



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, May 16, 2018 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 Angelica Montes
Vice Chair Luz Gomez
Commissioner Eduardo Carvajal
Commissioner Irving Pacheco
Commissioner Vacant

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

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

CONSENT ITEMS

REGULAR AGENDA

PUBLIC HEARING

1. **CASE NO. 2018-05 DP – DEVELOPMENT PERMIT** – A request for a Development Permit to legalize an existing health/athletic club located at 2934 Florence Avenue, in the Commercial General (CG) zone.

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to the Regular Meeting on Wednesday, June 20, 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 10th of May 2018.



Carlos Luis



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: MAY 16, 2018

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: JUAN ARAUZ, ASSOCIATE PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2018-05 DP
(DEVELOPMENT PERMIT)**

REQUEST: A REQUEST FOR A DEVELOPMENT PERMIT TO LEGALIZE AN EXISTING HEALTH/ATHLETIC CLUB LOCATED AT 2934 FLORENCE AVENUE, WITHIN THE COMMERCIAL GENERAL (CG) ZONE.

APPLICANT: Mr. Jorge Duarte
2934 Florence Avenue
Huntington Park, CA 90255

PROPERTY OWNER: Venice Union Properties, Inc.
5200 Sanford Avenue
Los Angeles, CA 90056

PROJECT LOCATION: 2934 Florence Avenue

**ASSESSOR'S
PARCEL NUMBER:** 6212-002-006, 6212-002-007, 6212-002-008,
6212-002-042, and 6212-002-043

PRESENT USE: Commercial (Health/Athletic Club)

PROJECT SIZE: 4,350 sq. ft.

BUILDING SIZE: Building 1: 7,060 sq. ft.
Building 2: 11,700 sq. ft.
Total: 18,760 sq. ft.

SITE SIZE: 6212-002-006: 5,719 sq. ft.
6212-002-007: 5,719 sq. ft.
6212-002-008: 5,868 sq. ft.
6212-002-042: 6,000 sq. ft.
6212-002-043: 6,000 sq. ft.
Total: 29,306 sq. ft.

GENERAL PLAN: Commercial General (CG)

ZONE: CG

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

MUNICIPAL CODE REQUIREMENTS FOR A DEVELOPMENT PERMIT: Pursuant to the Huntington Park Municipal Code (HPMC) Section 9-2.1004 (Review Authority), the expansion or conversion of an existing structure or use affecting 50% or more of the gross floor area shall be reviewed by the Planning Commission.

REQUIRED FINDINGS FOR A DEVELOPMENT 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, modify, or deny a Development Permit in whole or in part and shall impose specific development conditions if approved. These conditions shall relate to both on- and off-site improvements that are necessary to accommodate flexibility in site planning/property development, mitigate project-related adverse impacts and to carry out the purpose/intent and requirements of the respective zoning district and General Plan goals and policies. The Planning Commission may approve a Development Permit, only if all of the following findings are made:

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

2. The proposed development is consistent with the General Plan;
3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property;
4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
5. The subject site is physically suitable for the type and density/intensity of use being proposed;
6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare; and
7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.

**ENVIRONMENTAL
REVIEW:**

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

BACKGROUND:

Mr. Jorge Duarte (Applicant), owner of Rocket Fitness, is requesting a Development Permit to legalize an existing health/athletic club located at 2934 Florence Avenue, in the CG Zone.

Site Description

The subject site, Assessor Parcel Number 6212-002-006, is located on the south side of Florence Avenue, at the intersection of Passaic Street and Florence Avenue. It is bordered by commercial uses to the north, east, and west, and residential uses to the south. The subject site has a lot size of 5,719 square feet and is developed with a 7,060

square foot multi-tenant two-story building. The Applicant’s tenant space is comprised of a street-facing commercial tenant space measuring 890 square feet, and a connecting warehouse space measuring 3,460 square feet, for a total tenant space of 4,350 square feet.

The subject parcel is part of a larger commercial site comprised of five total parcels that includes an 11,700 square foot multi-tenant two-story commercial building and a shared driveway and parking lot. All parcels are under the ownership of Venice Union Properties, Inc.

A site analysis is below.

SITE ANALYSIS

Parcel Number	Description	Building Size	Lot Size
6212-002-006	Subject Site / Commercial Building	7,060 S.F.	5,719 S.F.
6212-002-007	Driveway	-	5,719 S.F.
6212-002-008	Commercial Building	11,700 S.F.	5,868 S.F.
6212-002-042	Parking Lot	-	6,000 S.F.
6212-002-043	Parking Lot	-	6,000 S.F.
TOTAL		18,760 S.F.	29,306 S.F.

Development Permit

The Applicant is requesting a Development Permit to legalize his existing health/athletic club, Rocket Fitness. Pursuant to HPMC Section 9-2.1004, any proposed intensification of a conversion or change in use of an existing structure affecting 50% or more of the gross floor area requires Planning Commission approval of a Development Permit. The Applicant’s proposed use of 4,350 square feet from a 7,060 square foot building is 61.6 percent of the total building area.

Additionally, the HPMC defines a more intensive change in use to include a nonassembly use to an assembly use. The area of the proposed health/athletic club has previously been used for retail and warehousing. Since the change in use affects more than 50% of the total building gross floor area, Planning Commission review of the Development Permit is required.

Business Operations

According to the Applicant’s business plan, Rocket Fitness is a mixed martial arts studio specializing in self-defense and training for professional and amateur athletes. Classes offered at this location include: strength and conditioning, CrossFit, Brazilian Ju-Jitsu, boxing, and karate. The business hours of operation, as described on the Applicant’s business plan (attached), are shown below.

HOURS OF OPERATION (PER BUSINESS PLAN)

Monday thru Friday	6:00am to 7:00am 8:30am to 10:00am 5:00pm to 9:00pm
Saturday	9:00am to 12:00pm
Sunday	Closed

Floor Plan

The existing street-facing tenant space and rear storage areas are primarily open spaces totaling 4,350 square feet. The subject tenant space has two restrooms. The Applicant proposes only cosmetic improvements (i.e. paint, lighting, flooring, etc.) and the installation of non-fixed workout equipment including: weights, benches, floor mats, pull-up bars, and a prefabricated sauna.

Use Determination and Off-Street Parking

According to the business plan, the Applicant has identified the proposed use as a mixed martial arts studio. The Applicant claims that the majority of the classes offered at

his location consists of self-defense training, including: boxing, karate, Brazilian jiu-jitsu, and mixed-martial arts. The off-street parking calculation for mixed-martial arts studios is one parking space for every 400 square feet (1/400).

Health/athletic clubs require more off-street parking than mixed-martial arts studios. The off-street parking calculation for health/athletic clubs is one parking space for every 150 square feet (1/150). Uses such as gyms, Zumba, CrossFit, and other similar uses fall under the health/athletic classification.

Business License Enforcement History

In August 2015, the City's Business License Enforcement Division issued the Applicant a warning for operating a gym without a City business license. Thereafter, the Applicant inquired with the Planning Division on how to obtain a business license. The Applicant was provided two options based on the proposed size of his gym.

▶ Option 1, Administrative Review

The Applicant was given the option to operate his proposed gym from an 880 square foot tenant space. This option would have allowed Planning Division staff to approve his business license administratively. However, the Applicant declined this option stating that the 880 tenant space was too small for his gym.

▶ Option 2, Planning Commission Review

The Applicant was informed that in order to operate a 4,350 square foot gym, Planning Commission approval of a Development Permit was required. The Applicant decided to pursue this option.

On February 25, 2016, the City's Business License Enforcement Division issued the Applicant a Notice of Violation for continuing to operate his gym without a City business license.

On August 22, 2016, the Applicant submitted an incomplete preliminary Development Permit Application packet to the City's Planning Division for the legalization of his health/athletic club. On September 21, 2016, Planning Division staff met with the Applicant to provide a list of corrections on his submittal. A revised set of plans and application were never re-submitted to the Planning Division.

On July 3, 2017, the City's Business License Enforcement Division issued the Applicant a citation for continuing to operate his gym without a City business license. Thereafter, the Applicant requested a meeting with the Community Development Director to discuss the Development Permit application process.

On August 16, 2017, Sergio Infanzon, Community Development Director, and Juan Arauz, Associate Planner, met with the Applicant to discuss the Development Permit application process and answer his questions.

On August 22, 2017, at the Applicant's request, Community Development Department staff conducted a courtesy site inspection to further assist with the Applicant's application and plan submittal.

On March 14, 2018, the Community Development Department issued the Applicant a letter informing him that if a complete Development Permit application was not submitted by March 29, 2018, his preliminary application would be withdrawn and his case would be referred to the City's Business License Enforcement Division for further action.

On March 29, 2018, the Applicant submitted a complete Development Permit application.

ANALYSIS:

Business Operation

According to the Applicant's business plan, Rocket Fitness is a mixed martial arts studio specializing in self-defense and training for professional and amateur athletes. However, the Applicant's business website shows that the following types of classes are offered: boot camp, CrossFit, bodybuilding, Olympic weightlifting, spinning, and calisthenics.

As a result of the types of classes emphasized at the subject site, City staff has determined that the Applicant's business is a health/athletic club, or a gym. All correspondences to and from the Applicant (i.e. notices of violations, letters, preliminary Planning review) have referenced the Applicant's business as a health/athletic club or a gym.

Additionally, Planning has gathered and attached images of the Applicant's business through his website, and has found that the majority of the activities consist of personal training and fitness. Attached below is a schedule of classes and hours of operation found on the Applicant's business website.

HOURS OF OPERATION (BUSINESS WEBSITE)

ROCKET		FITNESS						
X - Factor		Strongman	Crossfit	Abxolute	45 - Impact	Olympic Weightlifting	Callisthenics	Spinning
ALL CLASSES ARE 45 MINUTES TO AN HOUR LONG								
TIME	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
5:00 AM								
6:00 AM	Crossfit/ Abxolute		Crossfit/ Abxolute	Crossfit/ Abxolute	Crossfit/ Abxolute			
8:00 AM								
9:00 AM	Abxolute / Open gym	Abxolute / Open gym	Abxolute / Open gym	Abxolute / Open gym	Abxolute / Open gym	Abxolute / Open gym	Spinning	Outdoor Training
10:00 AM								
11:00 AM								
12:00 PM								
1:30 PM	Crossfit / compete	Crossfit / compete	Crossfit / compete	Crossfit / compete	Crossfit / compete	Crossfit / compete		
5:00 PM	Abxolute	Abxolute / TNT	Abxolute	Abxolute	Abxolute	Abxolute		
6:00 PM	X - Factor		X - Factor		X - Factor	X - Factor		
6:45 PM	Crossfit / Abxolute	Abxolute / TNT	Crossfit / Abxolute	Crossfit / Abxolute	Crossfit / Abxolute	Crossfit / Abxolute		
7:30 PM	Crossfit / 45 Impact / olympic weightlifting	Abxolute / TNT	Crossfit / 45 Impact / Spinning	Crossfit / Abxolute / Strongman	Crossfit / Abxolute / Callisthenics			
8:15 PM	Crossfit / Abxolute	Abxolute / TNT	Crossfit / Abxolute	Crossfit / Abxolute	Crossfit / Abxolute	Crossfit / Abxolute		

Floor Plan

The Applicant’s floor plan/layout consists of open space with non-fixed workout and training equipment and includes: weights, benches, floor mats, pull-up bars, and a prefabricated sauna. The Applicant proposes to conduct exercise related activities, including personal training and group workout sessions.

Use Determination and Off-Street Parking

► **Mixed-Martial Arts Studio**

Per the HPMC Section 9-3.804, the off-street parking requirement for a mixed-martial arts studio is one space for every 400 square feet. Therefore, with a tenant space of 4,350 square feet, the Applicant’s proposed martial arts studio requires a total of 11 parking spaces. A parking analysis for the subject site, including all on-site uses, is shown below.

OFF-STREET PARKING CALCULATION (MARTIAL ARTS STUDIO)		
USE/RATIO	CALCULATION	SPACES REQ.
Proposed Martial Arts Studio	4,350 sf / 400 sf	10.9
Office/Retail	8,020 sf / 400 sf	20.1
Beauty Salon	1,018 sf / 600 sf	1.7
Warehouse	3,680 sf / 800 sf	4.6
Residential Unit	2 per unit	2
Total Required: 40 Standard + 2 Loading = 42		
Parking Provided: 44 Standard + 0 Loading = 44		

Using the martial arts studio parking assessment, there is a parking surplus of two parking spaces for the Applicant’s proposed use at the subject site.

► Health/Athletic Clubs

Per the HPMC Section 9-3.804, the off-street parking requirement for health/athletic clubs is one space for every 150 square feet. Therefore, with a tenant space of 4,350 square feet, the Applicant’s proposed health/athletic club requires a total of 29 parking spaces. A parking analysis using the health/athletic club assessment, including all on-site uses, is shown below.

OFF-STREET PARKING CALCULATION (ATHLETIC CLUB)		
USE/RATIO	CALCULATION	SPACES REQ.
Proposed Health/Athletic Club (gym)	4,350 sf / 150 sf	29
Office/Retail	8,020 sf / 400 sf	20.1
Beauty Salon	1,018 sf / 600 sf	1.7
Warehouse	3,680 sf / 800 sf	4.6
Residential Unit	2 per unit	2
Total Required: 58 Standard Parking + 2 Loading = 60		
Parking Provided: 44 Standard + 0 Loading = 44		

Using the health/athletic club parking assessment, there is a parking deficiency of 16 parking spaces for the Applicant’s proposed use at the subject site. Therefore, to comply with the City’s off-street parking requirement, the Applicant has requested his business be deemed a mixed martial arts studio. However, as previously stated, the Planning Division has determined the Applicant’s use to be a health/athletic club, not a mixed-martial arts studio. This determination is based on the Applicant’s business website emphasizing the following types of classes: boot camp, bodybuilding, CrossFit, Olympic weightlifting, spinning, and calisthenics.

As a result of the types of classes emphasized at the subject site, City staff has determined that the Applicant’s business is a health/athletic club, or a gym.

Planning Commission Use Determination

Planning Commission has the discretion to classify the Applicant's business as either a mixed-martial arts studio or an athletic/health club. If the Planning Commission determines that the Applicant's business is a mixed-martial arts studio, then the Applicant's business will comply with the City's parking standards. However, if the Planning Commission determines that the Applicant's business is a health/athletic club, then the Applicant's business will not comply with the City's parking standards.

Conditions of Approval

If the Applicant's project is approved, Planning Division Staff recommends the following departmental conditions of approval. The Planning Commission may also incorporate additional conditions as deemed necessary.

Comments from other Departments/Agencies

Planning Division Staff routed the Applicant's application to various departments for comments and conditions. Planning Staff received comments and recommended conditions from the Huntington Park Building and Safety Division and Code Enforcement Division.

► *Building and Safety Division*

1. ADA two vehicle stalls comply.
2. Second floor residential unit requires emergency escape and rescue openings per Section R310 of the California Residential Code.

► *Code Enforcement Division*

1. Trash enclosures shall be secured at all times.
2. Property shall be free and clear of graffiti at all times.
3. Anti-graffiti window film shall be installed at store-front windows.

4. All exterior signage needs to be approved by the Planning Division.
5. Graffiti art style on the west wall required Planning Division review and approval.
6. All chipped and peeled paint on the façade shall be repaired.

Development Permit Findings

In granting a Development Permit, the Planning Commission must make findings as set forth in the HPMC. A Development Permit may be approved only if all of the following findings are made:

1. That the proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards
2. The proposed development is consistent with the General Plan.
3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property.
4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines.
5. The subject site is physically suitable for the type and density/intensity of use being proposed.
6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare.

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.

Planning Division staff will bring back a resolution with findings to support or deny the Applicant's use depending on the Planning Commission's determination of the Applicant's business.

RECOMMENDATION:

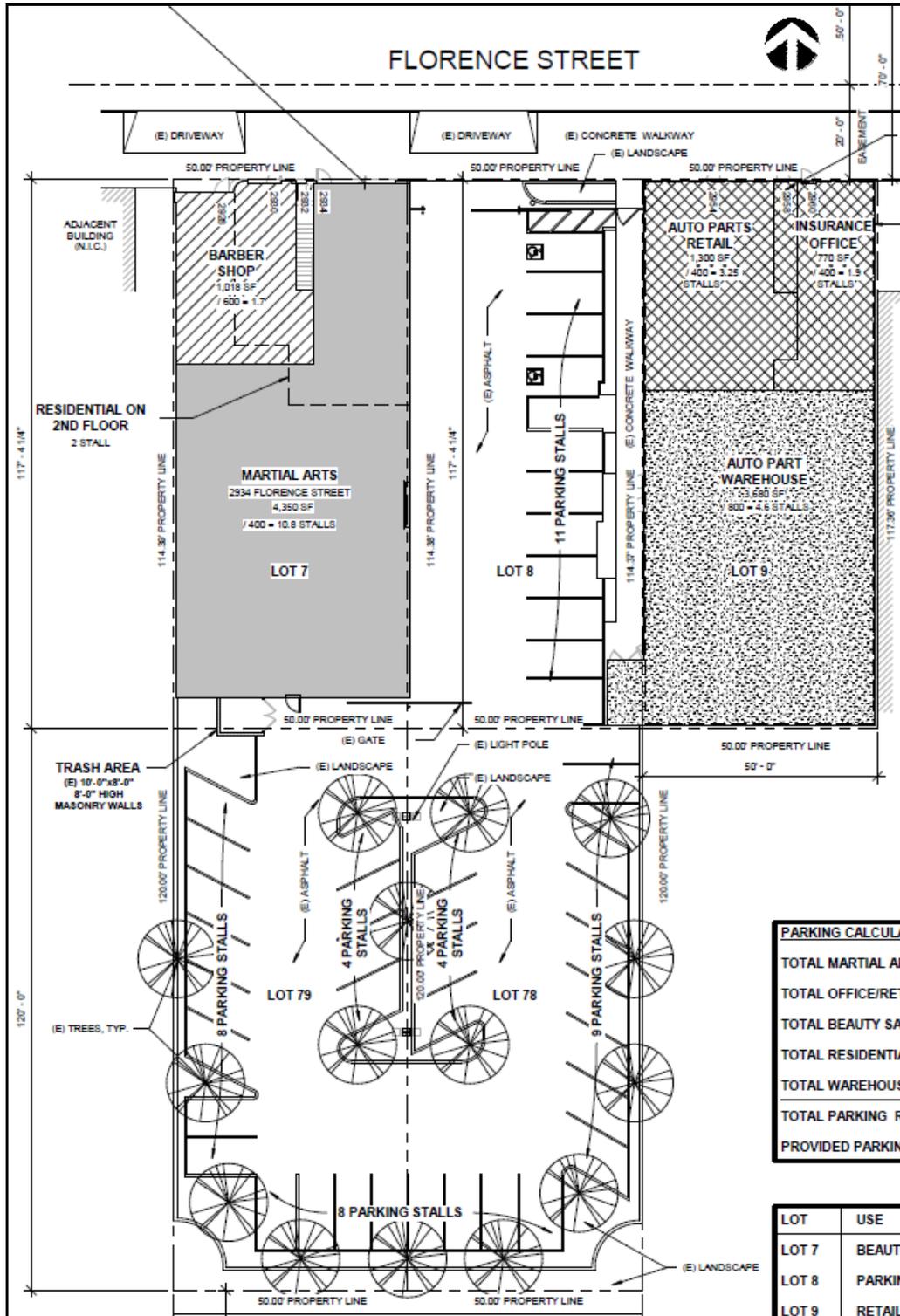
Conclusion

Approval or denial of the Applicant's request for a Development Permit is contingent on the classification of his proposed use. Based on the evidence presented, the Planning Commission has the following options:

1. The Planning Commission can classify the Applicant's use as a mixed-martial arts studio. With this determination, the Applicant's use will comply with all applicable Planning development standards, including parking, and the Applicant's **request for a Development Permit will be approved.**
2. The Planning Commission can classify the Applicant's use as a health/athletic club. With this determination, the Applicant's use will not comply with all applicable Planning development standards, including parking, and the Applicant's **request for a Development Permit will be denied.**
3. The Planning Commission can continue this item to obtain additional information on the Applicant's proposed use.

EXHIBITS:

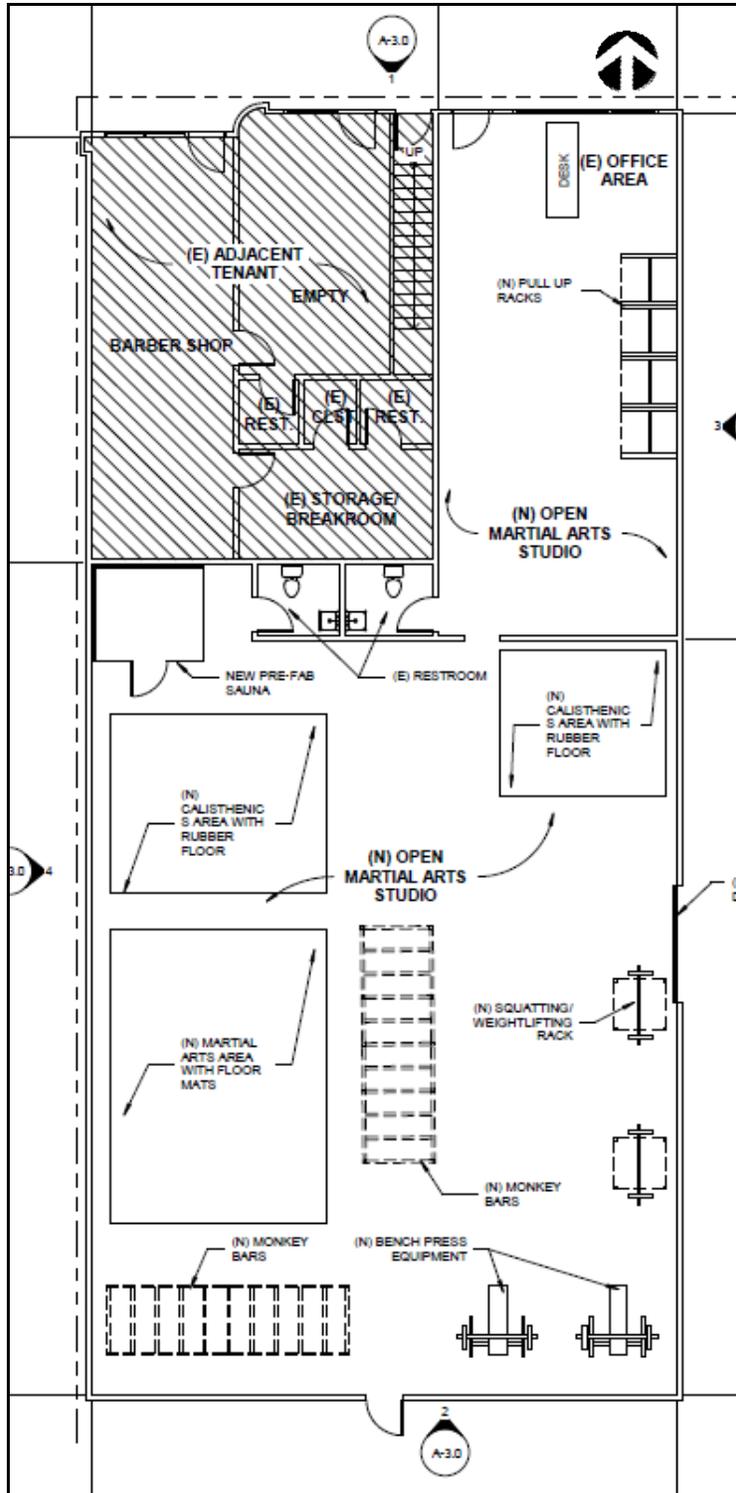
- A: Site Plan
- B: Floor Plan
- C: Elevations
- D: Development Permit Application
- E: Rocket Fitness Business Plan
- F: Images from Rocket Fitness Website



SITE PLAN

EXHIBIT A

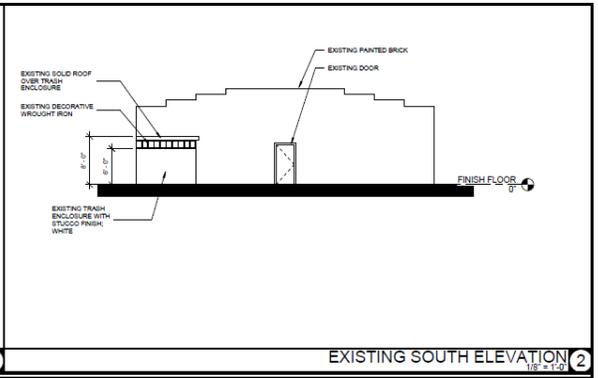
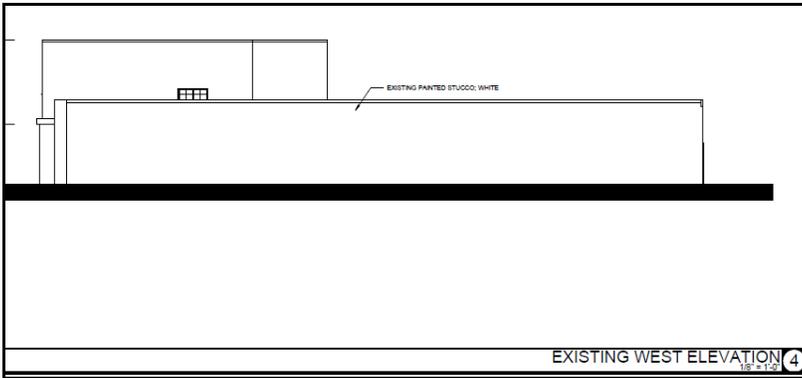
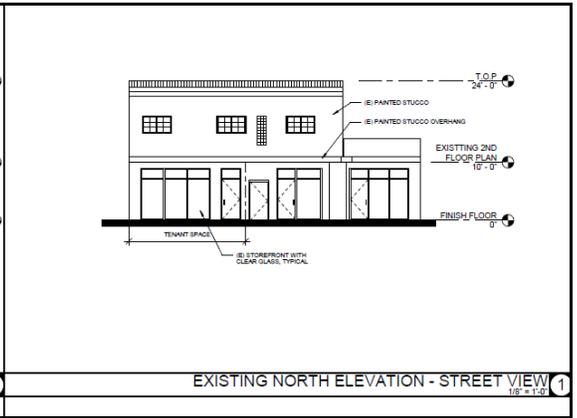
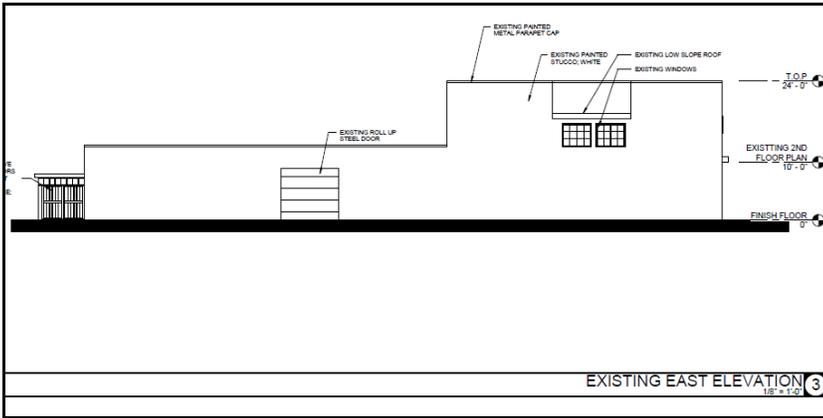
CASE NO. 2015-05 DP



FLOOR PLAN

EXHIBIT B

CASE NO. 2015-05 DP



ELEVATIONS

**DEVELOPMENT PERMIT APPLICATION
&
ENVIRONMENTAL ASSESSMENT CHECKLIST**

EXHIBIT D

CASE NO. 2015-05 DP



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

DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY

Date Filed: 3.15.18 File No.: PC 2018.05 DP Fee/Receipt No.: \$1,875.00 Initials: JA

PROJECT INFORMATION

Project Address: 2934 Florence Avenue, Huntington Park
 General Location: _____
 Assessor's Parcel Number (APN): 6212-002-006 & 6212-002-007 & 6212-002-008 & 6212-002-042 & 6212-002-043

APPLICANT'S INFORMATION

Applicant: Jorge Duarte
 Mailing Address: 2934 Florence Avenue, Huntington Park, CA, 90255
 Phone 1: 323.289.8852 Phone 2: _____ Email: rocket33@yahoo.com

PROPERTY OWNER'S INFORMATION

Property Owner: ORY VIZCINO, VENICE UNION PROPERTIES, INC.
 Mailing Address: 5200 SANFORD AVE, LOS ANGELES, CA 90056
 Phone 1: 909.973.5777 Phone 2: _____ Email: _____

PROJECT DESCRIPTION (Check as Appropriate):

Interior Improvement(s) Only Addition to Existing Structure New Structure

Other Improvements (Describe): NO IMPROVEMENTS PROPOSED
 Describe in detail the proposed development:
REQUEST FOR A DEVELOPMENT PERMIT TO LEGALIZE EXISTING MARTIAL ARTS STUDIO.

TYPE OF USE (Check as Appropriate):

Residential Retail/Office Commercial Restaurant Industrial/ Manufacturing

Other (Describe): Martial Arts Studio
 Square Footage of New Development/Addition: Existing 4,350 tenant space
 Total Square Footage: Existing 18,760 sf
 Lot Coverage: 38.5% Off-Street Parking Spaces Provided: 39 No. of Floors: 2

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

3-15-18
 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: 3.16.18 File No.: 2018.05 DP Fee/Receipt No.: \$ 285 Initials: JA

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

Name: Jorge Duarte
 Address: 2934 Florence Avenue, Huntington Park, CA, 90255
 Telephone: 323.289.8852 Fax: _____

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

Name: Nelson Bran
 Address: 6036 Friends Avenue, Whittier, CA 90601
 Telephone: 866.659.6161 Fax: _____

3. **Address of project:** 2934 Florence Avenue, Huntington Park, CA, 90255

4. **Assessor's Parcel Number (APN):** 6212-002-006 & 6212-002-007 & 6212-002-008 & 6212-002-042 & 6212-002-043

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

Development Permit

6. **List any other permits and/or other public agency approvals required for this project, including those required by City, County, State and/or Federal agencies:**

N/A

7. **Existing Zone:** CG (Commercial General)

8. **Proposed use of site:** Martial Arts Studio

9. **Site size** (lot dimensions and square footage):
approximately 29,606.25 square feet.

10. **Project size:**
Square feet to be added/constructed to structure(s):
4,350 tenant space

Total square footage of structure(s): Existing 5,119

11. **Number of floors of construction:**
Existing: 2

Proposed: Not Applicable.

12. **Parking:**
Amount required: 39

Amount provided: 44

13. **Anticipated time scheduling of project:** Not Applicable.

14. **Proposed phasing of development:** Not Applicable.

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

Existing 1 residential unit

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:**

SEE ATTACHED BUSINESS DESCRIPTION SHEET

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? | <u> D </u> |
| b. Have a demonstrable negative aesthetic effect? | <u> D </u> |
| c. Create light or glare? | <u> D </u> |

AIR QUALITY

20. Would the proposed project:

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

BIOLOGICAL RESOURCES

21. Would the proposed project:

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

CULTURAL RESOURCES:

22. Would the proposed project:

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

GEOLOGY AND SOILS

23. Would the proposed project:

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

HAZARDS

24. Would the proposed project:

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

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

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

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

LAND USE AND PLANNING

26. Would the proposed project:

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

MINERAL AND ENERGY RESOURCES

27. Would the proposed project:

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

NOISE

28. Would the proposed project result in:

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

POPULATION AND HOUSING

29. Would the proposed project:

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

PUBLIC SERVICES

30. Would the proposal result in a need for new or altered government services for any of the following public services:

- a. Fire protection? D

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

RECREATION

31. Would the proposed project:

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

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

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

UTILITIES AND SERVICE SYSTEMS

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

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

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

The site has two (2) existing commercial buildings, 7,060 sf and 11,700 square feet respectively

There are a variety of commercial uses on the site, including professional offices

barber shop, auto part store, & martial arts studio.

There are commercial uses to the north, east, west and residential uses on the south.

Please see attached pictures.

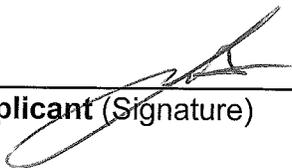
35. Describe the intensity of land use (i.e. single-family, apartment dwellings, shopping center, etc.), and specifications of development (i.e. height, primary frontage, secondary frontage, setbacks, rear yard, etc.).

The site is located within a neighborhood shopping center with 44 parking spaces.

The existing buildings are one (2) story and approximately 24 feet in height, with

primary frontages on Florence Avenue. There are no front or side setbacks; approximately 125' rear yard setback.

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



Applicant (Signature)

3-15-18

Date

ROCKET FITNESS BUSINESS PLAN

EXHIBIT E

CASE NO. 2015-05 DP



Licensed, Bonded & Insured for \$2Million
6036 Friends Avenue, Whittier, CA 90601
CSLB#: B1, C39 998582
Office 866/659-6161
Mobile: 626/ 695-0605
PM: Nelson Bran / Greg Hunter
brannelson@yahoo.com

ROCKET FITNESS BUSINESS PLAN AND BUSINESS DESCRIPTION

Date: February 26th, 2018
Client: Jorge Duarte, Rocket Fitness
Project: Rocket Fitness Business License

Rocket Fitness is a Mixed Martial Arts Studio specializing in self-defense and training for professional and would-be professional athletes. It serves as a consulting-only studio as the classes are limited to 10 people and occur during the following hours only:

Monday-Friday
6-7 am
8:30-10 am
5-9 pm

Saturday
9-12 noon

The short classes are anaerobic-intense and consist of: strength conditioning for mixed martial arts, technique, CrossFit, absolute camp, calisthenics, Brazilian Ju-Jitsu, boxing and karate. These type of fast-paced intensity classes serves to accustom the mixed martial arts athlete to low levels of oxygen during high-intensity competition. Beyond strength, the athlete develops longevity and a tolerance to lactic acid. This consultant-type of metabolic training does not require the traditional gym / weight training as little equipment is necessary because the athletes use their own body weight, resulting in small to no injuries.

The classes are taught by licensed, professional athletes at a very minimal cost to the community.

Trainers:
Jorge Duarte

COACH

proprietor and 2008 Olympian, track. Jorge is a lifetime athlete having participated and competed in karate, boxing , MuayThai, Taekwondo, submission wrestling, kick boxing and Brazilian Ju-Jitsu. Jorge seeks to empower his students with discipline, hard work and self-control to create a complete competitor.

John "JT" Thomas

BRAZILIAN JU JITSU TRAINING COACH

8 years' experience as a martial arts instructor.

17 years training and competing.

2nd place at the 2017 SJJIF WORLD CHAMPIONSHIP

1st place 2017 NABJJF NATIONALS

2nd place at the South Bay Open in 2008

3rd place at the 2011 NABJJ Championship

2nd place at the 2011 IBJJF American Nationals Championship

2nd place at the 2011 US Open Championship

3rd place in the 2011 IBJJF No Gi Worlds Championship

3rd Place at the NABJJ 2012

2nd place at the South Bay Open 2012

Juan Pichardo

BOXING COACH

With 10+ years of boxing experience and specializing in defense, mitts, and sparring, Juan uses his innovative teaching techniques to train kids, teens and large groups as well as one on-one training. As a licensed USA amateur boxing coach he also trains professional boxers.

Sam Morales

KARATE COACH

20 years mixed martial arts athlete

10 years as mixed martial arts instructor

Active competitor in Muay Thai, Ju Jitsu, and MMA

Holds 2 black belts in Kempo Karate & Traditional Karate

Christopher Cruz

MMA COACH

Started Jiu-Jitsu at the age of 14. October 2017 marks 10 years of mat time. Currently a brown belt with 11 fights. 5 out of his 6 wins have come by submission in the first round

There are no classes taught outside of the gym or the gym hours.

PICTURES FROM ROCKET FITNESS WEBSITE

EXHIBIT F

CASE NO. 2015-05 DP

http://rocketfitness.com/site/ Rocket Fitness - Membership... Rocket Fitness Rocket Fitness - Classes and ...

Rocket  **FITNESS**

[Home](#) [About us](#) [Classes and Schedules](#) [Membership Plans](#) [Contact](#) [Success Stories](#) [Special Events and Competitions](#) [Gallery](#)

III Excalibur 2017



WELCOME!

SINCE FALL 2014, ROCKET FITNESS INC. HAS BEEN DEDICATED TO TRANSFORMING THE LIVES OF REGULAR PEOPLE LIKE YOU. OUR GYM'S UNIQUE APPROACH TOWARDS WEIGHT LOSS AND BUILDING FIT BODIES HAVE RESULTED IN DISCIPLINED MINDS. ROCKET FITNESS STARTED WITH AN IDEA TO BRING THE BEST OF MANY SPORTS INTO ONE SINGLE LOCATION WHERE PEOPLE CAN EXPERIENCE A WORLD OF KNOWLEDGE.

Any information on how long they've been in operation

Type of business and classes offered



OUR CLASSES. READ MORE [HERE](#)

CROSS FITNESS

Cross fitness focuses on the structure of simple movements such as squats, push-ups, pullups, overhead squats, the snatch and a variety of other Olympic lifting techniques that develop strength and conditioning.

[Read More](#)

EVOLUTION

Evolution X is training that takes cross fitness to a higher level. It has more intensity, weights, calisthenics, cross fitness movements, and other specific conditioning techniques.

[Read More](#)

X-FACTOR

X Factor is a unique never before seen class that combines a wide variety of training methods such as cross fitness, circuit training, boot camp, calisthenics, and military training.

[Read More](#)

ABSOLUTE REBORN

Absolute reborn is a unique class that combines 5 styles of training into one class designed to help you "tear up and lose tons of fat."

[Read More](#)

SEEING IS BELIEVING

CROSSFIT - BOXING - MMA - MUAY THAI - ABSOLUTE - KIDS KARATE - BODY BUILDING - STRENGTH TRAINING 2934 E. FLORENCE AVE., HUNTINGTON PARK, CA 90235, ROCKETFITNESS@YAHOO.COM, (323) 237-0502

[@ROCKETFITNESS](#)

- Personal Training
- Cardio
- Martial Arts
- Weight Training

MEET OUR STAFF & TRAINERS, [CLICK HERE](#)

Pics/images of training and classes offered

The screenshot shows a web browser window with the URL <http://rocketfitness.com/site/classes-and-schedules/>. The browser tabs include "Rocket Fitness", "Rocket Fitness - About us", "Rocket Fitness - Classes a...", and "Rocket Fitness - Our Trainers". The page content is as follows:

ROCKET FORMULA

THE ROCKET FORMULA IS BASED ON FOUR LEVELS. A JOURNEY IS NOT EASY TO MAKE, BUT IT THAT HAS THE POWER TO CHANGE A REGULAR INDIVIDUAL INTO AN ATHLETE. BY HARNESSING STRENGTH, CONDITION, AND POWER, THIS FORMULA WILL NOT ONLY CHANGE THE WAY YOU EXERCISE BUT ALSO THE WAY YOU SEE YOURSELF.

ABXOLUTE

(LEVEL 1)



THIS INDIVIDUAL CLASS CONTAINS A MIX OF PROGRAMS KNOWN TO GIVE THE BEST RESULTS FOR BURNING FAT. EVERY DAY YOU LEARN SOMETHING NEW AND WORKOUT TO A DIFFERENT PROGRAM WHICH ALLOWS YOU TO BURN MORE FAT, AND GET CONDITION BY USING LITTLE TO NO WEIGHT. BY WORKING WITH SUSPENSION RESISTANCE, CIRCUIT TRAINING, AND HIGH INTERVAL TRAINING YOU ARE SURE TO HAVE THE MOST INSANE TOUGH WORKOUT YET.

CROSSFIT

(LEVEL 2)



CROSSFIT

(LEVEL 2)



CROSSFIT IS A STRENGTH AND CONDITIONING PROGRAM CONSISTING MAINLY OF A MIX OF AEROBIC EXERCISE, CALISTHENICS, AND OLYMPIC WEIGHTLIFTING. CROSSFIT USES STRENGTH AND CONDITIONING PROGRAMS WITH THE STATED GOAL OF IMPROVING FITNESS, WHICH IT DEFINES AS "WORK CAPACITY ACROSS BROAD TIME AND MODAL DOMAINS".

CROSSFIT COMPETE



CROSSFIT COMPETE FOCUSES ON THE PURE ASPECT OF COMPETITIONS AND HIGH AND HEAVY LIFTING. THIS CLASS IS FOR ADVANCED AND ADRENALINE DRIVEN PEOPLE THAT WILL LIKE TO TEST THEIR ABILITIES AND STRENGTH TO PUSH THEM SELFS TO A NEW COMPETITIVE LEVEL OF CROSSFIT. NO LIMITS, NO COACHES, NO EXCUSES!



(LEVEL 3)

EVOLUTION COMBINES SOME OF THE TECHNIQUES FROM CROSSFIT AS WELL AS THE BASIC POWER MOVEMENT OF THE STRONGMAN TRAINING. A COMBINATION OF FACTORS THAT IS UNMATCHED IN OTHER STRENGTH BASED SPORTS LIKE POWERLIFTING, BODYBUILDING, AND CROSSFIT. THIS ALLOWS YOU TO PUSH YOURSELF FAR BEYOND LIMITS.

X-FACTOR

(LEVEL 4)

X-FACTOR COMBINES A VARIETY OF TRAINING METHODS SUCH AS CROSSFIT, CIRCUIT, STRONG MAN, CALISTHENICS, AND MILITARY TRAINING. X-FACTOR TAKES ALL THREE LEVELS BY COMBINING THE INTENSITY OF ABSOLUTE, THE MOVEMENTS IN CROSSFIT, AND THE RAW POWER OF EVOLUTION.



CALISTHENICS



CALISTHENICS IS EXERCISED CONSISTING OF A VARIETY OF GROSS MOTOR MOVEMENTS; OFTEN RHYTHMICAL AND GENERALLY WITHOUT EQUIPMENT OR APPARATUS. THEY ARE, IN ESSENCE, BODY-WEIGHT TRAINING. THEY ARE INTENDED TO INCREASE BODY STRENGTH, BODY FITNESS, AND FLEXIBILITY, THROUGH MOVEMENTS SUCH AS PULLING OR PUSHING ONESELF UP, BENDING, JUMPING, OR SWINGING, USING ONLY ONE'S BODY WEIGHT FOR RESISTANCE; USUALLY CONDUCTED IN CONCERT WITH STRETCHES.

OLYMPIC WEIGHTLIFTING



OLYMPIC WEIGHTLIFTING IS AN ATHLETIC DISCIPLINE IN THE MODERN OLYMPIC PROGRAM IN WHICH THE ATHLETE ATTEMPTS A MAXIMUM-WEIGHT SINGLE LIFT OF A BARBELL LOADED WITH WEIGHT PLATES. THE TWO COMPETITION LIFTS IN ORDER ARE THE SNATCH AND THE CLEAN AND JERK

X-SPINNING



SPINNING, CYCLING, DYNAMIC STRENGTH TRAINING MOVEMENTS, LIGHT WEIGHTS, YOGA MOVEMENTS, FUNDAMENTAL MOVEMENTS, SPEED DRILLS, LEG DRILLS, AND BOOT CAMP.

HOW DOES IT WORK

TONE LEGS, LOWER BODY, UPPER BODY, CORE, BALANCE COORDINATION, SYNTHETIC STRENGTH AND MOVEMENTS, SPEED-AGILITY, POWER MOVEMENTS, PLYOMETRICS.

WHO IS PERFECT TO TAKE THE CLASS

WANTS TO LOSE WEIGHT, GET TONE, KNEE PROBLEMS, BACK PROBLEMS, BROKEN BONES, CYCLING, ROW BIKE, THAT WANTS TO TRAIN FOR A SPINNING EVENT.



PRIORITY KEY:

X -Factor	Strongman	Crossfit	Abxolute	Open Gym	Olympic Weightlifting	Calisthenics	Spinning
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ALL CLASSES ARE 45 MINUTES TO AN HOUR LONG

TIME	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
5:00 AM							
6:00 AM	Crossfit/ Abxolute		Crossfit/ Abxolute	Crossfit/ Abxolute	Crossfit/ Abxolute		
8:00 AM							
8:30 AM	Abxolute / Open gym	Abxolute / Open gym	Abxolute / Open gym	Abxolute / Open gym	Abxolute / Open gym	Spinning	Outdoor Training
10:00 AM	Open gym		Open gym	Open gym	Open gym		
11:00 AM	Open gym		Open gym	Open gym	Open gym		
12:00 PM	Open gym		Open gym	Open gym	Open gym		
1:30 PM	Crossfit / compete	Crossfit / compete	Crossfit / compete	Crossfit / compete	Crossfit / compete		
5:00 PM	Abxolute	Abxolute / TNT	Abxolute	Abxolute	Abxolute		
6:00 PM	X - Factor		X - Factor		X - Factor		
6:45 PM	Crossfit / Abxolute	Abxolute / TNT	Crossfit / Abxolute	Crossfit / Abxolute	Crossfit / Abxolute		
7:30 PM	Crossfit / Abxolute / olympic weightlifting	Abxolute / TNT	Crossfit / Abxolute / Spinning	Crossfit / Abxolute / Strongman	Crossfit / Abxolute / Calisthenics		
8:15 PM	Crossfit / Abxolute	Abxolute / TNT	Crossfit / Abxolute	Crossfit / Abxolute	Crossfit / Abxolute		