
1) Fitness Center usage projections are based on Bay Club Usage as shown in Table 1				

Based on this usage comparison, the existing parking supply is expected to adequately serve fitness center parking demands.

Parking Restrictions and Changes

Since the parking survey was conducted, meters have been added to collect revenue for and regulate the on-street on Pacific Boulevard. This strategy is expected to shift some of the on-street parking into the Public parking lot, while maintaining the same overall parking demand. Thus, the survey data, analysis, and corresponding recommendations contained herein remain valid. The new metering is also expected to provide more customer parking on Pacific Boulevard, in front of the Project.

Parking observations have shown that the parking lot time restrictions are not being adhered to by customers and employees. Vehicles are parking, especially in the Public parking lot, longer than the 2 hour limit. During the survey it appeared that at least 30 percent of the parking lot was occupied by vehicles that exceeded the 2 hour limit. If the parking restrictions were to be enforced, the parking availability of parking spaces is expected to increase in Public parking lot, increasing the capacity to provide customer parking not only for the proposed Project, but for all the retail establishments along Pacific Boulevard as well.

Parking demand for deliveries

The Project site will receive deliveries for supplies and miscellaneous products for fitness equipment periodically. As there is no rear entry to the building, these products would have to be brought in from the front entrance on Pacific Boulevard. Delivery trucks, likely to be no larger than an SU-30 design vehicle (UPS truck) would utilize angled parking along Pacific Boulevard. Delivery times may vary, but can be coordinated not to coincide with peak on-street parking and traffic periods. Staff from the fitness center can also assist with deliveries to expedite processing times, which would minimize impacts to public streets

Summary, Findings and Recommendations

- The Huntington Park Municipal Code requires 43 parking spaces for a new 17,310 square foot fitness center.
- The Municipal Code and DTSP consider the Project an improvement to an existing “legal, non-conforming” use, which relieves the Project of the need to provide additional on-site parking.
- A parking supply analysis was conducted despite the above exemption
- On-street and off-street parking facilities with a total of 400 parking spaces currently serve the Project site.
- Periods of high fitness center demand coincide with periods of low parking demand (high supply).
- Periods where the parking lot has highest usage coincide with periods of lowest fitness center demand.
- Based on the number of unused spaces indicated by the parking survey, parking supply exceeds the code requirement at all times during the week, with the exception of 2PM through 4PM on weekends.
- Because the hours of 2PM – 4PM (on weekends) are periods of lowest usage for the proposed Project, the code parking requirement of 43 spaces is unnecessary, and the available spaces can adequately serve Project parking demand.

- It is recommended that the City implement selective enforcement of the Public Parking lot on Rita Avenue. Currently in the designated 2-hour parking areas, many vehicles are observed to overstay the limit. If the City were to consistently enforce this restriction, total daily parking generation would be similar to that which was observed, but the parking spaces would be occupied for shorter periods of time, which effectively results in increased supply.
- The existing parking facilities are expected to adequately serve the proposed Project.

Attachment A
TRANSTECH Parking Study
SCOPE



Date: April 12, 2017

To:	Rodrigo Pelayo, HP Planner	Pages:	3 pages
From:	Jana Robbins, PTP jana.robbins@transtech.org ; T: 909-595-8599, 133	Job #:	Jn#17206
Re:	Scoping Memo for the Preparation of a Focused Traffic Study and Parking Occupancy Study for the Proposed Blink Fitness Center and Retail Shops	Cc:	Carlos Luis, HP Senior Planner Mike Ackerman, City Engineer

Urgent For review/approval Please comment Please reply Please recycle

For all new development projects the City of Huntington Park follows LA County guidelines for the preparation of traffic impact analysis. LA County's threshold for the preparation of a full or focused traffic impact analysis is for any project that will generate more than 500 weekday trips (using the latest ITE Trip Generation Manual – 9th Edition). It is at the City's discretion which type of study would address potential impacts and traffic concerns because of the project.



It is our understanding that the project will be located in a vacant Theater building which will be converted to a fitness center with 2 small ancillary retail shops. The location of the site is in the downtown section of Pacific Blvd between Zoe Ave and Saturn Ave. There is no parking on-site and all parking for employees as well as customers will be dependent on public parking on-street along Pacific Boulevard as well as the public parking lot behind the building off of Rita Avenue and on-street parking on adjacent streets.

A tentative project trip generation was calculated for the roughly 17,310 sqf foot fitness center with an additional two units of retail space for roughly 4,700 square feet. Access for both retail units is off of Pacific Boulevard. Using estimates from the 9th Edition Trip Generation Manual with rates for a Health/Fitness Club (492) and Specialty Retail (826), which is standard engineering practice, the project is estimated to generate around 600 weekday trips, 24 AM peak trips, 74 PM peak trips and 60 trips during peak Saturday hours (prior to any reductions for walking or bus trips).

Based on the estimated trip generation forecast for the proposed project, a focused traffic study that includes a parking occupancy study should be prepared. The focused traffic study would show the estimated vehicle trips generated by the project as well as circulation patterns for vehicles as well as pedestrians arriving and leaving the facility, as well as delivery locations and schedules and where and how people will arrive/leave and how they will get to the facility from parking areas.

Due to older buildings throughout the City that were not required to provide on-site parking at apartment units and even business. The City is experiencing a parking problem with residents as well as business competing for all open parking on street and in public lots. The development of this project will compound this effect with requiring its employees as well as clients to park on-street along Pacific Boulevard and Rita Avenue and in the public parking lot behind the building on Rita Avenue. Since this is the case, a parking occupancy study will also need to be prepared that shows the existing occupancy rates in the public lot as well as on Pacific Boulevard and Rita Avenue between Zoe Avenue and Saturn and the occupancy rates with additional project vehicles parking and going to the project. Further direction is provided below.

I. FOCUSED TRAFFIC STUDY

To accurately assess any traffic related impacts that may or may not occur the following should be included in a "Focused" Traffic Analysis.

1. Project description
2. Trip generation of the project – using the accepted 9th Edition Trip Generation Manual for a Health/Fitness Club as well as a separate generation for Specialty Retail. A small reduction in trips can be taken if it is proven that customers will walk or ride the bus. Any other reduction in trips would need a source and backup justification. Trips should include weekday, weekday AM peak, weekday PM peak and on a Saturday peak.
3. Project hours of operation and project operations description including number of employees, shifts etc.
4. Vehicle circulation (distribution of project trips)– estimation of where vehicles will arrive/leave
5. Pedestrian circulation – how will pedestrians access the facility from parking areas especially behind the building (travel pathways). Safety of the pathway (are there sidewalks, lights)
6. Delivery schedule, types of trucks, time of deliveries, where they will park to load/unload. Any impacts during delivery.
7. Construction impacts and general description. Potential number of trucks – general traffic information during construction. Access to site during construction. Where will construction trucks/ vehicles be staged. How long will the construction take?
8. Identification of any impacts or improvements needed as a result of the analysis.

II. PARKING OCCUPANCY STUDY

A parking occupancy study will need to be prepared that identifies all areas that employees and customers will park. Existing parking occupancy counts should be conducted on a weekday between the hours of 9am to 9pm and on a Saturday between the hours of 10am to 8pm.

1. Existing parking counts on a weekday and Saturday at the following locations:
 - a. on Pacific Boulevard: between Zoe Ave and Saturn Ave – both sides of the street
 - b. on Rita Avenue: between Zoe Ave and Saturn Ave – both sides of the street

- c. In the public parking lot on west side of Rita Avenue also between Zoe Ave and Saturn Ave
2. The counts will include the number of spaces at each location and the number of available spaces per hour for existing conditions.
3. Detail of any parking limitations or signage that would affect parking.
4. Existing + Project parking – occupancy rates at all of the study locations assuming parking for customers and employees.
5. Identification of any impacts or improvements needed as a result of the study.

The report and information should be stamped and signed by a registered engineer.



Attachment B



Community Development Department

June 27, 2016

Parallel Acquisitions

Attn: Mr. Pouya Abdi
1330 Factory Place Building E
Los Angeles, CA 90013

**RE: 6714 Pacific Boulevard, Huntington Park, CA 90255 – Warner Theater
Off-Street Parking Status**

Dear Mr. Abdi,

This correspondence will serve to inform you of the status of off-street parking requirements for property located at 6714 Pacific Boulevard. During our meeting on June 13, 2016, you informed us that you are in negotiations with a proposed health/athletic club at the subject site.

During our meeting, you raised concerns with regards to the off-street parking requirements. Please be advised that after reviewing the Huntington Park Municipal Code (HPMC) and the Downtown Huntington Park Specific Plan (DTSP), the Planning Division has determined that a proposed health/athletic club will not require additional off-street parking, so long as the building square footage is not increased. This determination was based on the previous use of a movie theater, which was determined to be more intense. Pursuant to HPMC Section 4-4.9 of the DTSP, a movie theater requires 1 space for every 10 seats, plus 5 spaces (single screen) for every employee. In addition, 2 spaces are required for each additional screen.

According to our records, the subject site was originally developed as a 1,500 seat movie theater. Subsequently, a second screen was added to the subject site. Based on the history of the site, a total of 157 off-street parking spaces were required for the site.

Pursuant to Section 4-4.9 of the DTSP, a proposed health/athletic club requires 1 space for every 400 square feet of gross floor area. A health/athletic club proposing to occupy the ground and mezzanine levels would require approximately 34 off-street parking spaces.



Parallel Acquisitions
Mr. Pouya Abdi
June 27, 2016
Page 2 of 2

Since the subject site is legal nonconforming (off-street parking deficient), the proposed improvements for a health/athletic club would be consistent with HPMC 9-3.604 8., which allows for improvements to nonconforming properties when the alterations would reduce the nonconforming situation. The proposed health/athletic club would require fewer off-street parking spaces than a theater. As a result, the nonconforming conditions would be reduced.

Copies of the referenced code sections are enclosed for your reference. We look forward to working with you on this project. Should you have any questions, please feel free to contact me at (323) 584-6250 or via email at cluis@hpcacalifornia.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Carlos Luis", is written over a faint circular stamp.

Carlos Luis
Senior Planner

Enclosures

cc: Manuel Acosta, Economic Development Manager
Rodrigo Pelayo, Planning Technician
Correspondence

Appendix 1

Bay Club Programming Schedule

WEDNESDAY

MORNING

Rise And Ride	5:30 am — 6:15 am	Canoga Park	Tina Houston
Hard Core 30	6:00 am — 6:30 am	Canoga Park	Tina Houston
Pilates Reformer (All	7:30 am — 8:30 am	Canoga Park	Kim Worthen
Aqua	8:00 am — 9:00 am	Canoga Park	Shannon Birkland
Step	8:30 am — 9:30 am	Canoga Park	Kim Worthen
Yoga Tune Up	8:30 am — 9:45 am	Canoga Park	Tracey Arnold
Step	8:30 am — 9:30 am	Canoga Park	Kim Worthen
Performance Cycle	8:45 am — 9:30 am	Canoga Park	Helene Gebbia
Dance Synergy	9:30 am — 10:30 am	Canoga Park	Alfie Lewis
Pilates Reformer (Iv)	9:30 am — 10:30 am	Canoga Park	Kim Worthen

Forever Fit	10:30 am — 11:30 am	Canoga Park	Francie Aufrecht
Hard Core 30	10:30 am — 11:00 am	Canoga Park	Michael Rachella
Pilates Reformer (I/II)	10:40 am — 11:40 am	Canoga Park	Kim Worthen

AFTERNOON

Hatha Yoga	12:00 pm — 1:15 pm	Canoga Park	Mila Dektgar
Aqua	1:30 pm — 2:30 pm	Canoga Park	Pam Taginout

EVENING

Performance Cycle	5:30 pm — 6:15 pm	Canoga Park	Terri Ibarra
Pilates Reformer (All)	5:30 pm — 6:30 pm	Canoga Park	Kim Worthen
P90x Live	5:30 pm — 6:30 pm	Canoga Park	Shannon Birkland
Hatha Yoga With	5:30 pm — 6:45 pm	Canoga Park	Georgina Purple

Pilates Mat

6:30 pm --- 7:30 pm

Canoga Park

Peter Fair

*Indicates Class is Cancelled

*Indicates Substitute Instructor

SATURDAY

MORNING

Aqua	8:00 am — 9:00 am	Canoga Park	Antony Villalobos
Power Sculpt	8:00 am — 9:15 am	Canoga Park	Michael R
Performance Cycle	8:30 am — 9:30 am	Canoga Park	Terri Ibarra
Mindful Movement	8:30 am — 9:45 am	Canoga Park	Sri Hari
Latin Jam	9:30 am — 10:30 am	Canoga Park	JP Santana
Dance Fusion	9:30 am — 10:30 am	Canoga Park	Mitchell Johnson
Rhythm Ride	9:35 am — 10:35 am	Canoga Park	Tracy Wolf
Pilates Reformer (Iv)	9:35 am — 10:35 am	Canoga Park	Sylvia Lewis
Mindful Movement	10:00 am — 11:00 am	Canoga Park	Sri Hari
Kickbox	10:30 am — 11:30 am	Canoga Park	Jude Lee

AFTERNOON

No Classes Found

EVENING

No Classes Found

*Indicates Class is Cancelled

*Indicates Substitute Instructor

Appendix 2

Parking Occupancy Survey Tables

RITA AVE PARKING LOT SURVEY DATA (SATURDAY 4/29)

TIME	WEST SIDE		EAST SIDE			OVERALL (EAST AND WEST SIDES)			
	UNRESTRICTED 23 SPACES	20 MIN ZONE 2 SPACES	UNRESTRICTED 18 SPACES	20 MIN ZONE 3 SPACES	LOADING ZONE 1 SPACE	TOTAL 47 SPACES	OCCUPANCY	% AVAILABLE	# AVAILABLE
10:00 AM	20	2	16	1	1	38	81%	19%	9
11:00 AM	20	2	15	1	0	36	77%	23%	11
12:00 PM	20	2	16	1	0	37	79%	21%	10
1:00 PM	21	2	17	2	1	41	87%	13%	6
2:00 PM	23	2	18	2	1	44	94%	6%	3
3:00 PM	23	2	18	2	1	44	94%	6%	3
4:00 PM	20	1	16	1	1	38	81%	19%	9
5:00 PM	21	1	16	3	0	40	85%	15%	7
6:00 PM	18	1	14	2	0	34	72%	28%	13
7:00 PM	14	2	10	1	1	26	55%	45%	21
8:00 PM	13	0	14	0	0	27	57%	43%	20
							78%	22%	10

PARKING RESTRICTIONS

No parking 5am to 7am Tuesday and Friday (Street Sweeping) (Westside)
 No parking 7am to 9am Tuesday and Friday (Street Sweeping) (Eastside)

Two hour parking from 8am to 6pm (Both sides)

RITA AVE PARKING LOT SURVEY DATA WEEKDAY (Thursday 4/27)

TIME	WEST SIDE		EAST SIDE			LOADING ZONE 1 SPACE	TOTAL 47 SPACES	OVERALL (EAST AND WEST SIDES)		
	UNRESTRICTED 23 SPACES	20 MIN ZONE 2 SPACES	UNRESTRICTED 18 SPACES	20 MIN ZONE 3 SPACES	OCCUPANCY			% AVAILABLE	# AVAILABLE	
9:00 AM	8	2	9	3	0	20	43%	57%	27	
10:00 AM	9	0	9	0	0	18	38%	62%	29	
11:00 AM	10	1	14	0	0	24	51%	49%	23	
12:00 PM	11	1	11	1	0	23	49%	51%	24	
1:00 PM	13	1	10	1	0	24	51%	49%	23	
2:00 PM	11	2	8	0	0	19	40%	60%	28	
3:00 PM	11	0	9	0	0	20	43%	57%	27	
4:00 PM	16	1	9	0	1	26	55%	45%	21	
5:00 PM	18	1	15	1	1	35	74%	26%	12	
6:00 PM	16	1	12	0	0	28	60%	40%	19	
7:00 PM	18	1	18	1	0	37	79%	21%	10	
8:00 PM	13	0	14	0	0	27	57%	43%	20	
9:00 PM	17	0	16	1	0	34	72%	28%	13	
							55%	45%	21	

PARKING RESTRICTIONS

No parking 5am to 7am Tuesday and Friday (Street Sweeping) (Westside)
 No parking 7am to 9am Tuesday and Friday (Street Sweeping) (Eastside)

Two hour parking from 8am to 6pm (Both sides)

NOTES:

PUBLIC PARKING LOT SURVEY DATA WEEKDAY (Thursday 4/27)

TIME	UNRESTRICTED 254 SPACES		HANDICAP 8 SPACES		TOTAL 262 SPACES	OCCUPANCY	% AVAILABLE	# AVAILABLE
9:00 AM	101	2	2	103	39%	61%	159	
10:00 AM	119	2	2	121	46%	54%	141	
11:00 AM	146	2	2	148	56%	44%	114	
12:00 PM	151	2	2	153	58%	42%	109	
1:00 PM	155	1	1	156	60%	40%	106	
2:00 PM	162	1	1	163	62%	38%	99	
3:00 PM	149	1	1	150	57%	43%	112	
4:00 PM	163	0	0	163	62%	38%	99	
5:00 PM	166	1	1	167	64%	36%	95	
6:00 PM	167	1	1	168	64%	36%	94	
7:00 PM	161	3	3	164	63%	37%	98	
8:00 PM	134	2	2	136	52%	48%	126	
9:00 PM	115	2	2	117	45%	55%	145	
					56%	44%	115	

PARKING RESTRICTIONS

No parking 3am to 5am
2 hour parking

NOTES:

PUBLIC PARKING LOT SURVEY DATA (SATURDAY 4/29)

TIME	UNRESTRICTED 254 SPACES	HANDICAP 8 SPACES	TOTAL 262 SPACES	OCCUPANCY	% AVAILABLE	# AVAILABLE
	10:00 AM	174	4	178	68%	32%
11:00 AM	186	3	189	72%	28%	73
12:00 PM	199	2	201	77%	23%	61
1:00 PM	218	3	221	84%	16%	41
2:00 PM	237	4	241	92%	8%	21
3:00 PM	243	6	249	95%	5%	13
4:00 PM	231	6	237	90%	10%	25
5:00 PM	213	2	215	82%	18%	47
6:00 PM	188	2	190	73%	27%	72
7:00 PM	167	1	168	64%	36%	94
8:00 PM	134	2	136	52%	48%	126
				77%	23%	60

PARKING RESTRICTIONS

No parking 3am to 5am
2 hour parking

PACIFIC BLVD PARKING LOT SURVEY DATA WEEKDAY (Thursday 4/27)

TIME	WEST SIDE		EAST SIDE			OVERALL (EAST AND WEST SIDES)			
	UNRESTRICTED 47 SPACES	UNRESTRICTED 39 SPACES	20 MIN ZONE 2 SPACES	HANDICAP 1 SPACE	TOTAL 91 SPACES	OCCUPANCY	% AVAILABLE	# AVAILABLE	
9:00 AM	5	7	2	0	14	15%	85%	77	
10:00 AM	19	17	2	0	38	42%	58%	53	
11:00 AM	35	30	2	1	68	75%	25%	23	
12:00 PM	46	36	2	0	84	92%	8%	7	
1:00 PM	43	37	2	0	82	90%	10%	9	
2:00 PM	45	34	2	1	82	90%	10%	9	
3:00 PM	39	33	1	1	74	81%	19%	17	
4:00 PM	44	37	2	1	84	92%	8%	7	
5:00 PM	45	38	2	1	86	95%	5%	5	
6:00 PM	46	38	2	1	87	96%	4%	4	
7:00 PM	45	38	2	1	86	95%	5%	5	
8:00 PM	34	31	2	0	67	74%	26%	24	
9:00 PM	12	19	2	0	33	36%	64%	58	
						75%	25%	23	

PARKING RESTRICTIONS

No Parking from 3am to 5am (Both west and east sides)

PACIFIC BLVD PARKING LOT SURVEY DATA (SATURDAY 4/29)

TIME	WEST SIDE		EAST SIDE			OVERALL (EAST AND WEST SIDES)		
	UNRESTRICTED 47 SPACES	UNRESTRICTED 39 SPACES	20 MIN ZONE 2 SPACES	HANDICAP 1 SPACE	TOTAL 91 SPACES	OCCUPANCY	% AVAILABLE	# AVAILABLE
10:00 AM	45	30	2	1	78	86%	14%	13
11:00 AM	43	33	2	1	79	87%	13%	12
12:00 PM	46	37	1	1	85	93%	7%	6
1:00 PM	47	39	2	1	89	98%	2%	2
2:00 PM	47	39	2	1	89	98%	2%	2
3:00 PM	47	39	2	1	89	98%	2%	2
4:00 PM	46	39	2	1	88	97%	3%	3
5:00 PM	45	38	2	1	86	95%	5%	5
6:00 PM	46	37	2	1	86	95%	5%	5
7:00 PM	45	36	2	0	83	91%	9%	8
8:00 PM	40	32	2	0	74	81%	19%	17
						93%	7%	7

PARKING RESTRICTIONS
No Parking from 3am to 5am (Both west and east sides)

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Fitness Center
Traffic Analysis
City of Huntington Park, CA
May 19, 2017

Prepared by:

Jano Baghdanian, PE, TE, PTOE

Jano Baghdanian & Associates, LLC

Traffic, Transportation & Parking Consultants



A handwritten signature in blue ink, appearing to read "J. Baghdanian", written below the professional seal.

JB & Associates is pleased to present the Fitness Center (the "Project") Traffic Analysis. The purpose of this memorandum is to document the Project's trip generation and subsequent Level of Service (LOS) under existing conditions with and without the Project.

Project Overview

The Project site is located on Pacific Boulevard, between Zoe Avenue and Saturn Avenue, in the City of Huntington Park. The Project consists of converting an existing vacant theater building into a Fitness Center with 2 small ancillary retail shops totaling 4,700 square feet. The proposed shops will occupy existing building area already used for retail and, therefore, no change in use or additional traffic is assumed. Please refer to **Appendix A** for an illustration of the Project site plan.

The vacant theater building to be converted fronts Pacific Boulevard, approximately mid-block block between Zoe and Saturn Avenues. Immediately behind the building is a public alley (one-way northbound), public parking lot, and Rita Avenue (one-way southbound). The Project will be served primarily by the 262-space (254 spaces and 8 handicap spaces) public parking lot situated behind the building ("Rita Lot") and with access from Rita Avenue and, to a lesser extent, said public alley. Additional parking will be supplemented by on-street spaces on both Pacific Boulevard and Rita Avenue.

Because Rita Avenue is southbound only, drivers using the Rita Lot – even those with an origin from the south – would have to approach Rita Avenue from the north (Zoe Avenue.) Alternatively, those drivers with an origin from the south may instead access the northbound-only public alley from Saturn Avenue.

The hours of operation are proposed as follows: Monday through Friday: 5am – 10pm; and Saturday and Sunday: 7am – 9pm. While these continuous hours are maintained for the convenience of patrons, fitness centers tend to have very pronounced peaks as shown below. A more detailed operation characteristic of the proposed Fitness Center is presented in the attached Parking Occupancy Study. Typically Fitness centers peak and non peak hours are:

- The periods of highest demand on Weekdays (Monday –Friday) are between 4:30 am-9 :30 am and 5 pm-7:30 pm
- The periods of highest demand on Weekends is between 9:30 am 12 noon
- The periods of lowest demand on weekdays (9:30 am to 5 pm)
- The periods of lowest demand weekends 12 pm to 11 pm

The Project site will receive deliveries for supplies and miscellaneous products for fitness equipment periodically. As there is no rear entry to the building, these products would have to be brought in from the front entrance on Pacific Boulevard. Delivery trucks, likely to be no larger than an SU-30 design vehicle (UPS truck) would utilize angled parking along Pacific Boulevard similar to other retail businesses that use the on-street parking spaces. Delivery times may vary, but can be coordinated so it does not coincide with peak on-street parking and traffic periods. Staff from the Fitness Center can also assist with deliveries to expedite processing times, which would minimize impacts to public streets.

Project Trip Generation Methodology

Trip rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual 9th Edition* were used in this analysis. It is important to note that the Project site is currently a vacant theater. Given that the theater does not currently generate any traffic, there will be no trip reduction for the existing land use. Additionally, there will be no use change in the two existing ancillary retail spaces and therefore, no additional trips will be generated as a result of these land uses.

ITE land use code 492, Health/Fitness Club, was used in this analysis. It is important to note that the rates used by the ITE Trip Generation Manual include all trips generated by the land use, including employees and typical deliveries. While the number of employees expected is not known yet, it is typical that Fitness Centers have between 4-7 employees on the day of the week and morning and afternoon shifts.

Table 1 summarizes the trip generation findings. As shown in the table, the Project will generate 24 AM Peak Hour Trips, 61 PM Peak Hour Trips, 570 Weekday Daily Trips, and 48 Saturday Peak Hour Trips.

TABLE 1: PROJECT TRIP GENERATION¹

Land Use (ITE Code)	Size	Units	Weekday AM Peak Hour Trips			Weekday PM Peak Hour Trips			Daily Trips		Sat Peak Hour				
			Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total			
New Project Land Use Added															
Health/Fitness Club (492)	17.31	tsf	1.41	24	12	12	12	3.53	61	35	26	32.93	570	2.78	48
Total Trip Generation				24	12	12	12	-	61	35	26	-	570		48

¹ Source: ITE "Trip Generation" Manual, 9th Edition, 2012

Construction Impacts

It is anticipated that the conversion of the theater to the Fitness Center will take approximately 6 to 9 months. During the peak of construction there will be 6-8 trucks from different trades that will be parking in the public parking lot off of Rita. Prior to construction, the developer will request permission from the city to use the required number of parking spaces during the construction period. Given that the number of truck trips is less than the trips generated by the proposed fitness center, no significant impacts to the roadway network are expected.

It is expected that during the delivery of Fitness Center equipment (treadmill, exercise and weight lifting apparatus) on-street parking spaces on Pacific Boulevard will be used. The delivery schedule can be coordinated with the City make the deliveries during early morning hours so the on-street parking spaces are not impacted.

Project Trip Distribution & Assignment

Trip distribution assumptions are used to determine the origin and destination of new vehicle trips associated with the project. The geographic distribution of project trips is based on the functional classifications of streets in the vicinity, the magnitude of traffic volumes, as well as local knowledge of the roadway network. To provide a conservative analysis of the traffic generated by the Project, the following assumptions were made:

1. While members of the Fitness Center may find parking available on Pacific Boulevard, Project trips approaching the Project frontage on Pacific Boulevard were assigned to circulate around the street network and intersections (Zoe Avenue and Saturn Avenue at Pacific Boulevard)
2. It is assumed that only 10% of the Project trips would access the site via the northbound only alleyway on Saturn Avenue. The rest of the traffic from the south would circulate around both study intersections and ultimately enter the parking lot via Rita Avenue.

Based on the project trip generation shown in **Table 1** and the geographic distribution of project trips, a proposed study area for the traffic analysis was derived. The proposed study area includes 2 signalized intersections in the vicinity of the Project site. The location and the number of the intersections to be analyzed was reviewed and approved by the City's consultant staff. A copy of the scoping memo dated April 12, 2017 by TRANSTECH is attached in **Exhibit A**.

Please refer to **Figure 1** for a depiction of the lane configurations for the study intersections and **Figures 2 & 3** for an illustration of the Project's Trip Distribution and Trip Assignments at the study intersections.

Pedestrian Circulation

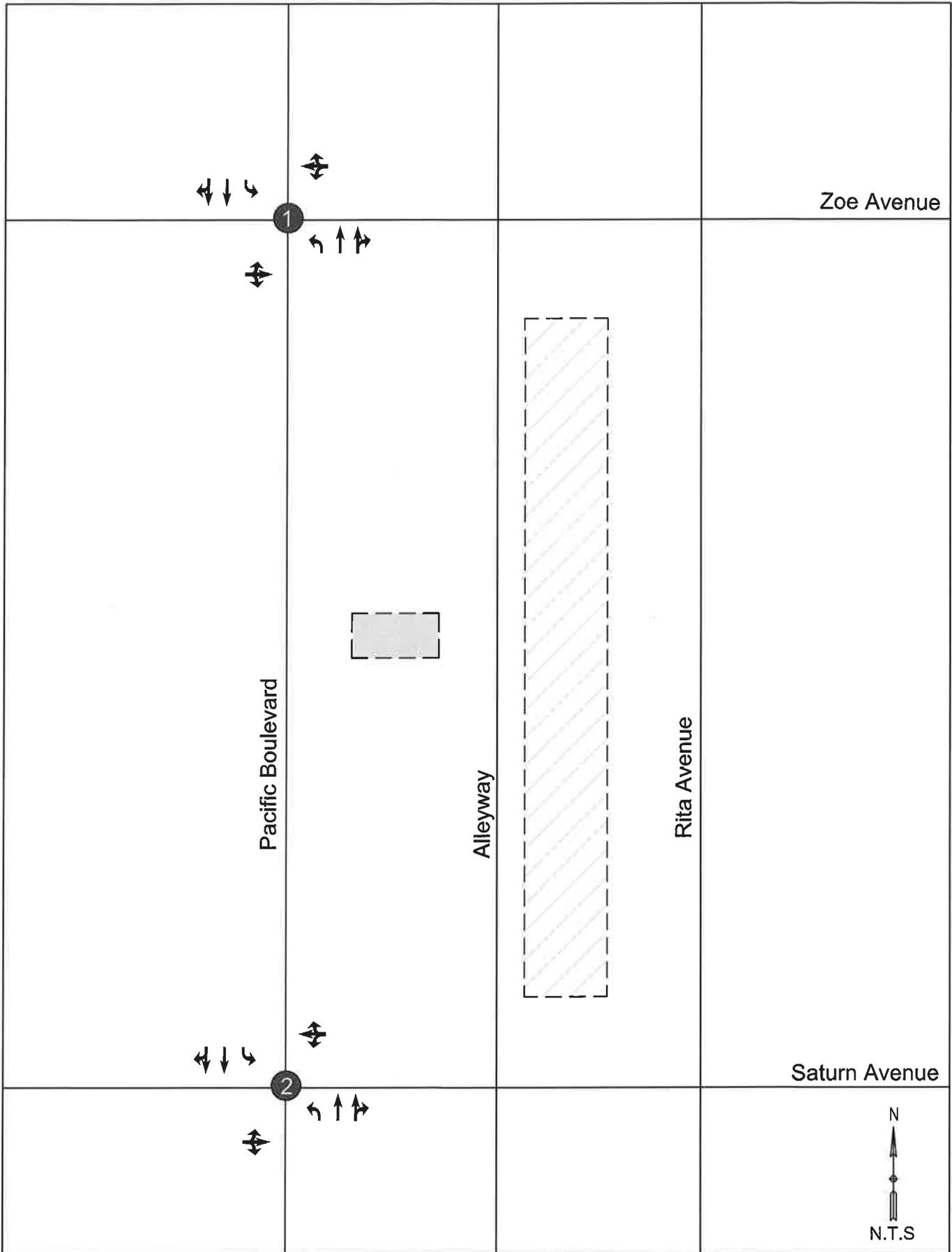
Based on the observations during the parking occupancy survey conducted for the projects, the pedestrian pathways to and from the project will vary depending on where the pedestrians chose to park (Pacific Boulevard , Rita Avenue and public parking lot on Rita Avenue). The following are possible pedestrian pathways once project is operational:

- Pedestrians that park on the east side of Pacific Boulevard between Zoe Avenue and Saturn Avenue will obviously use the sidewalk on east side of Pacific Boulevard to access the project almost midblock .
- Pedestrians that park on the west use crosswalks at the signalized intersection of Pacific Boulevard at Zoe Avenue and Saturn Avenue as well as the midblock crosswalk on Pacific Boulevard.
- Pedestrian that park their vehicles in the public parking lot on Rita Avenue will use the shortest path to access Pacific Boulevard as follows:
 - If parked at the north end of the parking lot, pedestrians will likely use the retail passage way on the west side of the alleyway that connects the parking lot to the Pacific Avenue.
 - If parked on the middle aisles or south end of the public parking lot, pedestrians will use either use the retail passage way or walk south in the alleyway to Saturn Avenue and use the sidewalk on Saturn Avenue to walk to Pacific Boulevard.
- Pedestrians walking from Rita Avenue can use all the above pathways to access Pacific Boulevard to walk to the project entrance.

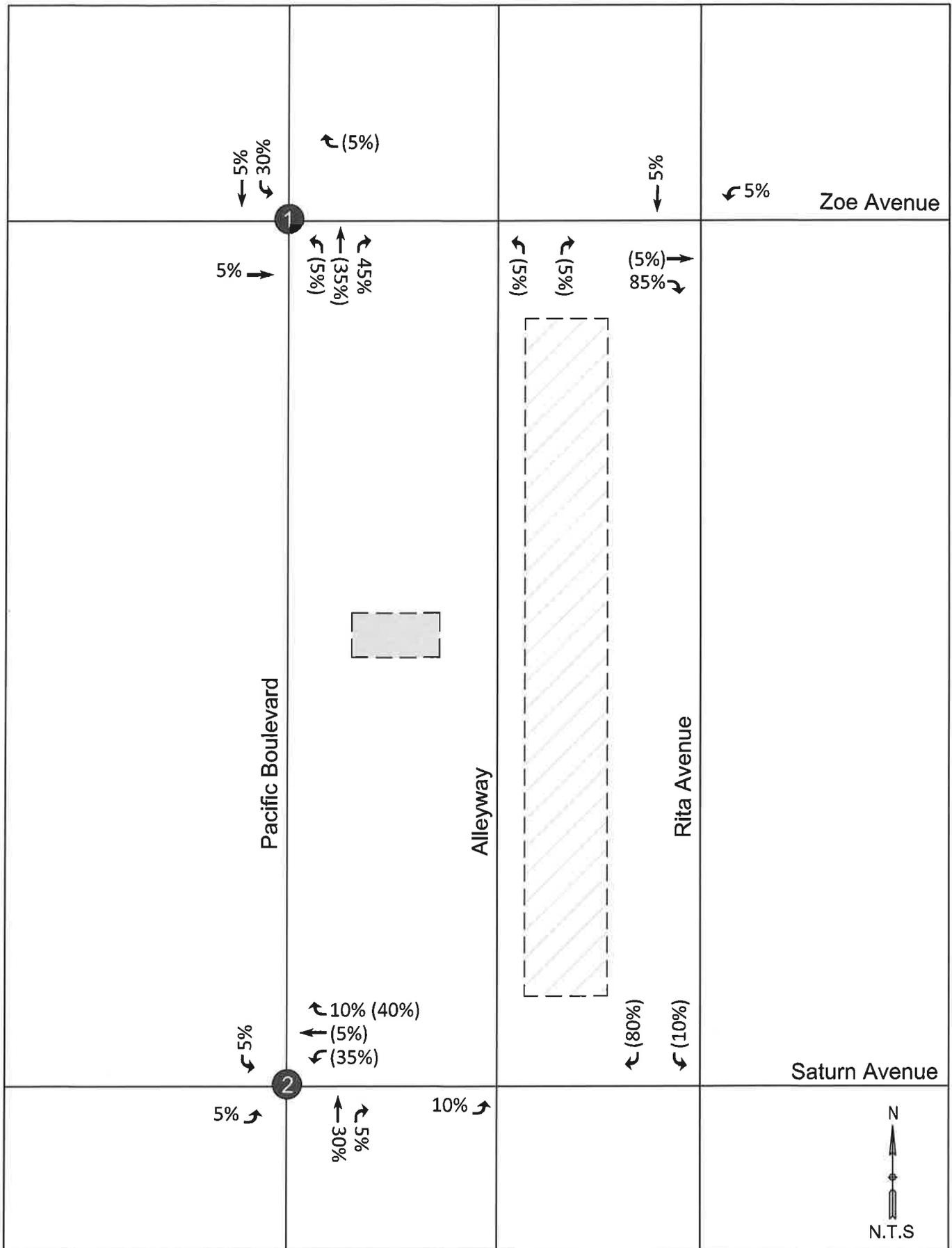
It is important to note that there is a narrow sidewalk on the east side of the public alleyway that is not continuous because of the parking lot driveway aisles. The sidewalk width is not adequate for wheel chair accessibility and there are no accessible handicap ramps for the disabled. This condition is not a condition that is related to the proposed Project; however, the city may wish to consider installing handicap ramps where feasible and widen the sidewalks in the alleyway.

In addition, the alleyway lighting is also inadequate and can be improved by installing alleyway lighting from Zoe Avenue to Saturn Street.

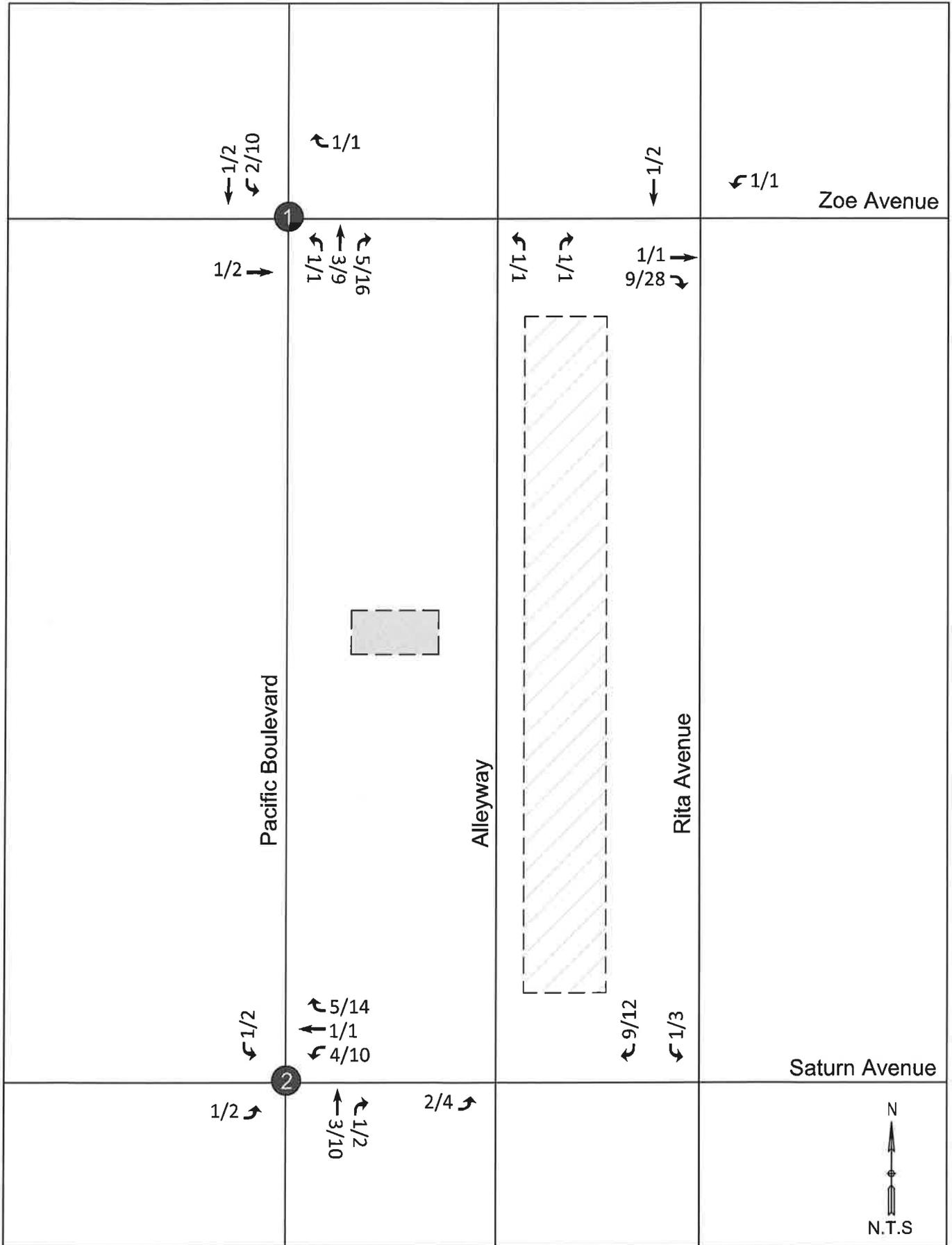
The addition of speed bumps can also improve safety by reducing the speed of vehicles that exceed the 15 mile speed limit in the alleyway. Installation of 15 mile speed limit signs and “watch for pedestrian” signs along the east side of the alleyway will also improve safety.



= Project Site
 = Project Parking



= Project Site
 = Project Parking
 xx (xx) = Inbound (Outbound)



= Project Site
 = Project Parking

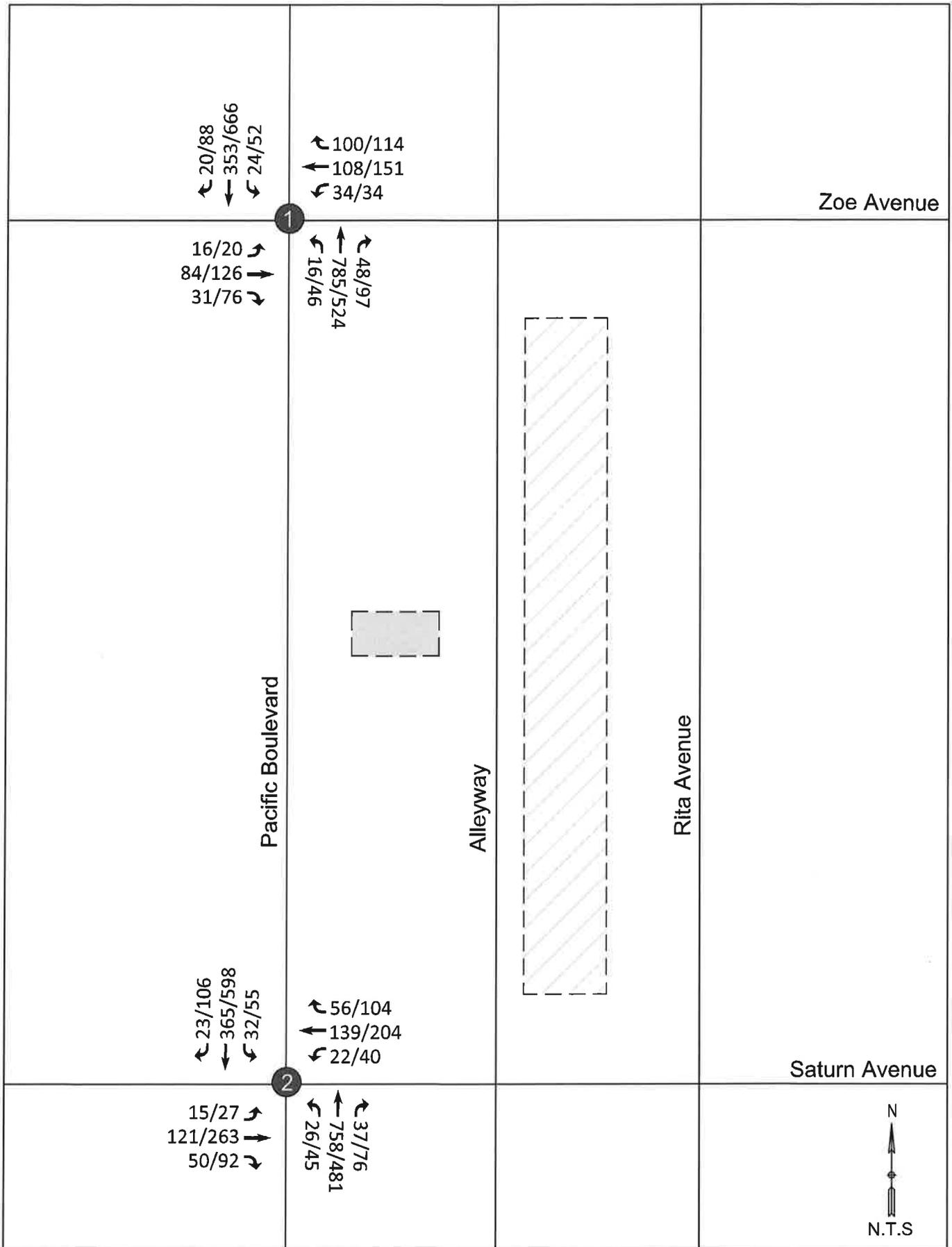
xx (xx) = AM Peak/PM Peak

Existing Traffic Volumes

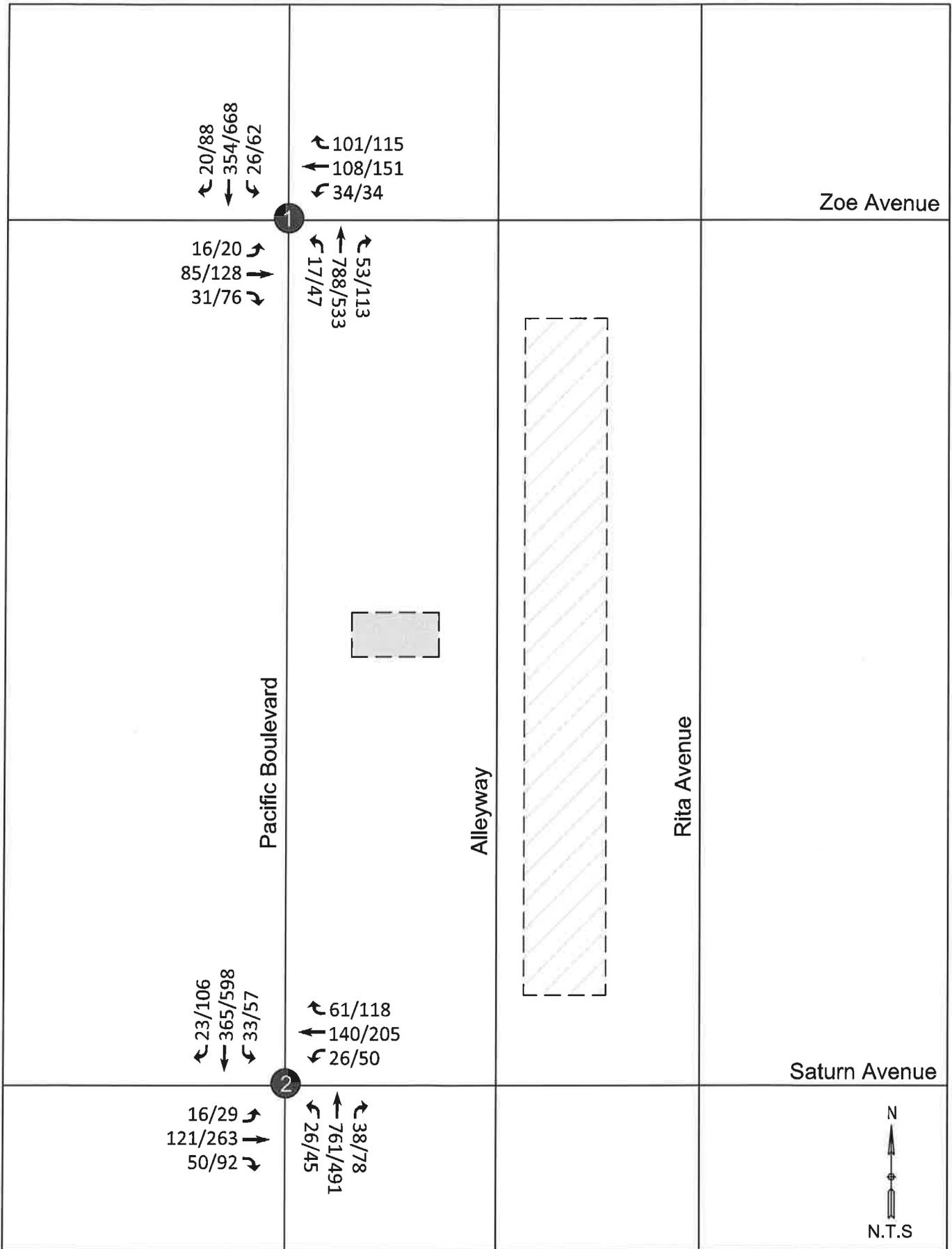
Traffic counts were obtained for vehicular turning movements at the following study intersections:

- (1) Pacific Boulevard & Zoe Avenue
- (2) Pacific Boulevard & Saturn Avenue

The traffic counts were performed on Thursday, April 27, 2017 during typical commuter hours (7:00-9:00 AM & 4:00-6:00 PM) to determine peak vehicular and pedestrian counts. Please refer to **Appendix B** for the manual traffic/pedestrian counts and **Figure 4** for an illustration of the AM & PM peak hour turning movement counts for the study intersections.



= Project Site
 = Project Parking
 xx (xx) = AM Peak/PM Peak



= Project Site
 = Project Parking
 xx (xx) = AM Peak/PM Peak

TABLE 5: EXISTING + PROJECT CONDITIONS LOS

Study Intersections	Existing Conditions				Existing Plus Project Conditions							
	AM Peak		PM Peak		AM Peak				PM Peak			
	V/C	LOS	V/C	LOS	V/C	LOS	Change in V/C	Significant Impact	V/C	LOS	Change in V/C	Significant Impact
1 Pacific Boulevard & Zoe Avenue	0.513	A	0.612	B	0.522	A	0.009	No	0.619	B	0.007	No
2 Pacific Boulevard & Saturn Avenue	0.537	A	0.564	A	0.541	A	0.004	No	0.566	A	0.002	No

CONCLUSION

The Traffic Analysis projected the trip generated by the proposed Project. To evaluate the possible impacts of the trips projected to be generated by the Project, 2 intersections were analyzed during the AM & PM peak hours. Traffic counts were obtained at the study intersections and the Level of Service (LOS) of these intersections were evaluated under the following scenarios:

- (1) Existing Traffic Condition
- (2) Existing Plus Project Traffic Condition

Based on the City's significance criteria, the study intersections would not be significantly impacted as a result of the addition of the project traffic.

Recommendations

The following improvements are recommended for consideration by the City. These improvement are beyond the scope of the proposed Project; however, the City can consider these to improve pedestrian safety :

- Installation of Guide signs in the public parking lot to direct pedestrians to the pedestrian passageway on the west side of alleyway
- Widen sidewalk on the east side of alleyway to meet ADA requirements and install ADA ramps
- Improve lighting in the alleyway from Zoe Avenue to Saturn Street.
- Install 15 mile speed limit sign and/or pavement markings
- Install "watch for pedestrian" signs along the east side of the alleyway

Appendix A

Project Area Map



Source: Google Earth, 2017/Site Survey



Fitness Center

Exhibit A:

Appendix B

Turning Movement Counts

CITY TRAFFIC COUNTERS

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File Name : Pacific_Zoe_BP

Site Code : 00000000

Start Date : 4/27/2017

Page No : 1

Groups Printed- Bank 1

Start Time	Pacific Blvd Southbound		Zoe Ave Westbound		Pacific Blvd Northbound		Zoe Ave Eastbound		Int. Total
	Thru	Peds	Thru	Peds	Thru	Peds	Thru	Peds	
07:00 AM	0	8	1	15	1	5	2	18	50
07:15 AM	2	7	0	4	0	8	3	23	47
07:30 AM	1	23	0	9	0	13	1	16	63
07:45 AM	1	3	3	11	3	24	3	19	67
Total	4	41	4	39	4	50	9	76	227
08:00 AM	2	15	1	10	2	4	3	12	49
08:15 AM	0	4	2	10	3	4	4	13	40
08:30 AM	1	6	1	6	1	9	4	33	61
08:45 AM	0	3	0	3	1	5	5	16	33
Total	3	28	4	29	7	22	16	74	183
04:00 PM	1	43	3	114	3	22	0	68	254
04:15 PM	1	51	4	106	0	41	1	87	291
04:30 PM	1	47	4	144	0	19	4	59	278
04:45 PM	2	52	5	158	1	43	2	78	341
Total	5	193	16	522	4	125	7	292	1164
05:00 PM	1	45	5	168	0	37	0	93	349
05:15 PM	0	34	4	149	0	45	2	85	319
05:30 PM	1	36	1	153	3	58	4	72	328
05:45 PM	1	40	3	151	7	47	3	77	329
Total	3	155	13	621	10	187	9	327	1325
Grand Total	15	417	37	1211	25	384	41	769	2899
Apprch %	3.5	96.5	3	97	6.1	93.9	5.1	94.9	
Total %	0.5	14.4	1.3	41.8	0.9	13.2	1.4	26.5	

CITY TRAFFIC COUNTERS

www.ctcounters.com

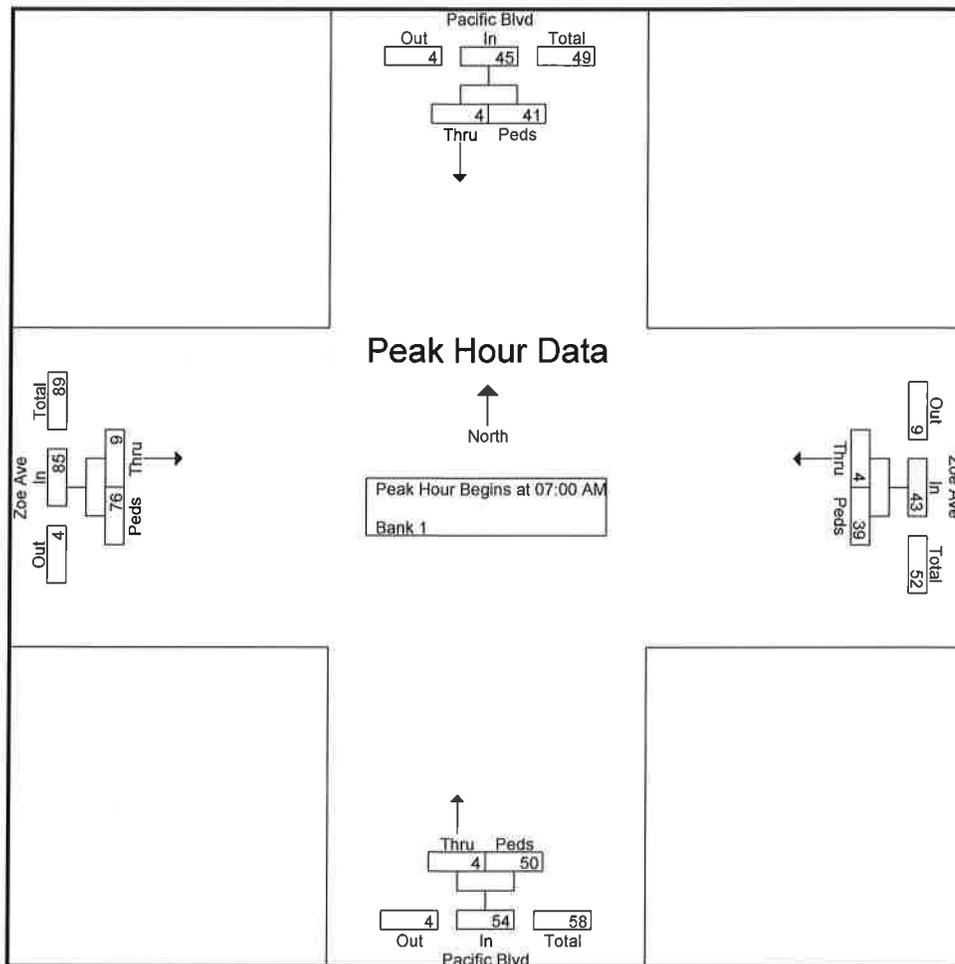
File Name : Pacific_Zoe_BP

Site Code : 00000000

Start Date : 4/27/2017

Page No : 2

Start Time	Pacific Blvd Southbound			Zoe Ave Westbound			Pacific Blvd Northbound			Zoe Ave Eastbound			Int. Total
	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	
Peak Hour Analysis From 07:00 AM to 11:15 AM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 07:00 AM													
07:00 AM	0	8	8	1	15	16	1	5	6	2	18	20	50
07:15 AM	2	7	9	0	4	4	0	8	8	3	23	26	47
07:30 AM	1	23	24	0	9	9	0	13	13	1	16	17	63
07:45 AM	1	3	4	3	11	14	3	24	27	3	19	22	67
Total Volume	4	41	45	4	39	43	4	50	54	9	76	85	227
% App. Total	8.9	91.1		9.3	90.7		7.4	92.6		10.6	89.4		
PHF	.500	.446	.469	.333	.650	.672	.333	.521	.500	.750	.826	.817	.847



CITY TRAFFIC COUNTERS

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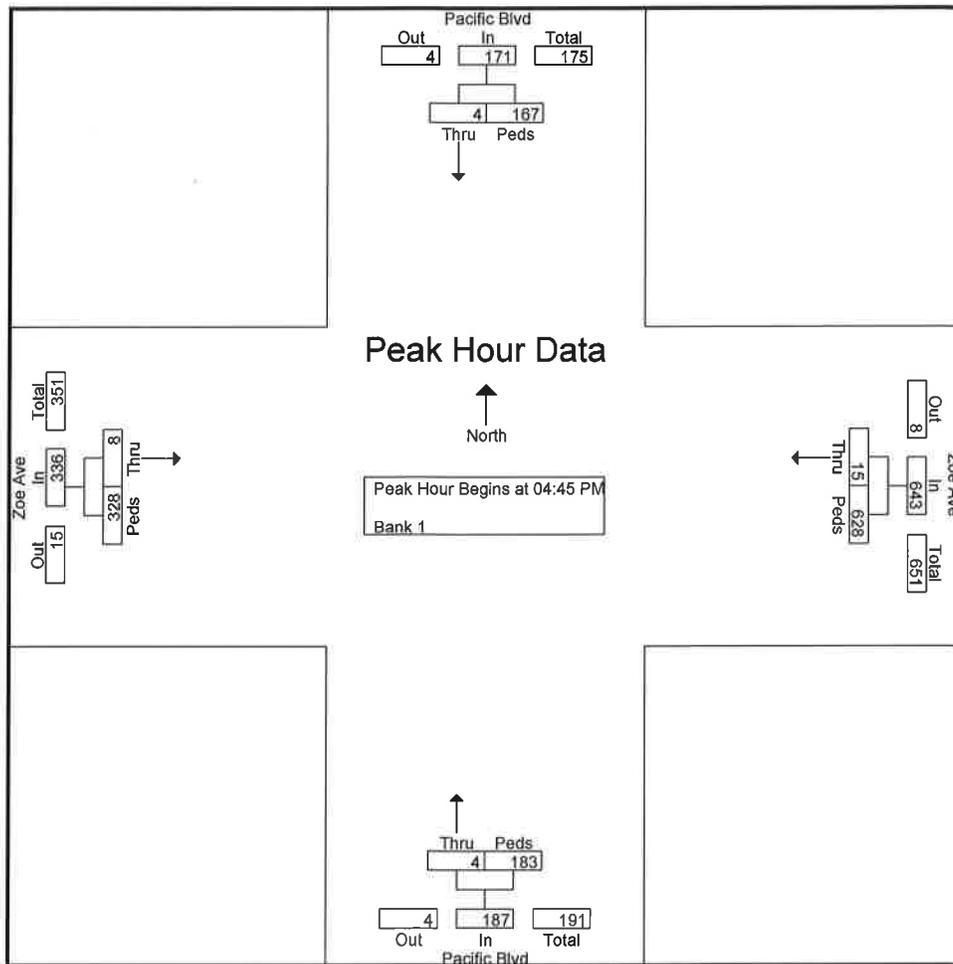
File Name : Pacific_Zoe_BP

Site Code : 00000000

Start Date : 4/27/2017

Page No : 3

Start Time	Pacific Blvd Southbound			Zoe Ave Westbound			Pacific Blvd Northbound			Zoe Ave Eastbound			Int. Total
	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	
Peak Hour Analysis From 11:30 AM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 04:45 PM													
04:45 PM	2	52	54	5	158	163	1	43	44	2	78	80	341
05:00 PM	1	45	46	5	168	173	0	37	37	0	93	93	349
05:15 PM	0	34	34	4	149	153	0	45	45	2	85	87	319
05:30 PM	1	36	37	1	153	154	3	58	61	4	72	76	328
Total Volume	4	167	171	15	628	643	4	183	187	8	328	336	1337
% App. Total	2.3	97.7		2.3	97.7		2.1	97.9		2.4	97.6		
PHF	.500	.803	.792	.750	.935	.929	.333	.789	.766	.500	.882	.903	.958



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Pacific_Zoe

Site Code : 00000000

Start Date : 4/27/2017

Page No : 1

Groups Printed- Unshifted

Start Time	Pacific Blvd Southbound			Zoe Ave Westbound			Pacific Blvd Northbound			Zoe Ave Eastbound			Int. Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00 AM	5	70	5	4	11	7	3	93	13	2	13	5	231
07:15 AM	5	81	7	3	23	15	4	148	8	3	16	2	315
07:30 AM	6	84	4	9	30	36	5	216	13	2	25	13	443
07:45 AM	3	96	3	14	35	20	2	226	14	6	18	7	444
Total	19	331	19	30	99	78	14	683	48	13	72	27	1433
08:00 AM	10	92	6	8	20	29	5	195	13	5	25	9	417
08:15 AM	1	76	3	5	12	10	3	146	11	0	15	8	290
08:30 AM	5	67	1	4	16	15	2	117	4	2	14	4	251
08:45 AM	6	69	4	10	20	13	3	138	11	1	12	6	293
Total	22	304	14	27	68	67	13	596	39	8	66	27	1251
04:00 PM	17	135	25	9	40	37	13	143	17	4	35	16	491
04:15 PM	10	169	15	7	35	26	6	139	25	3	24	18	477
04:30 PM	11	162	20	11	40	32	12	126	21	6	32	27	500
04:45 PM	14	200	28	7	36	19	15	116	34	7	35	15	526
Total	52	666	88	34	151	114	46	524	97	20	126	76	1994
05:00 PM	14	155	30	10	26	13	7	129	19	10	32	16	461
05:15 PM	9	180	23	8	24	30	10	119	23	5	34	23	488
05:30 PM	11	167	28	10	26	34	17	126	22	4	42	23	510
05:45 PM	16	161	44	4	28	29	8	123	30	4	28	22	497
Total	50	663	125	32	104	106	42	497	94	23	136	84	1956
Grand Total	143	1964	246	123	422	365	115	2300	278	64	400	214	6634
Apprch %	6.1	83.5	10.5	13.5	46.4	40.1	4.3	85.4	10.3	9.4	59	31.6	
Total %	2.2	29.6	3.7	1.9	6.4	5.5	1.7	34.7	4.2	1	6	3.2	

CITY TRAFFIC COUNTERS

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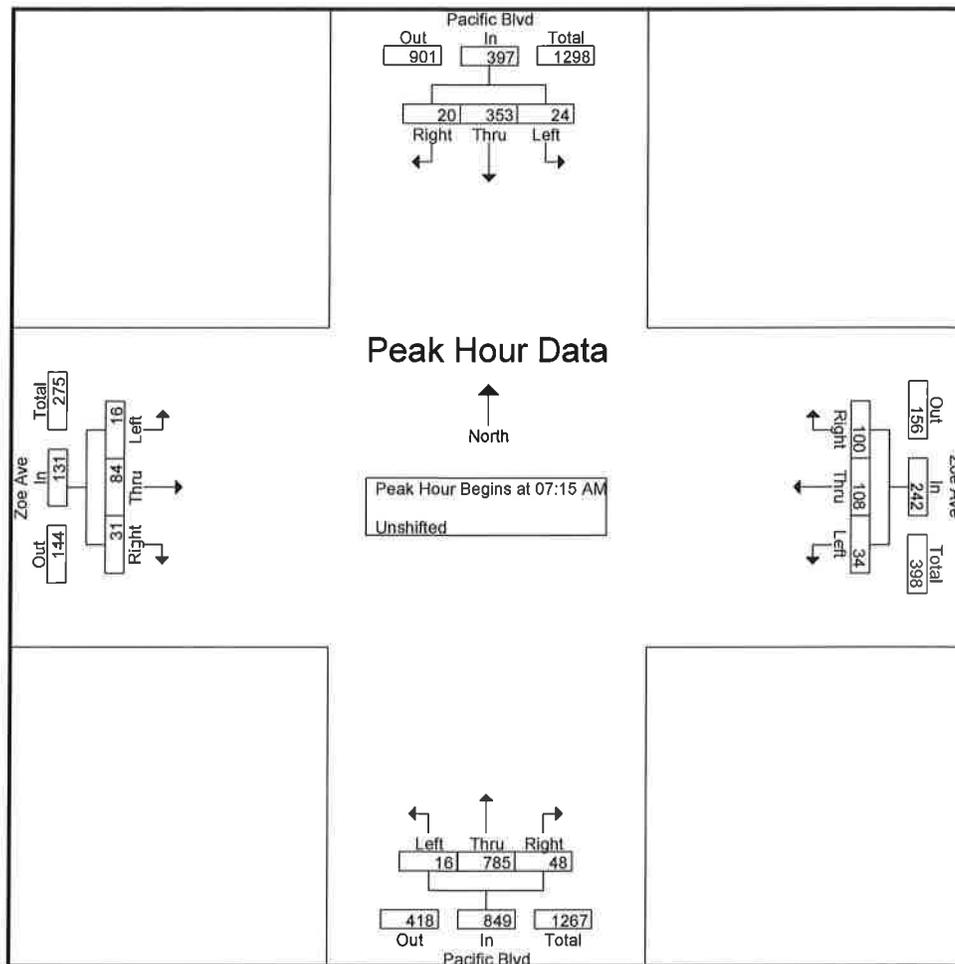
File Name : Pacific_Zoe

Site Code : 00000000

Start Date : 4/27/2017

Page No : 2

Start Time	Pacific Blvd Southbound				Zoe Ave Westbound				Pacific Blvd Northbound				Zoe Ave Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 11:15 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	5	81	7	93	3	23	15	41	4	148	8	160	3	16	2	21	315
07:30 AM	6	84	4	94	9	30	36	75	5	216	13	234	2	25	13	40	443
07:45 AM	3	96	3	102	14	35	20	69	2	226	14	242	6	18	7	31	444
08:00 AM	10	92	6	108	8	20	29	57	5	195	13	213	5	25	9	39	417
Total Volume	24	353	20	397	34	108	100	242	16	785	48	849	16	84	31	131	1619
% App. Total	6	88.9	5		14	44.6	41.3		1.9	92.5	5.7		12.2	64.1	23.7		
PHF	.600	.919	.714	.919	.607	.771	.694	.807	.800	.868	.857	.877	.667	.840	.596	.819	.912



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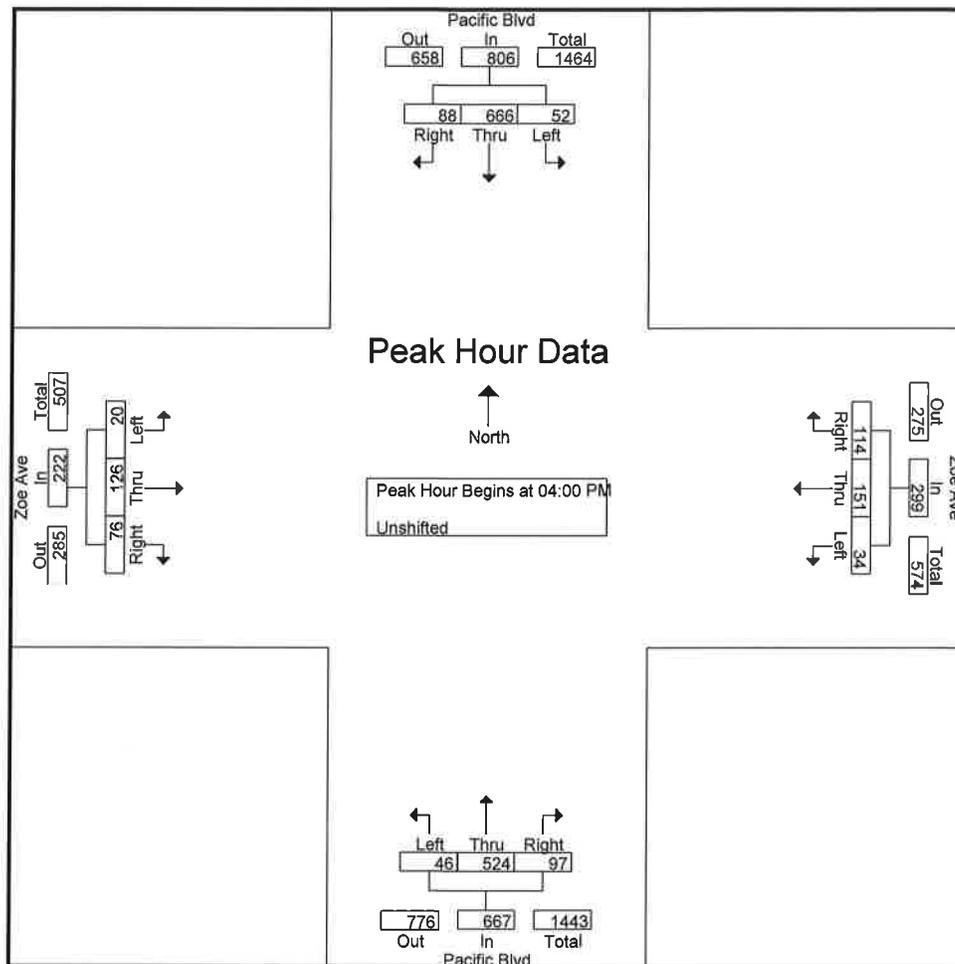
File Name : Pacific_Zoe

Site Code : 00000000

Start Date : 4/27/2017

Page No : 3

Start Time	Pacific Blvd Southbound				Zoe Ave Westbound				Pacific Blvd Northbound				Zoe Ave Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 11:30 AM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:00 PM																	
04:00 PM	17	135	25	177	9	40	37	86	13	143	17	173	4	35	16	55	491
04:15 PM	10	169	15	194	7	35	26	68	6	139	25	170	3	24	18	45	477
04:30 PM	11	162	20	193	11	40	32	83	12	126	21	159	6	32	27	65	500
04:45 PM	14	200	28	242	7	36	19	62	15	116	34	165	7	35	15	57	526
Total Volume	52	666	88	806	34	151	114	299	46	524	97	667	20	126	76	222	1994
% App. Total	6.5	82.6	10.9		11.4	50.5	38.1		6.9	78.6	14.5		9	56.8	34.2		
PHF	.765	.833	.786	.833	.773	.944	.770	.869	.767	.916	.713	.964	.714	.900	.704	.854	.948



CITY TRAFFIC COUNTERS

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File Name : Pacific_Saturn_BP

Site Code : 00000000

Start Date : 4/27/2017

Page No : 1

Groups Printed- Bank 1

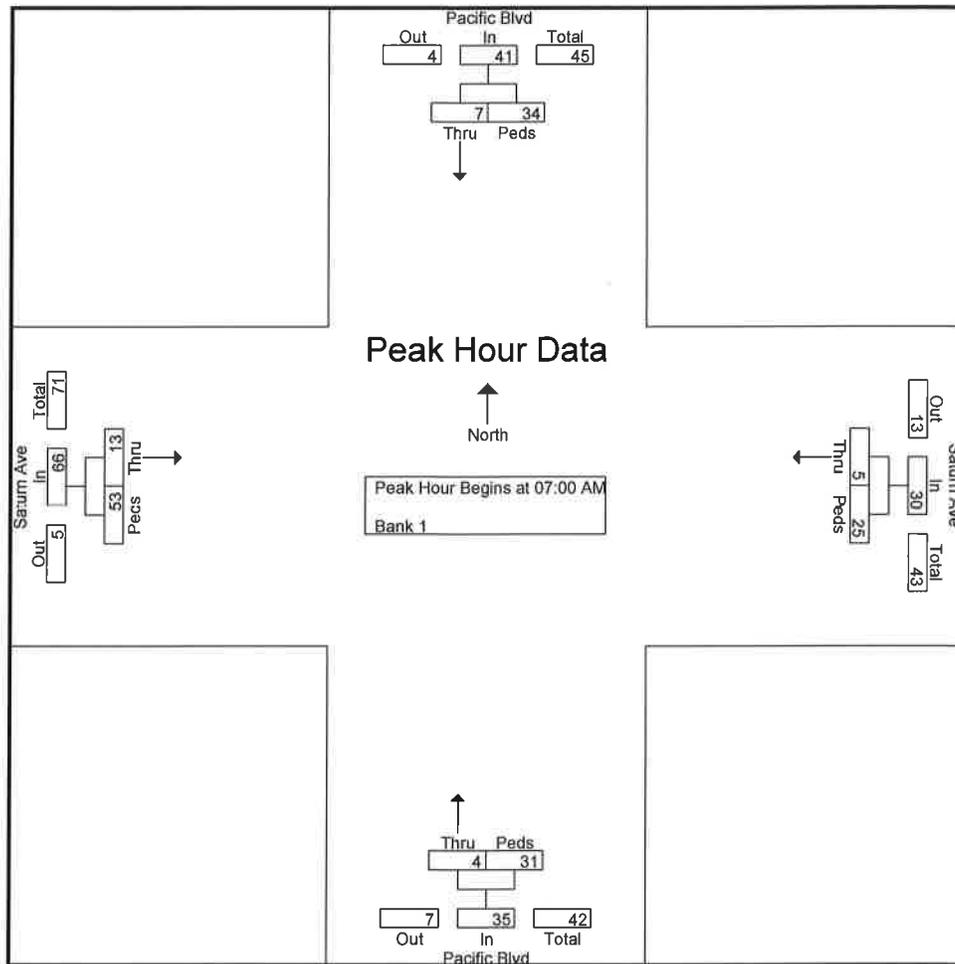
Start Time	Pacific Blvd Southbound		Saturn Ave Westbound		Pacific Blvd Northbound		Saturn Ave Eastbound		Int. Total
	Thru	Peds	Thru	Peds	Thru	Peds	Thru	Peds	
07:00 AM	2	8	1	7	0	8	4	13	43
07:15 AM	0	7	1	10	2	10	3	17	50
07:30 AM	0	10	1	6	0	9	2	12	40
07:45 AM	5	9	2	2	2	4	4	11	39
Total	7	34	5	25	4	31	13	53	172
08:00 AM	0	6	2	4	1	8	1	8	30
08:15 AM	1	6	2	7	0	7	3	15	41
08:30 AM	2	15	0	0	0	2	3	18	40
08:45 AM	0	5	0	3	0	7	3	13	31
Total	3	32	4	14	1	24	10	54	142
04:00 PM	3	25	3	68	2	25	0	63	189
04:15 PM	2	20	5	56	0	20	2	53	158
04:30 PM	0	24	1	44	1	20	2	49	141
04:45 PM	0	13	3	63	0	41	1	42	163
Total	5	82	12	231	3	106	5	207	651
05:00 PM	0	15	4	56	0	19	0	47	141
05:15 PM	0	45	4	91	2	34	1	35	212
05:30 PM	0	41	1	77	1	32	2	65	219
05:45 PM	1	11	3	59	1	50	3	64	192
Total	1	112	12	283	4	135	6	211	764
Grand Total	16	260	33	553	12	296	34	525	1729
Apprch %	5.8	94.2	5.6	94.4	3.9	96.1	6.1	93.9	
Total %	0.9	15	1.9	32	0.7	17.1	2	30.4	

CITY TRAFFIC COUNTERS

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File Name : Pacific_Saturn_BP
 Site Code : 00000000
 Start Date : 4/27/2017
 Page No : 2

Start Time	Pacific Blvd Southbound			Saturn Ave Westbound			Pacific Blvd Northbound			Saturn Ave Eastbound			Int. Total
	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	
Peak Hour Analysis From 07:00 AM to 11:15 AM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 07:00 AM													
07:00 AM	2	8	10	1	7	8	0	8	8	4	13	17	43
07:15 AM	0	7	7	1	10	11	2	10	12	3	17	20	50
07:30 AM	0	10	10	1	6	7	0	9	9	2	12	14	40
07:45 AM	5	9	14	2	2	4	2	4	6	4	11	15	39
Total Volume	7	34	41	5	25	30	4	31	35	13	53	66	172
% App. Total	17.1	82.9		16.7	83.3		11.4	88.6		19.7	80.3		
PHF	.350	.850	.732	.625	.625	.682	.500	.775	.729	.813	.779	.825	.860

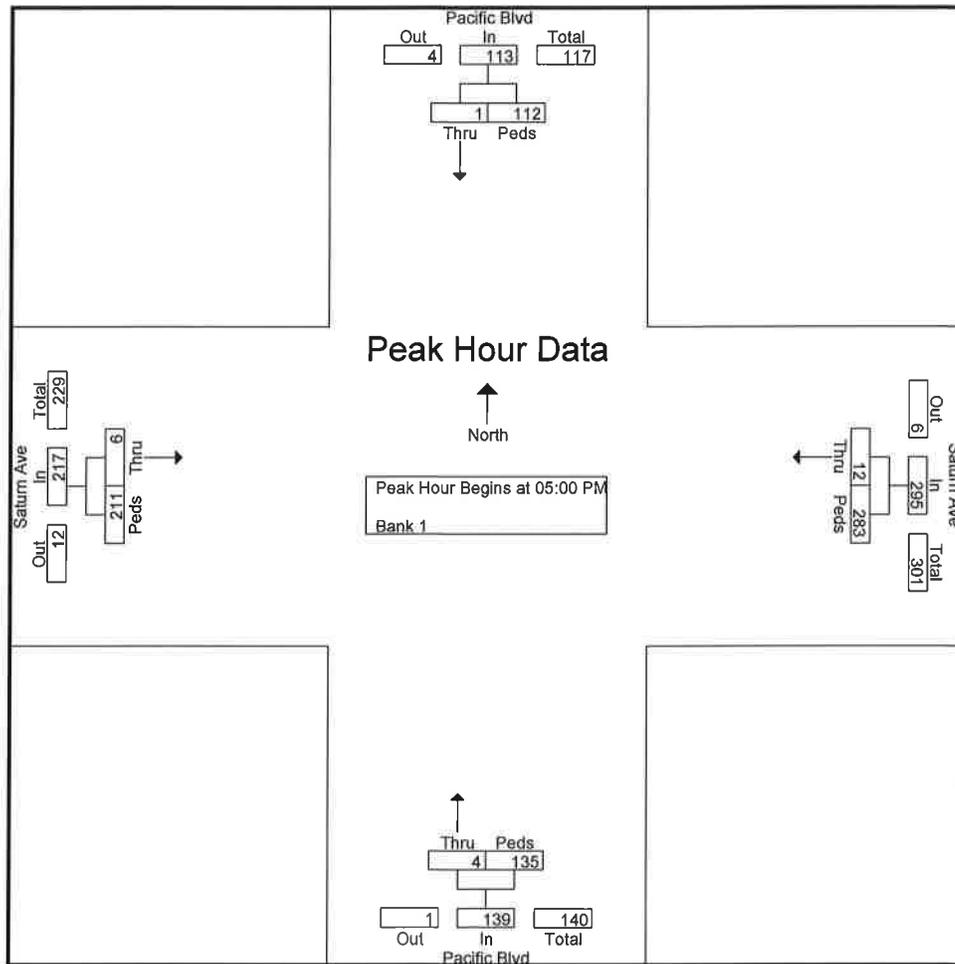


CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Pacific_Saturn_BP
 Site Code : 00000000
 Start Date : 4/27/2017
 Page No : 3

Start Time	Pacific Blvd Southbound			Saturn Ave Westbound			Pacific Blvd Northbound			Saturn Ave Eastbound			Int. Total
	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	Thru	Peds	App. Total	
Peak Hour Analysis From 11:30 AM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 05:00 PM													
05:00 PM	0	15	15	4	56	60	0	19	19	0	47	47	141
05:15 PM	0	45	45	4	91	95	2	34	36	1	35	36	212
05:30 PM	0	41	41	1	77	78	1	32	33	2	65	67	219
05:45 PM	1	11	12	3	59	62	1	50	51	3	64	67	192
Total Volume	1	112	113	12	283	295	4	135	139	6	211	217	764
% App. Total	0.9	99.1		4.1	95.9		2.9	97.1		2.8	97.2		
PHF	.250	.622	.628	.750	.777	.776	.500	.675	.681	.500	.812	.810	.872



CITY TRAFFIC COUNTERS

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File Name : Pacific_Saturn

Site Code : 00000000

Start Date : 4/27/2017

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Groups Printed- Unshifted

Start Time	Pacific Blvd Southbound			Saturn Ave Westbound			Pacific Blvd Northbound			Saturn Ave Eastbound			Int. Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00 AM	2	72	1	4	20	7	7	93	11	5	17	7	246
07:15 AM	4	72	7	3	22	12	6	138	5	4	14	4	291
07:30 AM	11	92	6	3	35	15	9	213	2	6	29	15	436
07:45 AM	7	102	5	10	44	18	8	240	9	1	29	9	482
Total	24	338	19	20	121	52	30	684	27	16	89	35	1455
08:00 AM	8	89	9	3	36	15	7	175	11	4	34	16	407
08:15 AM	6	82	3	6	24	8	2	130	15	4	29	10	319
08:30 AM	3	71	3	3	25	13	1	112	6	2	12	10	261
08:45 AM	3	67	7	1	19	11	3	145	8	2	16	12	294
Total	20	309	22	13	104	47	13	562	40	12	91	48	1281
04:00 PM	7	139	13	14	42	34	13	134	18	6	52	27	499
04:15 PM	11	145	30	10	47	30	15	123	14	8	64	17	514
04:30 PM	11	148	30	8	52	25	9	119	20	3	59	33	517
04:45 PM	16	167	29	7	39	19	10	130	21	10	73	22	543
Total	45	599	102	39	180	108	47	506	73	27	248	99	2073
05:00 PM	17	138	17	15	66	30	11	109	21	6	67	20	517
05:15 PM	18	160	23	4	51	24	16	112	18	9	52	24	511
05:30 PM	14	140	22	16	54	24	10	105	22	5	58	32	502
05:45 PM	9	127	20	12	48	30	8	109	18	4	61	27	473
Total	58	565	82	47	219	108	45	435	79	24	238	103	2003
Grand Total	147	1811	225	119	624	315	135	2187	219	79	666	285	6812
Apprch %	6.7	83	10.3	11.2	59	29.8	5.3	86.1	8.6	7.7	64.7	27.7	
Total %	2.2	26.6	3.3	1.7	9.2	4.6	2	32.1	3.2	1.2	9.8	4.2	

CITY TRAFFIC COUNTERS

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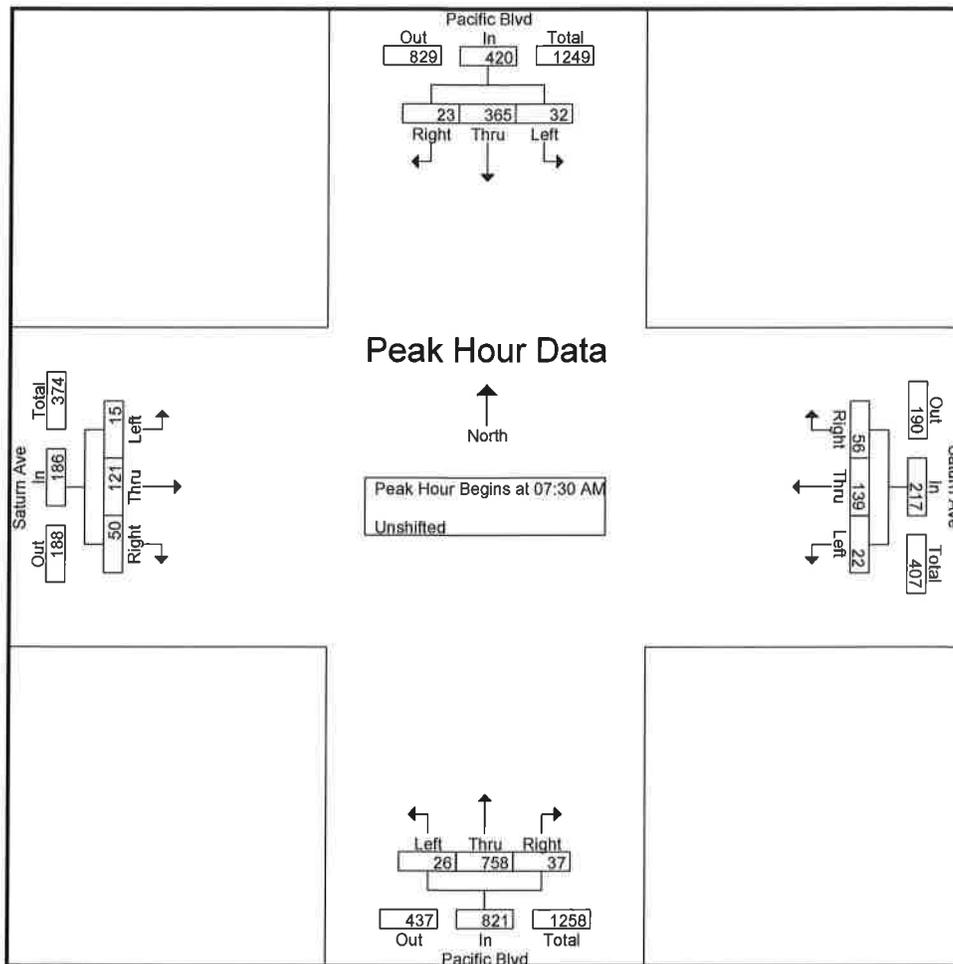
File Name : Pacific_Saturn

Site Code : 00000000

Start Date : 4/27/2017

Page No : 2

Start Time	Pacific Blvd Southbound				Saturn Ave Westbound				Pacific Blvd Northbound				Saturn Ave Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 11:15 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	11	92	6	109	3	35	15	53	9	213	2	224	6	29	15	50	436
07:45 AM	7	102	5	114	10	44	18	72	8	240	9	257	1	29	9	39	482
08:00 AM	8	89	9	106	3	36	15	54	7	175	11	193	4	34	16	54	407
08:15 AM	6	82	3	91	6	24	8	38	2	130	15	147	4	29	10	43	319
Total Volume	32	365	23	420	22	139	56	217	26	758	37	821	15	121	50	186	1644
% App. Total	7.6	86.9	5.5		10.1	64.1	25.8		3.2	92.3	4.5		8.1	65.1	26.9		
PHF	.727	.895	.639	.921	.550	.790	.778	.753	.722	.790	.617	.799	.625	.890	.781	.861	.853

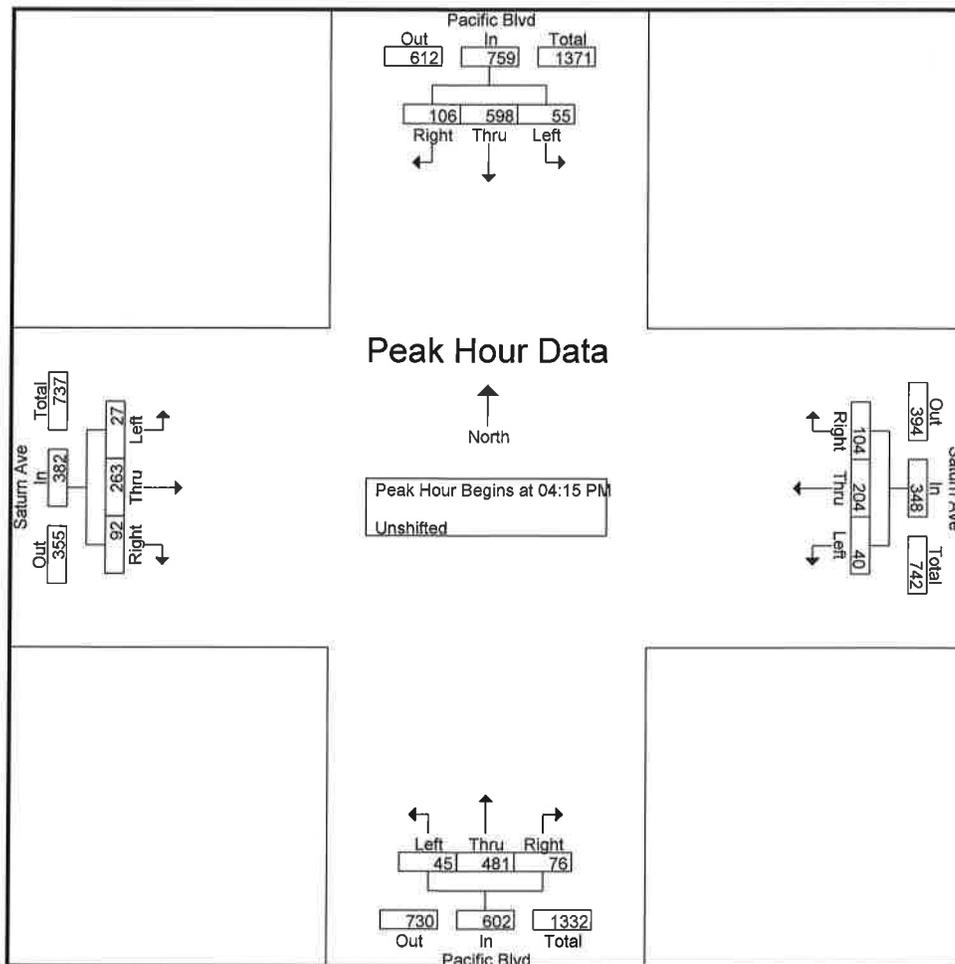


CITY TRAFFIC COUNTERS

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File Name : Pacific_Saturn
 Site Code : 00000000
 Start Date : 4/27/2017
 Page No : 3

Start Time	Pacific Blvd Southbound				Saturn Ave Westbound				Pacific Blvd Northbound				Saturn Ave Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 11:30 AM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:15 PM																	
04:15 PM	11	145	30	186	10	47	30	87	15	123	14	152	8	64	17	89	514
04:30 PM	11	148	30	189	8	52	25	85	9	119	20	148	3	59	33	95	517
04:45 PM	16	167	29	212	7	39	19	65	10	130	21	161	10	73	22	105	543
05:00 PM	17	138	17	172	15	66	30	111	11	109	21	141	6	67	20	93	517
Total Volume	55	598	106	759	40	204	104	348	45	481	76	602	27	263	92	382	2091
% App. Total	7.2	78.8	14		11.5	58.6	29.9		7.5	79.9	12.6		7.1	68.8	24.1		
PHF	.809	.895	.883	.895	.667	.773	.867	.784	.750	.925	.905	.935	.675	.901	.697	.910	.963



Appendix C

Level of Service Calculations

Intersection Level Of Service Report
Intersection 1: Pacific Blvd & Saturn Ave

Control Type:	Signalized	Delay (sec / veh):	-
Analysis Method:	ICU 1	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.513

Intersection Setup

Name	Pacific Blvd			Pacific Blvd			Saturn Ave			Saturn Ave		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	Pacific Blvd			Pacific Blvd			Saturn Ave			Saturn Ave		
Base Volume Input [veh/h]	26	758	37	32	365	23	15	121	50	22	139	56
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	26	758	37	32	365	23	15	121	50	22	139	56
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	7	190	9	8	91	6	4	30	13	6	35	14
Total Analysis Volume [veh/h]	26	758	37	32	365	23	15	121	50	22	139	56
Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Cycle Length [s]	100
Lost time [s]	10.00

Phasing & Timing

Control Type	Permiss											
Signal group	0	1	0	0	1	0	0	1	0	0	1	0
Auxiliary Signal Groups												
Lead / Lag	-	-	-	-	-	-	-	-	-	-	-	-

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.25	0.25	0.02	0.12	0.12	0.01	0.12	0.12	0.01	0.14	0.14
Intersection LOS	A											
Intersection V/C	0.513											

Intersection Level Of Service Report
Intersection 2: Pacific Blvd & Zoe Ave

Control Type:	Signalized	Delay (sec / veh):	-
Analysis Method:	ICU 1	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.537

Intersection Setup

Name	Pacific Blvd			Pacific Blvd			Zoe Ave			Zoe Ave		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration	↵↵↵			↵↵↵			+			+		
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	Pacific Blvd			Pacific Blvd			Zoe Ave			Zoe Ave		
Base Volume Input [veh/h]	16	785	48	24	353	20	16	84	31	34	108	100
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	16	785	48	24	353	20	16	84	31	34	108	100
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	196	12	6	88	5	4	21	8	9	27	25
Total Analysis Volume [veh/h]	16	785	48	24	353	20	16	84	31	34	108	100
Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Cycle Length [s]	100
Lost time [s]	10.00

Phasing & Timing

Control Type	Permiss											
Signal group	0	1	0	0	1	0	0	1	0	0	1	0
Auxiliary Signal Groups												
Lead / Lag	-	-	-	-	-	-	-	-	-	-	-	-

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.26	0.26	0.02	0.12	0.12	0.01	0.08	0.08	0.02	0.15	0.15
Intersection LOS	A											
Intersection V/C	0.537											

Intersection Level Of Service Report
Intersection 1: Pacific Blvd & Saturn Ave

Control Type:	Signalized	Delay (sec / veh):	-
Analysis Method:	ICU 1	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.522

Intersection Setup

Name	Pacific Blvd			Pacific Blvd			Saturn Ave			Saturn Ave		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	Pacific Blvd			Pacific Blvd			Saturn Ave			Saturn Ave		
Base Volume Input [veh/h]	26	758	37	32	365	23	15	121	50	22	139	56
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	3	1	1	0	0	1	0	0	4	1	5
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	26	761	38	33	365	23	16	121	50	26	140	61
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	7	190	10	8	91	6	4	30	13	7	35	15
Total Analysis Volume [veh/h]	26	761	38	33	365	23	16	121	50	26	140	61
Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Cycle Length [s]	100
Lost time [s]	10.00

Phasing & Timing

Control Type	Permiss											
Signal group	0	1	0	0	1	0	0	1	0	0	1	0
Auxiliary Signal Groups												
Lead / Lag	-	-	-	-	-	-	-	-	-	-	-	-

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.25	0.25	0.02	0.12	0.12	0.01	0.12	0.12	0.02	0.14	0.14
Intersection LOS	A											
Intersection V/C	0.522											

Intersection Level Of Service Report
Intersection 2: Pacific Blvd & Zoe Ave

Control Type:	Signalized	Delay (sec / veh):	-
Analysis Method:	ICU 1	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.541

Intersection Setup

Name	Pacific Blvd			Pacific Blvd			Zoe Ave			Zoe Ave		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	Pacific Blvd			Pacific Blvd			Zoe Ave			Zoe Ave		
Base Volume Input [veh/h]	16	785	48	24	353	20	16	84	31	34	108	100
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	1	3	5	2	1	0	0	1	0	0	0	1
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	17	788	53	26	354	20	16	85	31	34	108	101
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	197	13	7	89	5	4	21	8	9	27	25
Total Analysis Volume [veh/h]	17	788	53	26	354	20	16	85	31	34	108	101
Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Cycle Length [s]	100
Lost time [s]	10.00

Phasing & Timing

Control Type	Permiss											
Signal group	0	1	0	0	1	0	0	1	0	0	1	0
Auxiliary Signal Groups												
Lead / Lag	-	-	-	-	-	-	-	-	-	-	-	-

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.26	0.26	0.02	0.12	0.12	0.01	0.08	0.08	0.02	0.15	0.15
Intersection LOS	A											
Intersection V/C	0.541											

Intersection Level Of Service Report
Intersection 1: Pacific Blvd & Saturn Ave

Control Type:	Signalized	Delay (sec / veh):	-
Analysis Method:	ICU 1	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.612

Intersection Setup

Name	Pacific Blvd			Pacific Blvd			Saturn Ave			Saturn Ave		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	Pacific Blvd			Pacific Blvd			Saturn Ave			Saturn Ave		
Base Volume Input [veh/h]	45	481	76	55	598	106	27	263	92	40	204	104
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	45	481	76	55	598	106	27	263	92	40	204	104
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	11	120	19	14	150	27	7	66	23	10	51	26
Total Analysis Volume [veh/h]	45	481	76	55	598	106	27	263	92	40	204	104
Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Cycle Length [s]	100
Lost time [s]	10.00

Phasing & Timing

Control Type	Permiss												
Signal group	0	1	0	0	1	0	0	1	0	0	1	0	0
Auxiliary Signal Groups													
Lead / Lag	-	-	-	-	-	-	-	-	-	-	-	-	-

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.03	0.17	0.17	0.03	0.22	0.22	0.02	0.24	0.24	0.03	0.22	0.22
Intersection LOS	B											
Intersection V/C	0.612											

Intersection Level Of Service Report
Intersection 2: Pacific Blvd & Zoe Ave

Control Type:	Signalized	Delay (sec / veh):	-
Analysis Method:	ICU 1	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.564

Intersection Setup

Name	Pacific Blvd			Pacific Blvd			Zoe Ave			Zoe Ave		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	Pacific Blvd			Pacific Blvd			Zoe Ave			Zoe Ave		
Base Volume Input [veh/h]	46	524	97	52	666	88	20	126	76	34	151	114
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	46	524	97	52	666	88	20	126	76	34	151	114
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	12	131	24	13	167	22	5	32	19	9	38	29
Total Analysis Volume [veh/h]	46	524	97	52	666	88	20	126	76	34	151	114
Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Cycle Length [s]	100
Lost time [s]	10.00

Phasing & Timing

Control Type	Permiss											
Signal group	0	1	0	0	1	0	0	1	0	0	1	0
Auxiliary Signal Groups												
Lead / Lag	-	-	-	-	-	-	-	-	-	-	-	-

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.03	0.19	0.19	0.03	0.24	0.24	0.01	0.14	0.14	0.02	0.19	0.19
Intersection LOS	A											
Intersection V/C	0.564											

Intersection Level Of Service Report
Intersection 1: Pacific Blvd & Saturn Ave

Control Type:	Signalized	Delay (sec / veh):	-
Analysis Method:	ICU 1	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.619

Intersection Setup

Name	Pacific Blvd			Pacific Blvd			Saturn Ave			Saturn Ave		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration	↵↑↑			↵↑↑			+			+		
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	Pacific Blvd			Pacific Blvd			Saturn Ave			Saturn Ave		
Base Volume Input [veh/h]	45	481	76	55	598	106	27	263	92	40	204	104
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	10	2	2	0	0	2	0	0	10	1	14
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	45	491	78	57	598	106	29	263	92	50	205	118
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	11	123	20	14	150	27	7	66	23	13	51	30
Total Analysis Volume [veh/h]	45	491	78	57	598	106	29	263	92	50	205	118
Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Cycle Length [s]	100
Lost time [s]	10.00

Phasing & Timing

Control Type	Permiss											
Signal group	0	1	0	0	1	0	0	1	0	0	1	0
Auxiliary Signal Groups												
Lead / Lag	-	-	-	-	-	-	-	-	-	-	-	-

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.03	0.18	0.18	0.04	0.22	0.22	0.02	0.24	0.24	0.03	0.23	0.23
Intersection LOS	B											
Intersection V/C	0.619											

Intersection Level Of Service Report
Intersection 2: Pacific Blvd & Zoe Ave

Control Type:	Signalized	Delay (sec / veh):	-
Analysis Method:	ICU 1	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.566

Intersection Setup

Name	Pacific Blvd			Pacific Blvd			Zoe Ave			Zoe Ave		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	Pacific Blvd			Pacific Blvd			Zoe Ave			Zoe Ave		
Base Volume Input [veh/h]	46	524	97	52	666	88	20	126	76	34	151	114
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	1	9	16	10	2	0	0	2	0	0	0	1
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	47	533	113	62	668	88	20	128	76	34	151	115
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	12	133	28	16	167	22	5	32	19	9	38	29
Total Analysis Volume [veh/h]	47	533	113	62	668	88	20	128	76	34	151	115
Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Cycle Length [s]	100
Lost time [s]	10.00

Phasing & Timing

Control Type	Permiss											
Signal group	0	1	0	0	1	0	0	1	0	0	1	0
Auxiliary Signal Groups												
Lead / Lag	-	-	-	-	-	-	-	-	-	-	-	-

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.03	0.20	0.20	0.04	0.24	0.24	0.01	0.14	0.14	0.02	0.19	0.19
Intersection LOS	A											
Intersection V/C	0.566											

Appendix D

Explanation of Level of Service Categories

Level of Service (LOS) Descriptions¹

Level of Service	Description	Volume to Capacity (v/c) Ratio	Control Delay Per Vehicle
A	Level of Service A occurs when progression is extremely favorable and vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.	0.600 and below	10 sec and below
B	Level of Service B generally occurs with good progression and/or short cycle lengths. More vehicles stop than for Level of Service A, causing higher levels of delay.	0.601 to 0.700	10 to 20 sec
C	Level of Service C generally result from fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear at this level. The number of vehicles stopping is significant at this level although many still pass through the intersection without stopping.	0.701 to 0.800	20 to 35 sec
D	Level of Service D describes a situation in which the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, and/or high traffic volumes as compared to the roadway capacity. Many vehicles are required to stop and the number of vehicle that do not have to stop declines. Individual cycle failures are therefore more noticeable.	0.801 to 0.900	35 to 55 sec
E	Level of Service E is considered to be the limit of acceptable conditions. High delay values generally indicate poor progression, long cycle lengths, and high traffic volumes. Individual cycle failures frequently occur.	0.901 to 1.000	55 to 80 sec
F	Level of Service F is generally considered to be unacceptable to most drivers. This condition often occurs with over-saturation, i.e., when traffic arrives at a flow rate that exceeds the capacity of the intersection.	1.001 and above	80 sec and above

¹ Source: Highway Capacity Manual Special Report 209, Transportation Research Board, National Research Council Washington D.C., 2000.

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

EXHIBIT H

CASE NO. 2017-04 CUP/DP



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

CONDITIONAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY

Date Filed: _____ File No.: _____ Fee/Receipt No.: **\$2,225.00** Initials: _____

PROJECT INFORMATION

Project Address: 6714 Pacific Boulevard, Huntington Park, CA 90255
 General Location: District B - Festival Zone, Downtown Huntington Park Specific Plan area
 Assessor's Parcel Number (APN): 6322-017-006

APPLICANT'S INFORMATION

Applicant: Pacific Boulevard Holdings 26, LLC c/o Messrs. Pouya Abdi and Cobby Pourtavosi
 Mailing Address: 1330 Factory Place, Building E; Los Angeles, CA 90013
 Phone 1: (213) 405-9777 Phone 2: (310) 350-1285 Email: pa@parallelacquisitions.com
pourtavosi@sbcglobal.net

PROPERTY OWNER'S INFORMATION

Property Owner: Pacific Boulevard Holdings 26, LLC c/o Messrs. Pouya Abdi and Cobby Pourtavosi
 Mailing Address: 1330 Factory Place, Building E; Los Angeles, CA 90013
 Phone 1: (213) 405-9777 Phone 2: (310) 350-1285 Email: pa@parallelacquisitions.com
pourtavosi@sbcglobal.net

REQUEST

I/We hereby request a Conditional Use Permit (CUP) for the following purpose:
The Applicant is seeking a change of use from an existing theater to a health and fitness club. The existing building is approximately 25,365 SF and located at 6710-6720 Pacific Boulevard within the Downtown Huntington Park Specific Plan area. The proposed Project includes the tenant improvement of the existing theater to a health and fitness club of approximately 20,665 SF, with proposed hours of operation from 5:00 AM to 11:00 PM, Monday through Thursday; 5:00 AM to 10:00 PM, Friday; and 7:00 AM to 7:00 PM, Saturday and Sunday. As shown on the enclosed plans, the facility will feature cardio, strength, and weight training areas as well as locker and changing rooms, throughout the basement, ground floor and mezzanine levels. The facility will also contain back-of-house and operational uses on the ground floor as well as an area for retail sales adjacent to the existing building's primary entrance from Pacific Boulevard. Existing retail tenants at the ground floor level accessible from Pacific Boulevard will remain.

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

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

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

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

The site is adequate in size and shape for the proposed use. The existing 25,365 SF building was built in 1930 as a single-screen movie theater known as Warner Theater, and is located mid-block along Pacific Boulevard. The request is for a change of use to a health and fitness club. The proposed Project will utilize 20,665 SF on the basement, ground floor and mezzanine levels for cardio and strength training, in addition to locker rooms, with a reception area accessible from Pacific Boulevard. No change to the building's footprint is proposed.

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

The Project Site is located mid-block along Pacific Boulevard, which is categorized as a Major Arterial Street in the City of Huntington Park's General Plan's Circulation Element, and is defined as having the ability to carry high traffic volumes and is a main travel route through the City. The health and fitness club use is a less intense use than the original theater itself. Parking will continue to be available along Pacific Boulevard and in the public parking lot behind the existing building, across the alley.

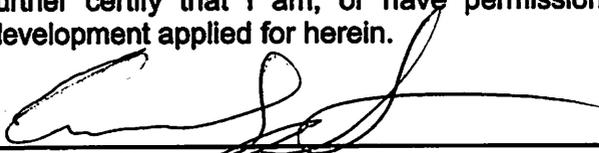
3. The proposed use will not be materially detrimental, nor have an adverse effect upon adjacent uses, buildings, or structures. (Explain)

The proposed health and fitness club use will not be detrimental nor have an adverse impact on adjacent uses, building or structures, as it will preserve and maintain an existing historic structure (the Warner Theater) keeping the physical neighborhood in good physical condition in addition to providing a neighborhood-serving use and attracting patrons to the area who will in turn support adjacent existing local businesses along Pacific Boulevard.

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

The proposed health and fitness club use is not in conflict with the General Plan as it supports the utilization of an existing structure located within the Central Business District zone and will maintain a commercial use. Additionally, the Project Site is located within the Downtown Huntington Park Specific Plan area, and is designated within the District B - Festival Zone, which encourages a "vibrant commercial district" with larger scale and entertainment uses, such as a health and fitness club, approved under a Conditional Use Permit.

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



Applicant Signature (Required)

Date 7-26-2017

Cobby Pourtavasi
Print Name

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



Property Owner Signature (Required)

Date 7-26-2017

Cobby Pourtavasi
Print Name



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

DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY

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

PROJECT INFORMATION

Project Address: 6714 Pacific Boulevard, Huntington Park, CA 90255
 General Location: District B - Festival Zone, Downtown Huntington Park Specific Plan area
 Assessors Parcel Number (APN): 6322-017-006

APPLICANT'S INFORMATION

Applicant: Pacific Boulevard Holdings 26, LLC c/o Messrs. Pouya Abdi and Cobby Pourtavosi
 Mailing Address: 1330 Factory Place, Building E; Los Angeles, CA 90013
 Phone 1: (213) 405-9777 Phone 2: (310) 350-1285 Fax: (323) 315-9751
 pa@parallelacquisitions.com
 pourtavosi@sbcglobal.net

PROPERTY OWNER'S INFORMATION

Property Owner: Pacific Boulevard Holdings 26, LLC c/o Messrs. Pouya Abdi and Cobby Pourtavosi
 Mailing Address: 1330 Factory Place, Building E; Los Angeles, CA 90013
 Phone 1: (213) 405-9777 Phone 2: (310) 350-1285 Fax: (323) 315-9751
 pa@parallelacquisitions.com
 pourtavosi@sbcglobal.net

PROJECT DESCRIPTION (Check as Appropriate):

Interior Improvement(s) Only Addition to Existing Structure New Structure
 Other Improvements (Describe): See attached.

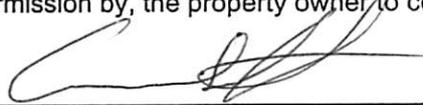
Describe in detail the proposed development:
See attached.

TYPE OF USE (Check as Appropriate):

Residential Retail/Office Commercial Restaurant Industrial/Manufacturing
 Other (Describe): Health and Fitness Club

Square Footage of New Development/Addition: 20,665 GFA
 Total Square Footage: 25,365 GFA
 Lot Coverage: 15,700 SF Off-Street Parking Spaces Provided: None No. of Floors: 3

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


 Signature of Applicant

7-26-2017
 Date



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

ENVIRONMENTAL INFORMATION FORM

FOR OFFICE USE ONLY

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

1. **Applicant** (please circle whether Owner, Leasee, Purchaser or Representative):
 Name: Pacific Boulevard Holdings 26, LLC c/o Messrs. Pouya Abdi and Cobby Pourtavosi
 Address: 1330 Factory Place, Building E; Los Angeles, CA 90013
 Telephone: (213) 405-9777 / (310) 350-1285 Fax: (323) 315-9751

2. **Contact Person concerning this project:**
 Name: Mr. Christopher Murray / Rosenheim & Associates
 Address: 21600 Oxnard Street, Suite 630; Woodland Hills, CA 91367
 Telephone: (818) 716-2782 Fax: (818) 593-6184

3. **Address of project:** 6714 Pacific Boulevard

4. **Assessor's Parcel Number (APN):** 6322-017-006

5. **Indicate type of permit application(s)** (i.e. Conditional Use Permit, Development Permit, Variance, etc.) **for the project to which this form pertains:**
Conditional Use Permit and Development Permit for a change of use from an existing theater to a health and fitness club.

6. **List any other permits and/or other public agency approvals required for this project, including those required by City, County, State and/or Federal agencies:**
5194 Demo permit- Final; Permit 5620 Shell with floor construction; Permit 6775 Add elevator and MEP Shell construction.

7. **Existing Zone:** District B - Festival Zone (General Commercial)

8. **Proposed use of site:** Health and Fitness Club

9. **Site size (lot dimensions and square footage):**
Approximately 115 feet by 150 feet, or 17,145 SF.
-
10. **Project size:**
Square feet to be added/constructed to structure(s):
Project Area = 20,665 GFA (no new floor area added)
Total square footage of structure(s): 25,365 GFA
11. **Number of floors of construction:**
Existing: Three
Proposed: No change.
12. **Parking:**
Amount required: None. See attached.
Amount provided: None. See attached.
13. **Anticipated time scheduling of project:** 2017-2018
14. **Proposed phasing of development:** Phase I: Selective demolition (completed). Phase II: Core and shell work. Phase III: tenant improvement (interior) for change of use to a health and fitness club.
15. **If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:**
Not applicable.
16. **If commercial, indicate the type of commercial use, estimated employment per shift, proposed hours of operations, indicate whether neighborhood, City or Regionally oriented, square footage of sales area, and loading locations:**
The proposed use is a neighborhood-serving use of a health and fitness club, with 4-5 employees per shift. Retail sales limited to approximately 20 SF in reception area with fitness-related gear and beverages.
Proposed hours are 5:00 AM to 11:00 PM, Mon-Thurs; 5:00 AM to 10:00 PM, Fri; 7:00 AM to 7:00 PM Sat-Sun.

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

Not applicable.

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

Not applicable.

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

A) Potentially Significant Impact

B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

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

AIR QUALITY

20. Would the proposed project:

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

BIOLOGICAL RESOURCES

21. Would the proposed project:

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

CULTURAL RESOURCES:

22. Would the proposed project:

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

GEOLOGY AND SOILS

23. Would the proposed project:

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

HAZARDS

24. Would the proposed project:

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

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

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

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

LAND USE AND PLANNING

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

MINERAL AND ENERGY RESOURCES

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

NOISE

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

POPULATION AND HOUSING

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

PUBLIC SERVICES

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

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

RECREATION

31. Would the proposed project:

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

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

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

UTILITIES AND SERVICE SYSTEMS

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

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

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

The proposed Project is located at 6714 Pacific Boulevard, which is the existing historic landmark, the Warner Theater. Originally built in 1930, the existing building is approximately 25,365 SF, and is currently vacant. The existing building is located mid-block and adjoins an alley along the east property boundary. The ground floor of the building includes existing retail tenants at 6712, 6716, 6718 and 6720 Pacific Boulevard. Adjacent properties are developed with a variety of commercial uses in one and two-stories.

35. Describe the intensity of land use (i.e. single-family, apartment dwellings, shopping center, etc.), and specifications of development (i.e. height, primary frontage, secondary frontage, setbacks, rear yard, etc.).

The site is located within the Central Business District/Residential area, allowing General Commercial uses on the ground floor along Pacific Boulevard and Residential and Commercial uses above. It is also located in the Downtown Huntington Park Specific Plan area and designated District B - Festival Zone. Although built prior to the establishment of the Specific Plan, the existing building generally conforms with the Development Standards of the Specific Plan in regards to minimum lot area of 5,000 SF, no required setbacks, and height.

CERTIFICATION: I hereby certify that the statements furnished above and in the attached plans present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.


Applicant (Signature)

7-26-2017
Date



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: OCTOBER 18, 2017

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: RODRIGO PELAYO, ASSISTANT PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2017-06 VAR
(VARIANCE)**

REQUEST: **REQUEST FOR APPROVAL OF A VARIANCE TO DEVIATE FROM THE MINIMUM DEVELOPMENT STANDARDS TO ALLOW A FENCE OF EIGHT FEET IN HEIGHT WITHIN THE FRONT SETBACK AREA OF PROPERTY LOCATED AT 6420 ALAMEDA STREET, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.**

APPLICANT: Farzin Hekmat
6420 Alameda Street
Huntington Park, CA 90255

PROPERTY OWNER: Old School House Center LLC
15840 Ventura Blvd. #206
Encino, CA 91436

PROJECT LOCATION: 6420 Alameda Street

**ASSESSOR'S
PARCEL NUMBERS:** 6321-018-058

PRESENT USE: Warehouse for textile/garment supplies

BUILDING SIZE: Building "1": 6,180 sq. ft.
Building "2": 2,472 sq. ft.

SITE SIZE: ± 17,100 sq. ft.

GENERAL PLAN: Manufacturing Planned Development

ZONE: Manufacturing Planned Development (MPD)

**SURROUNDING
LAND USES:**

North: Industrial
West: Railroad/Commercial
South: Industrial
East: Residential

**MUNICIPAL CODE
REQUIREMENTS FOR
A VARIANCE:**

Pursuant to the Huntington Park Municipal Code (HPMC) Section 9-2.903, the Commission may grant a Variance from the requirements of the Zoning Code. Examples include, but are not limited to, the following matters:

1. Permit the modification of the dimensional standards of the following:
 - A. Distance between structures;
 - B. Parcel area (size);
 - C. Parcel coverage;
 - D. Parcel dimensions;
 - E. Setbacks; or
 - F. Structure heights.
2. Permit the modification of sign regulations (other than prohibited signs); and
3. Permit the modification of the number and dimensions of parking areas, loading spaces, landscaping, or lighting requirements.

**REQUIRED FINDINGS
FOR A VARIANCE:**

Pursuant to the HPMC Section 9-2.906, the Commission may approve and/or modify an application in whole or in part, with or without conditions, only if all of the following findings are made:

1. That there are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this Code denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;

2. That granting the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district and unavailable to the property for which the Variance is sought;
3. That granting the Variance will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located;
4. That granting the Variance does not constitute a special privilege inconsistent with the limitations upon other property in the vicinity and zoning district in which the property is located;
5. That granting the Variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel; and
6. That granting the Variance will not be inconsistent with the General Plan.

**ENVIRONMENTAL
REVIEW:**

Categorical Exemption, CEQA Section 15303, New Construction or Conversion of Small Structures.

BACKGROUND:

- ***Site Description***

The subject site is comprised of one parcel totaling 17,100 square feet and is triangular in shape. There are two existing buildings on the site currently used for warehousing of textile supplies and equipment.

The site is located at the southeast corner of Gage Avenue and Alameda Street. The subject property is surrounded by industrial uses to the north and south, a railroad and commercial shopping center to the west, and residences to the east.

- ***Code Enforcement Violations***

On May 16, 2017, the Code Enforcement Division noted outdoor storage of equipment appurtenances, and the construction of an unpermitted fence along the westerly

boundary of the subject site. On May 17, 2017, the Code Enforcement Division notified the property owner and the business owner that outdoor storage is not allowable per City regulations, and all articles would need to be removed or kept inside the buildings. In addition, Staff informed the business owner that a permit is required for the construction of the fence, therefore, the fence would need to be legalized or removed. As of October 11, 2017, the business owner has not addressed the unpermitted outdoor storage violation.

- ***Project Proposal***

The applicant, Farzin Hekmat, is proposing to legalize a wrought iron fence within the front setback area of the subject site, measuring approximately 300 feet in length and 8 feet in height. The subject site is constantly affected by the frequent illegal dumping activities. As a result, the applicant has proposed to build a fence in order to deter vandalism and illegal dumping activities.

ANALYSIS:

- ***Project Description***

The project proposes the construction of a wrought iron fence within the front setback area of the subject site, measuring approximately 300 feet in length and 8 feet in height. Pursuant to HPMC Section 9-4.303, Table IV-9 (General Standards), the minimum front setback requirement for properties in the MPD zone is five feet.

The subject site is developed with two warehouse buildings. The northerly building is situated along the north and westerly property lines. Due to the unique triangular and narrow shape of the lot, the northerly building is encroaching into the front setback area resulting in a non-conforming condition. As a result, the existing physical conditions of the site inhibit the possibility of constructing a fence behind the required front setback area in order to meet the minimum development standards of the Code.

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

The Planning Division received comments from the Huntington Park Code Enforcement Division. Code Enforcement noted that the applicant has an active case

due to the outdoor storage of appurtenances and lack of property maintenance, in addition to the unpermitted fence. If the project is approved, a condition of approval has been incorporated to require the applicant to address all Code violations prior to the issuance of any permits for the legalization and construction of a new fence.

- ***Variance Analysis***

In granting a Variance to deviate from the development standards for the off-sale of beer and wine within a convenience store, the Planning Commission must make findings in connection with the Variance, as set forth in the Huntington Park Municipal Code. Staff's recommendation for approval of the Variance request is based on the consideration of the following:

- 1. That there are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this Code denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification.**

Finding: The triangular shape of the subject site is unique in comparison to the surrounding properties that are rectangular in shape. In addition, the subject site is located at the corner of the street intersection, therefore has street frontage on two sides. The lot width along Gage Avenue is approximately 53.79 feet and lot width. The lot is tapered with and has width of approximately 24.17 feet along the southerly property line. The site is developed with two warehouse buildings. A portion of the northerly building encroaches into the front setback area which has resulted in a non-conforming condition.

- 2. That granting the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district and unavailable to the property for which the Variance is sought.**

Finding: The physical characteristics of surrounding properties provides the opportunity to construct a fence along the front setback area because the site has street frontage on one side of the lot as opposed to two sides.

The construction of a fence within the subject site would not be able to satisfy the fence regulations due to the unique shape of the lot, its location, and the existing non-conforming building that encroaches into the setback area. As a result, the property right possessed by other property to build a fence is unavailable to the subject property.

- 3. That granting the Variance will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.**

Finding: The granting of a Variance will allow the deviation of the minimum development standards for the construction of a fence. As a result, the construction of a new fence within the subject site will provide for security and deter illegal dumping activities. The construction of a new fence will enhance the safety and public welfare within the immediate site.

- 4. That granting the Variance does not constitute a special privilege inconsistent with the limitations upon other property in the vicinity and zoning district in which the property is located.**

Finding: The granting of a Variance will not constitute a special privilege inconsistent with the limitations upon other property because the current Code allows for the construction of a fence on surrounding properties.

- 5. That granting the Variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel.**

Finding: The granting of a Variance will allow the deviation of minimum development standards required for the construction of a new fence. The granting of the Variance will not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel.

6. That granting the Variance will not be inconsistent with the General Plan.

Finding: The granting of the Variance will not be inconsistent with the General Plan. A deviation from the minimum development standards in order to construct a new fence is consistent with Goal 3.0 and Policy 3.2 of the General Plan. The project is consistent with Goal 3.0 because it will provide for the revitalization of deteriorating land uses and properties. Specifically, the project is consistent with Policy 3.2 because it will promote vigorous enforcement of City codes, including building, zoning, and health and safety, to promote property maintenance.

• **Conclusion**

Based on the above analysis, staff has determined that with the recommended conditions of approval, the proposed project complies with the HPMC and that all of the required findings in support of a Variance can be made.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission conduct a public hearing, consider all public testimony and adopt PC Resolution No. 2017-06, subject to the proposed conditions of approval and/or additional conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING

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

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2017-06 VAR: 6420 Alameda Street

October 18, 2017

Page 8 of 9

2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. That all architectural detailing, including building materials, lighting, colors, façade improvements, finishes and other details be consistent with the submitted plans as approved by the Planning Division.
4. That the proposed project shall comply with all applicable codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License Regulations of the City of Huntington Park.
5. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Title 8, Chapter 9, and Section 9-3.103.18 of the Huntington Park Municipal Code.
6. That the Variance shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
7. That any violation of the conditions of this entitlement may result in the revocation of the entitlement.
8. That the applicant be required to apply for a new entitlement if any alteration, modification, or expansion is made to the approved fence design.
9. That this entitlement expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
10. That any existing and/or future graffiti as defined by Huntington Park Municipal Code Section 5-27.02(d) shall be diligently removed within a reasonable time period.
11. No outdoor storage shall be permitted.
12. That the Variance 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.
13. That the Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
14. That the applicant and property owner agree in writing to the above conditions.

BUILDING AND SAFETY

15. All requirements, as deemed necessary by Building & Safety shall be complied.

CODE ENFORCEMENT

16. That the applicant shall address all items noted in the Notice of Violation issued on September 21, 2017 prior to the issuance of any permits for the construction of the fence.

17. That all outdoor appurtenances and equipment shall be removed or maintained inside the buildings within the site at all times.

EXHIBITS:

- A: PC Resolution No. 2017-06
- B: Vicinity Map
- C: Assessor's Parcel Map
- D: Site Plan & Elevation
- E: Application and Environmental Assessment Checklist

PC RESOLUTION NO. 2017-06

EXHIBIT A

CASE NO. 2017-06 VAR

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 15303, New Construction or Conversion of Small Structures.

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

- 11 **1. That there are special circumstances applicable to the property, including**
12 **location, shape, size, surroundings, or topography so that the strict**
13 **application of this Code denies the property of privileges enjoyed by other**
14 **property in the vicinity and under identical zoning district classification.**

15 **Finding:** The triangular shape of the subject site is unique in comparison to the
16 surrounding properties that are rectangular in shape. In addition, the subject site
17 is located at the corner of the street intersection, therefore has street frontage on
18 two sides. The lot width along Gage Avenue is approximately 53.79 feet and lot
19 width. The lot is tapered with and has width of approximately 24.17 feet along the
20 southerly property line. The site is developed with two warehouse buildings. A
21 portion of the northerly building encroaches into the front setback area which has
22 resulted in a non-conforming condition.

- 23 **2. That granting the Variance is necessary for the preservation and enjoyment**
24 **of a substantial property right possessed by other property in the same**
25 **vicinity and zoning district and unavailable to the property for which the**
26 **Variance is sought.**

27 **Finding:** The physical characteristics of surrounding properties provides the
28 opportunity to construct a fence along the front setback area because the site has

1 street frontage on one side of the lot as opposed to two sides. The construction of
2 a fence within the subject site would not be able to satisfy the fence regulations
3 due to the unique shape of the lot, its location, and the existing non-conforming
4 building that encroaches into the setback area. As a result, the property right
5 possessed by other property to build a fence is unavailable to the subject
6 property.

- 7 **3. That granting the Variance will not be detrimental to the public health,**
8 **safety, or welfare, or injurious to the property or improvements in the**
9 **vicinity and zoning district in which the property is located.**

10 **Finding:** The granting of a Variance will allow the deviation of the minimum
11 development standards for the construction of a fence. As a result, the
12 construction of a new fence within the subject site will provide for security and
13 deter illegal dumping activities. The construction of a new fence will enhance the
14 safety and public welfare within the immediate site.

- 15 **4. That granting the Variance does not constitute a special privilege**
16 **inconsistent with the limitations upon other property in the vicinity and**
17 **zoning district in which the property is located.**

18 **Finding:** The granting of a Variance will not constitute a special privilege
19 inconsistent with the limitations upon other property because the current Code
20 allows for the construction of a fence on surrounding properties.

- 21 **5. That granting the Variance does not allow a use or activity which is not**
22 **otherwise expressly authorized by the regulations governing the subject**
23 **parcel.**

24 **Finding:** The granting of a Variance will allow the deviation of minimum
25 development standards required for the construction of a new fence. The granting
26 of the Variance will not allow a use or activity which is not otherwise expressly
27 authorized by the regulations governing the subject parcel.

1 **6. That granting the Variance will not be inconsistent with the General Plan.**

2 **Finding:** The granting of the Variance will not be inconsistent with the General
3 Plan. A deviation from the minimum development standards in order to construct
4 a new fence is consistent with Goal 3.0 and Policy 3.2 of the General Plan. The
5 project is consistent with Goal 3.0 because it will provide for the revitalization of
6 deteriorating land uses and properties. Specifically, the project is consistent with
7 Policy 3.2 because it will promote vigorous enforcement of City codes, including
8 building, zoning, and health and safety, to promote property maintenance.

9 **SECTION 3:** The Planning Commission hereby approves Resolution No. 2017-06
10 VAR, subject to the execution and fulfillment of the following conditions:

11 **Planning Division**

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

- 1 5. That the use be conducted, and the property be maintained, in a clean, neat,
2 quiet, and orderly manner at all times and comply with the property maintenance
3 standards as set forth in Title 8, Chapter 9, and Section 9-3.103.18 of the
4 Huntington Park Municipal Code.
- 5 6. That the Variance shall be subject to review for compliance with conditions of the
6 issuance at such intervals as the City Planning Commission shall deem
7 appropriate.
- 8 7. That any violation of the conditions of this entitlement may result in the revocation
9 of the entitlement.
- 10 8. That the applicant be required to apply for a new entitlement if any alteration,
11 modification, or expansion is made to the approved fence design.
- 12 9. That this entitlement expire in the event it is not exercised within one (1) year from
13 the date of approval, unless an extension has been granted by the Planning
14 Commission.
- 15 10. That any existing and/or future graffiti as defined by Huntington Park Municipal
16 Code Section 5-27.02(d) shall be diligently removed within a reasonable time
17 period.
- 18 11. No outdoor storage shall be permitted.
- 19 12. That the Variance may be subject to additional conditions after its original
20 issuance. Such conditions shall be imposed by the City Planning Commission as
21 deemed appropriate to address problems of land use compatibility, operations,
22 aesthetics, security, noise, safety, crime control, or to promote the general welfare
23 of the City.
- 24 13. That the Director of Community Development is authorized to make minor
25 modifications to the approved preliminary plans or any of the conditions if such
26 modifications shall achieve substantially the same results, as would strict
27 compliance with said plans and conditions.
- 28 14. That the applicant and property owner agree in writing to the above conditions.

Building & Safety

15. All requirements, as deemed necessary by Building & Safety shall be complied.

Code Enforcement

16. That the applicant shall address all items noted in the Notice of Violation issued on September 21, 2017 prior to the issuance of any permits for the construction of the fence.
17. That all outdoor appurtenances and equipment shall be removed or maintained inside the buildings within the site at all times.



VICINITY MAP

EXHIBIT B

CASE NO. 2017-06 VAR

ASSESSOR'S PARCEL MAP

EXHIBIT C

CASE NO. 2017-06 VAR

2011

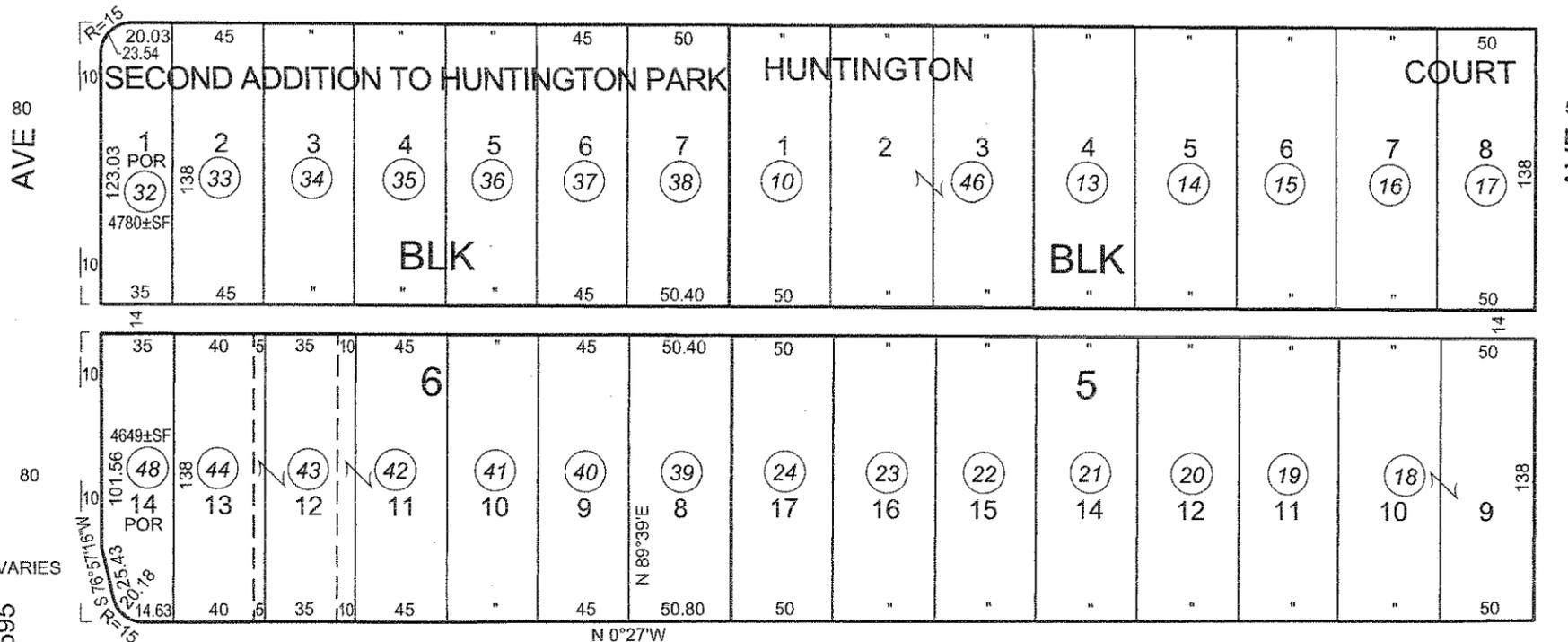


MAPPING AND GIS SERVICES SCALE 1" = 80'

PG 19

8 COTTAGE

ST 8

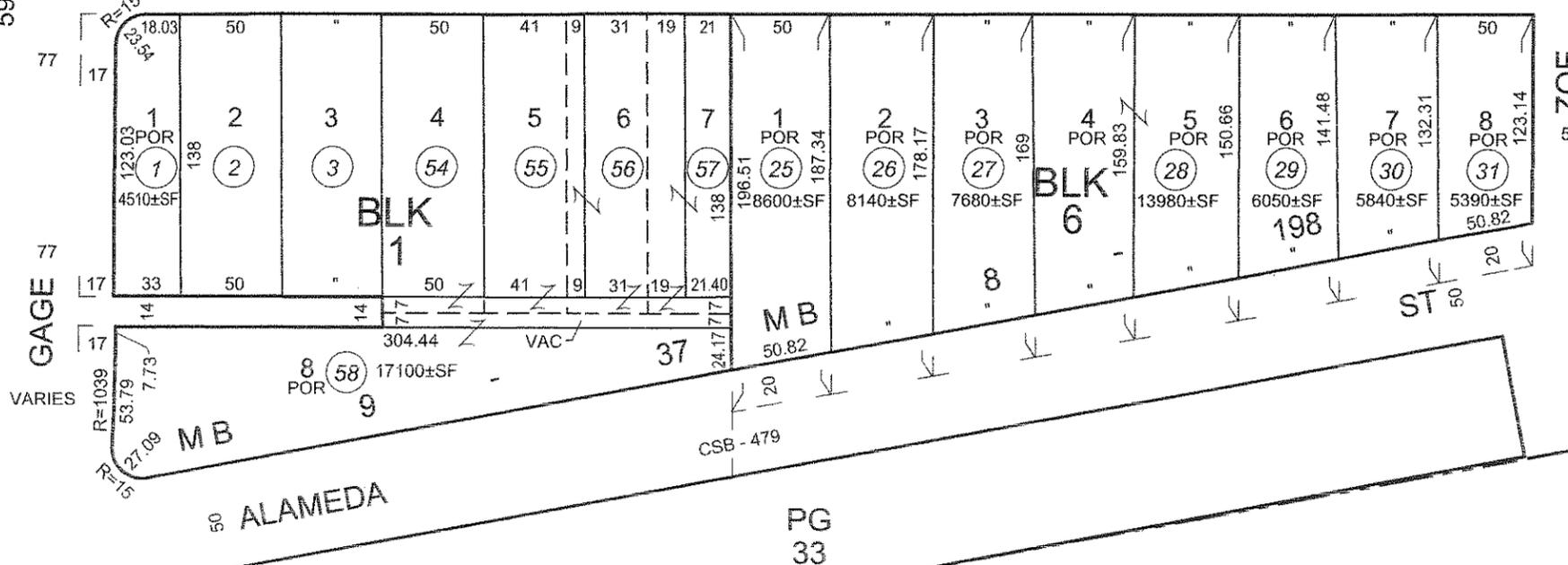


PG 17

PG 27

60 REGENT

ST 8

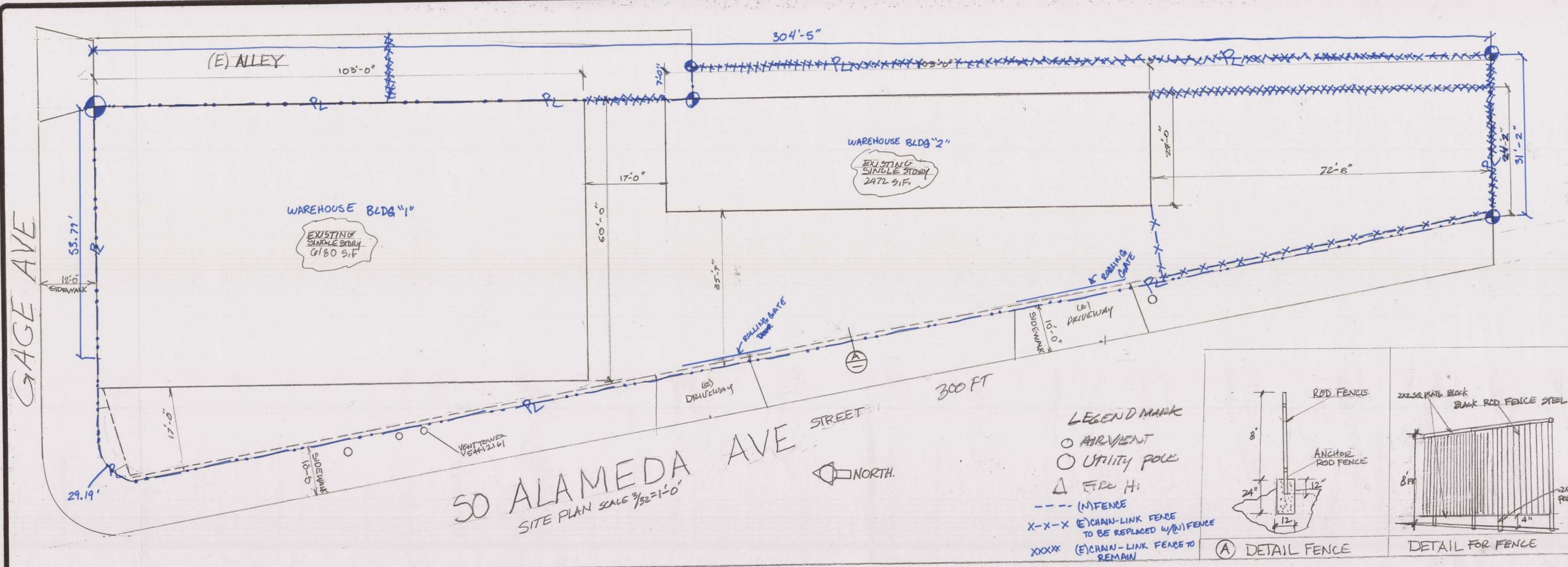


PG 33

SITE PLAN & ELEVATION

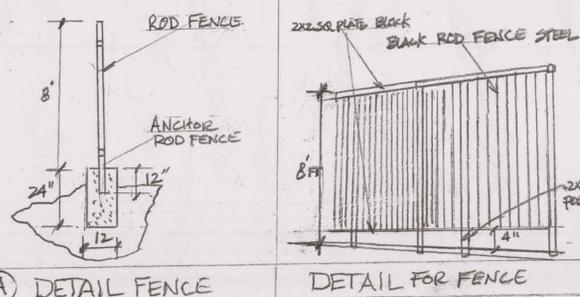
EXHIBIT D

CASE NO. 2017-06 VAR



50 ALAMEDA
 SITE PLAN SCALE 3/32"=1'-0"

- LEGEND MARK
- AIR/VENT
 - UTILITY POLE
 - △ FIRE HI.
 - (M) FENCE
 - X-X-X (E) CHAIN-LINK FENCE TO BE REPLACED W/ (M) FENCE
 - XXXX (E) CHAIN-LINK FENCE TO REMAIN



PROPERTY DATA

ADDRESS: 6420 ALAMEDA ST.
 APN: 6321-018-058
 LOT SIZE: 17,100 ± SQ. FT.
 BUILDING AREA:

- (E) WAREHOUSE BLDG "1" - 6,180 SQ. FT.
- (E) WAREHOUSE BLDG "2" - 2,472 SQ. FT.
- TOTAL (E) BLDG AREA - 8,652 SQ. FT.

SCOPE OF WORK

- CONSTRUCTION OF A NEW WROUGHT IRON FENCE
 300 FEET IN LENGTH + FEET IN HEIGHT.

REVISIONS	BY

DESIGNER INFOR
 MR. T. JAMES
 1438 WEST STREET
 LOS ANGELES, CA 90047
 PHONE 213-944-1687

CUSTOMER INFOR
 NAME: Mike Property Area
 ADDRESS: 6420 So ALAMEDA AVE
 CITY: HUNTINGTON PARK CA.
 PHONE

DRAWN T. James
CHECKED City of Hunder
DATE 6-22-14
SCALE 3/32"=1'-0"
JOB NO. 6420
SHEET

**APPLICATION AND ENVIORNMENTAL
ASSESSMENT CHECKLIST**

EXHIBIT E

CASE NO. 2017-06 VAR

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

1. That there are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this Code denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;
2. That granting the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district and unavailable to the property for which the Variance is sought;
3. That granting the Variance will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located;
4. That granting the Variance does not constitute a special privilege inconsistent with the limitations upon other property in the vicinity and zoning district in which the property is located;
5. That granting the Variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel; and
6. That granting the Variance will not be inconsistent with the General Plan.

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

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

N/A

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

YES

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

NONE

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

NONE

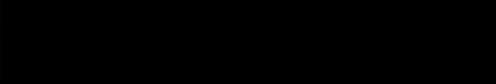
CERTIFICATE AND AFFIDAVIT OF APPLICANT: I/We certify that all statements made on this application are true and complete to the best of my knowledge. I/We understand that any false statements may result in denial of the requested permit or revocation of any issued permit. I/We further certify that I am,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


Applicant Signature (Required)

Date 8-17-17

Tyrone James
Print Name

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


Property Owner Signature (Required)

Date 8-30-17

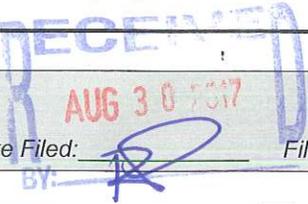
Kamran HEKMAT
Print Name



CITY OF HUNTINGTON PARK

Community Development Dept. • Planning Division
6550 Miles Avenue, Huntington Park, CA 90255
Tel. (323) 584-6210 • planning@hpca.gov

**ENVIRONMENTAL
INFORMATION FORM**



FOR OFFICE USE ONLY

Date Filed: BY: [Signature] File No.: 2017-06 VAK Fee/Receipt No.: _____ Initials: RP

- Applicant:** Owner Lease Purchaser Representative
Name: FARZIN HEKMAT
Address: 6420 South ALAMEDA HUNTINGTON Park, Ca 90255
Telephone: _____ Email: _____
- Contact Person concerning this project:**
Name: FARZIN HEKMAT
Address: 6420 S. ALAMEDA
Telephone: [Redacted] Email: _____
- Address of project:** 6420 South ALAMEDA HUNTINGTON Park 90255
- Assessor's Parcel Number (APN):** _____
- Indicate type of permit application(s)** (i.e. Conditional Use Permit, Development Permit, Variance, etc.) **for the project to which this form pertains:**
REPLACEMENT
- List any other permits and/or other public agency approvals required for this project, including those required by City, County, State and/or Federal agencies:**

- Existing Zone:** _____
- Proposed use of site:** _____
- Site size** (lot dimensions and square footage): 17,000
- Project size:**
Square feet to be added/constructed to structure(s): N/A
Total square footage of structure(s): _____

11. Number of floors of construction:

Existing: N/A

Proposed: _____

12. Parking:

Amount required: N/A

Amount provided: _____

13. Anticipated time scheduling of project:

N/A

14. Proposed phasing of development:

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

A) Potentially Significant Impact

B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

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

D
D
D

AIR QUALITY

20. Would the proposed project:

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

D
D
D

BIOLOGICAL RESOURCES

21. Would the proposed project:

- a. Require removal of any existing trees or landscaping?

D

CULTURAL RESOURCES

22. Would the proposed project:

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

D
D

GEOLOGY AND SOILS

23. Would the proposed project:

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

D
D
D

HAZARDS

24. Would the proposed project:

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

D
D
D
D

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

- a. Change water drainage patterns?
- b. Change the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capabilities?
- c. Impact groundwater quality?
- d. Substantially reduce the amount of groundwater otherwise available for public water supplies?

D
D
D
D

LAND USE AND PLANNING

26. Would the proposed project:

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

D
D
D

MINERAL AND ENERGY RESOURCES

27. Would the proposed project:

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

D
D
D

NOISE

28. Would the proposed project result in:

- a. Increase to existing noise levels?
- b. Exposure of people to severe noise levels?

D
D

POPULATION AND HOUSING

29. Would the proposed project:

- a. Induce substantial growth in an area either directly or indirectly (i.e. through population growth or infrastructure use)?
- b. Displace existing housing, especially affordable housing?

D
D

PUBLIC SERVICES

30. Would the proposal result in a need for new or altered government services for any of the following public services:

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

D
D
D
C
D

RECREATION

31. Would the proposed project:

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

D
D

TRANSPORTATION AND TRAFFIC

32. Would the proposed project result in:

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

D
D
D
D
D

UTILITIES AND SERVICE SYSTEMS

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

- a. Power or natural gas?
- b. Communications systems?
- c. Local or regional water treatment or distribution facilities?
- d. Sewer or septic tanks?
- e. Storm water drainage?

D
D
D
D
D

UTILITIES AND SERVICE SYSTEMS (CONTINUED)

f. Solid waste disposal? _____

g. Local or regional water supplies? _____

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

NONE

REPLACE FENCE

35. Describe the intensity of land use (i.e. single-family, apartment dwellings, shopping center, etc.), and specifications of development (i.e. height, primary frontage, secondary frontage, setbacks, rear yard, etc.).

N/A

CERTIFICATION: I hereby certify that the statements furnished above and in the attached plans present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.


Applicant (Signature)

8/17/17
Date