



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Special Meeting
Wednesday, December 13, 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.

1. Approval of Planning Commission Meeting Minutes:

1-1. Regular Meeting of November 15, 2017

REGULAR AGENGDA

1. **(Continued from November 15, 2017) DETERMINATION OF SIMILARITY - A** request to determine if a restaurant filter cleaning service is similar to a meat-processing center or dairy products manufacturing and distributing center, which is conditionally permitted within the Manufacturing Planned Development (MPD) zone.

PUBLIC HEARING

1. **CASE NO. 2017-09 CUP - CONDITIONAL USE PERMIT-** A request for a Conditional Use Permit to establish a steel manufacturing facility located at 2428 E. 56th Street, within the Manufacturing Planned Development (MDP) zone.

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to the regular Meeting on Wednesday, January 17, 2018 at 6:30 p.m.

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



Carlos Luis



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, November 15, 2017 at 6:30 p.m.

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

Commissioner Montes called the meeting to order at 6:30 p.m. PRESENT: Commissioner(s): Luz Gomez and Irving Pacheco, (VACANCY). ABSENT: Vice Chair Carvajal

STAFF PRESENT: Senior Planner Carlos Luis; Associate Planner Juan Arauz; Permit Technician Debra Martinez; Attorney Teresa Chen and Recording Secretary/City Clerk Donna Schwartz.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Commissioner Pacheco.

PUBLIC COMMENT- None

CONSENT ITEMS

Motion: Commissioner Pacheco motioned to approve consent items, seconded by Commissioner Gomez. Motion passed 3-0-1, by the following vote:

ROLL CALL:

AYES: Commissioner(s): Gomez, Montes and Pacheco
NOES: Commissioner(s): None
ABSENT: Commissioner(s): Vice Chair Carvajal

1. Approved Planning Commission Meeting Minutes:

1-1. Regular Meeting of September 20, 2017; and

1-2. Regular Meeting of October 18, 2017

REGULAR AGENDA

1. **DETERMINATION OF SIMILARITY** - A request to determine if a restaurant filter cleaning service is similar to a meat-processing center or dairy products manufacturing and distributing center, which is conditionally permitted within the Manufacturing Planned Development (MPD) zone.

Senior Planner Carlos Luis announced the item, noted applicant was not in attendance and introduced Permit Technician Debra Martinez who provided an overview.

Planning Commission directed staff to bring back the item and additional information for consideration.

PUBLIC HEARING

1. **CASE NO. 2017-08 ZOA – ZONE ORDINANCE AMENDMENT** – A request for Planning Commission consideration recommending to the City Council the adoption of a Zoning Ordinance Amendment Bundle relating to various sections of the Huntington Park Municipal Code.

Senior Planner Carlos Luis announced the item and introduced Associate Planner Juan Arauz who provided a PowerPoint presentation.

Commissioner Montes opened the item up for public comment, there being none, closed public comment.

Motion: Commissioner Pacheco motioned to adopt PC Resolution No. 2017-08, Recommending to the City Council the adoption of a Zoning Ordinance Amendment Bundle relating to various sections of the Huntington Park Municipal Code, seconded by Commissioner Gomez. Motion passed 3-0-1, by the following vote:

ROLL CALL:

AYES:	Commissioner(s):	Gomez, Montes and Pacheco
NOES:	Commissioner(s):	None
ABSENT:	Commissioner(s):	Vice Chair Carvajal

STAFF COMMENTS

Senior Planner Carlos Luis asked the Planning Commission to consider calling a special meeting a week before the December 20, 2017, Planning Commission Meeting and wished all a Happy Thanksgiving.

Motion: Commissioner Gomez motioned to move the Regular Planning Commission Meeting of December 20, 2017 to a Special Meeting Wednesday, December 13, 2017, seconded by Commissioner Pacheco. Motion passed 3-0-1, by the following vote:

ROLL CALL:

AYES: Commissioner(s): Gomez, Montes and Pacheco
NOES: Commissioner(s): None
ABSENT: Commissioner(s): Vice Chair Carvajal

PLANNING COMMISSION COMMENTS

Commissioner Pacheco, thanked staff for all their hard work, looking forward to next year and what's coming ahead, thanked his colleagues and wished staff and all a Happy Thanksgiving.

Commissioner Gomez, thanked staff for all their support and wished all a Happy Thanksgiving.

Commissioner Montez, thanked staff for all their hard work and wished all a Happy Thanksgiving.

ADJOURNMENT

A 7:21 p.m. Commissioner Montes adjourned the City of Huntington Park Planning Commission will adjourn to a Special Meeting on Wednesday, December 13, 2017 at 6:30 p.m.

Respectfully submitted,

Donna G. Schwartz
Recording Secretary/City Clerk



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: DECEMBER 13, 2017

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: DEBRA MARTINEZ, PLANNING TECHNICIAN

SUBJECT: DETERMINATION OF SIMILARITY

REQUEST: **To determine if a restaurant filter cleaning service is similar to a meat processing center or dairy products manufacturing and distributing which is conditionally permitted within the Manufacturing Planned Development (MPD) zone.**

APPLICANT: Super Clean Filter Inc.
5334-6 East Washington Blvd.
Commerce, CA 90040

BACKGROUND: On November 15, 2017 the Planning Commission considered the Determination of Similarity, during the meeting the Planning Commission had several questions. As a result the Planning Commission required additional information and continued the item to the December Planning Commission Meeting.

We tried contacting the applicant several times in efforts to obtain more information. The applicant has not returned our phone calls and emails. As a result, no additional information has been provided. Is it still beneficial to consider the proposed use for future reference. The Determination this evening would be applicable to future requests involving filter cleaning businesses.

November 1, 2017, the Planning Division received an inquiry from Jenny Suh requesting approval to establish a "restaurant filter cleaning" service. After reviewing business description, proposed floor plan, equipment detail, and the

PLANNING COMMISSION AGENDA REPORT

Determination of Similarity

December 13, 2017

Page 2 of 3

Huntington Park Municipal Code (HPMC), Planning Staff determined that the proposed use does not have a clear classification under the HPMC. As a result, staff has identified possible classifications which include; food processing, light manufacturing, and warehousing.

DISCUSSION:

Pursuant to Huntington Park Municipal a “restaurant filter cleaning service” is not clearly listed under the HPMC permitted uses within the Manufacturing Planned Development (MPD) Zone. As a result, the Planning Commission can determine if a use is similar to an existing use classified within the permitted use table.

ANALYSIS:

After review of the submitted materials the Planning Division has identified potential issues of concern that the proposed use may create including, proper water filtration, grease containment, duration of grease storage, odors due to stored grease, and length of time grease will be stored on the subject site. According to business owner, hood filters are removed and replaced at restaurant locations. Used hood filters are brought to the proposed location for cleaning. All filter cleaning will be done within an enclosed building where a grease interceptor will be installed underground to properly filter and capture grease. Grease will be stored up to a month and picked up by a third party.

After review of the proposed use, Planning Staff has determined that the proposed use may be deemed similar to dairy products manufacturing and distribution, or meat processing and distribution, which are conditionally permitted. Alternatively, the use may also be classified as light manufacturing and warehousing, which are permitted by right.

RECOMMENDATION:

The Planning Commission has the following options:

1. Determine that the restaurant filter cleaning service is similar to light manufacturing or warehousing use, which are permitted by right under the MPD Zone of HPMC;
2. Determine that restaurant filter cleaning service is similar to dairy products manufacturing and distribution and meat processing and distribution, which require a Conditional Use Permit within the MPD Zone;
3. Continue the item and request additional information.

PLANNING COMMISSION AGENDA REPORT

Determination of Similarity

December 13, 2017

Page 3 of 3

EXHIBITS:

- A. Business Description
- B. Floor Plan
- C. Grease Interceptor Detail
- D. HPMC allowable uses

RECEIVED
NOV 01 2017
BY: _____

Super Clean Filter Inc.
5334-6 E. Washington Blvd.
Commerce, Ca 90040

April 14, 2003

To Whom It May Concern:

The following information is in answer to your request regarding the business operations to be conducted at the above address.

1. Operations conducted in the building are as follows:
 - A. Cleaning of Grease Cut Filters with hot water. *Kitchen Filters*
 - B. Keep inventory of Grease Cut Filters.
 - C. Maintenance Cleaning Service for ~~Restaurants~~ *Pick it grease filter*
2. See attached plot plan. *Bring to CO*
3. Materials to be stored include the following:
 - A. Grease Cut Filters
 - B. Cleaning Equipment
 - C. Janitorial Equipment
4. Materials are stored both in racks, shelves, and free standing. *After Re-schedule day*
Service To Restaurant
also fixed job
Job site Restaurant
MOTOR
5. All trash will be disposed of into commercial containers at the rear of the property. Pick up of containers is at least weekly.

-GREASE GETS PICKED UP ONCE A MONTH

Sincerely,

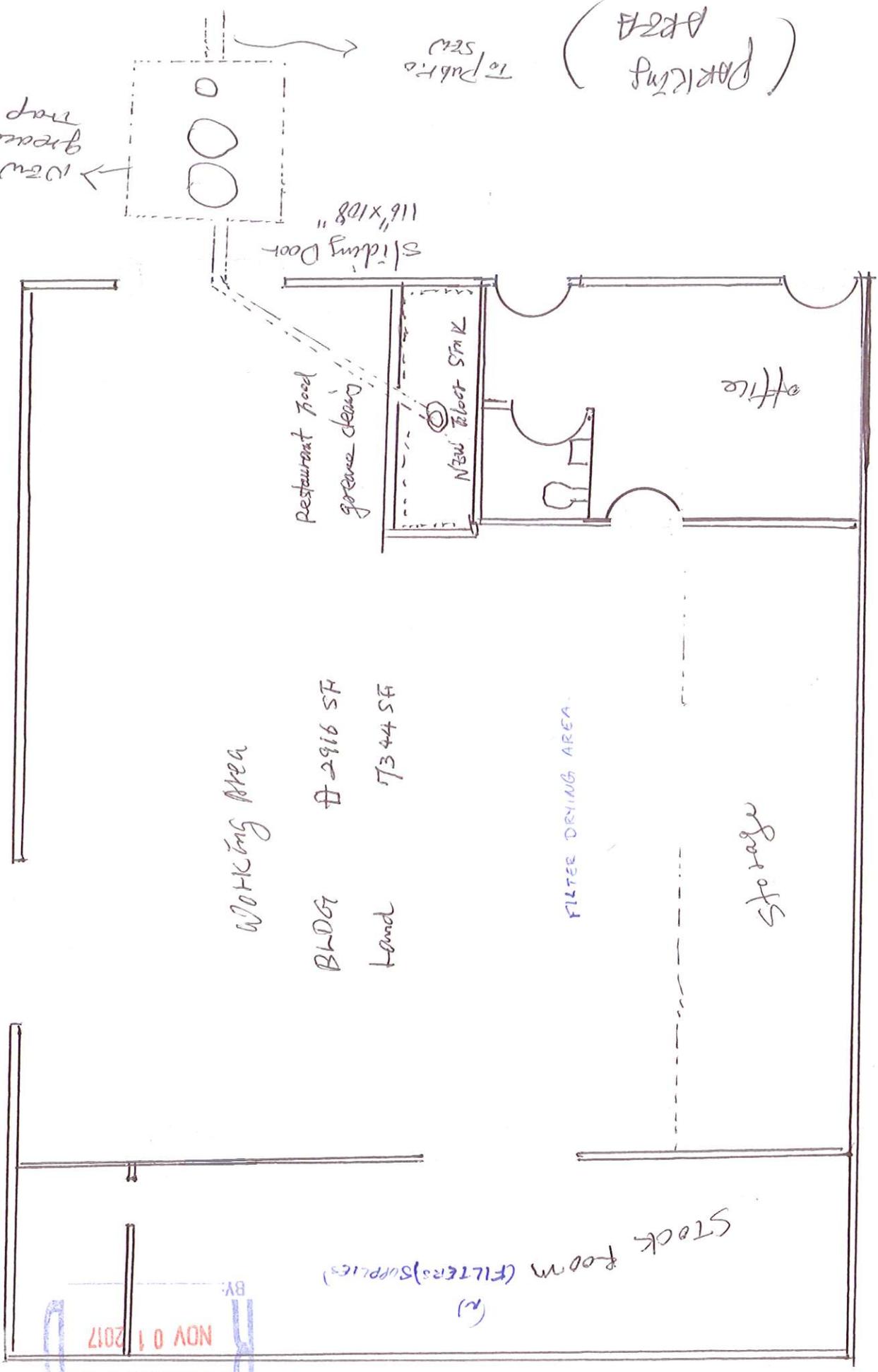
Super Clean Filter Inc.


Jerry Suh
President

()

6153. Maywood Ave
 H.P. Ca. 90255

2
 W A E
 S



RECEIVED
 NOV 01 2017
 BY:

Stock Room (Filters) (Supplies)

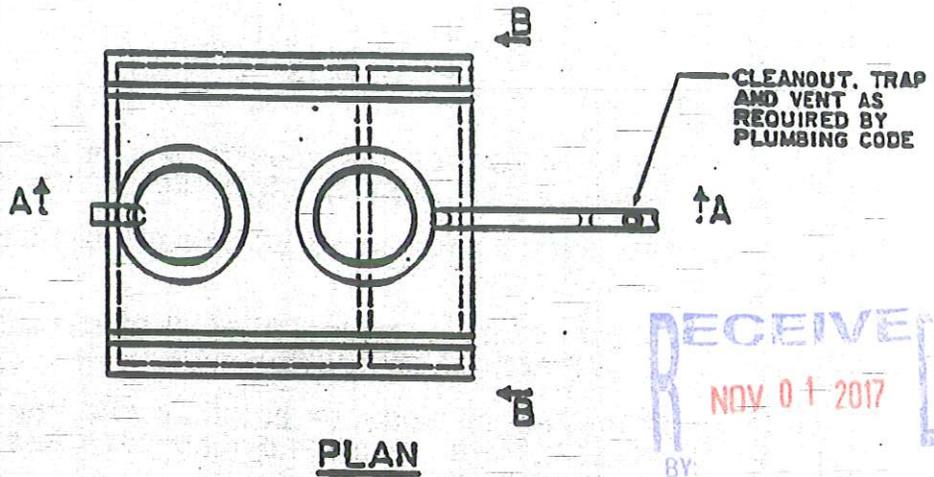
(2)

(N) Floor Plan - Plot

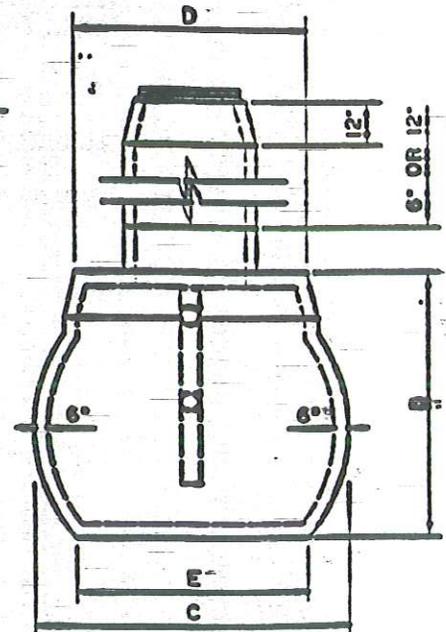
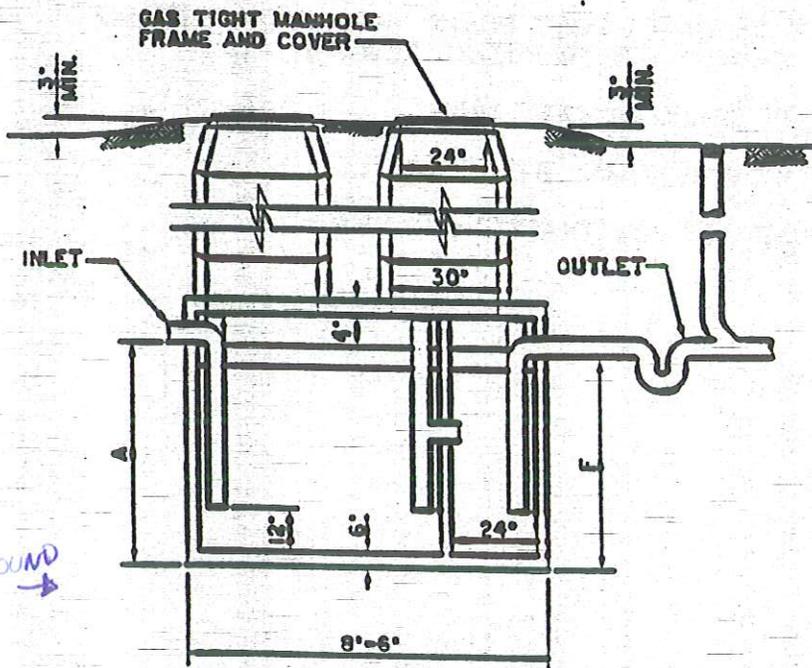
(Parking Area)

To Public

10' on underground
 trap



RECEIVED
NOV 01 2017
BY:



CAPACITY IN GALLONS	DIMENSIONS						EXCAVATION SPECIFICATIONS		
	A	B	C	D	E	F	DEPTH BELOW INLET	LENGTH	WIDTH
750	4'-1"	5'-3"	5'-10"	4'-4"	4'-0"	3'-11"	4'-11"	9'-6"	6'-10"
1000	4'-7"	5'-7"	6'-5"	4'-9"	4'-7"	4'-5"	4'-7"	9'-6"	7'-3"
1200	5'-3"	6'-3"	6'-5"	4'-9"	4'-5"	5'-1"	5'-3"	9'-6"	7'-3"
1500	5'-3"	6'-3"	7'-5"	5'-9"	5'-5"	5'-1"	5'-3"	9'-6"	8'-5"

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

GREASE INTERCEPTOR

STANDARD PLAN

2046-0

APPROVED

Thomas A. Robinson
DIRECTOR OF PUBLIC WORKS

5/31/1992
DATE

SHEET 1 OF 2

RECEIVED
 NOV 01 2017
 BY:

NOTES

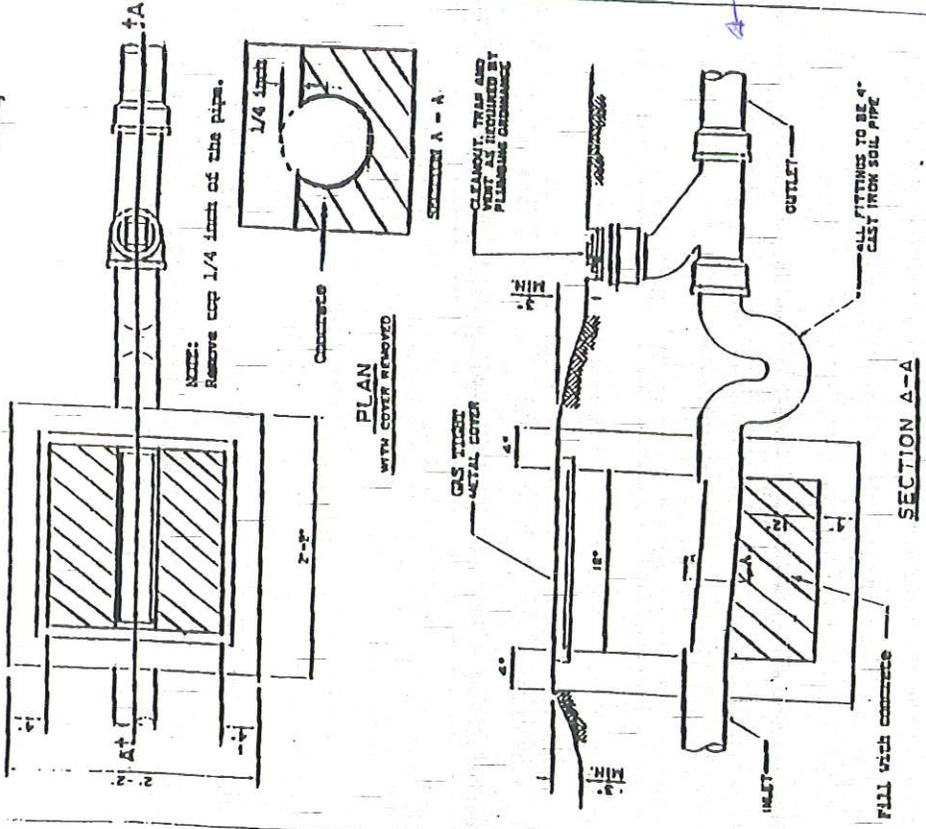
1. THE APPROVAL OF THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS MUST BE OBTAINED BEFORE INSTALLATION.
2. IF INSTALLED OUTSIDE OF A BUILDING, ELEVATE THE SIDEWALLS ABOVE THE SURROUNDING GROUND SURFACE TO EXCLUDE STORM WATER.
3. IF LOCATED INSIDE OF A BUILDING, THE TOP OF SAMPLING BOX MAY BE LEVEL WITH FLOOR PROVIDED THAT WASTE ENTERS THROUGH INLET PIPE ONLY.
4. ALL SURFACE WATER MUST DRAIN AWAY FROM SAMPLING BOX TO EXCLUDE RAINWATER FROM THE PUBLIC SEWER.
5. STRUCTURE NOT FOR TRAFFIC LOADING.
6. THIS FACILITY TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE.

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

STANDARD PL

SHEET 2 OF

MODIFIED FLOW THROUGH SAMPLING BOX



← UNDERGROUND

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

STANDARD PLAN

SHEET 2 OF 2

5/31/1952

9-4.302 Allowed uses.

Any use designated as “Permitted” by the following list shall comply with the provisions of this Code. Any permitted use which will occupy an existing structure (with no structural alteration/enlargement) shall comply with the operational standards contained in this Article as well as Article III (General Regulations). Additionally, any permitted use which will occupy an existing structure that is to be altered, enlarged, or requires construction of a new structure(s) shall require the approval of a Development Permit in compliance with Chapter 2, Article 10.

The following list of Allowed Land Uses, Table IV-8, establishes the primary land uses in the MPD zoning district which are Permitted (P) or subject to a Development Permit (D) or a Conditional Use Permit (C). In accordance with Section 9-1.106, uses that are not listed shall be expressly prohibited, unless the Director determines the use to be similar in nature and class to other uses listed.

For the purpose of this Article, the following definitions shall apply:

“Light industrial/manufacturing” means activities which, by virtue of size, intensity, number of employees or the nature of the operation, would not likely create significant impacts by reason of dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration or other impacts, or hazardous by way of materials, process, product or wastes and only when conducted within an enclosed structure(s) (with only passive outdoor screened storage areas allowed).

“Heavy industrial/manufacturing” means activities which, by virtue of size, intensity, number of employees or the nature of the operation, have the potential to create significant impacts by reason of dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration or other impacts, or hazardous by way of materials, process, product or wastes and when conducted within/outside of an enclosed structure(s) (with active/passive out-door screened storage areas allowed).

**Table IV-8
Allowed Land Uses**

P = Permitted

D = Development Permit

C = Conditional Use Permit

LAND USE ACTIVITY	MPD	NOTES
Manufacturing:		
Light manufacturing and assembly	P	Includes “light industrial/ manufacturing uses” not otherwise listed in this table such as jewelry, toys, clocks, musical instruments, optical goods (non-hazardous items)

LAND USE ACTIVITY	MPD	NOTES
Heavy manufacturing and assembly	C*	Includes "heavy industrial/manufacturing uses" not otherwise listed in this table such as uses involving potentially toxic, hazardous and flammable items
Aluminum, sheet metal, steel, iron	C*	Includes foundries
Appliances and electronics (assembly only)	P	Includes electrical and related parts, appliances, devices, engines, motors, televisions, radios, computers
Appliances and electronics (manufacturing only)	C*	Includes electrical and related parts, appliances, devices, engines, motors, televisions, radios, computers
Clothing, shoes, textiles, leather	P	Includes garments, drapery, bedding, awnings, rope, baskets, linens and similar products
Ceramics and stone	C	Includes pottery, statuary, granite, tile, marble-cutting, edging and finishing
Concrete	C*	Includes blocks, brick, gravel, rock, cement products
Cosmetics and pharmaceutical	C	
Furniture (manufacturing only)	C*	Includes home furnishing, cabinetry and furniture restoration
Glass	P	Includes cutting, blowing, beveling, edging and silvering
Ink and paint	C	Includes polish, putty, enamel lacquer, polyurethane, ethylene glycol
Instruments	P	Includes electronic, musical, medical and dental tools, precision, measuring and scientific equipment
Machinery	C*	

LAND USE ACTIVITY	MPD	NOTES
Pallet manufacturing and storage	C*	No outdoor storage or stacking of pallets or associated materials
Petroleum	C*	Includes petroleum based cleaning products, tar, asphalt. Oil refining not allowed

Plastic	C*	Includes fiberglass, cellophane and cellulose
Rubber processing	P*	Raw rubber melting not allowed
Signs	P	Includes neon signs
Food and Beverage Processing:		
Bakery (manufacturing and distributing)	P	
Brewery	C	
Candy, confectioneries, ice cream manufacturing and distributing	P	
Dairy products manufacturing and distribution	C	
Fruit and vegetable juices and soft drink manufacturing and distributing	P	
Fruit and vegetable cleaning, canning, packing, processing and distributing	P	
Meat processing and distributing	C*	Includes meat, poultry and seafood. Slaughtering not allowed
All other food processing and distributing	P	
Sales, Services and Repairs:		

Appliance and electronic repairs and service	P	Includes jewelry, clocks and other household goods repairs
Animal/pet sales	P	Includes grooming, feed and supplies
Animal hospitals	C	Includes veterinary clinics
Animal kennels	C*	For domestic animals only
Auction sales	C*	
Carpet and rug cleaning	P*	
Catering services	C	Includes commercial kitchens and commissaries
Convenience stores	D	Alcohol sales require a Conditional Use Permit in compliance with Table IV-7
Dyeing	C*	
Laundry and dry cleaning plants	P*	Includes linen, towels, uniforms cleaning

Linen and towel supply	P*	Includes wholesale and mobile service
Machine shops	P*	Includes tool repairs
Multiple tenant merchandise marts	C*	Includes indoor or outdoor swap meets
Packaging and parcel service	P*	Includes delivery service
Pest control operators and service	P*	Includes fumigation services
Pool maintenance services	C*	Includes on-site storage of tanks containing pool chemicals
Printing and publishing	P	Includes photographic and reproduction activities; book binding, engraving, and lithographing
Refrigeration repairs and services	P	
Restaurants and cafés (less than 4,000 square feet)	P	Drive-thrus not allowed. Alcohol sales require a Conditional Use

		Permit in compliance with Table IV-7
Restaurants and cafés (greater than 4,000 square feet)	D	Drive-thrus not allowed. Alcohol sales require a Conditional Use Permit in compliance with Table IV-7
Retail sales and service	P	Only as incidental activity to a principally permitted use. Subject to the regulations set forth in HPMC Section 9-4.303(A)
Upholstery shops	P	
Wholesale outlets and businesses	P	
Vehicle-Related:		
Sale or rental of automobiles, boats, motorcycles, recreation vehicles, trucks, trailers and other mechanical equipment or any combination thereof and repairs when the repairs are incidental to the sales and/or rentals	C	
Sale of new and used vehicle parts and other mechanical parts	P	
Car wash, self serve or full service including detailing	C	
Parking lots and parking structures	D*	
Vehicle audio and alarm sales and installation	P	Installations must be conducted within an enclosed structure
Vehicle muffler, radiator and other similar repairs	C	

Vehicle painting and body repair	C	
Vehicle service stations	C	Includes fuel stations and repair centers
Vehicle testing and diagnostics only	P	
Vehicle tow/impound yards	C*	
Vehicle upholstery	C	
Vehicle wheel and tire sales and installation	C	
Warehouse, Storage and Distribution:		
Cold storage facilities	C*	
Freight/truck terminals	C*	
Self-storage, mini-storage	C*	Includes recreational vehicle storage. Subject to the regulations set forth in HPMC Section 9-4.303(D)
Storage yards	C*	Includes building materials, contractor's storage yards, fleet storage, lumber yards, machinery rental, trucking yards, transit storage, road equipment, and portable restrooms
Warehousing	P*	General warehousing. Flammable, chemical, or other hazardous material storage requires Fire Department approval
Other Uses:		
Ambulance station	C*	
Adult businesses	C	Only permitted in the Special Use Overlay Zone and subject to the regulations set forth in HPMC Sections 5-20 and 9-4.303(C)
Audio and video recording studios	P	
Bus/commuter/rail facilities	D*	

Communication equipment buildings	P	
Day care facilities	C*	
Emergency shelters (up to 30 beds)	P*	Subject to the regulations set forth in HPMC Section 9-3.2002
Emergency shelters (more than 30 beds)	C*	Subject to the regulations set forth in HPMC Section 9-3.2002
Gymnasiums and health clubs	P	
Hospitals	C	Includes industrial medical facilities
Industrial business parks	D	Subject to the regulations set forth in HPMC Section 9-4.303(E)
Laboratories	P	Includes medical, research and product testing
Medical marijuana businesses (dispensaries and/or cultivation)	P	Subject to the regulations set forth in Article 19 of Title 4, Chapter 7; Article 24 of Title 3, Chapter 1 and Article 23 of Title 9, Chapter 3 of the HPMC
Medical offices	C	Includes offices for medical doctors, dentists, and optometrists
Membership organization facilities	P	Includes facilities for business associations; professional membership organizations; political organizations, labor unions and similar organizations
Mortuaries	C*	
Office, business and professional	P	Only in conjunction with the primary industrial use
Plant nurseries	P*	
Public utility facilities	P*	
Recycling facilities (reverse vending machines)	D*	Up to 5 reverse vending machines. Subject to the regulations set forth in HPMC Section 9-3.1002(2)(A)
Recycling facilities (small collection)	D*	Subject to the regulations set forth in HPMC Section 9-3.1002(2)(B)
Recycling facilities (large collection)	C*	Subject to the regulations set forth in HPMC Section 9-3.1002(2)(C)

Recycling facilities (light processing)	C*	Subject to the regulations set forth in HPMC Section 9-3.1002(2)(D)
Recycling facilities (heavy processing)	C*	Subject to the regulations set forth in HPMC Section 9-3.1002(2)(D)
Sports and recreational facilities	C	
Trade, technical and vocational schools	C*	
Wireless communications facilities	C	Includes sites, antennas and monopoles. Subject to the regulations set forth in HPMC Section 9-3.103(2)(D)

* Land use activity not allowed on properties fronting the westerly side of Alameda Street between Slauson Avenue and Gage Avenue.

(§ 1, Ord. 898-NS, eff. July 18, 2012, as amended by § 1, Ord. 942-NS, eff. November 6, 2015, § 4, Ord. 2016-945, eff. April 15, 2016, and § 1, Ord. 2016-947, eff. May 5, 2016)



CITY OF HUNTINGTON PARK

SPECIAL PLANNING COMMISSION AGENDA REPORT

DATE: DECEMBER 13, 2017

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: JUAN ARAUZ, ASSOCIATE PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2017-09 CUP
(CONDITIONAL USE PERMIT)**

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT TO ESTABLISH A STEEL MANUFACTURING FACILITY LOCATED AT 2428 E. 56TH STREET, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.

APPLICANT: Optimum Seismic Inc.
5508 S. Santa Fe Avenue
Vernon, CA 90058

PROPERTY OWNER: Optimum Seismic Inc.
5508 S. Santa Fe Avenue
Vernon, CA 90058

PROJECT LOCATION: 2428 E. 56th Street

**ASSESSOR'S
PARCEL NUMBER:** 6309-006-021

PRESENT USE: Industrial/Manufacturing

PROJECT SIZE: 6,222 sq. ft.

BUILDING SIZE: 6,222 sq. ft.

SITE SIZE: 13,000 sq. ft.

GENERAL PLAN: Manufacturing Planned Development (MPD)

ZONE: MPD

**SURROUNDING
LAND USES:** North: Manufacturing/Industrial
West: Manufacturing/Industrial
South: Manufacturing/Industrial
East: Manufacturing/Industrial

**MUNICIPAL CODE
REQUIREMENTS FOR A
CONDITIONAL USE PERMIT:** Pursuant to the Huntington Park Municipal Code (HPMC) Section 9-4.302 (Allowed Uses), a steel manufacturing facility is permitted in the MPD Zone provided a Conditional Use (CUP) has been granted by the Planning Commission.

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

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

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

**ENVIRONMENTAL
REVIEW:**

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

BACKGROUND:

Mr. Ali Sahabi (Applicant), owner of Optimum Seismic Inc., is requesting a Conditional Use Permit to establish a steel manufacturing facility located at 2428 E. 56th Street, in the MPD Zone.

Site Description

The subject site, Assessor Parcel Number 6309-006-021, is located on the south side of 56th Street, between Santa Fe Avenue and Malabar Street. It is bordered by manufacturing and industrial uses to the north, south, east, and west. The subject site has a lot size of 13,000 square feet and is developed with a 6,222 square foot single tenant space building.

The subject site is also developed with a parking lot adjacent to the building on the east side. The site is accessible via two driveways; one leading into the parking lot and the other leads into the building through a roll-up door. Presently, the parking lot is not striped and is underutilized.

Project Description

The Applicant is proposing a change in use from a furniture manufacturing and warehousing facility to a steel manufacturing facility. Physical improvements include a façade remodel, re-painting the existing building, new landscape along the front of the building, new fence and gate, upgraded electrical panel, new interior and exterior lighting, and a new forty-eight (48'-0") square foot trash enclosure.

The existing parking area will be slurry sealed and striped to accommodate eight parking spaces, and two loading spaces are proposed inside the building. New lighting fixtures attached to the building will provide lighting to the parking lot. A new decorative perforated metal fence is also proposed along the north boundary of the subject site.

For landscaping, the Applicant proposes to replace and maintain all existing planter areas on the north side of the building.

Business Operations

Per the Applicant's business proposal, work will consist solely of light steel fabrication used to seismically retrofit unreinforced masonry, multi-family, tilt-up, non-ductile concrete, and steel moment frame buildings. Work at the subject site will be limited to the cutting, light welding, forming and assembly of steel construction frames used to seismically retrofit buildings.

The Applicant's proposed steel manufacturing facility will staff five to eight employees, working up to seven days a week from 6:00am to 8:00pm. Equipment used at this location will consist of a forklift, saws, jig fixtures, steel tables, metal gas welder, and a piranha machine used to cut and bend steel. Deliveries to and from the site will be made on three flatbed trucks, models Ford F550 and Ford F450. The Applicant proposes three to five pick-ups and deliveries per day.

Floor Plan

The existing building floor plan is primarily an open space with a 225 square foot office and two restrooms. The Applicant proposes to install equipment associated with the proposed use consisting of tables, a gas welder, and a steel bending and cutting machine.

Floor Area Ratio

The allowable floor area ratio (FAR) within the MPD zone is 2:1, which allows 2 square feet of gross floor area per 1 square foot of lot area. The Applicant is not proposing any

addition to the existing building. Therefore the existing one-story building is in compliance with FAR requirements of the HPMC.

ALLOWABLE FLOOR AREA RATIO (2:1)		
Lot Size	Allowable Floor Area Ratio	Floor Area Ratio
13,000 sf	2:1 Ratio = 26,000 sf	6,222 building sf / 26,000 sf = .24 ≤ 2 = OK

ANALYSIS:

Business Operations

Per the Applicant’s business proposal, Optimum Seismic Inc. is Southern California’s leading seismic retrofit company. Since 1984, Optimum Seismic Inc. has performed retrofits on more than 1,900 structures of all types, including unreinforced masonry, soft-story multifamily, tilt-up, non-ductile concrete, and steel moment frame buildings.

The Applicant proposes the following operational uses at the subject site: delivery of pre-manufactured steel beams, cutting of steel beams, light welding of beams to create moment frames, and delivery of steel frames from the facility to construction sites throughout Los Angeles County. The Applicant anticipates working on approximately fifteen (15) to thirty (30) projects per month that may require one to four steel frames each.

Floor Plan

The Applicant proposes to have three to five deliveries of steel frames delivered to the site, where they will be cut, bent, and welded to meet their customers’ needs. The existing office space will be used for storage of office equipment.

Parking

Per the HPMC Section 9-3.804, the off-street parking requirement for warehouse uses is one space for every 800 square feet for the first 10,000 square feet and one space for every 1,000 square feet after 10,000 square feet. The off-street parking requirement for manufacturing uses is one

space for every 800 square feet. Therefore, with a building size of 6,222 square feet, the Applicant's proposal requires a total of eight off-street parking spaces plus two loading spaces. An analysis of the subject site's parking calculation is shown below.

OFF-STREET PARKING CALCULATION		
USE/RATIO	CALCULATION	SPACES REQ.
Manufacturing	6,222 sf / 800 sf	7.8 = 8
Loading Spaces	5,001 sf to 25,000 sf = 2 Spaces	2
Total Required: 8 Standard Parking + 2 Loading = 10		
Parking Provided: 8 Standard + 2 Loading = 10		

Conditions of Approval

If the Applicant's project is approved, Planning Division Staff recommends the following conditions of approval (among others listed in the attached resolution) in order to comply with all applicable property development standards.

Trash/Recyclable Materials Storage

Presently, the subject site does not have an enclosed area for trash and recyclable materials. Planning Division Staff has recommended that the Applicant construct a trash enclosure with a gate and overhead trellis in compliance with HPMC Section 9-3.103(24). Therefore, the Applicant is proposing a new 48 square foot trash enclosure located at the south end of the parking lot to comply with the City's trash and recyclable storage requirement.

Comments from other Departments/Agencies

The Planning Division received comments and recommended conditions of approval from the Huntington Park Building and Safety Division. Comments and recommended conditions of approval have been incorporated to Resolution 2017-09 (attached) as Conditions of Approval.

Conditional Use Permit Findings

In granting a Conditional Use Permit to establish a steel manufacturing facility, the Planning Commission must make findings in connection with the Conditional Use Permit, as set forth in the 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 steel manufacturing facility is conditionally permitted within the subject zoning district. The subject zoning district, MPD, is intended to provide for industrial, manufacturing, and warehousing oriented business activities that serve a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses.

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

Finding: The Applicant's proposal is consistent with the General Plan and is conditionally permitted within the MPD zoning district. The land uses for the General Plan and Zoning Map have the same MPD designation and thus consistent. Additionally, the proposed development also fulfills the Goal 1 General Plan's Land Use Element, which includes providing a mix of land uses which meets the diverse needs of the City. This proposed use will create jobs and provide a service to the community, thereby fulfilling Goal 1 of the General Plan.

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

Finding: The proposed steel manufacturing facility is Categorically Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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

Finding: The design, location, size, and operating characteristics of the proposed steel manufacturing facility are compatible with the existing and future land uses as the subject site is zoned MPD. The MPD zone, and the general vicinity, is host to other manufacturing and industrial uses and there are no plans to change the land use designation within the area. The subject site was intended to support uses such as the proposed steel manufacturing facility. The properties within the vicinity are developed with similar buildings that support similar manufacturing and industrial uses. Any permitted residential or commercial properties located in the nearby vicinity are existing legal nonconforming since those uses are not presently permitted in the MPD Zone. As conditioned, it is not expected that the Applicant's proposal will be detrimental to the public health, safety, or welfare of the City.

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

Finding: The subject site has a total building size of 6,222 square feet and a lot size of 13,000 square feet. The subject site has a parking lot with code compliant off-street parking spaces and two driveways provide access to the site. Additionally, the proposed tenant improvements will improve the existing condition of the subject site and bring the property into compliance with all applicable HPMC regulations.

- 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 is provided through 56th Street. The proposed request to establish a steel manufacturing facility will not significantly intensify public access, water, sanitation, and public utilities and services. Additionally, 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.

Conclusion

Based on the above analysis, staff has determined that all of the required findings for approval of a Conditional Use Permit can be made. Therefore, Planning staff recommends approval of the Applicant's request to establish a steel manufacturing facility, subject to conditions, at 2428 E. 56th Street.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division staff that the Planning Commission adopt the Categorical Exemption, make the required findings and requirements set forth in the Huntington Park Municipal Code, and **adopt PC Resolution No. 2017-09 CUP**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING

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

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

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 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.
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 Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
6. That the business be operated in compliance with the City of Huntington Park Noise Ordinance.
7. That all graffiti be removed from all exterior walls and/or surfaces prior to the commencement of alcohol sales.
8. 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.
9. That the Applicant shall obtain a City of Huntington Park Business License prior to commencing business operations.
10. 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.
11. That all existing and/or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to the commencement of alcohol sales.

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12. That any proposed on-site utilities, including electrical and telephone, be installed underground and be completely concealed from public view as required by the Planning Division prior to the commencement of alcohol sales.
13. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicant shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
14. 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.
15. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
16. 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.
17. That the Applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the facility.
18. 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.
19. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
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, this Conditional Use Permit shall be reviewed.
21. That the Applicant shall comply with all applicable property development standards including, but not limited to, outdoor storage, fumes and vapors, property maintenance, and noise.
22. That the Applicant shall construct a trash enclosure, architecturally integrated with the building, with a gate and overhead trellis in compliance with HPMC Section 9-3.103(24).
23. That no outdoor storage of materials or equipment is allowed, per HPMC Section 9-3.103(16).

24. That all on-site work be limited to the inside of the building. No work is to be performed in the parking lot or street.
25. That all new exterior lighting be shielded and screened so as not to produce light beyond property boundaries.
26. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
27. That the Applicant agree in writing to all conditions.

BUILDING AND SAFETY

28. 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.
29. 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.
30. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
31. Art fee shall be paid to the City prior to issuance of the building Permit
32. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.
33. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
34. Additions, alterations, repairs and changes of use or occupancy in all buildings and structures shall comply with the provisions for new buildings and structures except as otherwise provided in California Existing Building Code in effect.
35. Where existing elements and spaces are altered, each altered element or space shall comply with the applicable requirements of Division 2, including Section 11B-202.4.
36. Factory industrial uses that involve the fabrication and assembly of metal products shall be classified as F-2 occupancies.
37. One-story, none-sprinklered, F-2 occupancy building where its design occupant load exceeds 49, or common path of egress travel distance exceeds 75 feet shall require two

exits per Table 1006.2.1 of the California Building Code.

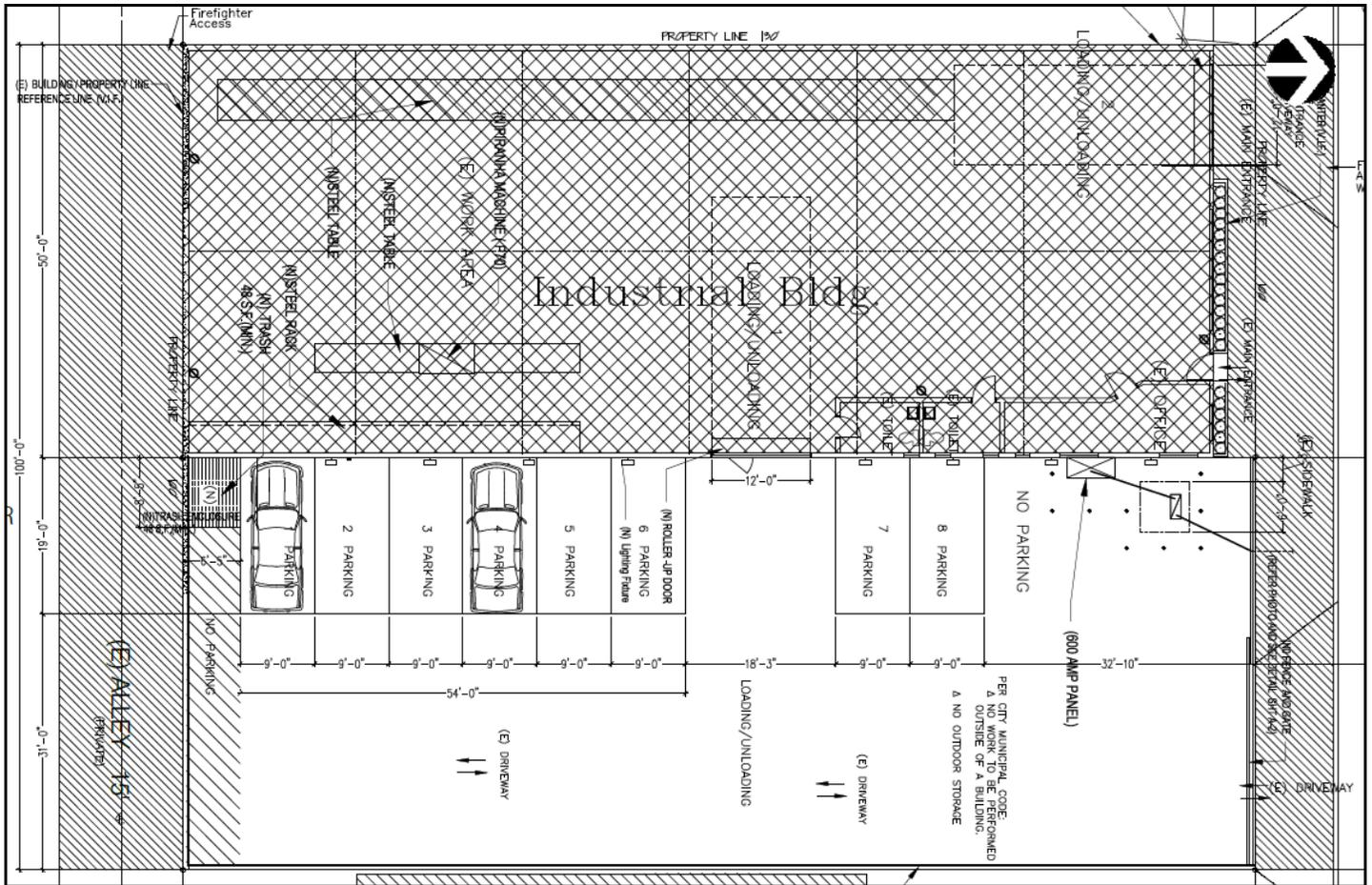
38. Where two exits or exit access doorways are required, its configuration shall be arranged in accordance with Section 1007.1.1 of the California Building Code.
39. The path of egress travel along a means of egress shall be continuous and not interrupted by obstructions, such as parked vehicles. Placement of obstructions shall not reduce or diminish the required minimum width of egress travel per Section 1003.6 of the California Building Code.
40. Electrical plan check is required.
41. Energy calculations for Title 24 compliance are required for all proposed interior and exterior lighting.
42. Project shall comply with the CalGreen Non Residential mandatory requirements.
43. Separate plan check review and permit shall be required for freestanding fence, gate, or wall enclosure exceeding 6 feet in height above finish grade. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided during the plan check review.
44. Separate plan check review and permit shall be required for high-piled stock or rack storage. Storage rack design shall comply with Section 413 of California Building Code and California Fire Code. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided during the plan check review.
45. Reconstruction of existing parking lot which involves alteration to the line and grade, and hydraulic capacity are considered as redevelopment project and shall comply with LID requirements per City Ordinance.
46. Redevelopment project with land disturbing activity that would result in the replacement of 5,000 square feet or more of impervious surface area on an already developed site on Planning Priority Project categories shall comply with LID requirements per City Ordinance.
47. Where redevelopment results in an alteration of less than fifty percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction storm quality control requirements, only the alteration shall comply with LID requirements.

EXHIBITS:

- A: Site Plan
- B: Floor Plan

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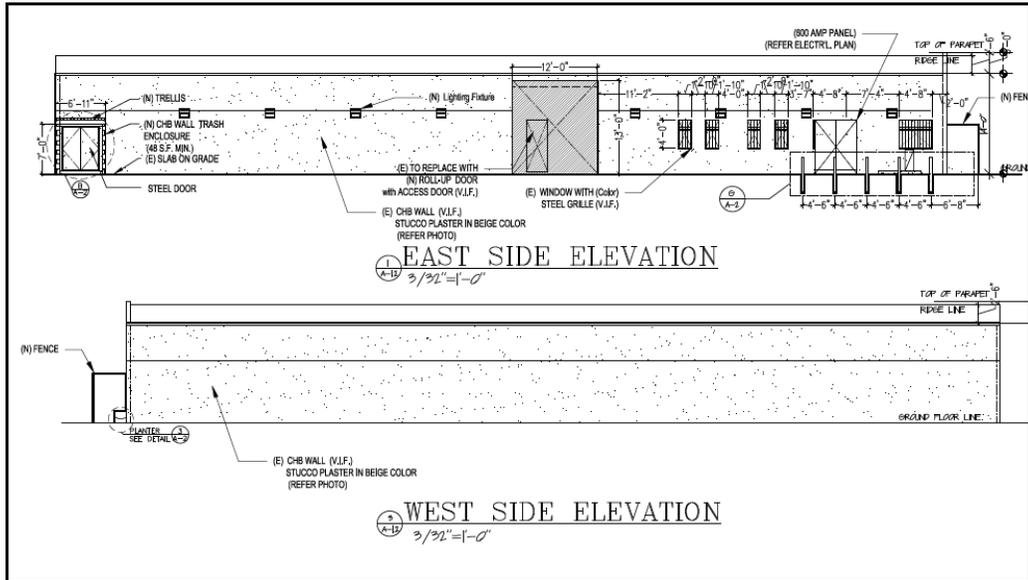
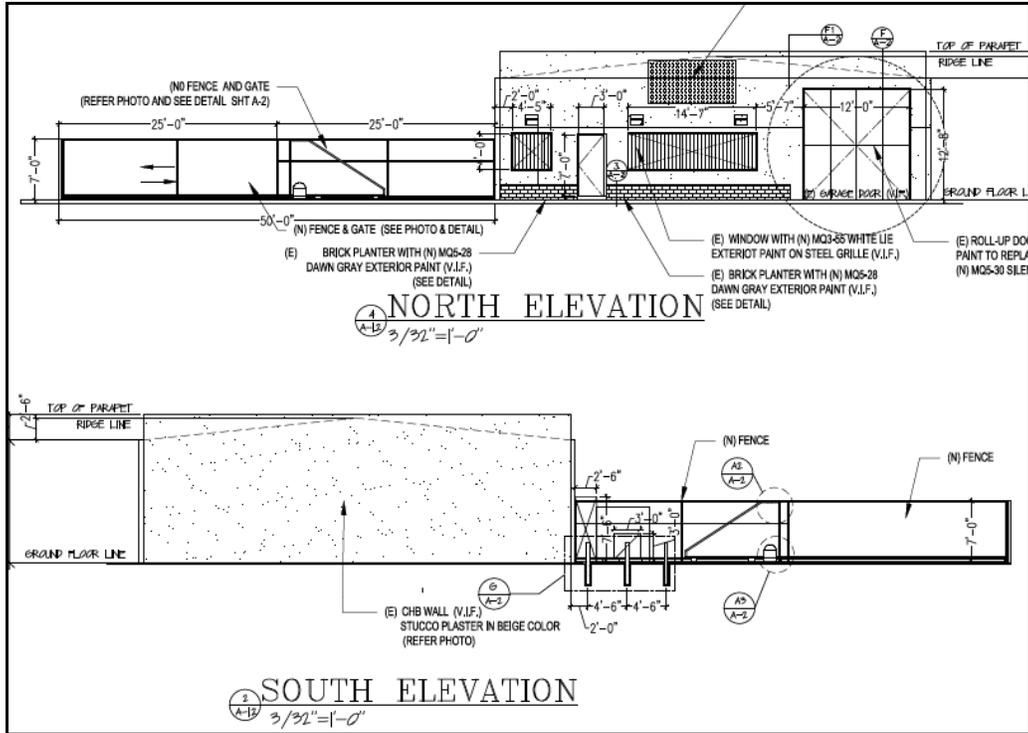
- C: Elevations
- D: Conditional Use Permit Application
- E: PC Resolution No. 2017-09 CUP



SITE PLAN

EXHIBIT A

CASE NO. 2017-09 CUP



ELEVATIONS

**CONDITIONAL USE PERMIT APPLICATION
&
ENVIRONMENTAL ASSESSMENT CHECKLIST**

EXHIBIT D

CASE NO. 2017-09 CUP

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 will be used for light steel fabrication. The maximum thickness of the steel used is 1" thick. The maximum length of steel is 100'

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)

We have periodic material deliveries. Each delivery normally takes about 10 minutes to unload. The building has roll-up door with width of at least 9 ft and driveway at least 18 ft wide.
This site is paved.
Attached, please find pictures.

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

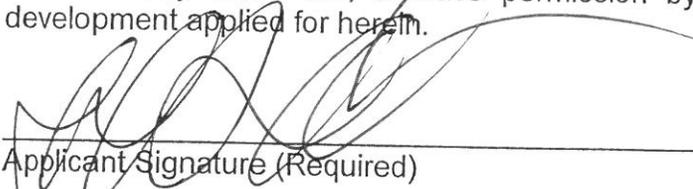
The existing uses around the site are heavier Industrial use.

Therefore, this CUP is not materially detrimental, nor have an adverse effect upon adjacent uses, buildings or structures.

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

The current zoning is industrial

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 10-23-17

Ali Vahdani
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 10-23-17

Ali Vahdani
Print Name

Business Mechanics and Operations

Optimum Seismic is Southern California's leading seismic retrofit company. Since 1984, our team has performed retrofits of more than 1,900 structures of all types, including unreinforced masonry, soft-story multifamily, tilt-up, non-ductile concrete, and steel moment frame buildings.

It is important to clarify up front that Optimum Seismic is *not* requesting a CUP for steel manufacturing. Rather, the work to be done at this facility consists solely of light steel fabrication: This work entails and is limited to the cutting, light welding, forming and assembly of steel construction frames.

Listed below is the complete scope of business operations and descriptions planned for this facility:

- Delivery of pre-manufactured steel beams
- Cutting of steel beams according to the size requirements specific to buildings in need of retrofits
- Light welding of beams to create steel moment frames
- Delivery of steel frames from the facility to construction sites throughout Los Angeles County

Machinery

- Forklift
- Saw
- Jig fixtures
- Steel table
- Metal Inert Gas Welder (MIG Welder)
- Piranha Machine

Staff

Our team is comprised of some of the most experienced seismic retrofitting specialists and professionals. The location in question, for which we request the CUP, will have approximately five to eight employees working at the shop during normal business hours. The shop may be open 7 days per week from 6 AM – 8 PM.

Products

It is important to know that there will be no manufacturing of steel at the shop. What will take place is the cutting, light welding, forming and assembly of steel construction frames. The final product is a customized steel construction frame for our earthquake retrofitting projects.

Volumes

There are approximately 15-30 projects per month that may require one to four steel frames each.

Transportation:

Most of the deliveries are done on a fleet of three flatbed trucks, models 550 and 450. There are at least three to five pick-ups and deliveries per day.



ENVIRONMENTAL INFORMATION FORM

FOR OFFICE USE ONLY

Date Filed: _____

File No: _____

Fee/Receipt No: _____

Initials: _____

1. Applicant: Owner Leasee Purchaser Representative

Name: Optimum Seismic Inc

Address: 5508 S. Santa Fe Ave, Vernon, CA 90058

Telephone: 323-605-0000

Email: awong@optimumseismic.com

2. Contact Person concerning this project:

Name: Alice Wong

Address: 5508 S. Santa Fe Ave, Vernon, CA 90058

Telephone: 323-605-0000

Email: awong@optimumseismic.com

3. Address of project: 2428 E. 56th Street, Huntington Park, CA 90255

4. Assessor's Parcel Number (APN): 6309 006 021

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

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:

Electrical sub-panel

7. Existing Zone: Industrial Zone

8. Proposed use of site: light welding and light steel fabrication

9. Site size (lot dimensions and square footage): 100 ft x 130 ft = 13,000 sq ft lot size

10. Project size:

Square feet to be added/constructed to structure(s): 0

Total square footage of structure(s): 50 ft x 122.5 ft = 6,125 sq ft

11. Number of floors of construction:

Existing: 1 floor

Proposed: N/A

12. Parking:

Amount required: _____

Amount provided: _____

13. Anticipated time scheduling of project: ASAP

14. Proposed phasing of development: Single Phase

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

N/A

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

N/A

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

Light steel fabrication. Approx 5 people working from 7:00 am to 6:00 pm.
Loading will be front gate.

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?

C
C
C

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

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

- a. Change water drainage patterns? D
- b. Change the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capabilities? D
- c. Impact groundwater quality? D
- d. Substantially reduce the amount of groundwater otherwise available for public water supplies? D

LAND USE AND PLANNING

26. Would the proposed project:

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

MINERAL AND ENERGY RESOURCES

27. Would the proposed project:

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

NOISE

28. Would the proposed project result in:

- a. Increase to existing noise levels? C
- b. Exposure of people to severe noise levels? C

POPULATION AND HOUSING

29. Would the proposed project:

- a. Induce substantial growth in an area either directly or indirectly (i.e. through population growth or infrastructure use)?
- 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
D
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?

C
D
D
D
D

UTILITIES AND SERVICE SYSTEMS (CONTINUED)

f. Solid waste disposal?

D

g. Local or regional water supplies?

D

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

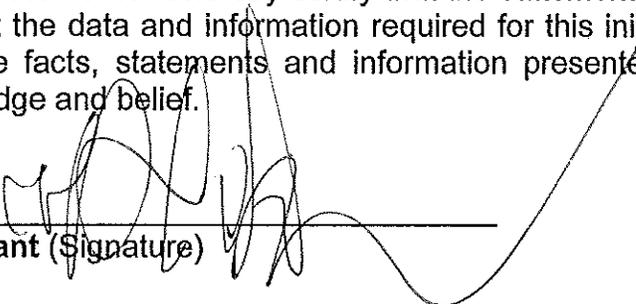
No changes to structure. Attached, please see pictures.

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.).

Existing building has been used as an industrial operation. Therefore, the proposed use does not increase the intensity of land use.

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

Applicant (Signature)



Date

10-23-17

P.C. RESOLUTION NO. 2017-09 CUP

EXHIBIT E

CASE NO. 2017-09 CUP

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

5 **SECTION 2:** The Planning Commission hereby finds that all of the following required
6 findings can be made for a CUP in connection with Case No. 2017-09 CUP:

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

10 **Finding:** The proposed steel manufacturing facility is conditionally permitted within
11 the subject zoning district. The subject zoning district, MPD, is intended to provide
12 for industrial, manufacturing, and warehousing oriented business activities that
13 serve a community-wide need under design standards that ensure compatibility and
14 harmony with adjoining land uses.

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

16 **Finding:** The Applicant's proposal is consistent with the General Plan and is
17 conditionally permitted within the MPD zoning district. The land uses for the
18 General Plan and Zoning Map have the same MPD designation and thus
19 consistent. Additionally, the proposed development also fulfills the Goal 1 General
20 Plan's Land Use Element, which includes providing a mix of land uses which meets
21 the diverse needs of the City. This proposed use will create jobs and provide a
22 service to the community, thereby fulfilling Goal 1 of the General Plan.

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

26 **Finding:** The proposed steel manufacturing facility is Categorical Exempt
27 pursuant to Article 19, Section 15301 (Existing Facilities) of the California
28 Environmental Quality Act (CEQA) Guidelines.

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

8 **Finding:** The design, location, size, and operating characteristics of the proposed
9 steel manufacturing facility are compatible with the existing and future land uses as
10 the subject site is zoned MPD. The MPD zone, and the general vicinity, is host to
11 other manufacturing and industrial uses and there are no plans to change the land
12 use designation within the area. The subject site was intended to support uses
13 such as the proposed steel manufacturing facility. The properties within the vicinity
14 are developed with similar buildings that support similar manufacturing and
15 industrial uses. Any permitted residential or commercial properties located in the
16 nearby vicinity are existing legal nonconforming since those uses are not presently
17 permitted in the MPD Zone. As conditioned, it is not expected that the Applicant's
18 proposal will be detrimental to the public health, safety, or welfare of the City.

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

21 **Finding:** The subject site has a total building size of 6,222 square feet and a lot
22 size of 13,000 square feet. The subject site has a parking lot with code compliant
23 off-street parking spaces and two driveways provide access to the site.
24 Additionally, the proposed tenant improvements will improve the existing condition
25 of the subject site and bring the property into compliance with all applicable HPMC
26 regulations.

27 6. **There are adequate provisions for public access, water, sanitation and public**
28 **utilities and services to ensure that the proposed use would not be**

1 **detrimental to public health, safety and general welfare.**

2 **Finding:** Vehicular and pedestrian access to the site is provided through 56th
3 Street. The proposed request to establish a steel manufacturing facility will not
4 significantly intensify public access, water, sanitation, and public utilities and
5 services. Additionally, the project will not require changes to existing public utilities.
6 Given that the surrounding area is already completely developed with public
7 access, water, sanitation, and other public utilities, the proposed project would not
8 affect these infrastructures or require any types of modifications.

9 **SECTION 3:** The Planning Commission hereby approves Case No. 2017-09 CUP,
10 subject to the execution and fulfillment of the following conditions:

11 **PLANNING**

- 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 and
14 agents from all claims, actions, or proceedings against the City to attack, set aside, void,
15 annul, or seek damages arising out of an approval of the City, or any agency or
16 commission thereof, concerning this project. City shall promptly notify both the property
17 owner and Applicant of any claim, action, or proceeding to which this condition is
18 applicable. The City shall cooperate in the defense of the action, while reserving its right
19 to act as it deems to be in the best interest of the City and the public. The property owner
20 and Applicant shall defend, indemnify and hold harmless the City for all costs and fees
21 incurred in additional investigation or study, or for supplementing or revising any
22 document, including, without limitation, environmental documents. If the City's legal
23 counsel is required to enforce any condition of approval, the Applicant shall pay for all
24 costs of enforcement, including legal fees.
- 25 2. 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 applications, environmental assessment, and plans submitted.
- 28 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 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.
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 Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.

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6. That the business be operated in compliance with the City of Huntington Park Noise Ordinance.
7. That all graffiti be removed from all exterior walls and/or surfaces prior to the commencement of alcohol sales.
8. 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.
9. That the Applicant shall obtain a City of Huntington Park Business License prior to commencing business operations.
10. 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.
11. That all existing and/or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to the commencement of alcohol sales.
12. That any proposed on-site utilities, including electrical and telephone, be installed underground and be completely concealed from public view as required by the Planning Division prior to the commencement of alcohol sales.
13. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicant shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
14. 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.
15. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
16. 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.

- 1 17. That the Applicant be required to apply for a new entitlement if any alteration,
2 modification, or expansion would increase the existing floor area of the facility.
- 3 18. That this entitlement shall expire in the event it is not exercised within one (1) year from
4 the date of approval, unless an extension has been granted by the Planning
5 Commission.
- 6 19. That if the use ceases to operate for a period of six (6) months the entitlement shall be
7 null and void.
- 8 20. That should the operation of this establishment be granted, deemed, conveyed,
9 transferred, or should a change in management or proprietorship occur at any time, this
10 Conditional Use Permit shall be reviewed.
- 11 21. That the Applicant shall comply with all applicable property development standards
12 including, but not limited to, outdoor storage, fumes and vapors, property maintenance,
13 and noise.
- 14 22. That the Applicant shall construct a trash enclosure, architecturally integrated with the
15 building, with a gate and overhead trellis in compliance with HPMC Section 9-3.103(24).
- 16 23. That no outdoor storage of materials or equipment is allowed, per HPMC Section 9-
17 3.103(16).
- 18 24. That all on-site work be limited to the inside of the building. No work is to be performed
19 in the parking lot or street.
- 20 25. That all new exterior lighting be shielded and screened so as not to produce light beyond
21 property boundaries.
- 22 26. The Director of Community Development is authorized to make minor modifications to
23 the approved preliminary plans or any of the conditions if such modifications shall
24 achieve substantially the same results, as would strict compliance with said plans and
25 conditions.
- 26 27. That the Applicant agree in writing to all conditions.

27 **BUILDING AND SAFETY**

- 28 28. 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.
29. 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.
30. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of
the building permit.

- 1 31. Art fee shall be paid to the City prior to issuance of the building Permit
- 2 32. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction
3 of the recycling coordinator.
- 4 33. In accordance with paragraph 5538(b) of the California Business and Professions Code,
5 plans are to be prepared and stamped by a licensed architect.
- 6 34. Additions, alterations, repairs and changes of use or occupancy in all buildings and
7 structures shall comply with the provisions for new buildings and structures except as
8 otherwise provided in California Existing Building Code in effect.
- 9 35. Where existing elements and spaces are altered, each altered element or space shall
10 comply with the applicable requirements of Division 2, including Section 11B-202.4.
- 11 36. Factory industrial uses that involve the fabrication and assembly of metal products shall
12 be classified as F-2 occupancies.
- 13 37. One-story, none-sprinklered, F-2 occupancy building where its design occupant load
14 exceeds 49, or common path of egress travel distance exceeds 75 feet shall require two
15 exits per Table 1006.2.1 of the California Building Code.
- 16 38. Where two exits or exit access doorways are required, its configuration shall be arranged
17 in accordance with Section 1007.1.1 of the California Building Code.
- 18 39. The path of egress travel along a means of egress shall be continuous and not
19 interrupted by obstructions, such as parked vehicles. Placement of obstructions shall not
20 reduce or diminish the required minimum width of egress travel per Section 1003.6 of the
21 California Building Code.
- 22 40. Electrical plan check is required.
- 23 41. Energy calculations for Title 24 compliance are required for all proposed interior and
24 exterior lighting.
- 25 42. Project shall comply with the CalGreen Non Residential mandatory requirements.
- 26 43. Separate plan check review and permit shall be required for freestanding fence, gate, or
27 wall enclosure exceeding 6 feet in height above finish grade. Structural calculations
28 prepared under the direction of an architect, civil engineer or structural engineer shall be
provided during the plan check review.
44. Separate plan check review and permit shall be required for high-piled stock or rack
storage. Storage rack design shall comply with Section 413 of California Building Code
and California Fire Code. Structural calculations prepared under the direction of an
architect, civil engineer or structural engineer shall be provided during the plan check
review.

- 1 45. Reconstruction of existing parking lot which involves alteration to the line and grade, and
2 hydraulic capacity are considered as redevelopment project and shall comply with LID
3 requirements per City Ordinance.
- 4 46. Redevelopment project with land disturbing activity that would result in the replacement
5 of 5,000 square feet or more of impervious surface area on an already developed site on
6 Planning Priority Project categories shall comply with LID requirements per City
7 Ordinance.
- 8 47. Where redevelopment results in an alteration of less than fifty percent of impervious
9 surfaces of a previously existing development, and the existing development was not
10 subject to post-construction storm quality control requirements, only the alteration shall
11 comply with LID requirements.

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

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

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