

# CALL AND NOTICE OF SPECIAL MEETING

---

## CITY OF HUNTINGTON PARK Planning Commission

**CALLED BY CHAIR JONATHAN SANABRIA**

**NOTICE IS HEREBY GIVEN** That a Special Meeting of the City of Huntington Park Planning Commission will be held on Wednesday, March 18, 2020, at 6:30 p.m. at City Hall Council Chambers, 6550 Miles Avenue, Huntington Park, CA 90255

### **SPECIAL NOTICE REGARDING COVID-19**

On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of COVID-19 and subsequently on March 12, 2020, issued Executive Order N-25-20, which allows Planning Commission Members to attend Planning Commission meetings telephonically. Please be advised that some, or all, of the City of Huntington Park Planning Commission Members and staff may attend this meeting telephonically.

Given the health risks associated with COVID-19, the City is encouraging members of the public to submit their comments and questions in writing, for Planning Commission considerations, by sending them to the Secretary of the Planning Commission at [planning@hpca.gov](mailto:planning@hpca.gov). All comments and questions will be read during the meeting.

If you wish to attend the Planning Commission meeting in person, the City's Conference Room on the 2<sup>nd</sup> floor of City Hall will be open and available for the public to observe and offer public comment telephonically. We ask that members of the public in attendance use social distancing practices. Please contact the Secretary of the Planning Commission at (562) 584-6210, for any questions.

## AGENDA

---

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 Jonathan Sanabria  
Vice Chair Irving Pacheco  
Commissioner Angelica Montes  
Commissioner Eduardo Carvajal  
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.***

## **REORGANIZATION**

Annually Planning Commission shall choose one of its members to serve as Chair and one to serve as Vice-Chair for a one-year term.

Nominations for the selection of Chair

Newly-elected Chair calls for nomination for and selection of Vice-Chair

Comments by Planning Commission

## **CONSENT ITEMS**

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

1. Approval of Planning Commission Meeting Minutes:
  - 1-1. Special Meeting of December 11, 2019

## **REGULAR AGENDA**

1. **CASE NO. 2019-02 CUP – CONDITIONAL USE PERMIT** – Status update for Conditional Use Permit Case No. 2019-02 for property located at 6100 Carmelita Avenue.

## **PUBLIC HEARING**

1. **CASE NO. 2019-07 CUP/DP – CONDITIONAL USE PERMIT/DEVELOPMENT PERMIT**– A REQUEST FOR A CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT TO ALLOW CONSTRUCTION OF A 3,167 SQUARE-FOOT ART MANUFACTURING BUILDING; AND THE ADOPTION OF AN ASSOCIATED NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR PROPERTY LOCATED AT 2547 57TH STREET, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;
2. Take public testimony; and
3. Approval of PC Resolution No. 2019-07, approving a Conditional Use Permit and Development Permit in connection with property located at 2547 57<sup>th</sup> Street, within the Manufacturing Planned Development zone.

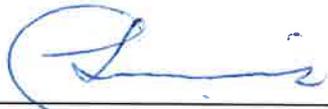
**STAFF COMMENTS**

**PLANNING COMMISSION COMMENTS**

**ADJOURNMENT**

The City of Huntington Park Planning Commission will adjourn to a regular meeting on Wednesday, April 15, 2020 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 notice and agenda was posted at City of Huntington Park's City Hall and made available at [www.hpca.gov](http://www.hpca.gov) on the 17<sup>th</sup> of March 2020.



---

Carlos Luis



# MINUTES

---

## CITY OF HUNTINGTON PARK PLANNING COMMISSION

**Special Meeting**  
**Wednesday, December 11, 2019 at 6:30 p.m.**

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

Chair Sanabria called the meeting to order at 6:30 p.m. PRESENT: Commissioner(s): Chair Jonathan Sanabria, Eduardo Carvajal, and Vice Chair Irving Pacheco (VACANT) 1. ABSENT: Commissioner(s): Angelica Montes.

STAFF PRESENT: Senior Planner Carlos Luis; Assistant City Attorney Noel Tapia; Assistant Planner Susana Martinez.

### **PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was led by Chair Sanabria.

**PUBLIC COMMENT** – None.

**CONSENT ITEMS** – None.

### **PUBLIC HEARING** –

1. Continued from the Regular Planning Commission Meeting of November 20, 2019 - CASE NO. 1530R CUP - CONDITIONAL USE PERMIT – A REQUEST TO CONSIDER THE REVOCATION OF CONDITIONAL USE PERMIT NO. 1530 WHICH ALLOWED FOR THE ON-SALE OF GENERAL LIQUOR IN CONJUNCTION WITH A COCKTAIL LOUNGE ON PROPERTY LOCATED AT 5728 SANTA FE AVENUE, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.

Assitant City Attorney, Noel Tapia, outlined the procedures for the hearing.

Senior Planner, Carlos Luis, announced the item and presented a slideshow presentation.

Commissioner Pacheco and Commissioner Sanabria asked questions to Detective, Juan Porras regarding Police department presence and number of calls to the establishment.

Commissioner Sanabria invites attorney, Armando Chavira, representing business owner Custodio Mendez, to present and answer questions from the Planning Commission.

Commissioner Sanabria invites property owner, Custodio Mendez to answer questions regarding Police Department calls to the business and ABC case. Business owner responses where translated by interpreter. Planning Commission ask questions in regard to ABC violations and clarification to responses.

**PUBLIC COMMENT**

No one approaches the podium for public comment.

Chair Sanabria closed public comment.

**Motion:** Commissioner Carvajal motioned to accept the applicant’s request to adopt Resolution No. 1530R revoking Conditional Use Permit Case No. 1530 disallowing the use of a cocktail lounge on property located at 5728 Santa Fe Avenue, within the Planned Manufacturing Development (MPD) zone. Motion passed 3-0-1, by the following Vote:

ROLL CALL:

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

**STAFF COMMENTS**

Assistant City Attorney, Noel Tapia, had no updates.

Senior Planner, Carlos Luis, thanked Planning Commission for their hard work.

**PLANNING COMMISSION COMMENTS**

Commissioner Carvajal thanked everyone for their hard work and thanked the Police Department for taking time to attend the Planning Commission meeting and hoped everyone “Happy Holidays”.

Vice Chair Pacheco thanked staff for their hard work and wished everyone “Happy Holidays”.

Chair Sanabria thanked everyone for their time and canceled the regular scheduled meeting for December 18, 2019 to the next regularly scheduled meeting on January 15, 2020. He wished everyone “Happy Holidays”.

**ADJOURNMENT**

At 9:03pm Chair Sanabria adjourned the City of Huntington Park Planning Commission to a Regular Meeting on Wednesday, January 15, 2020 at 6:30 p.m.

Respectfully Submitted,

---

Carlos Luis  
Secretary



## MEMORANDUM

**DATE:** MARCH 18, 2020

**TO:** CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

**ATTENTION:** SERGIO INFANZON, DIRECTOR OF COMMUNITY DEVELOPMENT

**FROM:** CARLOS LUIS, PLANNING MANAGER

**RE:** **PLANNING COMMISSION CASE NO. 2019-02 CUP**

### **BACKGROUND**

On May 19, 2019, the Planning Commission approved a modification to Conditional Use Permit Case No. 2014-01A, allowing for a student enrollment increase from 400 students to 426. Since receiving approval, Antonio Maria Lugo Academy (AMLA) has completed six (6) months of educational instruction. As required by condition number 75 of Resolution No. 2019-02 (Attachment A), Planning Commission review of the project is required. Specifically, the Planning Commission requested the item to be brought back six (6) months after the first day of the academic year.

Resolution No. 2019-02 also required the applicant to conduct a new Traffic Impact Study (Condition No. 76). The traffic study was required to determine if the increase in student enrollment would have an impact on the traffic in and around the subject site. On March 11, 2020, the applicant submitted a copy of a Traffic Impact Study that was prepared in October of 2019 (Attachment B). The Traffic Study was reviewed by City Planning and City Traffic Engineering staff. After review of the Study, it was determined that the increase in enrollment did not negatively impact the traffic in and around the subject site. In addition, Traffic Engineering staff concurs with the findings of the study.

Since receiving approval, AMLA has held quarterly community meetings in efforts to address neighboring concerns. The first meeting was held on August 29, 2019. During the meeting, attendees voiced concerns with traffic congestion. AMLA noted they were diligently working to increase traffic control measures, including written notices to traffic violators. AMLA scheduled three (3) additional community meetings:

- October 24, 2019;
- January 30, 2020;
- April 30, 2020

No additional information has been provided to the City regarding the October and January community meetings. It is worth noting that the Planning Division has not received any neighborhood concerns or questions since the increase in student enrollment was approved.

## **PLANNING COMMISSION AGENDA MEMORANDUM**

PC CASE NO. 2019-02-CUP: 6100 Carmelita Avenue

March 18, 2020

Page 2 of 2

### **CONCLUSION**

AMLA continues to operate in substantial conformance with conditions of approval. Staff will continue to work with AMLA representatives in order to ensure conditions are complied with at all times. Further, AMLA will be required to submit information (i.e. Agendas, meeting minutes, etc.) for past community meetings as well as the remaining meeting in April. We will also continue to require AMLA display contact information (i.e. phone number) in a prominent area that is visible to the community. The number will be utilized by the community to address concerns with AMLA directly.

### **RECOMMENDATION**

That the Planning Commission receive and file this update memorandum. Alternatively the Planning Commission may request this item be brought back for a Conditional Use Permit Modification. If the Planning Commission would like this item to be brought back for a modification, a public hearing will be scheduled and all required noticing will be processed.

### **ATTACHMENTS**

- A. Resolution No. 2019-02
- B. Traffic Impact Study dated October 28, 2019
- C. Community Meeting Minutes of October 29, 2019

**PC RESOLUTION NO. 2019-02**

**EXHIBIT A**

**CASE NO.** 2019-02 CUP

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**RESOLUTION NO. 2019-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, GRANTING A MODIFICATION OF CONDITIONAL USE PERMIT CASE NO. 2014-01A BY INCREASING STUDENT ENROLLMENT CAPACITY FROM 400 TO 426 STUDENTS FOR THE EXISTING CHARTER SCHOOL AND THE ADOPTION OF A CATEGORICAL EXEMPTION IN CONNECTION WITH REAL PROPERTY LOCATED AT 6100 CARMELITA AVENUE, HUNTINGTON PARK, CALIFORNIA**

**WHEREAS**, a special public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California at 6:30 p.m. on April 30, 2019, pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code and continued to the May 15, 2019 Planning Commission meeting, upon an application from Casey Hoffman and Dustin Katch of Aspire Public Schools requesting approval of a Modification to Conditional Use Permit Case No. 2014-01A by increasing student enrollment capacity from 400 to 426 students for the existing charter school on property located at 6100 Carmelita Avenue, within the R-H (High-Density Residential) Zone on the following described property:

Assessor's Parcel Nos. 6318-028-900 and 6318-029-900; City of Huntington Park, County of Los Angeles; and

**WHEREAS**, the City of Huntington Park, California, pursuant to the provisions of the California Environmental Quality Act (hereinafter "CEQA") (California Public Resources Code Sections 21000 et seq.) and State CEQA guidelines, it has been determined that adoption of the proposed Conditional Use Permit Modification is exempt from CEQA pursuant to Section 15314 (Minor Additions to Schools); and

**WHEREAS**, the Planning Commission has considered the environmental impact information relative to the entitlement on May 15, 2019; and

**WHEREAS**, the changes required the City of Huntington Park to prepare a CEQA Addendum to the Adopted Mitigated Negative Declaration; and

**WHEREAS**, all persons appearing for or against the approval of the proposed project and Categorical Exemption were given the opportunity to be heard in connection with said

1 matter; and

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

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

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

9         **SECTION 1:** Based on the evidence within staff report and the Environmental  
10 Assessment Questionnaire, the Planning Commission adopts the findings in said  
11 Questionnaire and determines that the project, as proposed, will have no significant adverse  
12 effect on the environment and adopts an Environmental Categorical Exemption (CEQA  
13 Guidelines, Section 15314,(Minor Additions to Schools).

14         **SECTION 2:** The Planning Commission hereby makes the following Conditional Use  
15 Permit findings in connection with Case No. 2019-02 CUP:

- 16         1. The proposed use is conditionally permitted within, and would not impair the  
17 integrity and character of, the subject zoning district and complies with all of the  
18 applicable provisions of this Code (Huntington Park Zoning Code Title 9) *in that*  
19 *private schools require a Conditional Use Permit within the Residential High*  
20 *Density (RH) zone pursuant to Huntington Park Municipal Code Section*  
21 *9-4.102. Any proposed modifications to an existing Conditional Use Permit*  
22 *also requires review and approval from the approval body. As conditioned,*  
23 *the proposed project will comply with the provisions of the Huntington Park*  
24 *Municipal Code.*
- 25         2. The proposed use is consistent with the General Plan *in that the proposed*  
26 *project will continue to be consistent with Goal 1.0 and Goal 2.0 of the*  
27 *Huntington Park General Plan by providing for a mix of land uses which*  
28

1 *meets the diverse needs of all Huntington Park residents, offers a variety of*  
2 *employment opportunities, and allows for the capture of regional growth by*  
3 *providing additional educational services to the residents. In addition, the*  
4 *proposed project would be compatible with and complement existing land*  
5 *uses by having a structure that is similar in height and design to the*  
6 *surrounding neighborhood.*

- 7 3. The approval of the Conditional Use Permit for the proposed use is in compliance  
8 with the requirements of the California Environmental Quality Act (CEQA) and the  
9 City's Guidelines *in that an environmental assessment has been conducted*  
10 *for this project in compliance with the California Environmental Quality Act*  
11 *(CEQA). The project is Categorically exempt pursuant to Article 19, Section*  
12 *15314, Minor Additions to Schools, Class 14 of the California Environmental*  
13 *Quality Act (CEQA) Guidelines.*
- 14 4. The design, location, size, and operating characteristics of the proposed use are  
15 compatible with the existing and planned future land uses within the general area  
16 in which the proposed use is to be located and will not create significant noise,  
17 traffic, or other conditions or situations that may be objectionable or detrimental  
18 to other permitted uses operating nearby or adverse to the public interest, health,  
19 safety, convenience, or welfare of the City *in that, as conditioned, the existing*  
20 *school will continue to operate at the subject site and will continue to*  
21 *implement the Traffic Congestion Relief Plan in order to provide measures*  
22 *to reduce the impact the neighborhood has experienced due to traffic. In*  
23 *addition, the applicant will submit a Traffic Impact Analysis Memorandum*  
24 *for the proposed project in order to ensure that the increase in student*  
25 *enrollment does not cause additional negative traffic concerns.*
- 26 5. The subject site is physically suitable for the type and density/intensity of the use  
27 being proposed *in that the proposed student enrollment increase will be*  
28

1            *served by existing classrooms currently not in operation. In addition, the*  
2            *existing site can accommodate the required additional off-street parking*  
3            *requirements of 3 additional spaces and have a surplus of 2 parking spaces.*

- 4            6. There are adequate provisions for public access, water, sanitation, and public  
5            utilities and services to ensure that the proposed use would not be detrimental to  
6            public health and safety *in that the project was approved and issued permits*  
7            *by the appropriate agencies, including, but not limited to water, sanitation,*  
8            *and public utilities.*

9            **SECTION 3:** The Planning Commission hereby approves Case No. 2019-02 CUP,  
10           subject to the execution and fulfillment of the following conditions:

11           **Mitigation Measures**

- 12
- 13           1. **Mitigation Measure No. 1:** Prior to the issuance of a certificate of occupancy, the private  
14           school operator shall implement a trip reduction plan that maintains less than 1,050 inbound  
15           trips per day (a minimum 11% reduction) for the school. An annual vehicle count shall be  
16           performed by the school operator and submitted to the City annually to confirm compliance  
17           with the current threshold. Should the threshold change, the applicant shall provide  
18           documentation of compliance with the applicable SCAQMD significance threshold applicable  
19           at the time.
- 20           2. **Mitigation Measure No. 2:** The construction contractor shall water all exposed dirt surfaces  
21           at least 3 times per day for fugitive dust suppression.
- 22           3. **Mitigation Measure No. 3:** Small bulldozers only shall operate within 56 feet of the nearest  
23           residential structure.
- 24           4. **Mitigation Measure No. 4:** Close the cross-walk over the on-site access road to pedestrians  
25           during peak school periods. This is important because vehicle queuing at the drop-off/pick-up  
26           zone is anticipated to block sight distance to pedestrians on the school side of the crosswalk.  
27           This crossing is not on any pedestrian routes to the school and being closed during student  
28           drop-off/pick-up times should not impact students or pedestrians. An alternate measure would  
             be to provide a crossing guard at the crosswalk during school drop-off/ pick-up times if  
             remained open.
5. **Mitigation Measure No. 5:** The school shall develop a drop-off/pick-up and parking circulation  
             plan and shared with parents and enforced/monitored by trained school staff maximize safety  
             and efficiency of school traffic circulation on and off-site.

1 **Project Design**

- 2 6. As part of the development of the school, prior to the issuance of a certificate of occupancy, a  
3 recreation area shall be provided, which may consist of blacktop and/or landscaped areas  
4 improved with playground equipment or other recreational facilities and equipment.
- 5 7. Project plans and drawings shall be submitted to the Los Angeles County Fire Department  
6 (LACoFD) for review and recommendations regarding emergency access to buildings and fire  
7 hydrant locations, and other applicable requirements. LACoFD approval of the project plans  
8 shall be demonstrated to the satisfaction of the Director of Community Development prior to  
9 issuance of demolition or grading permits for the project.
- 10 8. The following security measures shall be included in the project design for the school:  
11 a. A minimum of seven before- and after-school monitors shall be posted at the entrances of  
12 the school, at the intersection of Carmelita Avenue and 61<sup>st</sup> Street, at the ingress and  
13 egress points of the private street, and at the drop-off/pick-up area to control traffic ingress  
14 and egress to the school property and to ensure that pedestrians and vehicles observe all  
15 traffic restrictions.  
16 b. Pathways for all crossings shall be provided and shall be clearly marked.  
17 c. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be  
18 diligently removed within a reasonable time period.
- 19 9. That the property owner shall grant either by the covenants, conditions and restrictions  
20 (CC&R's) for the subject property, or by a separate covenant recorded against the subject  
21 property, the right of entry to authorized City employees and/or agents for the purpose of  
22 removing or painting over graffiti from structures on the subject property, prior to authorization  
23 to operate.
- 24 10. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A)  
25 of the Huntington Park Municipal Code, prior to issuance of the Certificate of Occupancy.
- 26 11. That all signs on the site be installed in compliance with the City's sign regulations and/or Sign  
27 Program and that approval be obtained through a Sign Design Review prior to installation.
- 28 12. That the applicant shall install 8-foot high decorative block walls along the south and east  
property lines as approved by the Planning Division. A block wall measuring 36 inches shall  
be installed along the 10'-0" front and street side yard setback, as measured from the property  
line.
13. Aspire Public Schools shall submit enrollment increase request/plans to the Department of  
State Architecture for review. A copy of written approval or determination from the Department  
of State Architecture shall be submitted to the Planning Division.

**Aesthetics**

14. Building materials shall not be reflective or produce meaningful amounts of glare.
15. Mesh Fencing during Construction - The portions of the project site under construction shall  
be temporarily concealed from public view through the installation of mesh screening along the  
perimeter fence.

- 1 16. Exterior lighting shall be low-wattage and shall be shielded and directed onto the project site  
2 and away from adjacent residential uses. Outdoor lighting will be limited to security lighting of  
3 walkways and parking areas. All security lighting will be fitted with side shields and hoods to  
4 avoid spill light, glare, and sky glow.
- 5 17. That a minimum 10'-0" landscape planter and permanent irrigation be provided along 61<sup>st</sup>  
6 Street and Carmelita Avenue; with the exception of driveways and walkways and that  
7 landscaping be provided in areas not used for vehicle parking, vehicle circulation or pedestrian  
8 access. A landscape plan designed by a Registered Landscape Architect shall be provided for  
9 the entire property showing planter design, schedule of plant material, planter location and  
10 method of automatic permanent irrigation. The plan shall be submitted to, and approved by the  
11 Planning Division, and such landscaping shall be installed and planted according to such  
12 approved plan, prior to issuance of the certificate of occupancy, and shall thereafter be  
13 continuously and permanently maintained.
- 14 18. That street trees with decorative plastic or permeable concrete grates be installed along the  
15 frontages of Carmelita Avenue and 61st Street Rita Avenue at 40-feet on center, or as indicated  
16 on approved plans. The trees shall be 24-inch box minimum and the species of trees shall be  
17 determined by the City's Public Works Department. Installation and maintenance shall also be  
18 per the Public Works Department requirements.
- 19 19. That all proposed on-site utilities, including electrical and equipment wiring, shall be installed  
20 underground and shall be completely concealed from public view as required by the City prior  
21 to issuance of Certificate of Occupancy.
- 22 20. That all existing and/or proposed mechanical equipment and appurtenances, including satellite  
23 dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the structure  
24 or property shall be completely shielded/enclosed so as not to be visible from public view  
25 and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design  
26 related to the building structure for which such facilities are intended to serve and shall be  
27 installed prior to the issuance of the Certificate of Occupancy as approved by the Planning  
28 Division.
- 21 21. That the use be conducted, and the property be maintained in a clean, neat, quiet, and orderly  
22 manner at all times and comply with the property maintenance standards as set forth in the  
23 Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.
- 24 22. That decorative paving be provided and maintained at the driveway entrance along public alley  
25 at the rear of the property, as approved by the Planning Division, prior to issuance of the  
26 Certificate of Occupancy.

## 22 Noise

- 23 23. Equipment operational noise shall comply with the City's standard of 50 dBA during daytime  
24 operations, and 40 dBA during nighttime operations at any property line.
- 25 24. All interior walls shall be designed in accordance with the California Division of the State  
26 Architect and California Department of Education's standards for schools with interior  
27 multipurpose rooms and physical education facilities as applicable.
- 28 25. Noise generated by the proposed project shall be in compliance with the noise limitations per  
Section 9-3.507 (Specific Requirements) of Huntington Park's Municipal Code.

1  
2 **Traffic and Circulation**

- 3 26. That the City, in its discretion, may request the school operator to shift/stagger school start and  
4 end times in order to reduce traffic congestion associated to Nimitz Middle School and  
5 Huntington Park Elementary School. The applicant shall make a reasonable effort to  
6 coordinate with Nimitz Middle School and Huntington Park Elementary School to avoid traffic  
7 congestion associated with overlapping start and end times and special events.
- 8 27. That the vehicle circulation areas be paved and striped as approved by the Planning Division,  
9 prior to issuance of the Certificate of Occupancy.
- 10 28. That all required off-street parking and loading spaces comply with the minimum dimensions  
11 as set forth within the Huntington Park Municipal Code prior to issuance of the Certificate of  
12 Occupancy.
- 13 29. A School Safety Plan shall be developed to implement a program of student supervision, traffic  
14 and pedestrian control, signage, and safety procedures. The Plan will include measures to  
15 ensure a high level of pedestrian safety, such as: school warning and speed limit signs, school  
16 crossing guards and crosswalks, pavement markings, and clearly marked passenger drop-off  
17 zones. The Plan will also include a "Safe Routes to School" map for distribution to all school  
18 attendees with clear guidance on safe pedestrian access to school. Furthermore, the Plan  
19 shall include an Evacuation Plan outlining procedures and safe evacuation routes in the event  
20 of an accident or emergency. The Plan shall be finalized and implemented in coordination with  
21 the City. The schools shall provide an orientation on school safety for students at the beginning  
22 of each school year and as necessary throughout the year to maintain safe school practices.
- 23 30. Prior to issuance of a Certificate of Occupancy, the project applicant shall install a "Stop" signs  
24 at the exit/egress point of the private street, subject to approval by the City of Huntington Park.
- 25 31. Prior to issuance of a Certificate of Occupancy, the project applicant shall install "Stop" signs  
26 at the exit/egress point of the private street, subject to approval by the City.
- 27 32. Prior to issuance of a Certificate of Occupancy, the project applicant shall coordinate with the  
28 City to have the pavement marked with the words "KEEP CLEAR" at the egress/exit driveway  
of the private street located along of Carmelita Avenue.
33. Prior to issuance of a Certificate of Occupancy for the project, the applicant shall develop a  
Comprehensive Parking Plan and shall submit the Plan to the City for review and approval.  
The Plan shall contain the following elements:
- a. Assigned parking spaces for staff
  - b. Written traffic and parking policy for distribution to staff and parents
  - c. Traffic and parking monitors
  - d. Signage
  - e. An event parking plan
  - f. A plan for adequate off-street parking that avoids school visitors or staff parking in  
residential neighborhoods or unauthorized parking on nearby properties.
34. Aspire Public Schools shall work together with the City to minimize impacts to off-site parking and  
circulation and shall implement "Step 1" of the City's Traffic Congestion Relief Plan. All

1 modifications to the City's Traffic Congestion Relief Plan shall implemented by Aspire upon  
notification from the City.

2 35. If additional "Steps" are necessary, as stipulated in the City's Traffic Congestion Relief Plan,  
3 Aspire School shall implement additional requirements to the satisfaction of the City.

4 36. All school staff shall park in the on-site parking lot. This shall include part time staff.

5 37. To help alleviate traffic and parking congestion the school shall stagger their start and end times  
6 30 minutes apart from Nimitz Middle School and Huntington Park Elementary. Start and End times  
shall be filed with the City Engineer every other year and at the satisfaction of the City.

7 38. Aspire Public Schools shall encourage the use of both drop off lanes on school site. Aspire School  
8 shall provide staff to assist students exiting/entering vehicles from both drop off lanes in order to  
ensure pedestrian safety. City engineer shall review the design of the on-site drop off lanes for  
9 improvements to pedestrian safety. All improvements and measures shall be to the satisfaction  
of the City.

10 39. A parking management plan shall be filed with the City estimating the amount of parents parking  
11 and walking students to the campus by grade and identify where they will park. The plan shall be  
12 submitted to the City and task completed to the satisfaction of the City.

13 40. School shall provide private crossing guards, as approved by the City, at two intersection  
locations:

- 14 a. Carmelita Ave at 61<sup>st</sup> St
- 15 b. Corona Ave at 61<sup>st</sup> St

16 41. Crossing guard services shall be provided by a company, with experience in the crossing guard  
17 industry, to the satisfaction of the City. Copies of crossing guard contracts shall be submitted to  
the City.

18 42. School shall work with Huntington Park PD to provide training for the crossing guards at the above  
19 locations. The amount and level to be at the satisfaction of the City.

20 43. Aspire Public School shall participate with Nimitz Middle School and Huntington Park Elementary  
21 school in educating parents and students on pedestrian and vehicle safety and "Rules of the  
22 Road" with emphasis on parking, walking and drop off and pick-up procedures. This will include  
the preparation of handouts, brochures and training materials to distribute to every student and  
23 parent at the start of each school year with reference on the school's web site. Materials must  
be submitted to the City Engineer to show conformance with this task. Task materials must be to  
the satisfaction of the City.

24 44. To allow for the flow of two-way traffic as well as queuing into the school drop off lanes from 61<sup>st</sup>  
25 Street, No Stopping Signs with painted white curbs restricting stopping/parking for an hour to hour  
and a half encompassing school start and let out times shall be posted on the south side of 61<sup>st</sup>  
26 Street along the school frontage. Ex. (7:30 to 8:30am and 2:00 to 3:30pm). Or any combination  
of hours to the satisfaction of the City.

1 45. Aspire Public School shall submit a Traffic Impact Analysis memorandum for the proposed  
2 student enrollment increase. The memorandum shall be prepared by the Engineer of record that  
3 prepared the original analysis.

4 **General Conditions**

5 46. That the applicant/property owner and each successor in interest to the property which is the  
6 subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and  
7 its agents, officers, and employees from any claim, action or proceedings, liability cost, including  
8 attorney's fees and costs against the City or its agents, officers or employees, to attack, set  
aside, void or annul any approval of the City, City Council, Planning Commission, or Design  
Review Board concerning this project. The City shall promptly notify the applicant of any claim,  
action or proceeding and should cooperate fully in the defense thereof.

9 47. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections  
10 and conditions, the property shall be developed substantially in accordance with the applications,  
environmental assessment, and plans submitted.

11 48. That the proposed project shall comply with all applicable federal, state and local agency codes,  
12 laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business  
License Regulations of the City of Huntington Park.

13 49. That a two separate ninety-six (96) square foot decorative trash enclosure be provided on-site  
14 and that a decorative trellis, as approved by the Planning Division, be installed above the  
15 required trash enclosure prior to issuance of Certificate of Occupancy. The design and location  
16 shall be approved by the Planning Division. Trash bins shall be kept within the approved trash  
enclosure area only, and trash area shall be kept free of trash overflow and maintained in a clean  
manner at all times.

17 50. That a lighting plan be provided for all outdoor areas of the property per HPMC Section 9-  
18 3.809(6). Such lighting shall be decorative and installed as approved by the Planning Division  
19 and to the satisfaction of the Building Official prior to issuance of the Certificate of Occupancy.  
The proposed light fixtures shall be decorative and energy efficient and the illumination of such  
20 shall be projected towards the site and away from all adjacent properties, public streets, and  
rights-of-way.

21 51. That the applicant comply with the City's requirement for Publicly Visible Art or pay in-lieu art  
22 fees in accordance with HPMC Title 9, Chapter 3, Article 17 prior to Building Permit issuance.

23 52. That the school operator shall obtain a City of Huntington Park Business License prior to  
24 commencing business operations.

25 53. That public improvements be completed per the City Engineer's requirements prior to issuance  
26 of the Certificate of Occupancy as follows:

- 27 a. Remove and replace all public improvements damaged by construction per City Engineer's  
28 requirements; and
- b. Repair and/or replace any abutting substandard or damaged public improvements as  
required by the City Engineer.
- c. Install all new driveways per City Engineer's requirements; and

- 1 54. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the  
2 issuance of Building Permits to consolidate the existing two (2) parcels, 6318-028-900 and 6318-  
029-900, into one (1) parcel.
- 3 55. That the applicant comply with the requirements of County Sanitation District of Los Angeles.
- 4 56. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park  
5 Municipal Code relating to Storm Water Management. The applicant shall also comply with all  
6 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.
- 7 57. That the Conditional Use Permit shall expire in the event the entitlement is not exercised within  
8 one (1) year from the date of approval, unless an extension has been granted by the Planning  
Commission.
- 9 58. That the entitlement shall be subject to review for compliance with conditions of the issuance at  
10 such intervals as the City Planning Commission shall deem appropriate.
- 11 59. That should the operation of this establishment be granted, deemed, conveyed, transferred, or  
12 should a change in management or proprietorship occur at any time, this Conditional Use Permit  
shall be reviewed.
- 13 60. That any violation of the conditions of this entitlement may result in a citation or revocation of the  
14 entitlement.
- 15 61. That the applicant be required to apply for a new entitlement if any alteration, modification, or  
16 expansion would increase the existing area of the use or if the location is modified from that  
approved by the Planning Commission.
- 17 62. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and  
18 void.
- 19 63. That this permit may be subject to additional conditions after its original issuance. Such  
20 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.
- 21 64. That the Director of Community Development or his designee is authorized to make minor  
22 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.
- 23 65. The applicant and/or school operator shall provide the City with contact information for a  
24 designated responsible party at the school responsible for resolution of complaints and  
25 operational and permit condition issues. Contact information shall be kept current and the  
Planning Division shall be notified of any change in contact information.
- 26 66. School enrollment shall not exceed 426 students.
- 27 67. The school shall implement the Action Plan date stamped May 7, 2019.
- 28

- 1 68. Copies of Aspire's fundraising events schedule shall be submitted to the Planning Division for  
2 review and approval. Schedule shall identify off-site location addresses, dates, times of  
3 fundraising events. Written property owner approval is also required for all off-site locations.
- 4 69. Aspire shall distribute enrollment notifications/information to neighboring residents within a  
5 minimum of a 500-foot radius from the subject site. Distribution shall be done in person (door-  
6 to-door) and via the postal service.
- 7 70. Copies of Aspire's "Street Vendor" notification letter shall be submitted to the Planning Division  
8 for review and approval.
- 9 71. Entrance gates, vehicular and pedestrian, shall be open a minimum of 30 minutes prior to the  
10 start of Aspire's morning program.
- 11 72. Copies of Aspire's quarterly meeting schedule shall be submitted to the Planning Division for  
12 review and approval. Quarterly meeting schedule shall identify date, time, and location of each  
13 meeting.
- 14 73. Written quarterly meeting minutes shall be made available to attendees, residents, and to the  
15 Planning Division seven (7) days after the meeting.
- 16 74. The school shall be operated in a manner consistent with the School Charter issued by the Los  
17 Angeles County Office of Education.
- 18 75. The project shall be presented and reviewed by the Planning Commission six (6) months from  
19 the date of the first day of the 2019 – 2020 academic year.
- 20 76. The school shall conduct a new Traffic Impact Study and submit the report and findings to the  
21 Planning Division for review. New Traffic Impact Study shall be prepared by a licensed Traffic  
22 Engineer and shall be submitted prior to the six (6) month review date by the Planning  
23 Commission.
- 24 77. That the applicant and property owner agree in writing to the above conditions.

25  
26  
27  
28  
**SECTION 4:** This resolution shall not become effective until 15 days after the date of  
decision rendered by the Planning Commission, unless within that period of time it is appealed  
to the City Council. The decision of the Planning Commission shall be stayed until final  
determination of the appeal has been effected by the City Council.

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

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**PASSED, APPROVED, AND ADOPTED** this 15<sup>th</sup> day of May, 2019, by the following

vote:

AYES: MONTES, CARVAJAL, AND SANABRIA

NOES: NONE

ABSTAIN: NONE

ABSENT: PACHECO

HUNTINGTON PARK PLANNING COMMISSION



---

Jonathan Sanabria, Chairperson

ATTEST:



---

Carlos Luis, Secretary

**TRAFFIC IMPACT STUDY  
DATED OCTOBER 28, 2019**

**EXHIBIT B**

**CASE NO.** 2019-02 CUP



October 28, 2019  
File: 2073014590

**Attention: Dustin Katch, LA Regional Director: Management and Operations**  
Aspire Public Schools  
5901 E. Slauson Avenue  
Commerce, CA 90040

Dear Mr. Katch,

**Reference: Huntington Park Aspire AMLA School 201 Trip Generation Count Data**

As part of Mitigation Measure No. 1 for Aspire Antonio Maria Lugo Academy (AMLA), annual vehicle counts shall be performed by the school operator and submitted to the City of Huntington Park to confirm compliance with the current vehicle trip threshold. The school began instructions in the 2015-2016 school year. The school's vehicle count during previous years were well below the vehicle trip threshold of 1,050 inbound trips per day.

AMLA is located on the southeast corner of Carmelita Avenue and E. 61<sup>st</sup> Street. The school has one-way circulation through the parking lot from the E. 61<sup>st</sup> Street driveway to the Carmelita Avenue driveway. The current enrollment is 397 students. Inbound vehicle trips were counted at the E. 61<sup>st</sup> Street driveway for three days from Tuesday, October 22 to Thursday, October 24, 2019. The counts ranged from 310 daily trips to 320 daily trips, with an average of 315 daily trips. The vehicle trips generated by AMLA are summarized in the table below (actual count data is attached).

**AMLA Peak Hour Trips**

<b>Count Location</b>	<b>Tuesday 10/22/2019</b>	<b>Wednesday 10/23/2019</b>	<b>Thursday 10/24/2019</b>	<b>Average</b>
E. 61st St Inbound Dwy	320	314	310	315

**Conclusion**

The average daily trip generation for Aspire AMLA is 315 inbound trips. The school continues to generate fewer daily trips than the threshold allowed for the school.

If you have any questions, please let me know.



October 28, 2019  
Dustin Katch, LA Regional Director: Management and Operations  
Page 2 of 2

**Reference: Huntington Park Aspire AMLA School 201 Trip Generation Count Data**

Sincerely,

**STANTEC CONSULTING SERVICES INC.**

Cathy Lawrence, PE  
Transportation Engineer  
Phone: (949) 923-6064  
Cathy.Lawrence@stantec.com

Attachment: Driveway Count Data

c. Keith Rutherford, Stantec

cl v:\2073\active\2073014590\correspondence\letters\let\_aspire\_school\_hp\_2019\_trips-20191028.docx

# Counts Unlimited, Inc.

City of Huntington Park  
 Lugo Acadamey Driveway  
 S/ East 61st Street  
 24 Hour Directional Volume Count

PO Box 1178  
 Corona, CA 92878  
 Phone: (951) 268-6268  
 email: counts@countsunlimited.com

HTPAAMLS61  
 Site Code: 206-19729

Start Time	10/22/2019 Tue	Southbound		Hour Totals		Hour Totals		Combined Totals		Morning	Afternoon
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon		
12:00		0	0			0	0				
12:15		0	1			0	0				
12:30		0	0			0	0				
12:45		0	0	0	1	0	0	0	0	0	1
01:00		0	0			0	0				
01:15		0	0			0	0				
01:30		0	0			0	0				
01:45		0	0	0	0	0	0	0	0	0	0
02:00		0	0			0	0				
02:15		0	0			0	0				
02:30		0	1			0	0				
02:45		0	0	0	1	0	0	0	0	0	1
03:00		0	19			0	0				
03:15		0	10			0	0				
03:30		0	30			0	0				
03:45		0	0	0	59	0	0	0	0	0	59
04:00		0	0			0	0				
04:15		0	0			0	0				
04:30		0	0			0	0				
04:45		0	0	0	0	0	0	0	0	0	0
05:00		0	0			0	0				
05:15		0	0			0	0				
05:30		0	26			0	0				
05:45		0	10	0	36	0	0	0	0	0	36
06:00		0	1			0	0				
06:15		0	0			0	0				
06:30		1	0	2	1	0	0	0	0	2	1
06:45		1	0			0	0				
07:00		5	0			0	0				
07:15		20	0			0	0				
07:30		17	0			0	0				
07:45		33	0	75	0	0	0	0	0	75	0
08:00		71	0			0	0				
08:15		61	0			0	0				
08:30		8	0			0	0				
08:45		2	0	142	0	0	0	0	0	142	0
09:00		0	0			0	0				
09:15		0	0			0	0				
09:30		0	0			0	0				
09:45		3	0	3	0	0	0	0	0	3	0
10:00		0	0			0	0				
10:15		0	0			0	0				
10:30		0	0			0	0				
10:45		0	0	0	0	0	0	0	0	0	0
11:00		0	0			0	0				
11:15		0	0			0	0				
11:30		0	0			0	0				
11:45		0	0	0	0	0	0	0	0	0	0
<b>Total</b>		<b>222</b>	<b>98</b>	<b>222</b>	<b>98</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>222</b>	<b>98</b>
<b>Combined Total</b>		<b>320</b>		<b>320</b>		<b>0</b>		<b>0</b>		<b>320</b>	
AM Peak	-	07:30	-	-	-	-	-	-	-	-	-
Vol.	-	182	-	-	-	-	-	-	-	-	-
P.H.F.		0.641									
PM Peak	-	-	02:45	-	-	-	-	-	-	-	-
Vol.	-	-	59	-	-	-	-	-	-	-	-
P.H.F.			0.492								
Percentage		69.4%	30.6%			0.0%	0.0%				

# Counts Unlimited, Inc.

City of Huntington Park  
 Lugo Acadamey Driveway  
 S/ East 61st Street  
 24 Hour Directional Volume Count

PO Box 1178  
 Corona, CA 92878  
 Phone: (951) 268-6268  
 email: counts@countsunlimited.com

HTPAAMLS61  
 Site Code: 206-19729

Start Time	10/23/2019 Wed	Southbound		Hour Totals		Hour Totals		Combined Totals		Morning	Afternoon
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon		
12:00		0	0			0	0				
12:15		0	2			0	0				
12:30		0	1			0	0				
12:45		0	1	0	4	0	0	0	0	0	4
01:00		0	0			0	0				
01:15		0	0			0	0				
01:30		0	0			0	0				
01:45		0	5	0	5	0	0	0	0	0	5
02:00		0	2			0	0				
02:15		0	0			0	0				
02:30		0	0			0	0				
02:45		0	0	0	2	0	0	0	0	0	2
03:00		0	17			0	0				
03:15		0	7			0	0				
03:30		0	20			0	0				
03:45		0	0	0	44	0	0	0	0	0	44
04:00		0	0			0	0				
04:15		0	0			0	0				
04:30		0	0			0	0				
04:45		0	2	0	2	0	0	0	0	0	2
05:00		0	0			0	0				
05:15		0	5			0	0				
05:30		0	20			0	0				
05:45		0	8	0	33	0	0	0	0	0	33
06:00		0	1			0	0				
06:15		0	0			0	0				
06:30		0	0			0	0				
06:45		1	0	1	1	0	0	0	0	1	1
07:00		8	0			0	0				
07:15		22	0			0	0				
07:30		19	0			0	0				
07:45		27	0	76	0	0	0	0	0	76	0
08:00		65	0			0	0				
08:15		65	0			0	0				
08:30		8	0			0	0				
08:45		1	0	139	0	0	0	0	0	139	0
09:00		0	0			0	0				
09:15		1	0			0	0				
09:30		0	0			0	0				
09:45		4	0	5	0	0	0	0	0	5	0
10:00		0	0			0	0				
10:15		1	0			0	0				
10:30		0	0			0	0				
10:45		0	0	1	0	0	0	0	0	1	0
11:00		0	0			0	0				
11:15		0	0			0	0				
11:30		0	0			0	0				
11:45		1	0	1	0	0	0	0	0	1	0
<b>Total</b>		<b>223</b>	<b>91</b>	<b>223</b>	<b>91</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>223</b>	<b>91</b>
<b>Combined Total</b>		<b>314</b>		<b>314</b>		<b>0</b>		<b>0</b>		<b>314</b>	
AM Peak	-	07:30	-	-	-	-	-	-	-	-	-
Vol.	-	176	-	-	-	-	-	-	-	-	-
P.H.F.		0.677									
PM Peak	-	-	02:45	-	-	-	-	-	-	-	-
Vol.	-	-	44	-	-	-	-	-	-	-	-
P.H.F.			0.550								
Percentage		71.0%	29.0%			0.0%	0.0%				

# Counts Unlimited, Inc.

City of Huntington Park  
 Lugo Acadamey Driveway  
 S/ East 61st Street  
 24 Hour Directional Volume Count

PO Box 1178  
 Corona, CA 92878  
 Phone: (951) 268-6268  
 email: counts@countsunlimited.com

HTPAAMLS61  
 Site Code: 206-19729

Start Time	10/24/2019 Thu	Southbound		Hour Totals		Hour Totals		Combined Totals		Morning	Afternoon
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon		
12:00		0	1			0	0				
12:15		0	0			0	0				
12:30		0	0			0	0				
12:45		0	1	0	2	0	0	0	0	0	2
01:00		0	0			0	0				
01:15		0	0			0	0				
01:30		0	0			0	0				
01:45		0	0	0	0	0	0	0	0	0	0
02:00		0	0			0	0				
02:15		0	0			0	0				
02:30		0	0			0	0				
02:45		0	0	0	0	0	0	0	0	0	0
03:00		0	19			0	0				
03:15		0	12			0	0				
03:30		0	32			0	0				
03:45		0	0	0	63	0	0	0	0	0	63
04:00		0	0			0	0				
04:15		0	0			0	0				
04:30		0	0			0	0				
04:45		0	0	0	0	0	0	0	0	0	0
05:00		0	0			0	0				
05:15		0	0			0	0				
05:30		0	23			0	0				
05:45		0	8	0	31	0	0	0	0	0	31
06:00		0	1			0	0				
06:15		1	0			0	0				
06:30		0	0			0	0				
06:45		2	0	3	1	0	0	0	0	3	1
07:00		7	0			0	0				
07:15		21	0			0	0				
07:30		19	0			0	0				
07:45		34	0	81	0	0	0	0	0	81	0
08:00		55	0			0	0				
08:15		64	0			0	0				
08:30		7	0			0	0				
08:45		2	0	128	0	0	0	0	0	128	0
09:00		0	0			0	0				
09:15		0	0			0	0				
09:30		0	0			0	0				
09:45		0	0	0	0	0	0	0	0	0	0
10:00		0	0			0	0				
10:15		0	0			0	0				
10:30		0	0			0	0				
10:45		0	0	0	0	0	0	0	0	0	0
11:00		0	0			0	0				
11:15		1	0			0	0				
11:30		0	0			0	0				
11:45		0	0	1	0	0	0	0	0	1	0
<b>Total</b>		<b>213</b>	<b>97</b>	<b>213</b>	<b>97</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>213</b>	<b>97</b>
<b>Combined Total</b>		<b>310</b>		<b>310</b>		<b>0</b>		<b>0</b>		<b>310</b>	
AM Peak	-	07:30	-	-	-	-	-	-	-	-	-
Vol.	-	172	-	-	-	-	-	-	-	-	-
P.H.F.	-	0.672	-	-	-	-	-	-	-	-	-
PM Peak	-	-	02:45	-	-	-	-	-	-	-	-
Vol.	-	-	63	-	-	-	-	-	-	-	-
P.H.F.	-	-	0.492	-	-	-	-	-	-	-	-
Percentage		68.7%	31.3%			0.0%	0.0%				
ADT/AADT		ADT 315		AADT 315							

**COMMUNITY MEETING MINUTES OF  
OCTOBER 29, 2019**

**EXHIBIT C**

**CASE NO.** 2019-02 CUP

# MINUTES

## Aspire Antonio Maria Lugo Academy Community Meeting

**Date: 8/29/2019**

**Time: 6:00pm – 7:00pm**

**Location of Meeting: MPR**

### **I. Updates**

#### **A. AMLA's Intercom System**

Dustin Katch explained to the community the work that has been done to ensure announcements are not broadcast outside. The school made sure to explain that in case of an emergency an announcement will be broadcast outside.

#### **B. Parking and Traffic**

The school explained to the attendees the work that is being done to help increase traffic control, including the letters given to traffic violators. Since the creation of a one-way street on Randolph, people have begun queuing on East 61<sup>st</sup> street to make a left hand turn into the parking lot, which has caused some congestion. The school is looking into this possible concern to generate solutions. The school is also scheduling a new traffic study. It would be beneficial if the city increased traffic patrols in the area.

### **II. Community Dialogue**

#### **A. Updates, questions or concerns from neighbors**

Carlos Cardova acknowledged the intercom system, and that there are no longer announcements being made outside. He also explained that the traffic on East 61<sup>st</sup> Street has increased with cars trying to make a left hand turn into the parking lot. He also stated that the school needs to update the contact numbers posted for the public.

### **III. Suggested Future Topics**

#### **A. Community suggests possible future topics.**

No future topics were suggested.

### **IV. UPCOMING MEETING DATES AND TIMES**

1. 10/24/2019.....6:00pm – 7:00pm
2. 1/30/2020.....6:00pm – 7:00pm
3. 4/30/2020.....6:00pm – 7:00pm



# CITY OF HUNTINGTON PARK

---

## PLANNING DIVISION AGENDA REPORT

**DATE:** MARCH 18, 2020

**TO:** CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

**ATTN:** CARLOS LUIS, PLANNING MANAGER

**FROM:** DEBRA MARTINEZ, PLANNING TECHNICIAN

**SUBJECT:** PLANNING COMMISSION CASE NO. 2019-07 CUP/DP  
(CONDITIONAL USE PERMIT/DEVELOPMENT PERMIT)

---

**REQUEST:** A REQUEST FOR A CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT TO ALLOW CONSTRUCTION OF A 3,167 SQUARE-FOOT ART MANUFACTURING BUILDING; AND THE ADOPTION OF AN ASSOCIATED NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR PROPERTY LOCATED AT 2547 57<sup>TH</sup> STREET, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.

**APPLICANT:** Joseph Wedding  
422 ½ South Grand View Street  
Los Angeles, CA 90057

**PROPERTY OWNER:** Nathan Hunt

**PROPERTY OWNER'S MAILING ADDRESS:** 3133 Verdugo Place,  
Los Angeles, CA 90065

**PROJECT LOCATION:** 2547 57<sup>th</sup> Street

**ASSESSOR'S PARCEL NUMBER:** 6309-014-007

**PRESENT USE:** Vacant Lot

**PROPOSED IMPROVEMENT:** 3,167 square-foot, one story art manufacturing building

**SITE SIZE:** 5,850 square feet

**GENERAL PLAN:** Manufacturing Planned Development (MPD)

**ZONE:** Manufacturing Planned Development (MPD)

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

**MUNICIPAL CODE  
APPLICABILITY OF  
REQUIREMENTS FOR  
A CONDITIONAL  
PERMIT:** In accordance with Chapter 4, Article 3, Section 9-4.302;  
the use of ceramic and stone within the Manufacturing  
Planned Development Zone is subject to the approval of a  
Conditional Use Permit.

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

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;
2. The proposed use is consistent with the General Plan;
3. The approval of the CUP for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
4. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in

which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;

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

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

Pursuant to the City of Huntington Park Municipal Code (HPMC) Section 9-2.1003, approval of a Development Permit shall be required for a new structure or use listed as subject to a "Development Permit" in the applicable zoning district;

**REQUIRED FINDINGS  
FOR A DEVELOPMENT  
PERMIT:**

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

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

5. The subject site is physically suitable for the type and density/intensity of use being proposed;
6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare; and
7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.

**ENVIRONMENTAL  
REVIEW:**

An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA). Upon completion of the Environmental Assessment Initial Study, the City of Huntington Park has determined that the proposed project will not have a significant effect on the environment and has prepared a Negative Declaration for the project. The Negative Declaration (ND) was prepared in accordance with the California Environmental Quality Act (CEQA), Article 1. Sec. 15000 et. seq..

**PROJECT  
BACKGROUND:**

- ***Project Proposal***

The applicant, Joseph Wedding, is proposing the construction of a one story building measuring approximately 3,167 square-feet. The building will have two studios for art manufacturing. Studio 1 will measure approximately 1,362 square feet and Studio 2 will measure approximately 1,366 square feet. The building will be approximately twenty-two (22) feet in height. The proposed architectural theme of the building is Modern. The project will provide four (4) designated off-street parking spaces, landscaping, trash enclosure, and decorative perimeter fencing.

- ***Site Description***

The subject site measures approximately 5,850 square-feet (0.13 acres) with lot dimensions of 45 feet by 130 feet. The subject site is currently a vacant lot.

- ***Business Operation***

The operator for the proposed building is Hunt Studios. According to their business operation plan, Hunt Studios produces fine handcrafted architectural sculptures made from stone, metal, and cast materials. Hunt Studios proposes to occupy both studio 1 and studio 2. The applicant may elect to rent out the studio 1 for art manufacturing in the future. The operation plan identifies 2 employees will be on site one (1) lead sculptor and one (1) apprentice sculptor. The hours of operation will be from 9:00 am to 5:00 pm., Mondays through Friday.

**ANALYSIS:**

- ***Project Proposal***

The submitted operation plan for the proposed art manufacturing building identifies the use of stone and ceramic. Based on the submitted operation plan the art manufacturing is most closely classified as manufacturing of stone and ceramic which requires a Conditional Use Permit pursuant to the HPMC. Brand new construction of a new building is subject to a Development permit pursuant to the HPMC.

- ***Operation Plan***

Hunt Studios will occupy both studios and will operate Monday through Friday from 9:00 am to 5:00 pm. According to the operation plan, the business will consist of 2 employees, one lead sculptor and one apprentice sculptor. Materials used in the production of the art sculpting ranges from stone, metals, cast materials, and/or clay. The tools proposed to be utilized in the production of art pieces are chisels, saws, grinders, and sanders. Materials are delivered to the site twice a month. The applicant will be required to properly dispose of all debris and materials. A condition of approval has been included that debris associated to the manufacturing shall be required to be properly disposed of and comply with any local, state, and federal regulations.

In order to reduce noise levels, a condition of approval has been included requiring all work be performed within the enclosed building. No exterior work shall be permitted. Once the piece is completed, it is delivered via truck to its

destination. The sculptures are displayed in art galleries, overseas, or in a private residences. No classes or gallery showings are permitted within the MPD zone. A condition of approval has been included prohibiting classes or gallery shows to be conducted on the site.

- **Development Standards**

- Floor Area Ratio

The allowable floor area ratio (F.A.R) within the MDP zone is 2:1, which allows two square-feet of gross floor area per one square foot of lot area. The proposed single story building will have an F.A.R of 3,167 square feet, as shown in the table below:

<b>FLOOR AREA RATIO 2:1</b>			
<b>Lot Size</b>	<b>Allowable Floor Area Ratio</b>	<b>Allowable Gross Floor Area</b>	<b>Proposed Floor Area Ratio</b>
5,850 Sq. Ft.	2 S.F of G.F.A per 1 S.F of Lot Area	2 x 5,850 = 11,700 Sq. Ft.	<b>3,167 Sq. Ft. &lt; 11,700 Sq. Ft.</b>

The proposed project will be in compliance with the allowable FAR.

- Set Backs

The proposed new building will provide the required 5 foot setback at the front of the lot and provide landscaping within the required setback. A condition of approval has been included requiring a landscape/irrigation plan to be submitted for review. Landscaping shall comply with HPMC section 9-3.4.

- Lighting

In addition, lighting is proposed on the site. Sconce lighting will be attached to the building and perimeter fencing on the parking lot to provide lighting on the lot. All lighting fixtures will be decorative and consistent with the proposed architecture of the building. A condition of approval has been included to ensuring lighting will not spill into adjacent properties or into the public- right- of- ways.

➤ Refuse

The trash enclosure is incorporated into the footprint. The trash enclosure will be accessed from the alley and provide a sliding door.

- ***Architectural Design***

The proposed building incorporates a Modern architectural theme. The proposed building will have a flat roof. Large windows will be grouped on the southern and eastern side of the building. The façade at the main entrance structure incorporates stucco. The stucco will be gray in color along the southerly side of the building with black trim at the doors and storefront. Galvanized metal panel is proposed along the store front windows to provide shading. All proposed building materials are consistent with the proposed architectural theme.

The proposed architectural theme will be consistent with the existing immediate surrounding area, which consists of similar architectural elements such as large windows and stucco.

- ***Floor Plan***

The proposed building will consist of one story. The building will have two (2) studios. The studios will each have a private entrance accessible via the path of travel from the parking lot. The studios are proposed to share a bathroom which is located between both studios. Studio 1 is approximately 1,362 square feet and Studio 2 is approximately 1,366 square feet. The studios will have fixed work counters made of steel and a large movable table. The floor plans are primarily open to allow the artist to work on sculptures.

- ***Access/Circulation***

The subject site will have vehicular access from 57<sup>th</sup> Street, which is located on the south side of the property. The existing driveway is being widened to 24-foot wide and will provide vehicular circulation on the subject site. The driveway located on the southern end of the property will provide for ingress and egress access (two-way traffic) to the property. The driveway will provide decorative stamped

concrete within the first five feet of the driveway of the property. Details of the proposed pattern and color shall be submitted to the Planning Division for review and approval. The decorative paving shall be compatible with the architecture style of the building.

- **Off-Street Parking and Loading**

The lot will be regraded, resurfaced, and restriped to meet current code requirements. Pursuant to the HPMC Section 9-3.804, the parking requirement for an industrial use is one parking space for every 800 square feet of ground floor area. The off-street loading requirement for an industrial building with square footage of less than 5,000 square feet shall provide one loading space.

In accordance with the City’s parking standards, the total off-street number of parking required for the proposed development is four (4) parking spaces. The proposed project will provide four (4) parking spaces.

The parking calculations is summarized in the following table:

<b>Off-Street Parking Requirement</b>		
<b>Parking Standards</b>	<b>Required</b>	<b>Provided</b>
Industrial Use	1/ 800 square feet	-
	3167 sf./ 800 square feet = 3.9 ≈ 4 spaces	4 spaces
<b>Total</b>		<b>4 Spaces</b>

In addition, Section 9-3.703 of the HPMC, requires industrial/manufacturing uses with 5,000 square-foot or less of ground floor area provide one (1) loading space. Additional loading spaces may be required by the Planning Commission. One (1) loading space is proposed on the property, specifically located within studio 2.

The loading zone will have a roll up door with a 14 foot vertical clearance in studio 2. Pursuant to HPMC 9-3.704.2.D. Vehicles may be allowed to back into the loading area if the entrance is at least 100 feet from the nearest intersection and the end of the loading space is at

least fifty (50) feet from the curb on the opposite side of the street. The applicant provided a vicinity map identifying the loading space is located 196 feet from the nearest intersection and the end of the loading space is 97 feet from the curb on the opposite side of the street complying with code requirements. A condition of approval has been included to have all loading done within the designated loading zone. In addition, a condition of approval has been include prohibiting outside storage of materials, art pieces, equipment, etc.

- ***Site Drainage***

The site currently receives drainage from the neighboring property on the easterly side of the lot. After the drainage plan was reviewed by the Planning Division and the Engineering Division it was determined the drainage plans do not meet the stormwater requirements. A condition of approval has been included for the applicant to revise the drainage plan to provide all drainage to be on private property.

- ***Access Agreement***

An access agreement is required in order to maintain building walls that are located on the property line. The agreement shall allow access on the neighboring property in order to allow required maintenance and repairs to the building wall. The agreement shall be recorded to both properties. It is also worth noting that maintenance and repair work performed to walls adjacent to the public right-of-way will require an encroachment permit to be obtained before any work is done.

The proposed project has been reviewed by various departments and agencies (e.g. Building and Safety, Public Works, Los Angeles County Fire Department, Huntington Park Police Department, etc.) and conditions of approval have been included in the staff report and resolution.

- ***Conditional Use Permit Findings***

In granting a Conditional Use Permit to allow the manufacturing of stone and ceramic, the Planning Commission must make findings in connection with the Conditional Use Permit, as set forth in the Huntington Park

Municipal Code (HPMC). A Conditional Use Permit may be approved only if all of the following findings are made:

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

**Finding:** The proposed use of art manufacturing utilizing Ceramic and Stone and conditionally permitted within the subject zoning district, pursuant to the Huntington Park Municipal Code, Section 9-4.302. The Manufacturing Planned Development zone is intended to provide for service commercial, business and industrial uses. The proposed project will provided a new art manufacturing facility within the subject zone and community. The project complies with setback requirements, FAR, parking and all other development standards. The proposed project is compatible with the surrounding uses within the vicinity area.

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

**Finding:** The proposed project is consistent with the General Plan, specifically, the proposed use is consistent with Goal 1.0; Policy 1.3 of the Land Use Element of the General Plan by improving existing industry and providing for an expanded industrial base by creating new areas for compatible industrial uses through both redevelopment and private enterprise. The applicant is proposing to redevelop the subject site. Currently, the site is a vacant lot. The entire lot will be demolished and a new one story manufacturing building will be built with a new parking lot.

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

**Finding:** An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA). Upon completion of the Environmental Assessment Initial Study, the City of Huntington Park has determined that

the proposed project will not have a significant effect on the environment and has prepared a Negative Declaration for the proposed project. The Negative Declaration (ND) was prepared in accordance with the California Environmental Quality Act (CEQA) Article 1. Sec. 15000 et. Seq..

- 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 art manufacturing facility is not expected to be detrimental to the public health, safety, and welfare of the City, due to the fact that the proposed project will be of similar intensity as those known to occupy the surrounding area. The proposed project will be compatible to the surrounding industrial uses. In addition, as conditioned, the project is in compliance with all City and zoning development standards.

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

**Finding:** The size and operating characteristics of the proposed art manufacturing facility is not expected to be detrimental to the public health, safety, and welfare of the City, due to the fact that the proposed project will be of similar intensity as those known to occupy the surrounding area. The proposed project will be compatible to the surrounding industrial uses. In addition, as conditioned, the project is in compliance with all City and zoning development standards.

- 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:** The size and operating characteristics of the proposed art manufacturing facility is not expected to be detrimental to the public health, safety, and welfare of the City, due to the fact that the proposed project will be of similar intensity as those known to occupy the surrounding area. The proposed project will be compatible to the surrounding industrial uses. In addition, as conditioned, the project is in compliance with all City and zoning development standards.

- ***Development Permit Findings***

Pursuant to HMPC Section 9-2.1003, a Development Permit is required when a new structure or use listed as subject to a “Development Permit” (D) in the applicable zoning district;

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

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

**Finding:** The proposed use of art manufacturing utilizing Ceramic and Stone and conditionally permitted within the subject zoning district, pursuant to the Huntington Park Municipal Code, Section 9-4.302. The Manufacturing Planned Development zone is intended to provide for service commercial, business and industrial uses. The proposed project will provided a new art manufacturing facility within the subject zone and community. The project complies with setback requirements, FAR, parking and all other development standards. The proposed project is compatible with the surrounding uses within the vicinity area.

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

**Finding:** The proposed project is consistent with the General Plan, specifically, the proposed use is consistent with Goal 1.0; Policy 1.3 of the Land Use Element of the General Plan by improving existing industry and providing for an expanded industrial base by creating new areas for compatible industrial uses through both redevelopment and private enterprise. The applicant is proposing to redevelop the subject site. Currently, the site is a vacant lot. The entire lot will be demolished and a new one story manufacturing building will be built with a new parking lot.

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

**Finding:** The size and operating characteristics of the proposed art manufacturing facility is not expected to be detrimental to the public health, safety, and welfare of the City, due to the fact that the proposed project will be of similar intensity as those known to occupy the surrounding area. The proposed project will be compatible to the surrounding industrial uses. In addition, as conditioned, the project is in compliance with all City and zoning development standards.

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

**Finding:** An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA). Upon completion of the Environmental Assessment Initial Study, the City of Huntington Park has determined that the proposed project will not have a significant effect on the environment and has prepared a Negative Declaration for the proposed project. The Negative Declaration (ND) was prepared in accordance with the California Environmental Quality Act (CEQA) Article 1. Sec. 15000 et. Seq..

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

**Finding:** The site is compatible with surrounding buildings. The proposed project also meets setback requirements. In addition it has been reviewed by various departments and meets their departmental standards.

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

**Finding:** The size and operating characteristics of the proposed art manufacturing facility is not expected to be detrimental to the public health, safety, and welfare of the City, due to the fact that the proposed project will be of similar intensity as those known to occupy the surrounding area. The proposed project will be compatible to the surrounding industrial uses. In addition, as conditioned, the project is in compliance with all City and zoning development standards.

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

**Finding:** The design, location, size, and operating characteristics of the proposed art manufacturing facility is not expected to be detrimental to the public health, safety, and welfare of the City, due to the fact that the proposed project will be of similar intensity as those known to occupy the surrounding area. The proposed project will be compatible to the surrounding industrial uses.

**CONCLUSION:**

Based on the above analysis, staff has determined that with the recommended conditions of approval, the proposed project complies with the HPMC and all of the required finding in support of a Conditional Use Permit and Development Permit can be made.

**RECOMMENDATION:** Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **approve Case No. 2019-07 CUP/DP**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

**CONDITIONS OF APPROVAL:**

**PLANNING**

1. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, or Planning Commission. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.
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. The proposed project shall comply with all applicable federal, state and local agency codes, laws, rules, and regulations, including Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.
4. The property be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. All proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and/or routed along the ground floor and shall be completely concealed from public view as required by the City prior to authorization to operate.
6. Any existing and/or future graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within 72 hours..
7. The operator shall obtain a City of Huntington Park Business License prior to commencing business operations.
8. 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 Applicants shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2019-07 CUP/DP- 2547 57<sup>th</sup> Street

March 18, 2020

Page 16 of 25

Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.

9. 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.
10. The violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
11. This entitlement may be subject to additional conditions after its original issuance, upon a duly noticed public hearing item. 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.
12. No outside storage of material, equipment, art pieces, etc. shall be permitted on the subject site.
13. No payphones shall be allowed on the subject site.
14. No instructional art classes shall be allowed on the subject site.
15. No art gallery shows/showings/openings shall be allowed at the subject site.
16. All loading of goods, materials, art pieces, etc. shall take place within the designated loading area.
17. The facility shall maintain adequate refuse containers on-site for the disposal of nonhazardous waste. Provide trash enclosure(s) for the refuse containers per HPMC 9-3.103.24.B. The trash enclosure(s) shall be of decorative material and have a decorative trellis.
18. All debris residuals, extra materials, etc. relating to the art manufacturing shall be properly disposed of and comply with all local, state, and federal regulations.
19. Decorative paving shall be provided and maintained within the first five (5) feet of the driveway entrance adjacent to 57<sup>th</sup> Street.
20. The business be operated in compliance with the City of Huntington Park Noise Ordinance 9-3.5.
21. A six (6) foot high solid decorative masonry wall, except for points of ingress and egress and the front 10 feet, shall be installed. Decorative pilasters placed at even intervals throughout the entire perimeter of the property will be required. All fencing and decorative pilasters shall be finished to match the building and shall incorporate a decorative cap.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2019-07 CUP/DP- 2547 57<sup>th</sup> Street

March 18, 2020

Page 17 of 25

22. Site drainage shall be redesigned to be within private property and continue to accept water runoff from the neighboring lot to the west. Revise plans shall be prepared by a licensed engineer and submitted to the Planning Division and Engineering Division for review and approval.
23. A landscape and irrigation plan shall be submitted for Planning review and approval. The landscape and irrigation plan shall be prepared by a licensed landscape architect. The landscape plan shall include a table that identifies the legend, size, quantity, scientific name, and common name of all landscape material proposed. Provide planting details, showing how the trees will be planted. All landscape shall comply with HPMC section 9.3.4, landscaping standards.
24. A Photometric Plan shall be submitted for review and approval. The Photometric Plan shall identify the location of all outdoor lighting and the foot candle calculations. A foot candle of zero shall be required at all property lines and adjacent to all public right of ways. The photometric plan shall include shielding details and details of all proposed light fixtures. All light fixtures shall be decorative and consistent with the proposed architecture.
25. The applicant shall provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of Building Permits, or if art is installed it must be installed prior to obtaining Certificate of Occupancy.
26. All 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 screened/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 final building inspection.
27. No vending machines, including, but not limited to, water, movie/DVD/Blue Ray, newspapers, candy, etc. shall be permitted on the exterior of the manufacturing building.
28. All proposed signage shall be reviewed and approved by the Planning Division under a separate permit. All proposed signage shall comply with the requirements of the Huntington Park Municipal Code.
29. The applicant shall be subject to all fees and requirements from the California Department of Fish and Wildlife, as stated in the CEQA Environmental Document Filing fee schedule.
30. 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.

## PLANNING COMMISSION AGENDA REPORT

CASE NO. 2019-07 CUP/DP- 2547 57<sup>th</sup> Street

March 18, 2020

Page 18 of 25

31. If the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
32. If 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.
33. 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.
34. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
35. The Director of Community Development has the authority to approve or defer to the Planning Commission any changes to the plans, including but not limited to the square footage, architectural design, parking configuration, site drainage etc.
36. The applicant shall comply with all departmental conditions.
37. The business owner (Applicant) and property owner agree in writing to the above conditions.

## BUILDING AND SAFETY

38. 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.
39. The cover sheet of building plans (G-001) 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.
40. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
41. Art fee shall be paid to the City prior to issuance of the building permit.
42. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.
43. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2019-07 CUP/DP- 2547 57<sup>th</sup> Street

March 18, 2020

Page 19 of 25

44. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
45. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
  - a. Observation of cleared areas and benches prepared to receive fill;
  - b. Observation of the removal of all unsuitable soils and other materials;
  - c. The approval of soils to be used as fill material;
  - d. Inspection of compaction and placement of fill;
  - e. The testing of compacted fills; and
  - f. The inspection of review of drainage devices.
46. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.
47. Prior to permit issuance the pdf copy of the soils report shall be provided by the applicant.
48. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
49. Land disturbing activity that results in the creation or addition or 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 City's Low Impact Development (LID) requirements.
  - a. Where redevelopment results in an alteration to more than fifty (50%) percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, the entire project must be mitigated.
  - b. Where redevelopment results in an alteration of less than fifty (50%) percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, only the alteration must be mitigated, and not the entire development.
50. The building permit will not be issued until the property has been surveyed and the boundaries marked by a land surveyor licensed by the State of California.
51. The building shall comply with all the applicable provisions for accessibility.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2019-07 CUP/DP- 2547 57<sup>th</sup> Street

March 18, 2020

Page 20 of 25

52. Electrical plan check is required.
53. Mechanical plan check is required.
54. Plumbing plan check is required.
55. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code.
56. Project shall comply with the CalGreen Non Residential mandatory requirements.
57. Demolition permit is required for any existing buildings which are to be demolished.
58. Fire Sprinkler System (If is required): (a) All fire sprinkler hangers must be designed and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250 pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit. (b) Separate permit is required for Fire Sprinklers (c) Fire sprinkler and alarm systems must be reviewed and approved by the LA County Fire Department.
59. Sheet G001, Occupant Load Classification, indicating the project is H5 Occupancy. If this is true, provide a note on the plans, indicating if any hazardous materials that will be stored and/or used within the building, which will exceed the quantities listed in CBC Tables 307.1 (1) and 307.1(2).
60. Provide separate Floor Plans identifying hazardous material quantities, types and locations prepared by a qualified person in accordance with 414.1.3 CBC.
61. The percentage of maximum allowable quantities of hazardous materials per control area for each floor, and the total number of control areas shall comply with CBC Table 4.2.2.
62. Sheet G001, Use Classification, indicating F2 Low-Hazard Factory Industry Group. Please confirm whether F2 or H5 occupancy or both shall be applicable and then, adjust the occupant load and other building code requirements accordingly.
63. Sheet AO2, indicating one unisex restroom will be provided, this does not in compliance with the required fixtures in Plumbing Fixture Analysis on Sheet G-00.
64. Sheet A101 indicating the roof slope towards to the west property line with 0 setback, this shall be revised.
65. Sheet A101, indicating Sculpture under separate approval shall include over flows.

66. Since all the exterior walls will be 1 hour fire rated for this facility, therefore, the exterior doors must be fire rated to be compatible with the 1 hour fire wall.
67. Please specify the minimum height for the continuous parapet around this facility.

## **PUBLIC WORKS**

68. Assessor's Parcel Number (APN) 6309-014-006 (2555 E. 57<sup>th</sup> Street) drains into APN 6309-014-007 (2547 57<sup>th</sup> Street). The addition of the building structure will block the existing drainage pattern.
  - a. Applicant/developer must continue to accept the drainage from APN 6309-014-006.
  - b. Additionally, APN 6309-014-007 must treat the surface runoff via filtration and infiltration per the Los Angeles County NPDES Permit No. CAS004001, Order No. ORDER NO. R4-2012-0175.
69. Applicant/developer shall file PW Engineering plan-check applications for grading plans and offsite street improvement plan-check and post fees per City Fee Schedule.
70. Upon approval of grading and improvement plans, Applicant/developer agrees to obtain necessary PW grading permits & encroachment permits and post permit/inspection fees.
71. Applicant shall process public improvement plans, prepared by a registered civil engineer, for 57<sup>th</sup> Street and shall reflect sewer laterals, water services (fire & domestic) and trench resurfacing per GreenBook Standards.
72. Grading plans signed by the Registered Civil engineer preparing the plans.
  - a. Drainage shall be directed away from the faces of cut and fill slopes or into approved drainage structures. The faces of cut and fill slopes shall also be manufactured to control against erosion. This control may consist of stepping or another surface protection, as approved by the City Engineer. The protection for the slopes shall be installed within 15 days after completion of the rough grading.
  - b. No grading permit shall be issued without an erosion control plan approved by the City Engineer. The erosion control plan shall include details of protective measures, including desilting basins or other temporary drainage or control measures, or both, as may be necessary to protect the water quality of receiving water bodies or to protect adjoining public and private property from damage from erosion, flooding or the deposition of mud or debris which may originate from the site or result from such grading operations.
  - c. Grading Plans shall incorporate a Construction BMP plan, designating construction storage, trash bin etc.
  - d. Onsite Groundwater Monitoring Wells, including legally removed, permanent, temporary and active wells, must be depicted on all site plans, grading plans, and all other relevant plans. Include a legend that demonstrates ownership, date installed, and type of monitoring well and all other relevant information.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2019-07 CUP/DP- 2547 57<sup>th</sup> Street

March 18, 2020

Page 22 of 25

- e. Engineer to show the location of the sewer mainline, nearest manholes, lateral serving the project and configuration of the onsite sewer including diameter and material of the onsite sewer.
    - (i) Sewer cleanouts must be positioned at 100-foot intervals on the lateral coming off the main sewer line.
    - (ii) Applicant must obtain County Sanitations District of Los Angeles clearance for connection to the sewer system.
  - f. All parking lots and driveways shall be surfaced with asphaltic concrete to a minimum thickness of three (3) inches over a minimum aggregate base of six (6) inches or surfaced with Portland Cement concrete with a minimum thickness of five (5) inches over a three (3) inch aggregate base. After review of the probable vehicular traffic and the soils report for the project, additional material may be required at the discretion of the City Engineer.
  - g. Public improvements will be generated on the basis of the approved site plan. P.C.C. pavement and asphalt-concrete (A.C.) thicknesses and strengths will be determined by the Registered Civil Engineer (project engineer of record) preparing the street plans and utility improvement plans.
    - (i) City Engineer requires pavement resurfacing of half the roadway width along 57<sup>th</sup> Street frontage.
    - (ii) All traffic markings, street striping, street signs, legends and curb painting on streets adjacent to the proposed development shall be restored.
  - h. All drive approaches shall be ADA compliant and follow APWA standard plans and specifications.
  - i. Remove and replace all of the sidewalk adjacent to the development. All curb & gutter that is lifted, depressed and damaged must be removed and replaced. Use APWA standard plans and specifications.
  - j. Comply with the City's ordinance pertaining to construction debris recycling. Contact the Building & Safety Department for additional information pertaining to the Construction & Demolition Debris Diversion Program. The Construction Historical & Demolition Debris Diversion Program is also applicable with respect to the grading process.
  - k. The drainage patterns from adjacent properties shall be identified and maintained. The project shall accept and include in the drainage design any current drainage from adjacent properties.
  - l. Preserve existing survey monuments (property corners, centerline ties, etc.) in the public right of way. All disturbed and removed survey monuments in the public right of way shall be re-established and record of survey shall be filed with the County surveyor in accordance with applicable provisions of the state law.
  - m. All USA/Dig Alert graffiti markings must be removed by the contractor from the public right-of-way prior to final approval.
73. It is the applicants' responsibility to contact the City's Water Purveyor (Inframark) to obtain approval of service and that the purveyor has adequate water to provide such service. Provide acceptable analysis to verify sufficient water pressure and flow for:
- a. General conditions

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2019-07 CUP/DP- 2547 57<sup>th</sup> Street

March 18, 2020

Page 23 of 25

- b. During MID (maximum instantaneous demand) conditions
  - c. During fire flow and MID conditions
  - d. Water supply system serving the development shall be adequately sized to accommodate the total required commercial water requirements and fire flows, in compliance with the Water Purveyor and Los Angeles County Fire Department requirements.
  - e. All existing water services (meters) no longer required as part of this development shall be abandoned at the mainline.
  - f. Reduced Pressure Backflow Preventers will be required for all water services. An approved reduced pressure principal back-flow prevention device shall be installed above grade in the customer's service line by his contractor as close as practical to the water meter and shall be between the water meter and the first point of connection to the service. The device shall be located onsite fronting the property.
74. Low Impact Development (LID) is a requirement of the NPDES Permit No. CAS004001, Order No. ORDER NO. R4-2012-0175. This permit was issued by the State of California Regional Water Quality Control Board, Los Angeles Region on December 28, 2012. The LID is a narrative report that explains the type of development and drainage of the site. It must address the post-construction water quality and habitat impact issues. Once the site has been developed, how will runoff be maintained? Was there a system that was designed to treat the runoff prior to discharging into the public system? Best Management Practices (BMPs) should be implemented to address storm water pollution and peak flow discharge impacts. All BMPs must be sized to meet specified water quality design and/or peak flow discharge criteria.
- a. Filtration and infiltration methods must be used to defray a large percentage of the storm water runoff into the storm drain system.
75. Preliminary soils investigation prepared by a licensed Geotechnical engineer.
- a. The soil engineering report shall include data specifically regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures when necessary, and opinions and recommendations covering adequacy of sites to be developed by the proposed grading.
76. Geological investigation prepared by a licensed Engineering Geologist.
- a. A preliminary engineering geology and/or seismic safety report, prepared in accordance with Los Angeles County guidelines, is required if the subdivision lies within a "medium risk" or "high risk" geologic hazard area, as shown on maps on file contained within the safety element of Los Angeles County.
77. Hydrology and Hydraulic Report for any drainage devices.
- a. A Hydrology Study Report, based on a 50-year frequency design storm for Capitol Facilities and a 25-year frequency design storm for all other instances as dictated by the LA County Department of Public Works Hydrology Manual (latest edition), must be submitted to the Engineering Division. The study must provide hydraulic calculations based on the given area and the ability of the existing storm drain

infrastructure to receive and support the allotted drainage runoff. Drainage calculations shall adhere to City of Huntington Park standards, NPDES, and environmental regulations and requirements.

78. Applicant shall obtain approval from the Los Angeles Fire Department (LACFD) for development's fire protection, fire flow requirements, etc. and shall construct all Fire Department required improvements.
79. The City Engineer may require other information or may impose additional conditions and requirements as deemed necessary to protect health and safety, and to benefit the public.

### **CODE ENFORCEMENT**

80. The applicant shall provide routine maintenance to eliminate any trash or litter around the perimeter of the property.
81. The trash enclosure shall be locked and secured at all times.
82. All trash originated by the location shall be disposed in an approved container.
83. The applicant shall maintain the site free of visible graffiti.
84. No exterior storage shall be allowed in parking lot areas.
85. All landscaped areas shall properly maintained with no excessive weeds.
86. That all future temporary or permanent signage shall be approved by the City prior to installation, pursuant to the Huntington Park Municipal Code.

### **LOS ANGELES COUNTY FIRE DEPARTMENT**

87. All requirements, as deemed necessary by the Los Angeles County Fire Department during the Plan Check Process, shall be complied with.

### **TRIBAL CONSULTATION (ASSEMBLY BILL 54)**

88. All required conditions as determined by any of the tribes shall be complied with, including, but not limited to monitors, fees, etc. All costs/fees shall be paid by the developer.

### **EXHIBITS:**

- A: PC Resolution No. 2019-07 CUP/DP
- B: Business Operation Plan
- C: Project Plans
- D: Negative Declaration

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2019-07 CUP/DP- 2547 57<sup>th</sup> Street

March 18, 2020

Page 25 of 25

E: Vicinity Map

F: Applications

**PC RESOLUTION NO. 2019-07 CUP/DP**

**EXHIBIT A**

**CASE NO.** 2019-07 CUP/DP

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**PC RESOLUTION NO. 2018-07**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT TO ALLOW CONSTRUCTION OF A 3,167 SQUARE-FOOT ART MANUFACTURING BUILDING; AND THE ADOPTION OF AN ASSOCIATED NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR PROPERTY LOCATED AT 2547 57TH STREET, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.**

**WHEREAS**, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, March 18, 2020 at 6:30 p.m. pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code (HPMC), upon an application from Joseph Wedding (Applicant), requesting approval of a Conditional Use Permit and Development Permit to allow the construction of a 3,167 square foot art manufacturing building; and the adoption of the an associated Negative Declaration under the California Environmental Quality Act (CEQA) for the property located at 2547 57<sup>th</sup> Street, within the Manufacturing Planned Development (MPD) Zone at the property described below:

Assessor's Parcel No. 6309-014-007, City of Huntington Park, County of Los Angeles; and

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

**WHEREAS**, upon completion of the Environmental Assessment Initial Study, the City of Huntington Park has determined that the proposed project will not have a significant effect on the environment and has prepared a Negative Declaration for the project. The Negative Declaration (ND) was prepared in accordance with the California Environmental Quality Act (CEQA), Article 1. Sec 15000 et. Seq.; and

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

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

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

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

8           **SECTION 1:** In accordance with CEQA and based on the evidence in the Initial  
9 Study/Negative Declaration (IS/ND), the Planning Commission adopts the findings in  
10 said IS/ND and determined that the project will not have a significant effect on the  
11 environment, therefore the Planning Commission hereby adopts said IS/ND associated  
12 with the proposed project.

13           **SECTION 2:** The Planning Commission hereby makes the following findings in  
14 connection with the proposed Conditional Use Permit:

- 15           1. The proposed use is conditionally permitted within, and would not impair the  
16 integrity and character of, the subject zoning district and complies with all of the  
17 applicable provisions of this Code in that ***The proposed use of art***  
18 ***manufacturing utilizing Ceramic and Stone and conditionally permitted***  
19 ***within the subject zoning district, pursuant to the Huntington Park Municipal***  
20 ***Code, Section 9-4.302. The Manufacturing Planned Development zone is***  
21 ***intended to provide for service commercial, business and industrial uses.***  
22 ***The proposed project will provided a new art manufacturing facility within***  
23 ***the subject zone and community. The project complies with setback***  
24 ***requirements, FAR, parking and all other development standards. The***  
25 ***proposed project is compatible with the surrounding uses within the vicinity***  
26 ***area.***
- 27           2. The proposed use is consistent with the General Plan in that ***The proposed***  
28 ***project is consistent with the General Plan, specifically, the proposed use is***

1 **consistent with Goal 1.0; Policy 1.3 of the Land Use Element of the General**  
2 **Plan by improving existing industry and providing for an expanded industrial**  
3 **base by creating new areas for compatible industrial uses through both**  
4 **redevelopment and private enterprise. The applicant is proposing to**  
5 **redevelop the subject site. Currently, the site is a vacant lot. The entire lot**  
6 **will be demolished and a new one story manufacturing building will be built**  
7 **with a new parking lot.**

8 3. The approval of the Conditional Use Permit for the proposed use is in compliance  
9 with the requirements of the California Environmental Quality Act (CEQA) and the  
10 City's Guidelines in that **an environmental assessment has been conducted for**  
11 **this project in compliance with the California Environmental Quality Act**  
12 **(CEQA). Upon completion of the Environmental Assessment Initial Study,**  
13 **the City of Huntington Park has determined that the proposed project will not**  
14 **have a significant effect on the environment and has prepared a Negative**  
15 **Declaration for the proposed project. The Negative Declaration (ND) was**  
16 **prepared in accordance with the California Environmental Quality Act**  
17 **(CEQA) Article 1. Sec. 15000 et. Seq..**

18 4. The design, location, size and operating characteristics of the proposed use are  
19 compatible with the existing and planned future land uses within the general area in  
20 which the proposed use is to be located and will not create significant noise, traffic  
21 or other conditions or situations that may be objectionable or detrimental to other  
22 permitted uses operating nearby or adverse to the public interest, health, safety,  
23 convenience or welfare of the City in that **The design, location, size, and**  
24 **operating characteristics of the proposed art manufacturing facility is not**  
25 **expected to be detrimental to the public health, safety, and welfare of the City,**  
26 **due to the fact that the proposed project will be of similar intensity as those**  
27 **known to occupy the surrounding area. The proposed project will be**  
28 **compatible to the surrounding industrial uses.**

1 5. The subject site is physically suitable for the type and density/intensity of use being  
2 proposed in that ***The size and operating characteristics of the proposed art***  
3 ***manufacturing facility is not expected to be detrimental to the public health,***  
4 ***safety, and welfare of the City, due to the fact that the proposed project will***  
5 ***be of similar intensity as those known to occupy the surrounding area. The***  
6 ***proposed project will be compatible to the surrounding industrial uses. In***  
7 ***addition, as conditioned, the project is in compliance with all City and zoning***  
8 ***development standards.***

9 6. There are adequate provisions for public access, water, sanitation and public  
10 utilities and services to ensure that the proposed use would not be detrimental to  
11 public health, safety and general welfare in that ***The size and operating***  
12 ***characteristics of the proposed art manufacturing facility is not expected to***  
13 ***be detrimental to the public health, safety, and welfare of the City, due to the***  
14 ***fact that the proposed project will be of similar intensity as those known to***  
15 ***occupy the surrounding area. The proposed project will be compatible to the***  
16 ***surrounding industrial uses. In addition, as conditioned, the project is in***  
17 ***compliance with all City and zoning development standards.***

18 **SECTION 3:** The Planning Commission hereby makes the following findings in  
19 connection with the proposed Development Permit:

20 1. The proposed development is one permitted within the subject zoning district and  
21 complies with all of the applicable provisions of this Code, including prescribed  
22 development/site standards in that ***the proposed use of art manufacturing***  
23 ***utilizing Ceramic and Stone and conditionally permitted within the subject***  
24 ***zoning district, pursuant to the Huntington Park Municipal Code, Section 9-***  
25 ***4.302. The Manufacturing Planned Development zone is intended to provide***  
26 ***for service commercial, business and industrial uses. The proposed project***  
27 ***will provided a new art manufacturing facility within the subject zone and***  
28 ***community. The project complies with setback requirements, FAR, parking***

1            **and all other development standards. The proposed project is compatible**  
2            **with the surrounding uses within the vicinity area.**

3            2. The proposed development is consistent with the General Plan in that **The**  
4            **proposed project is consistent with the General Plan, specifically, the**  
5            **proposed use is consistent with Goal 1.0; Policy 1.3 of the Land Use Element**  
6            **of the General Plan by improving existing industry and providing for an**  
7            **expanded industrial base by creating new areas for compatible industrial**  
8            **uses through both redevelopment and private enterprise. The applicant is**  
9            **proposing to redevelop the subject site. Currently, the site is a vacant lot.**  
10           **The entire lot will be demolished and a new one story manufacturing building**  
11           **will be built with a new parking lot.**

12           3. The proposed development would be harmonious and compatible with existing and  
13           planned future developments within the zoning district and general area, as well as  
14           with the land uses presently on the subject property in that **the size and operating**  
15           **characteristics of the proposed art manufacturing facility is not expected to**  
16           **be detrimental to the public health, safety, and welfare of the City, due to the**  
17           **fact that the proposed project will be of similar intensity as those known to**  
18           **occupy the surrounding area. The proposed project will be compatible to the**  
19           **surrounding industrial uses. In addition, as conditioned, the project is in**  
20           **compliance with all City and zoning development standards.**

21           4. The approval of the Development Permit for the proposed project is in compliance  
22           with the requirements of the California Environmental Quality Act (CEQA) and the  
23           City's Guidelines in that **an environmental assessment has been conducted for**  
24           **this project in compliance with the California Environmental Quality Act**  
25           **(CEQA). Upon completion of the Environmental Assessment Initial Study,**  
26           **the City of Huntington Park has determined that the proposed project will not**  
27           **have a significant effect on the environment and has prepared a Negative**  
28           **Declaration for the proposed project. The Negative Declaration (ND) was**

1            ***prepared in accordance with the California Environmental Quality Act***  
2            ***(CEQA) Article 1. Sec. 15000 et. Seq..***

3            5. The subject site is physically suitable for the type and density/intensity of use being  
4            proposed in that ***the site is compatible with surrounding buildings. The***  
5            ***proposed project also meets setback requirements. In addition it has been***  
6            ***reviewed by various departments and meets their departmental standards.***

7            6. There are adequate provisions for public access, water, sanitation and public  
8            utilities and services to ensure that the proposed development would not be  
9            detrimental to public health, safety and general welfare in that ***the size and***  
10           ***operating characteristics of the proposed art manufacturing facility is not***  
11           ***expected to be detrimental to the public health, safety, and welfare of the***  
12           ***City, due to the fact that the proposed project will be of similar intensity as***  
13           ***those known to occupy the surrounding area. The proposed project will be***  
14           ***compatible to the surrounding industrial uses. In addition, as conditioned,***  
15           ***the project is in compliance with all City and zoning development standards.***

16           7. The design, location, size and operating characteristics of the proposed  
17           development would not be detrimental to the public health, safety, or welfare of the  
18           City in that ***the design, location, size, and operating characteristics of the***  
19           ***proposed art manufacturing facility is not expected to be detrimental to the***  
20           ***public health, safety, and welfare of the City, due to the fact that the***  
21           ***proposed project will be of similar intensity as those known to occupy the***  
22           ***surrounding area. The proposed project will be compatible to the***  
23           ***surrounding industrial uses.***

24           **SECTION 4:** The Planning Commission hereby approves Resolution No. 2019-07  
25           CUP/DP, subject to the execution and fulfillment of the following conditions:

26           **PLANNING**

27           1. That the applicant/property owner and each successor in interest to the property  
28           which is the subject of this project shall defend, indemnify and hold harmless the

1 City of Huntington Park and its agents, officers, and employees from any claim,  
2 action or proceedings, liability cost, including attorney's fees and costs against the  
3 City or its agents, officers or employees, to attack, set aside, void or annul any  
4 approval of the City, City Council, or Planning Commission. The City shall  
promptly notify the applicant of any claim, action or proceeding and should  
cooperate fully in the defense thereof.

- 5 2. Except as set forth in subsequent conditions, all-inclusive, and subject to  
6 department corrections and conditions, the property shall be developed  
7 substantially in accordance with the applications, environmental assessment, and  
8 plans submitted.
- 9 3. The proposed project shall comply with all applicable federal, state and local  
10 agency codes, laws, rules, and regulations, including Building and Safety, Fire,  
11 Zoning, and Business License Regulations of the City of Huntington Park.
- 12 4. The property be developed and maintained in a clean, neat, quiet, and orderly  
13 manner at all times and comply with the property maintenance standards as set  
14 forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal  
15 Code.
- 16 5. All proposed on-site utilities, including electrical and equipment wiring, shall be  
17 installed underground and/or routed along the ground floor and shall be completely  
18 concealed from public view as required by the City prior to authorization to  
19 operate.
- 20 6. Any existing and/or future graffiti, as defined by the Huntington Park Municipal  
21 Code Section 5-27.02(d), shall be diligently removed within 72 hours..
- 22 7. The operator shall obtain a City of Huntington Park Business License prior to  
23 commencing business operations.
- 24 8. The Applicant comply with all of the provisions of Title 7, Chapter 9 of the  
25 Huntington Park Municipal Code relating to Storm Water Management. The  
26 Applicants shall also comply with all requirements of the National Pollutant  
27 Discharge Elimination System (NPDES), Model Programs, developed by the  
28 County of Los Angeles Regional Water Quality Board. This includes compliance  
with the City's Low Impact Development (LID) requirements.
9. 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.
10. The violation of any of the conditions of this entitlement may result in a citation(s)  
and/or the revocation of the entitlement.
11. This entitlement may be subject to additional conditions after its original issuance,  
upon a duly noticed public hearing item. Such conditions shall be imposed by the

1 City Planning Commission as deemed appropriate to address problems of land  
2 use compatibility, operations, aesthetics, security, noise, safety, crime control, or to  
3 promote the general welfare of the City.

4 12.No outside storage of material, equipment, art pieces, etc. shall be permitted on  
5 the subject site.

6 13.No payphones shall be allowed on the subject site.

7 14.No instructional art classes shall be allowed on the subject site.

8 15.No art gallery shows/showings/openings shall be allowed at the subject site.

9 16.All loading of goods, materials, art pieces, etc. shall take place within the  
10 designated loading area.

11 17.The facility shall maintain adequate refuse containers on-site for the disposal of  
12 nonhazardous waste. Provide trash enclosure(s) for the refuse containers per  
13 HPMC 9-3.103.24.B. The trash enclosure(s) shall be of decorative material and  
14 have a decorative trellis.

15 18.All debris residuals, extra materials, etc. relating to the art manufacturing shall be  
16 properly disposed of and comply with all local, state, and federal regulations.

17 19.Decorative paving shall be provided and maintained within the first five (5) feet of  
18 the driveway entrance adjacent to 57<sup>th</sup> Street.

19 20.The business be operated in compliance with the City of Huntington Park Noise  
20 Ordinance 9-3.5.

21 21.A six (6) foot high solid decorative masonry wall, except for points of ingress and  
22 egress and the front 10 feet, shall be installed. Decorative pilasters placed at even  
23 intervals throughout the entire perimeter of the property will be required. All fencing  
24 and decorative pilasters shall be finished to match the building and shall  
25 incorporate a decorative cap.

26 22.Site drainage shall be redesigned to be within private property and continue to  
27 accept water runoff from the neighboring lot to the west. Revise plans shall be  
28 prepared by a licensed engineer and submitted to the Planning Division and  
Engineering Division for review and approval.

29 23.A landscape and irrigation plan shall be submitted for Planning review and  
30 approval. The landscape and irrigation plan shall be prepared by a licensed  
landscape architect. The landscape plan shall include a table that identifies the  
legend, size, quantity, scientific name, and common name of all landscape  
material proposed. Provide planting details, showing how the trees will be planted.  
All landscape shall comply with HPMC section 9.3.4, landscaping standards.

- 1 24. A Photometric Plan shall be submitted for review and approval. The Photometric  
2 Plan shall identify the location of all outdoor lighting and the foot candle  
3 calculations. A foot candle of zero shall be required at all property lines and  
4 adjacent to all public right of ways. The photometric plan shall include shielding  
5 details and details of all proposed light fixtures. All light fixtures shall be decorative  
6 and consistent with the proposed architecture.
- 7 25. The applicant shall provide publicly visible art or pay art fees in accordance with  
8 the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of Building Permits,  
9 or if art is installed it must be installed prior to obtaining Certificate of Occupancy.
- 10 26. All proposed mechanical equipment and appurtenances, including satellite dishes,  
11 gutters, etc., whether located on the rooftop, ground level or anywhere on the  
12 property shall be completely screened/enclosed so as not to be visible from any  
13 public street and/or adjacent properties. Such shielding/enclosure of facilities shall  
14 be of compatible design related to the building structure for which such facilities  
15 are intended to serve and shall be installed prior to final building inspection.
- 16 27. No vending machines, including, but not limited to, water, movie/DVD/Blue Ray,  
17 newspapers, candy, etc. shall be permitted on the exterior of the manufacturing  
18 building.
- 19 28. All proposed signage shall be reviewed and approved by the Planning Division  
20 under a separate permit. All proposed signage shall comply with the requirements  
21 of the Huntington Park Municipal Code.
- 22 29. The applicant shall be subject to all fees and requirements from the California  
23 Department of Fish and Wildlife, as stated in the CEQA Environmental Document  
24 Filing fee schedule.
- 25 30. This entitlement shall expire in the event it is not exercised within one (1) year from  
26 the date of approval, unless an extension has been granted by the Planning  
27 Commission.
- 28 31. If the use ceases to operate for a period of six (6) months the entitlement shall be  
null and void.
32. If 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.
33. 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.
34. The Director of Community Development is authorized to make minor  
modifications to the approved preliminary plans or any of the conditions if such

1 modifications shall achieve substantially the same results, as would strict  
2 compliance with said plans and conditions.

3 35. The Director of Community Development has the authority to approve or defer to  
4 the Planning Commission any changes to the plans, including but not limited to the  
square footage, architectural design, parking configuration, site drainage etc.

5 36. The applicant shall comply with all departmental conditions.

6 37. The business owner (Applicant) and property owner agree in writing to the above  
7 conditions.

## 8 **BUILDING AND SAFETY**

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

11 39. The cover sheet of building plans (G-001) is to list all conditions of approval and to  
12 include a copy of the Planning Commission Decision letter. This information shall  
13 be incorporated into the plans prior to the first submittal for plan check.

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

16 41. Art fee shall be paid to the City prior to issuance of the building permit.

17 42. Recycling deposit shall be filed prior to issuance of the building permit to the  
18 satisfaction of the recycling coordinator.

19 43. In accordance with paragraph 5538(b) of the California Business and Professions  
Code, plans are to be prepared and stamped by a licensed architect.

20 44. Structural calculations prepared under the direction of an architect, civil engineer  
21 or structural engineer shall be provided.

22 45. A geotechnical and soils investigation report is required, the duties of the soils  
23 engineer of record, as indicated on the first sheet of the approved plans, shall  
include the following:

- 24 a. Observation of cleared areas and benches prepared to receive fill;
- 25 b. Observation of the removal of all unsuitable soils and other materials;
- 26 c. The approval of soils to be used as fill material;
- 27 d. Inspection of compaction and placement of fill;
- 28 e. The testing of compacted fills; and
- f. The inspection of review of drainage devices.

46. The owner shall retain the soils engineer preparing the Preliminary Soils and/or  
Geotechnical Investigation accepted by the City for observation of all grading, site

1 preparation, and compaction testing. Observation and testing shall not be  
2 performed by another soils and/or geotechnical engineer unless the subsequent  
3 soils and/or geotechnical engineer submits and has accepted by the Public Works  
4 Department, a new Preliminary Soils and/or Geotechnical Investigation.

47. Prior to permit issuance the pdf copy of the soils report shall be provided by the  
5 applicant.

6 48. A grading and drainage plan shall be approved prior to issuance of the building  
7 permit. The grading and drainage plan shall indicate how all storm drainage  
8 including contributory drainage from adjacent lots is carried to the public way or  
9 drainage structure approved to receive storm water.

10 49. Land disturbing activity that results in the creation or addition or replacement of  
11 5,000 square feet or more of impervious surface area on an already developed site  
12 on planning priority project categories shall comply with City's Low Impact  
13 Development (LID) requirements.

14 a. Where redevelopment results in an alteration to more than fifty (50%)  
15 percent of impervious surfaces of a previously existing development, and  
16 the existing development was not subject to post-construction stormwater  
17 quality control requirements, the entire project must be mitigated.

18 b. Where redevelopment results in an alteration of less than fifty (50%)  
19 percent of impervious surfaces of a previously existing development, and  
20 the existing development was not subject to post-construction stormwater  
21 quality control requirements, only the alteration must be mitigated, and not  
22 the entire development.

23 50. The building permit will not be issued until the property has been surveyed and the  
24 boundaries marked by a land surveyor licensed by the State of California.

25 51. The building shall comply with all the applicable provisions for accessibility.

26 52. Electrical plan check is required.

27 53. Mechanical plan check is required.

28 54. Plumbing plan check is required.

55. Plumbing fixtures shall be provided as required by the Chapter 4 of the California  
Plumbing Code.

56. Project shall comply with the CalGreen Non Residential mandatory requirements.

57. Demolition permit is required for any existing buildings which are to be demolished.

58. Fire Sprinkler System (If is required): (a) All fire sprinkler hangers must be  
designed and their location approved by an engineer or an architect. Calculations  
must be provided indicating that the hangers are designed to carry the tributary

1 weight of the water filled pipe plus a 250 pound point load. A plan indication this  
2 information must be stamped by the engineer or the architect and submitted for  
3 approval prior to issuance of the building permit. (b) Separate permit is required for  
4 Fire Sprinklers (c) Fire sprinkler and alarm systems must be reviewed and  
5 approved by the LA County Fire Department.

6 59. Sheet G001, Occupant Load Classification, indicating the project is H5 Occupancy.  
7 If this is true, provide a note on the plans, indicating if any hazardous materials that  
8 will be stored and/or used within the building, which will exceed the quantities  
9 listed in CBC Tables 307.1 (1) and 307.1(2).

10 60. Provide separate Floor Plans identifying hazardous material quantities, types and  
11 locations prepared by a qualified person in accordance with 414.1.3 CBC.

12 61. The percentage of maximum allowable quantities of hazardous materials per  
13 control area for each floor, and the total number of control areas shall comply with  
14 CBC Table 4.2.2.

15 62. Sheet G001, Use Classification, indicating F2 Low-Hazard Factory Industry Group.  
16 Please confirm whether F2 or H5 occupancy or both shall be applicable and then,  
17 adjust the occupant load and other building code requirements accordingly.

18 63. Sheet AO2, indicating one unisex restroom will be provided, this does not in  
19 compliance with the required fixtures in Plumbing Fixture Analysis on Sheet G-00.

20 64. Sheet A101 indicating the roof slope towards to the west property line with 0  
21 setback, this shall be revised.

22 65. Sheet A101, indicating Sculpture under separate approval shall include over flows.

23 66. Since all the exterior walls will be 1 hour fire rated for this facility, therefore, the  
24 exterior doors must be fire rated to be compatible with the 1 hour fire wall.

25 67. Please specify the minimum height for the continuous parapet around this facility.

## 26 **PUBLIC WORKS**

27 68. Assessor's Parcel Number (APN) 6309-014-006 (2555 E. 57<sup>th</sup> Street) drains into  
28 APN 6309-014-007 (2547 57<sup>th</sup> Street). The addition of the building structure will  
block the existing drainage pattern.

a. Applicant/developer must continue to accept the drainage from APN 6309-  
014-006.

b. Additionally, APN 6309-014-007 must treat the surface runoff via filtration  
and infiltration per the Los Angeles County NPDES Permit No. CAS004001,  
Order No. ORDER NO. R4-2012-0175.

1 69. Applicant/developer shall file PW Engineering plan-check applications for grading  
2 plans and offsite street improvement plan-check and post fees per City Fee  
3 Schedule.

4 70. Upon approval of grading and improvement plans, Applicant/developer agrees to  
5 obtain necessary PW grading permits & encroachment permits and post  
6 permit/inspection fees.

7 71. Applicant shall process public improvement plans, prepared by a registered civil  
8 engineer, for 57<sup>th</sup> Street and shall reflect sewer laterals, water services (fire &  
9 domestic) and trench resurfacing per GreenBook Standards.

10 72. Grading plans signed by the Registered Civil engineer preparing the plans.

11 a. Drainage shall be directed away from the faces of cut and fill slopes or into  
12 approved drainage structures. The faces of cut and fill slopes shall also be  
13 manufactured to control against erosion. This control may consist of  
14 stepping or another surface protection, as approved by the City Engineer.  
15 The protection for the slopes shall be installed within 15 days after  
16 completion of the rough grading.

17 b. No grading permit shall be issued without an erosion control plan approved  
18 by the City Engineer. The erosion control plan shall include details of  
19 protective measures, including desilting basins or other temporary drainage  
20 or control measures, or both, as may be necessary to protect the water  
21 quality of receiving water bodies or to protect adjoining public and private  
22 property from damage from erosion, flooding or the deposition of mud or  
23 debris which may originate from the site or result from such grading  
24 operations.

25 c. Grading Plans shall incorporate a Construction BMP plan, designating  
26 construction storage, trash bin etc.

27 d. Onsite Groundwater Monitoring Wells, including legally removed,  
28 permanent, temporary and active wells, must be depicted on all site plans,  
grading plans, and all other relevant plans. Include a legend that  
demonstrates ownership, date installed, and type of monitoring well and all  
other relevant information.

e. Engineer to show the location of the sewer mainline, nearest manholes,  
lateral serving the project and configuration of the onsite sewer including  
diameter and material of the onsite sewer.

i. Sewer cleanouts must be positioned at 100-foot intervals on the  
lateral coming off the main sewer line.

ii. Applicant must obtain County Sanitations District of Los Angeles  
clearance for connection to the sewer system.

f. All parking lots and driveways shall be surfaced with asphaltic concrete to a  
minimum thickness of three (3) inches over a minimum aggregate base of  
six (6) inches or surfaced with Portland Cement concrete with a minimum  
thickness of five (5) inches over a three (3) inch aggregate base. After  
review of the probable vehicular traffic and the soils report for the project,  
additional material may be required at the discretion of the City Engineer.

- 1 g. Public improvements will be generated on the basis of the approved site  
2 plan. P.C.C. pavement and asphalt-concrete (A.C.) thicknesses and  
3 strengths will be determined by the Registered Civil Engineer (project  
4 engineer of record) preparing the street plans and utility improvement  
5 plans.  
6 i. City Engineer requires pavement resurfacing of half the roadway  
7 width along 57<sup>th</sup> Street frontage.  
8 ii. All traffic markings, street striping, street signs, legends and curb  
9 painting on streets adjacent to the proposed development shall be  
10 restored.  
11 h. All drive approaches shall be ADA compliant and follow APWA standard  
12 plans and specifications.  
13 i. Remove and replace all of the sidewalk adjacent to the development. All  
14 curb & gutter that is lifted, depressed and damaged must be removed and  
15 replaced. Use APWA standard plans and specifications.  
16 j. Comply with the City's ordinance pertaining to construction debris recycling.  
17 Contact the Building & Safety Department for additional information  
18 pertaining to the Construction & Demolition Debris Diversion Program. The  
19 Construction Historical & Demolition Debris Diversion Program is also  
20 applicable with respect to the grading process.  
21 k. The drainage patterns from adjacent properties shall be identified and  
22 maintained. The project shall accept and include in the drainage design any  
23 current drainage from adjacent properties.  
24 l. Preserve existing survey monuments (property corners, centerline ties, etc.)  
25 in the public right of way. All disturbed and removed survey monuments in  
26 the public right of way shall be re-established and record of survey shall be  
27 filed with the County surveyor in accordance with applicable provisions of  
28 the state law.  
m. All USA/Dig Alert graffiti markings must be removed by the contractor from  
the public right-of-way prior to final approval.

73. It is the applicants' responsibility to contact the City's Water Purveyor (Inframark)  
to obtain approval of service and that the purveyor has adequate water to provide  
such service. Provide acceptable analysis to verify sufficient water pressure and  
flow for:

- 21 a. General conditions  
22 b. During MID (maximum instantaneous demand) conditions  
23 c. During fire flow and MID conditions  
24 d. Water supply system serving the development shall be adequately sized to  
25 accommodate the total required commercial water requirements and fire  
26 flows, in compliance with the Water Purveyor and Los Angeles County Fire  
27 Department requirements.  
28 e. All existing water services (meters) no longer required as part of this  
development shall be abandoned at the mainline.  
f. Reduced Pressure Backflow Preventers will be required for all water  
services. An approved reduced pressure principal back-flow prevention  
device shall be installed above grade in the customer's service line by his  
contractor as close as practical to the water meter and shall be between the

1 water meter and the first point of connection to the service. The device  
2 shall be located onsite fronting the property.

3 74. Low Impact Development (LID) is a requirement of the NPDES Permit No.  
4 CAS004001, Order No. ORDER NO. R4-2012-0175. This permit was issued by the  
5 State of California Regional Water Quality Control Board, Los Angeles Region on  
6 December 28, 2012. The LID is a narrative report that explains the type of  
7 development and drainage of the site. It must address the post-construction water  
8 quality and habitat impact issues. Once the site has been developed, how will  
9 runoff be maintained? Was there a system that was designed to treat the runoff  
10 prior to discharging into the public system? Best Management Practices (BMPs)  
11 should be implemented to address storm water pollution and peak flow discharge  
12 impacts. All BMPs must be sized to meet specified water quality design and/or  
13 peak flow discharge criteria.

14 a. Filtration and infiltration methods must be used to defray a large percentage  
15 of the storm water runoff into the storm drain system.

16 75. Preliminary soils investigation prepared by a licensed Geotechnical engineer.

17 a. The soil engineering report shall include data specifically regarding the  
18 nature, distribution and strength of existing soils, conclusions and  
19 recommendations for grading procedures and design criteria for corrective  
20 measures when necessary, and opinions and recommendations covering  
21 adequacy of sites to be developed by the proposed grading.

22 76. Geological investigation prepared by a licensed Engineering Geologist.

23 a. A preliminary engineering geology and/or seismic safety report, prepared in  
24 accordance with Los Angeles County guidelines, is required if the  
25 subdivision lies within a "medium risk" or "high risk" geologic hazard area,  
26 as shown on maps on file contained within the safety element of Los  
27 Angeles County.

28 77. Hydrology and Hydraulic Report for any drainage devices.

a. A Hydrology Study Report, based on a 50-year frequency design storm for  
Capitol Facilities and a 25-year frequency design storm for all other  
instances as dictated by the LA County Department of Public Works  
Hydrology Manual (latest edition), must be submitted to the Engineering  
Division. The study must provide hydraulic calculations based on the given  
area and the ability of the existing storm drain infrastructure to receive and  
support the allotted drainage runoff. Drainage calculations shall adhere to  
City of Huntington Park standards, NPDES, and environmental regulations  
and requirements.

78. Applicant shall obtain approval from the Los Angeles Fire Department (LACFD) for  
development's fire protection, fire flow requirements, etc. and shall construct all  
Fire Department required improvements.

1 79. The City Engineer may require other information or may impose additional  
2 conditions and requirements as deemed necessary to protect health and safety,  
3 and to benefit the public.

4 **CODE ENFORCEMENT**

5 80. The applicant shall provide routine maintenance to eliminate any trash or litter  
6 around the perimeter of the property.

7 81. The trash enclosure shall be locked and secured at all times.

8 82. All trash originated by the location shall be disposed in an approved container.

9 83. The applicant shall maintain the site free of visible graffiti.

10 84. No exterior storage shall be allowed in parking lot areas.

11 85. All landscaped areas shall properly maintained with no excessive weeds.

12 86. That all future temporary or permanent signage shall be approved by the City prior  
13 to installation, pursuant to the Huntington Park Municipal Code.

14 **LOS ANGELES COUNTY FIRE DEPARTMENT**

15 87. All requirements, as deemed necessary by the Los Angeles County Fire  
16 Department during the Plan Check Process, shall be complied with.

17 **TRIBAL CONSULTATION (ASSEMBLY BILL 54)**

18 88. All required conditions as determined by any of the tribes shall be complied with,  
19 including, but not limited to monitors, fees, etc. All costs/fees shall be paid by the  
20 developer.

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

25 **SECTION 6:** The Secretary of the Planning Commission shall certify to the adoption  
26 of this resolution and a copy thereof shall be filed with the City Clerk.  
27  
28

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**PASSED, APPROVED, AND ADOPTED** this 18<sup>th</sup> of March, 2020 by the following

vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

HUNTINGTON PARK PLANNING COMMISSION

---

Jonathan Sanabria, Chairperson

ATTEST:

---

Carlos Luis, Secretary

# **BUSINESS OPERATION**

**EXHIBIT B**

**CASE NO.** 2019-07 CUP/DP



3/10/2020

## Hunt Studios - Introduction

We are a small studio that mostly works in the fine art and architectural field of sculpture. Our studio in San Francisco is where we do most of the architectural work and here in LA we are mostly creating sculpture for other artists that are supported by galleries and also doing our own fine art sculpture. The fine art sculpture is shown in Galleries in LA and around the USA and sometimes overseas, our architectural work is for private residences and sometimes public art projects.

The process of sculpture creation is quite varied, we use additive techniques like building up armatures in wood and metal and then adding clay or plaster to those form sculptures. we also carve in a subtractive way from blocks of stone.

Materials often used for production of sculptures: wood, clay, plaster, stone, metal, plywood and concrete.  
Tools used for production of sculptures: stone carving chisels, wood saws, angle grinders, clay sculpting tools, hand sanders, drawing equipment.

We typically have 2 people working in each studio for 40 hrs per week, their titles are lead sculptor and apprentice sculptor. The typical hours will be Monday through Friday from 9am to 5pm.

Deliveries of sculpture are minimal, perhaps 2 per month or less and are usually done with our own pickup truck. Most of the moving of materials is also done with our own pickup truck as pieces are usually small.

We are excited to be in Huntington Park and think it would be a good fit for our business.  
Here are some images of some of our work:



Chanel Cluth in calcite for Bruce Makowsky



Pink limestone bench made for Julian Hoeber, Beverly center



Calcite rods carved for Barbara Gladstone Gallery NYC



Wall relief using Hunt Studios design



Capital carved for Arlington Cemetery, WA, D.C.

Tomb Carved for Nova PBS show in Santa Barbara

# PROJECT PLANS

**EXHIBIT C**

**CASE NO.** 2019-07 CUP/DP

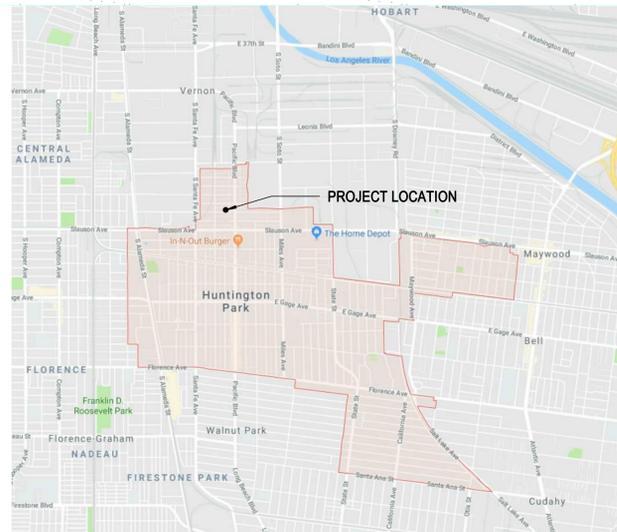
**MATERIALS LEGEND**

	ALUMINUM		BATT INSULATION
	CONCRETE		PRECAST
	GLASS		GRAVEL
	RIGID INSULATION		SAND
	BRICK IN SECTION		WOOD - SOLID
	CONCRETE MASONRY UNIT		PLYWOOD
	EARTH		BRICK
	GYPSUM / PLASTER		CULTURED STONE
	STEEL		EXTERIOR COMPOSITE PANEL
	PEA GRAVEL		BLOCKING
	STONE		SHIM
			GRASS

**LOCATION MAP**



**VICINITY MAP**



**PROJECT DATA**

PROJECT NAME:	HUNT STUDIOS
ADDRESS:	2547 EAST 57TH STREET HUNTINGTON PARK, CALIFORNIA 90255
PROJECT SCOPE DESCRIPTION:	CONSTRUCTION OF A NEW 3167 SQ. FT. STEEL FRAME BUILDING WITH METAL SIDING AND STUCCO ON A VACANT LOT FOR THE PURPOSE OF ART FABRICATION. THE PROJECT ALSO INCLUDES (4) RESTRIPTED PARKING SPACES TO THE SOUTH OF THE BUILDING IN THE EXISTING PARKING LOT, A NEW TRASH ENCLOSURE, AND ENLARGING THE EXISTING DRIVEWAY APRON ON 57TH ST.
ARCHITECTURAL STYLE:	THE ARCHITECTURAL THEME IS A CONTEMPORARY METAL SKIN BUILDING BUILDING OF MODERN PROPORTIONS WITH STUCCO FACADE, LARGE GLASS WINDOWS ON THE SOUTH (STREET) AND EAST FACADES AND AN ARCHITECTURAL METAL SCREEN FOR SUN SHADING. THE STUCCO ON THE FACADE PROVIDES ARTICULATION OF THE BUILDING BY RECESSING THE WINDOWS AND PROVIDES ADDITIONAL MATERIAL CONTEXT OF SURROUNDING BUILDINGS.
OWNER:	NATHAN HUNT
JURISDICTION:	CITY OF HUNTINGTON PARK, CALIFORNIA
ACCESSOR'S PARCEL NUMBER:	6309-014-007
LOT SIZE:	45' X 130' = 5,850 SQ.FT.
FAR = 2.1:	5,850 X 2 = 11,700 SQ.FT.
ZONING:	MPD MANUFACTURING PLANNED DEVELOPMENT
NEW BUILDING DIMENSIONS:	39'-4" X 80'-6 3/8" = 3167 SQ FT
PARKING ANALYSIS:	(TITLE 9 ZONING 9-3.804): INDUSTRIAL USES 3167 SQ. FT. / 800 = 4 SPACES
SETBACKS:	0' (SIDE & REAR) - 5' (FRONT YARD)
BUILDING HEIGHT:	22' 0" (NO MAXIMUM PER TABLE IV-9 SECTION 9-4.303)

ARCHITECT:  
JOSEPH WEDDING  
4609 HAMPTON STREET  
VERNON, CA 90058

OWNER:  
MR. NATHAN HUNT  
3133 VERDUGO PLACE,  
LOS ANGELES, CA 90068



2547 EAST 57TH  
ST

**PLANNING SUBMITTAL**

Issue Date

MARK	DATE	DESCRIPTION
	05-05-2019	PLANNING CORRECTIONS
	06-24-2019	PLANNING RE-SUBMITTAL
	01-29-2020	PLANNING RE-SUBMITTAL
	02-11-2020	PLANNING RE-SUBMITTAL

**OCCUPANCY GROUP AND CONSTRUCTION TYPE**

BUILDING CONSTRUCTION TYPE:	THE BUILDING CONSTRUCTION IS TYPE IIB (2B) 1 HOUR RATED EXTERIOR WALLS OF NON-COMBUSTIBLE MATERIALS WITH 0' SIDEYARD SETBACKS.
USE CLASSIFICATION:	F-2 LOW-HAZARD FACTORY INDUSTRIAL GROUP.
OCCUPANT LOAD CLASSIFICATION:	FROM TABLE 1004.1.2 GROUP H-5 FABRICATION AND MANUFACTURING AREAS = 200 GROSS 3,141 SQ.FT. / 200 = 16 OCCUPANTS

**PLUMBING FIXTURE ANALYSIS**

OCCUPANCY GROUP F:	LOAD FACTOR = 2.000 3167 SQ. FT. / 2000 = 1.57 OCCUPANTS = (1) MALE (1) FEMALE < 10 OCCUPANT LOAD SEPARATE FACILITIES NOT REQUIRED
REQUIRED FIXTURES:	(1) WATER CLOSET 1:50 (1) LAVATORY REQUIRED 1:50 (1) DRINKING FOUNTAIN (1) SERVICE SINK

**APPLICABLE CODES**

ALL WORK PERTAINING TO AND ALL MATERIALS SUPPLIED FOR EXECUTING AND COMPLETING THIS CONTRACT SHALL COMPLY WITH PROVISIONS SPECIFIED IN THE CONTRACT DOCUMENTS AND WITH APPLICABLE LAWS, REGULATIONS, AND ORDINANCES GOVERNING WORK INCLUDING, BUT NOT NECESSARILY LIMITED TO THOSE OF THE FOLLOWING:

TITLE 24, CALIFORNIA CODE OF REGULATIONS  
PART 1 - 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (CAC)  
PART 2 - 2016 CALIFORNIA BUILDING CODE (CBC)  
PART 3 - 2016 CALIFORNIA ELECTRICAL CODE (CEC)  
PART 4 - 2016 CALIFORNIA MECHANICAL CODE (CMC)  
PART 5 - 2016 CALIFORNIA PLUMBING CODE (CPC)  
PART 6 - 2016 CALIFORNIA ENERGY CODE  
PART 9 - 2016 CALIFORNIA FIRE CODE (CFC)  
PART 11 - 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE  
PART 12 - 2016 CALIFORNIA REFERENCED STANDARDS CODE  
ACCESSIBILITY: CALIFORNIA BUILDING CODE CHAPTER 11B

**GENERAL NOTES**

- DRAWINGS HAVE BEEN PREPARED ON AN ORIGINAL SHEET SIZE OF 24" x 36".
- HORIZONTAL DIMENSIONS SHOWN INDICATE FACE OF CONCRETE, FACE OF SHEATHING, CENTERLINE OF COLUMN GRIDLINE, OR FACE OF FINISH (INTERIOR), UNLESS OTHERWISE NOTED. VERTICAL DIMENSIONS INDICATE TOP OF SLAB, TOP OF SUBFLOOR, UNLESS OTHERWISE NOTED.
- THESE DRAWINGS HAVE BEEN PREPARED FOR USE IN THE EXECUTION OF THE ENCLOSED PROJECT. USE OR REPRODUCTION FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED.

**COUNTY OF LOS ANGELES FIRE DEPARTMENT NOTES**

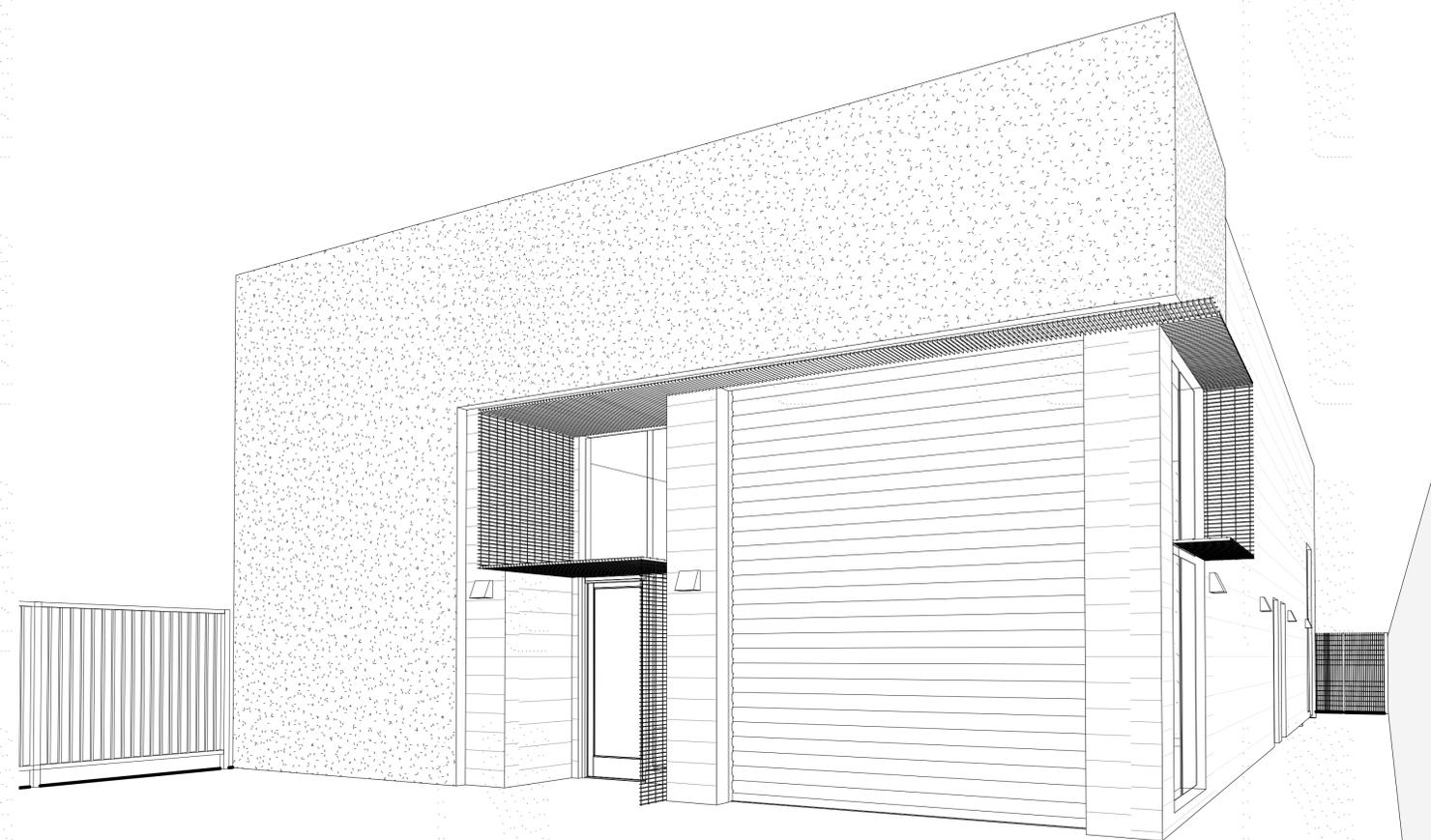
- 5' ACCESS PROVIDED ON THE EAST FROM 57TH STREET TO ALLEY AT NORTH OF PROPERTY TO COMPLY WITH CHAPTER 5 OF THE COUNTY OF LOS ANGELES FIRE CODE.
- THE EXTERIOR WALL RATING AND CONSTRUCTION MUST COMPLY WITH CALIFORNIA BUILDING CODE.
- ALL GATES AT PROPERTY LINES MUST BE EQUIPPED WITH FIRE DEPARTMENT APPROVED LOCKING DEVICE.

**SHEET INDEX**

ARCHITECTURAL	PROJECT DATA AND GENERAL INFORMATION	G-001
	EXISTING SITE PLAN AND AREA PHOTOS	G-002
	NEW SITE PLAN & FEC PLAN	A-101
	FLOOR PLAN, PERSPECTIVES & SCHEDULES	A-102
	RCP, LIGHTING DETAILS, & PHOTOMETRICS	A-103
	EXTERIOR ELEVATIONS	A-201
GRADING	GENERAL GRADING NOTES	C-1
	GRADING AND DRAINAGE PLAN	C-2
	LOW IMPACT DEVELOPMENT (LID)	C-3
	EROSION & SEDIMENT CONTROL NOTES	C-4
	EROSION & SEDIMENT CONTROL PLAN	C-5

**ABBREVIATIONS**

AFF	ABOVE FINISHED FLOOR	NTS	NOT TO SCALE
ALT	ALTERNATE, ALTERATION	OC	ON CENTER
BLDG	BUILDING	OD	OUTSIDE DIAMETER
BOT	BOTTOM	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
BW	BOTTOM OF WALL	OPP	OPPOSITE
CL	CENTERLINE	PL	PLATE, PROPERTY LINE
CLR	CLEAR	PT	POINT
CU	CUBIC		
DEG	DEGREE	R	RADIUS, RISER
DIAG	DIAGONAL	REV	REVISION
DIAM	DIAMETER	RO	ROUGH OPENING
DIM	DIMENSION		
DN	DOWN	SF	SQUARE FEET
EL	ELEVATION	SIM	SIMILAR
ELEV	ELEVATOR, ELEVATION	SQ	SQUARE
EQ	EQUAL	STD	STANDARD
EXT	EXTERIOR	T	TOP
FIN	FINISH	TO	TOP OF
FLR	FLOORLINE, FLOOR	TOC	TOP OF CURB, TOP OF CONCRETE
FO	FACE OF	TOS	TOP OF STEEL, TOP OF SLAB
FT	FOOT, FEET	TOW	TOP OF WALL
		TYP	TYPICAL
GA	GAUGE	UNO	UNLESS NOTED OTHERWISE
HORIZ	HORIZONTAL	VERT	VERTICAL
HT	HEIGHT	VIF	VERIFY IN FIELD
ID	INSIDE DIAMETER	WT	WEIGHT
IN	INCH	YD	YARD
INT	INTERIOR		
LF	LINEAR FOOT		
MAX	MAXIMUM		
MIN	MINIMUM		
MO	MASONRY OPENING		
NA	NOT APPLICABLE		
NIC	NOT IN CONTRACT		
NOM	NOMINAL		



1 BUILDING PERSPECTIVE

**PROJECT DATA AND GENERAL INFORMATION**

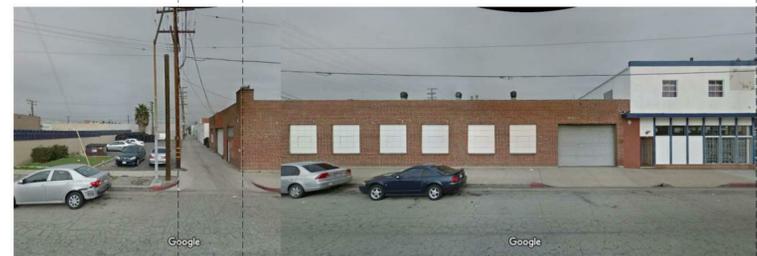
SHEET NUMBER  
**G-001**  
SHEET OF 250



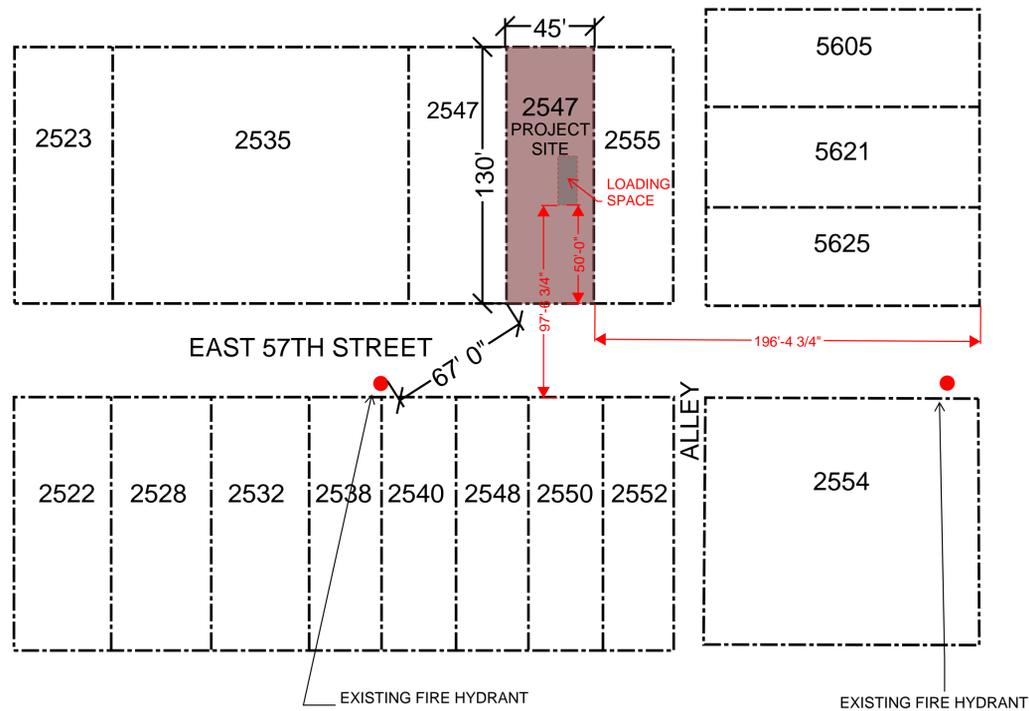
57TH STREET SOUTH SIDE



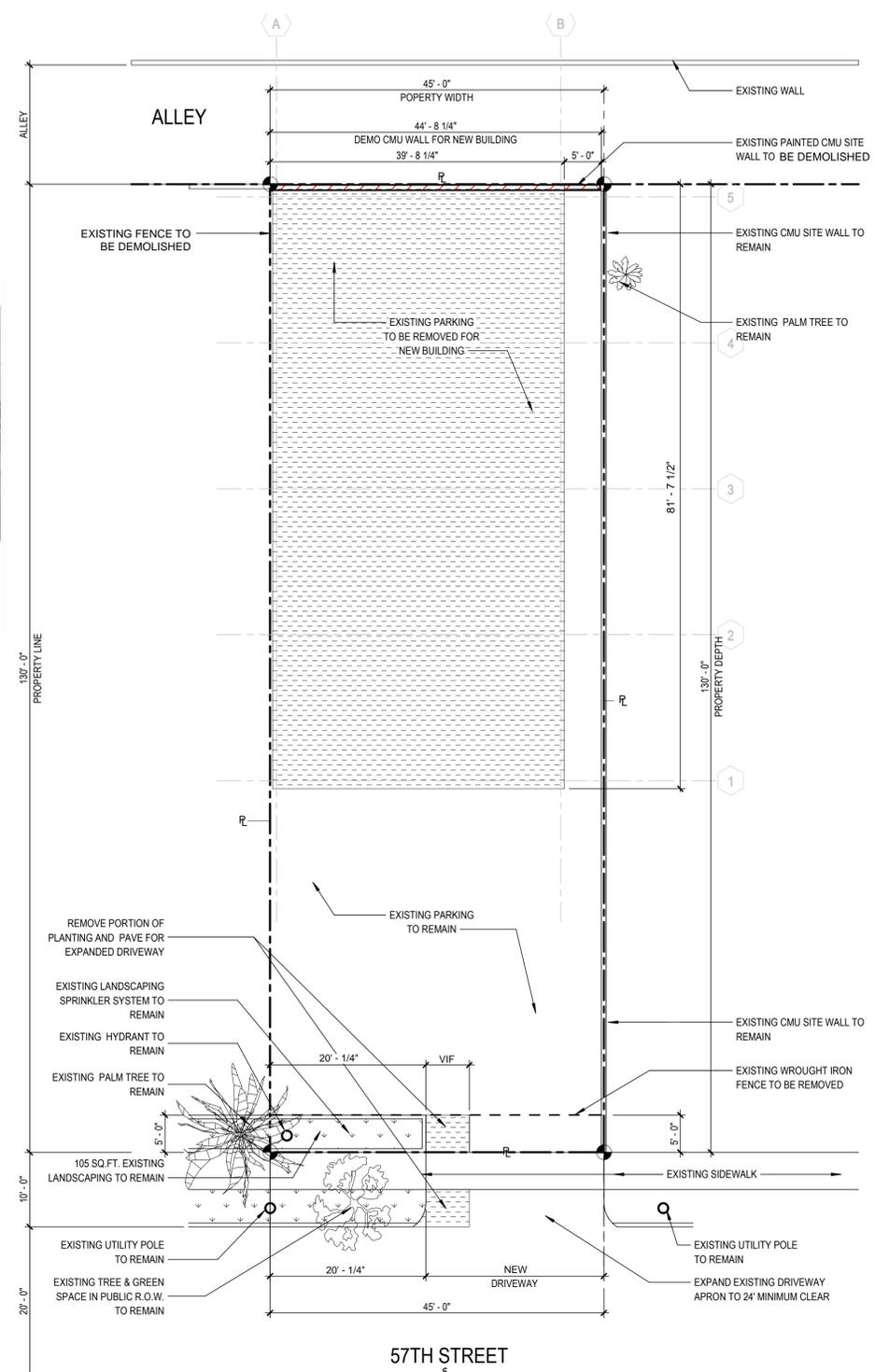
57TH STREET NORTH SIDE



ALLEY, NORTH OF PROJECT SITE



1 FIRE HYDRANT LOCATION SITE PLAN



2 EXISTING SITE PLAN

3/32" = 1'-0"

LEGEND

- WALL TO BE DEMOLISHED
- NEW WALLS
- EXISTING WALLS TO REMAIN
- EXISTING SITE TO BE REMOVED

ARCHITECT:  
JOSEPH WEDDING  
4609 HAMPTON STREET  
VERNON, CA 90058

OWNER:  
MR. NATHAN HUNT  
3133 VERDUGO PLACE,  
LOS ANGELES, CA 90065



2547 EAST 57TH  
ST

PLANNING  
SUBMITTAL

Issue Date

REVISIONS

MARK	DATE	DESCRIPTION
	05-05-2019	PLANNING CORRECTIONS
	06-24-2019	PLANNING RE-SUBMITTAL
	01-29-2020	PLANNING RE-SUBMITTAL
	02-11-2020	PLANNING RE-SUBMITTAL

SCALE PROJECT ARCHITECT  
Designer

PROJECT NUMBER 00142.00

DATE 12-10-2018

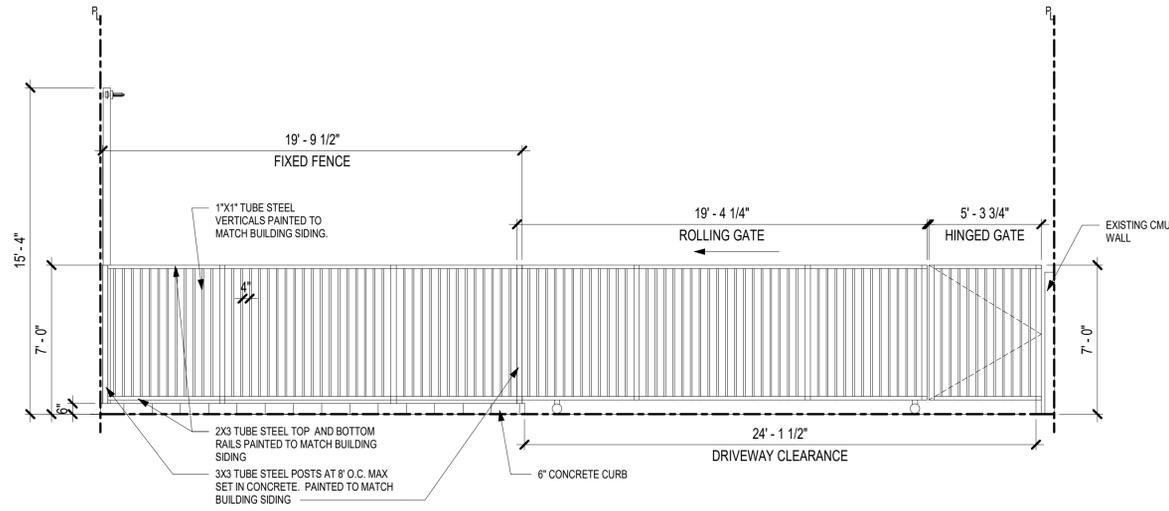
SHEET NAME

AREA MAP &  
AREA PHOTOS  
& EXISTING  
SITE PLAN

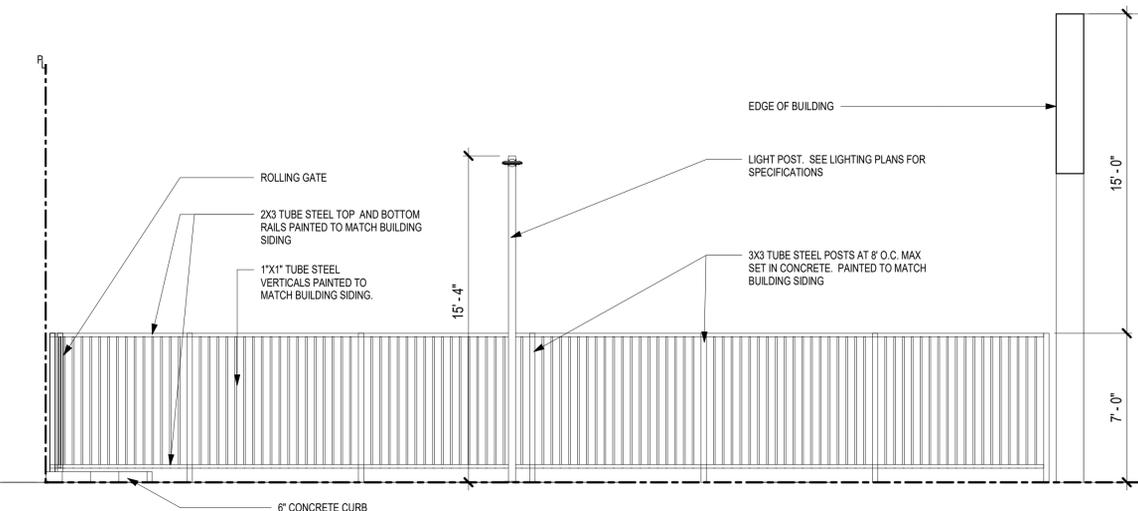
SHEET NUMBER

G-002

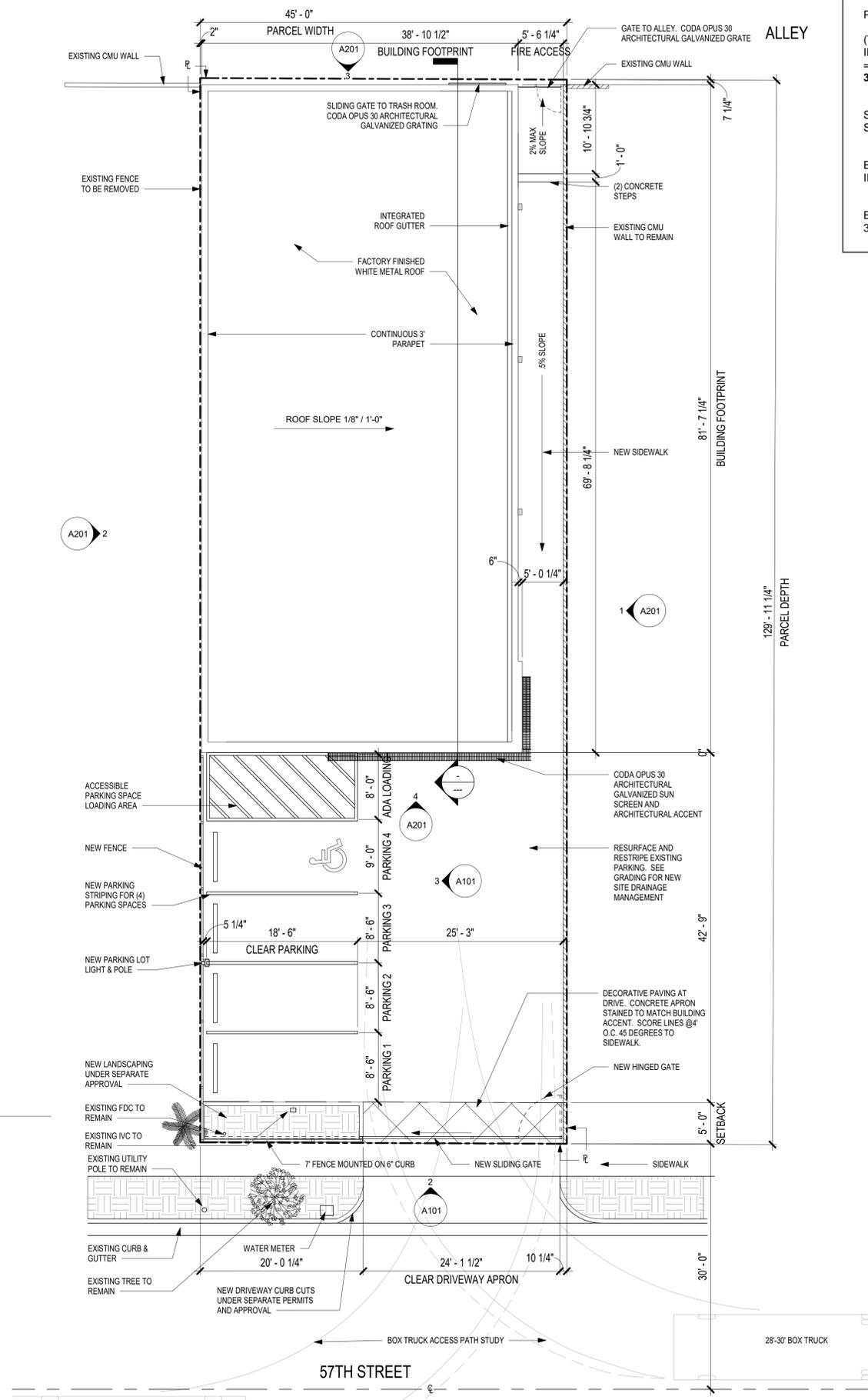
SHEET OF 250



**2 SOUTH ELEVATION FROM STREET**  
**A101** SCALE: 1/4" = 1'-0"



**3 WEST PARKING LOT ELEVATION**  
**A101** SCALE: 1/4" = 1'-0"



**1 SITE PLAN**  
 SCALE: 1/8" = 1'-0"

**GENERAL NOTES**

PARKING ANALYSIS:  
 (TITLE 9 ZONING 9-3.804)  
 INDUSTRIAL USES  
 = 1 SPACE / 800SF  
 3176 / 800 = (4) SPACES REQ'D

SEE SHEET A103 FOR LIGHTING SPECIFICATIONS AND LAYOUT

BUILDING CONSTRUCTION TYPE:  
 IIB (2B)

BUILDING SQUARE FOOTAGE:  
 3167 SF

ARCHITECT:  
 JOSEPH WEDDING  
 4609 HAMPTON STREET  
 VERNON, CA 90058

OWNER:  
 MR. NATHAN HUNT  
 3133 VERDUGO PLACE,  
 LOS ANGELES, CA 90065



**2547 EAST 57TH ST**

**PLANNING SUBMITTAL**

Issue Date

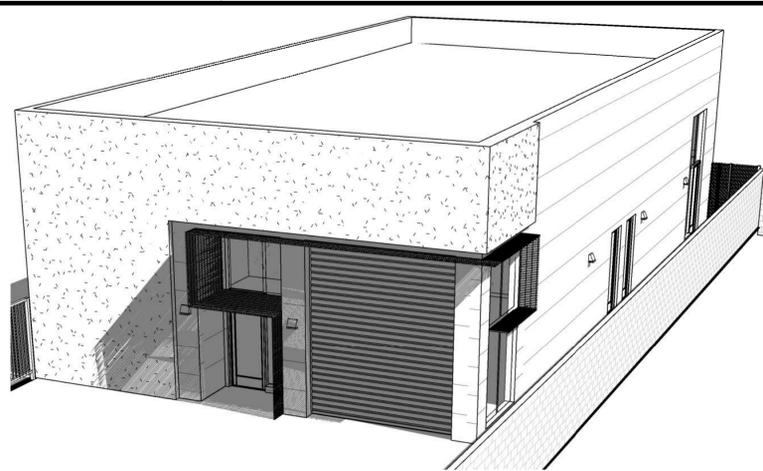
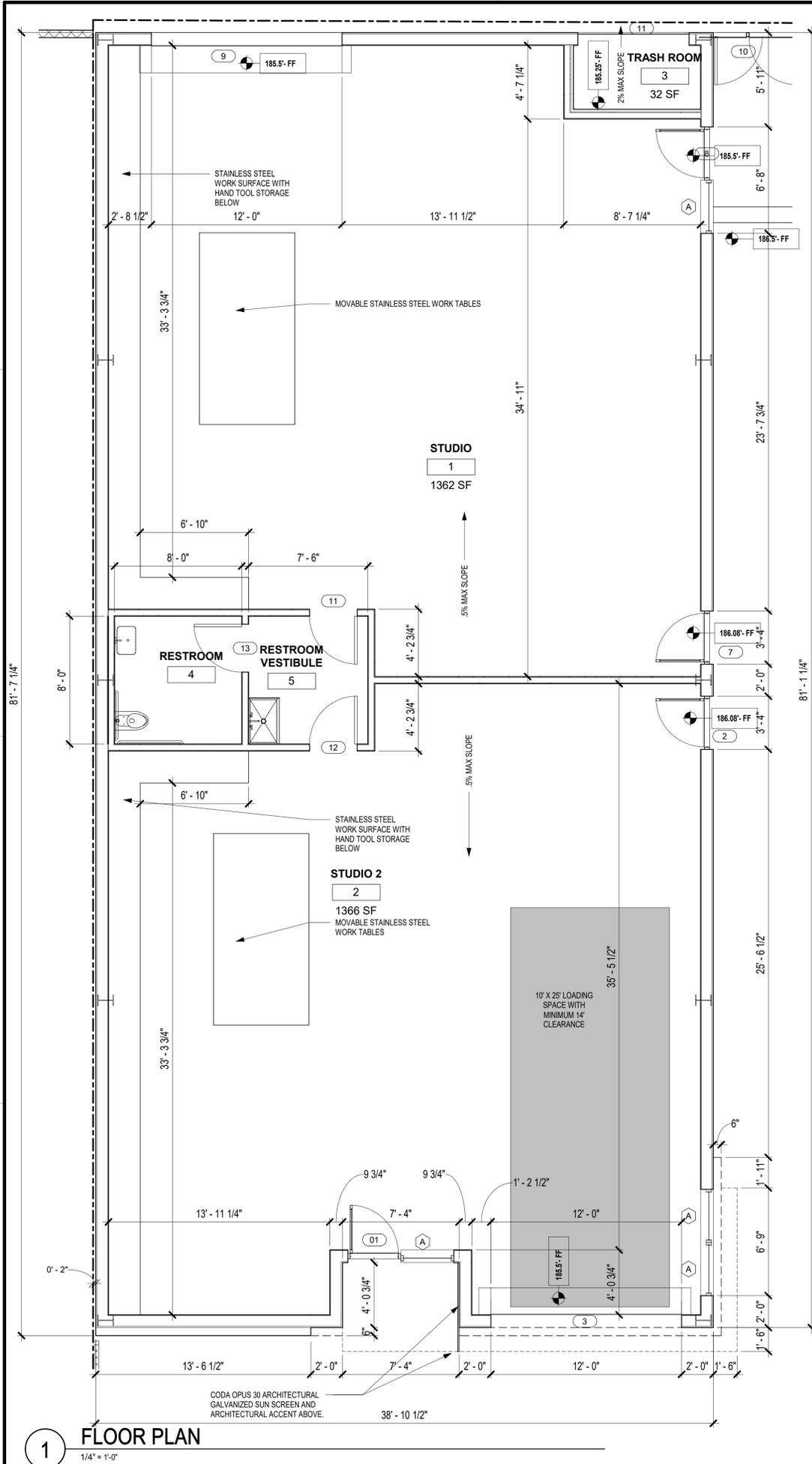
**REVISIONS**

MARK	DATE	DESCRIPTION
	05-05-2019	PLANNING CORRECTIONS
	06-24-2019	PLANNING RE-SUBMITTAL
	01-29-2020	PLANNING RE-SUBMITTAL
	02-11-2020	PLANNING RE-SUBMITTAL

SCALE	PROJECT ARCHITECT
As indicated	Designer
PROJECT NUMBER	00142.00
DATE	12-10-2018

SHEET NAME  
**PLAN & NEW SITE PLAN**

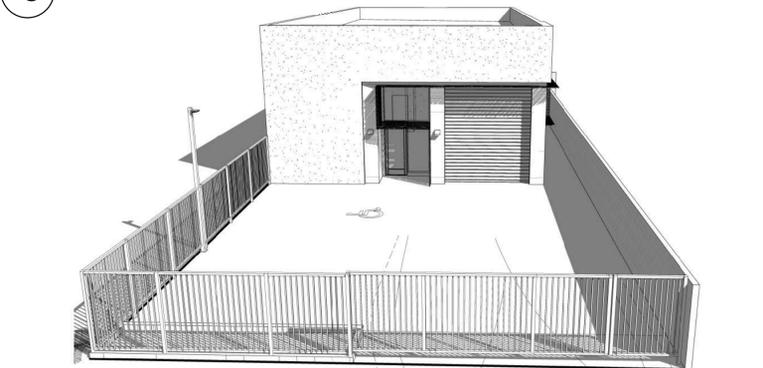
SHEET NUMBER  
**A-101**  
 SHEET OF 250



2 PERSPECTIVE



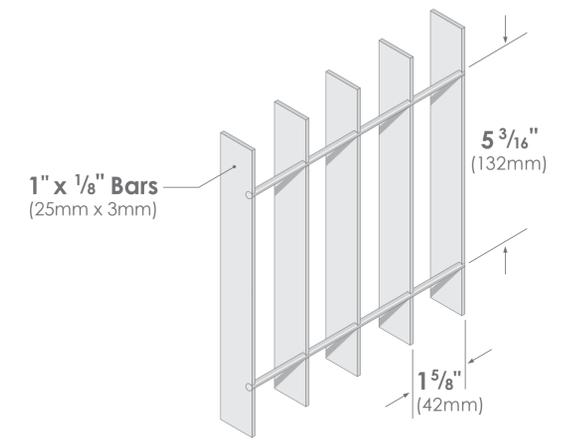
3 PERSPECTIVE



4 PERSPECTIVE



REFERENCE IMAGE ONLY FOR OPUS 30



OPUS 30 GALVANIZED ARCHITECTURAL SCREENING REFERENCE DETAILS  
1 1/2" = 1'-0"

Window Schedule						
Mark	Width	Height	Material	Glaz	Manufacturer	
A	fixed	3'-4"	7'-10"	Anodized Aluminum Black	Clear Tempered	Arcadia
B	fixed	3'-4"	5'-10"	Anodized Aluminum Black	Clear Tempered	Arcadia

Equipment Schedule						
Mark	Width	Length	Material	Height	Notes	
A	fixed	24"	39" each studio	Stainless Steel	36"	12" open shelf above & cabinets below
B	movable	6'-0"	12'-0"	Stainless Steel	36"	with locking casters and mid shelf

\* All other equipment to be loose hand and power tools used for stone carving

DOOR AND FRAME SCHEDULE					
MARK	DOOR		FRAME		
	MATERIAL	GLAZ	MATERIAL	Height	Width
001	ANODIZED ALUMINUM	CLEAR TEMPERED	ANODIZED AMUMINUM	8'-0"	3'-4"
002	ANODIZED ALUMINUM	CLEAR TEMPERED	ANODIZED AMUMINUM	8'-0"	3'-4"
003	FACTORY PAINTED STEEL	NONE	FACTORY PAINTED STEEL	14'-0"	12'-0"
004	PAINTED METAL	FLUSH PANEL		7'-0"	3'-0"
005	PAINTED METAL	FLUSH PANEL		7'-0"	3'-0"
006	PAINTED METAL	FLUSH PANEL		7'-0"	3'-0"
007	ANODIZED ALUMINUM	CLEAR TEMPERED	ANODIZED AMUMINUM	8'-0"	3'-4"
008	ANODIZED ALUMINUM	CLEAR TEMPERED	ANODIZED AMUMINUM	8'-0"	3'-4"
009	FACTORY PAINTED STEEL	NONE	FACTORY PAINTED STEEL	14'-0"	12'-0"
10	GATE	GALVANIZED STEEL	NONE	GALVANIZED STEEL	6'-10" 3'-0" & 2'-0"
11	GATE	GALVALUME METAL	NONE	GALVANIZED STEEL	6'-10" 7'-0"

ARCHITECT:  
JOSEPH WEDDING  
4609 HAMPTON STREET  
VERNON, CA 90058

OWNER:  
MR. NATHAN HUNT  
3133 VERDUGO PLACE,  
LOS ANGELES, CA 90065



2547 EAST 57TH ST

PLANNING SUBMITTAL

Issue Date

REVISIONS

MARK	DATE	DESCRIPTION
	05-05-2019	PLANNING CORRECTIONS
	06-24-2019	PLANNING RE-SUBMITTAL
	01-29-2020	PLANNING RE-SUBMITTAL
	02-11-2020	PLANNING RE-SUBMITTAL

SCALE As indicated PROJECT ARCHITECT Designer

PROJECT NUMBER 00142.00

DATE 12-10-2018

SHEET NAME

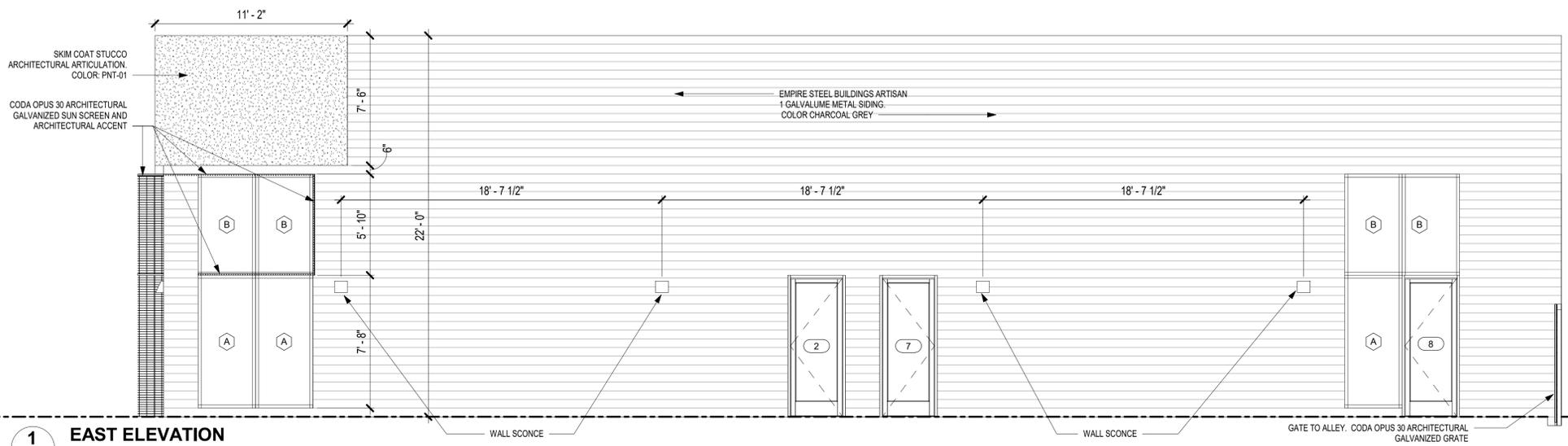
FLOOR PLAN, DETAILS & SCHEDULES

SHEET NUMBER

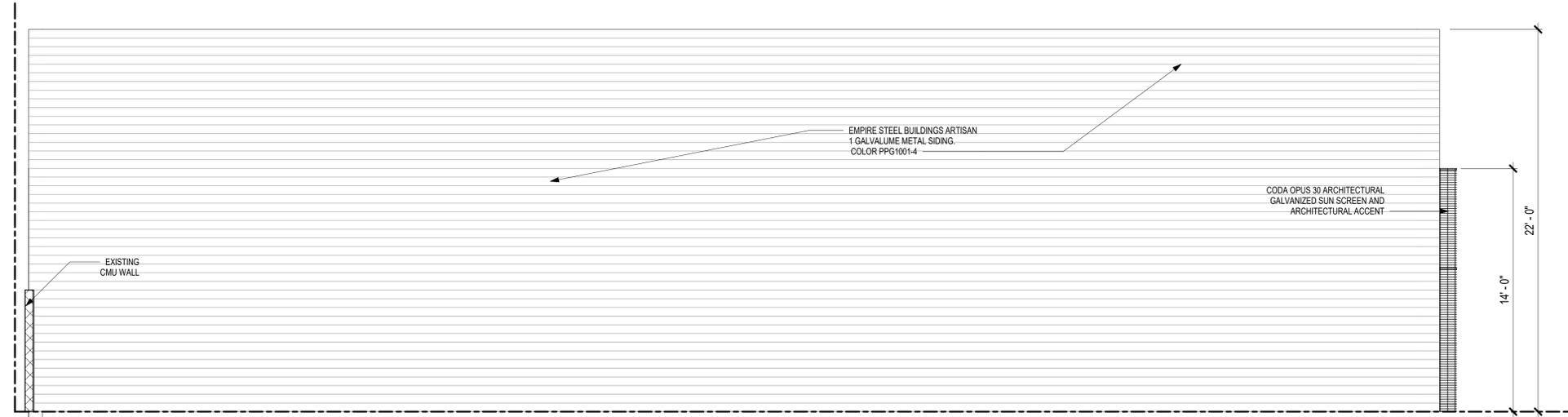
A-102

SHEET OF 250

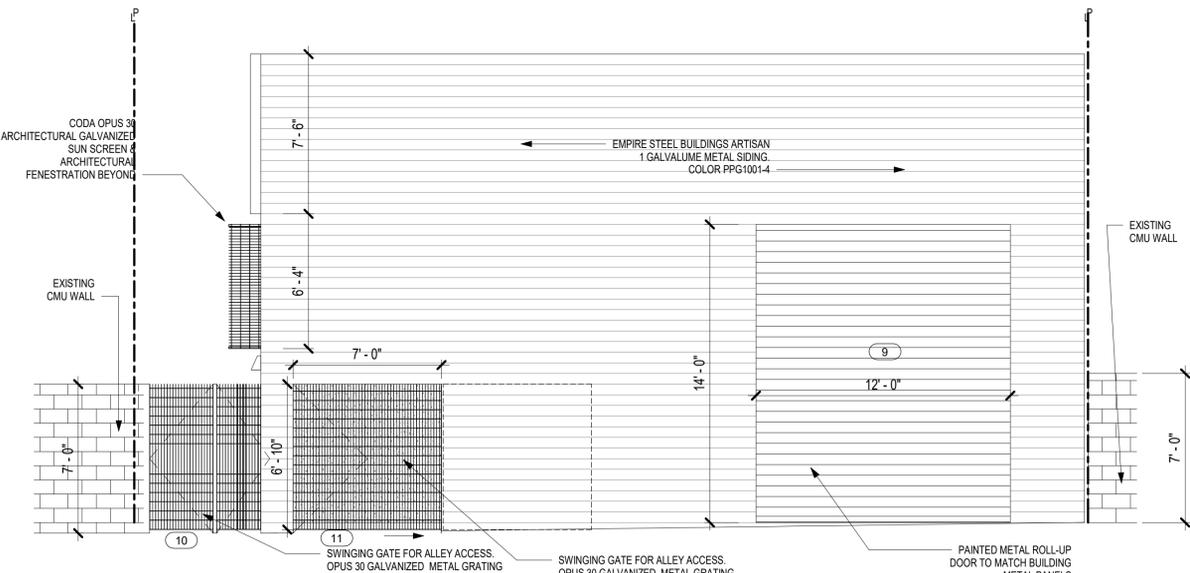




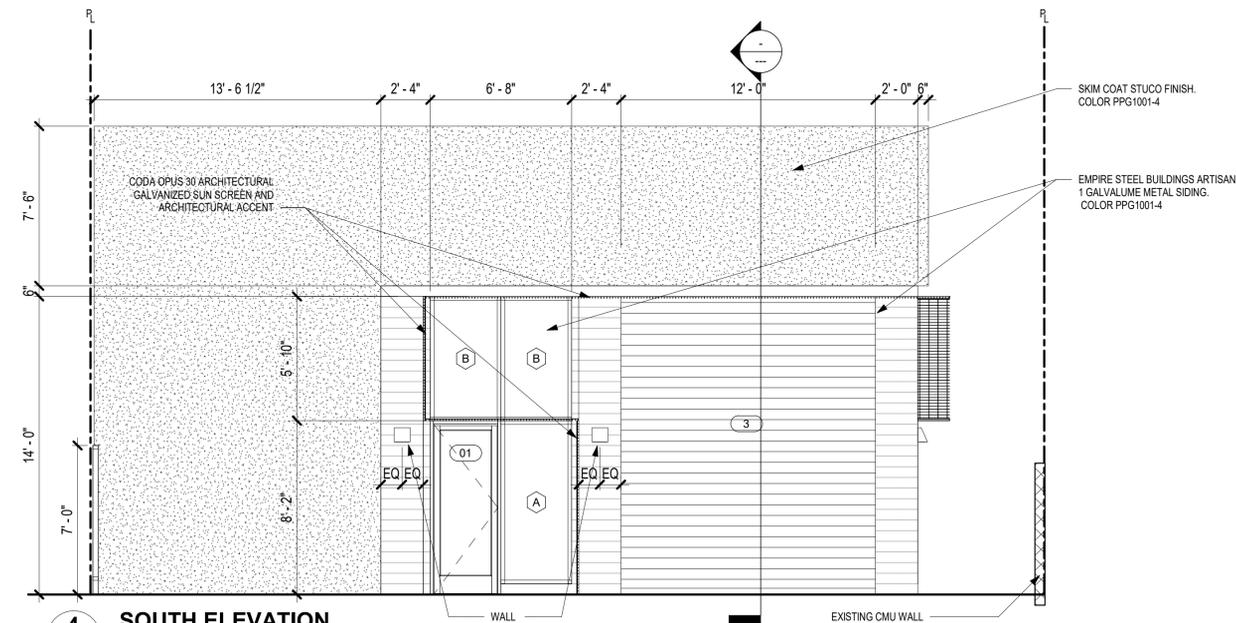
**1 EAST ELEVATION**  
 A101 SCALE: 1/4" = 1'-0"



**2 WEST ELEVATION**  
 A101 SCALE: 1/4" = 1'-0"



**3 NORTH ELEVATION**  
 A101 SCALE: 1/4" = 1'-0"



**4 SOUTH ELEVATION**  
 A101 SCALE: 1/4" = 1'-0"

**DESCRIPTION OF ARCHITECTURAL STYLE**

THE ARCHITECTURAL THEME FOR THIS PROJECT IS A CONTEMPORARY METAL SKIN BUILDING OF MODERN PROPORTIONS WITH STUCCO FACADE, LARGE GLASS WINDOWS ON THE SOUTH (STREET) AND EAST FACADES AND AN ARCHITECTURAL METAL SCREEN FOR SUN SHADING. THE STUCCO ON THE FACADE PROVIDES ARTICULATION OF THE BUILDING BY RECESSING THE WINDOWS AND PROVIDES ADDITIONAL MATERIAL CONTEXT OF SURROUNDING BUILDINGS. BY COMBINING THE STUCCO AND ARCHITECTURAL METAL THE PROJECT COMBINES CALIFORNIA SPANISH STYLE MATERIALS WITH THE CALIFORNIA MODERN ARCHITECTURE.

ARCHITECT:  
 JOSEPH WEDDING  
 4609 HAMPTON STREET  
 VERNON, CA 90058

OWNER:  
 MR. NATHAN HUNT  
 3133 VERDUGO PLACE,  
 LOS ANGELES, CA 90065



**2547 EAST 57TH ST**

**PLANNING SUBMITTAL**

Issue Date

REVISIONS

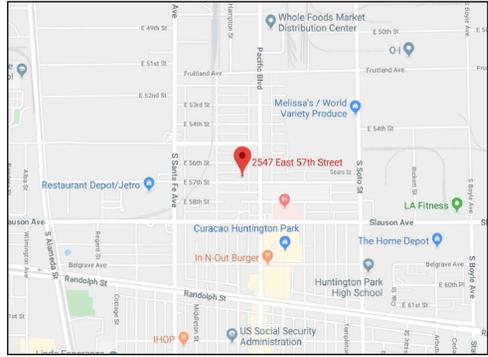
MARK	DATE	DESCRIPTION
	05-05-2019	PLANNING CORRECTIONS
	06-24-2019	PLANNING RE-SUBMITTAL
	01-29-2020	PLANNING RE-SUBMITTAL
	02-11-2020	PLANNING RE-SUBMITTAL

SCALE	PROJECT ARCHITECT
As indicated	Designer
PROJECT NUMBER	00142.00
DATE	12-10-2018

SHEET NAME  
**EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A-201**  
 SHEET OF 250

# CITY OF HUNTINGTON PARK GRADING AND DRAINAGE PLAN 2547 57TH STREET



VICINITY MAP  
NOT TO SCALE

## GENERAL NOTES:

- ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE 2016 CALIFORNIA BUILDING CODES AND THE STATE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE UNLESS SPECIFICALLY NOTED ON THESE PLANS.
- ANY MODIFICATIONS OF OR CHANGES TO APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
- NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING OFFICIAL. A PRE-GRADING MEETING AT THE SITE IS REQUIRED BEFORE THE START OF THE GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, COUNTY GRADING INSPECTOR(S) OR THEIR REPRESENTATIVES, AND WHEN REQUIRED THE ARCHIEOLOGIST OR OTHER JURISDICTIONAL AGENCIES. PERMITTEE OR HIS AGENT ARE RESPONSIBLE FOR ARRANGING PRE-GRADE MEETING AND MUST NOTIFY THE BUILDING OFFICIAL AT LEAST TWO BUSINESS DAYS PRIOR TO PROPOSED PRE-GRADE MEETING.
- APPROVAL OF THESE PLANS REFLECT SOLELY THE REVIEW OF PLANS IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES 2016 CALIFORNIA BUILDING CODES AND DOES NOT REFLECT ANY POSITION BY THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS REGARDING THE STATUS OF ANY TITLE ISSUES RELATING TO THE LAND ON WHICH THE IMPROVEMENTS MAY BE CONSTRUCTED. ANY DISPUTES RELATING TO TITLE ARE SOLELY A PRIVATE MATTER NOT INVOLVING THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS.
- ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH COUNTY OF LOS ANGELES CODE, TITLE 12, SECTION 12.12.030 THAT CONTROLS AND RESTRICTS NOISE FROM THE USE OF CONSTRUCTION AND GRADING EQUIPMENT FROM THE HOURS OF 8:00 PM TO 6:30 AM, AND ON SUNDAYS AND HOLIDAYS. (MORE RESTRICTIVE CONSTRUCTION ACTIVITY TIMES MAY GOVERN, AS REQUIRED BY THE DEPARTMENT OF REGIONAL PLANNING AND SHOULD BE SHOWN ON THE GRADING PLANS WHEN APPLICABLE.)
- CALIFORNIA PUBLIC RESOURCES CODE (SECTION 5097.98) AND HEALTH AND SAFETY CODE (SECTION 7050.5) ADDRESS THE DISCOVERY AND DISPOSITION OF HUMAN REMAINS. IN THE EVENT OF DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS IN ANY LOCATION OTHER THAN A DEDICATED CEMETERY, THE LAW REQUIRES THAT GRADING IMMEDIATELY STOPS AND NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE, OR ANY NEARBY AREA WHERE HUMAN REMAINS MAY BE LOCATED, OCCUR UNTIL THE FOLLOWING HAS BEEN MEASURED AND TAKEN:
  - THE COUNTY CORONER HAS BEEN INFORMED AND HAS DETERMINED THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED, AND
  - IF THE REMAINS ARE OF NATIVE AMERICAN ORIGIN, THE DESCENDANTS FROM THE DECEASED NATIVE AMERICANS HAVE MADE A RECOMMENDATION FOR THE MEANS OF TREATING OR DISPOSING, WITH APPROPRIATE DIGNITY, OF THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS.
  - THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
  - ALL EXPORT OF MATERIAL FROM THE SITE MUST GO TO A PERMITTED SITE APPROVED BY THE BUILDING OFFICIAL OR A LEGAL DUMPSITE. RECEIPTS FOR ACCEPTANCE OF EXCESS MATERIAL BY A DUMPSITE ARE REQUIRED AND MUST BE PROVIDED TO THE BUILDING OFFICIAL UPON REQUEST.
  - A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
  - SITE BOUNDARIES, EASEMENTS, DRAINAGE DEVICES, RESTRICTED USE AREAS SHALL BE LOCATED PER CONSTRUCTION STAKING BY FIELD ENGINEER OR LICENSED SURVEYOR. PRIOR TO GRADING, AS REQUESTED BY THE BUILDING OFFICIAL, ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.
  - NO GRADING OR CONSTRUCTION SHALL OCCUR WITHIN THE PROTECTED ZONE OF ANY OAK TREE. AS REQUIRED PER TITLE CHAPTER 22.56 OF THE COUNTY OF LOS ANGELES ZONING CODE, THE PROTECTED ZONE SHALL MEAN THAT AREA WITHIN THE DRIP LINE OF AN OAK TREE EXTENDING THERE FROM A POINT AT LEAST FIVE FEET OUTSIDE THE DRIP LINE, OR 15 FEET FROM THE TRUNK(S) OF A TREE, WHICHEVER IS GREATER. IF AN OAK TREE PERMIT IS OBTAINED: (ADD THE FOLLOWING NOTE. )  
ALL GRADING AND CONSTRUCTION WITHIN THE PROTECTED ZONE OF ALL OAK TREES SHALL BE PER OAK TREE PERMIT NO. \_\_\_\_\_. ALL RECOMMENDATIONS IN THE PERMIT AND ASSOCIATED OAK TREE REPORT MUST BE COMPLIED WITH AND ARE A PART OF THE GRADING PLAN. A COPY OF THE OAK TREE PERMIT AND ASSOCIATED REPORTS SHALL BE MAINTAINED IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
  - THE STANDARD RETAINING WALL DETAILS SHOWN ON THE GRADING PLANS ARE FOR REFERENCE ONLY. STANDARD RETAINING WALLS ARE NOT CHECKED, PERMITTED, OR INSPECTED PER THE GRADING PERMIT. A SEPARATE RETAINING WALL PERMIT IS REQUIRED FOR ALL STANDARD RETAINING WALLS.  
NOTE: THIS NOTE ONLY APPLIES TO STANDARD RETAINING WALLS. GEOGRID FABRIC AND SEGMENTAL RETAINING WALLS DO NOT REQUIRE A SEPARATE RETAINING WALL PERMIT. DETAILS AND CONSTRUCTION NOTES FOR ALL GEOGRID WALLS MUST BE ON THE GRADING PLAN.
  - A PREVENTIVE PROGRAM TO PROTECT THE SLOPES FROM POTENTIAL DAMAGE FROM BURROWING RODENTS IS REQUIRED. PER SECTION J101.8 OF THE COUNTY OF LOS ANGELES BUILDING CODE, OWNER IS TO INSPECT SLOPES PERIODICALLY FOR EVIDENCE OF BURROWING RODENTS AND A FIRST EVIDENCE OF THEIR EXISTENCE SHALL EMPLOY AN EXTERMINATOR FOR THEIR REMOVAL.
  - WHERE A GRADING PERMIT IS ISSUED AND THE BUILDING OFFICIAL DETERMINES THAT THE GRADING WILL NOT BE COMPLETED PRIOR TO NOVEMBER 1, THE OWNER OF THE SITE ON WHICH THE GRADING IS BEING PERFORMED SHALL, ON OR BEFORE OCTOBER 1, FILE OR CAUSE TO BE FILED WITH THE BUILDING OFFICIAL AN ESCP. PER SECTION J110.8.3 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
  - TRANSFER OF RESPONSIBILITY: IF THE FIELD ENGINEER, THE SOILS ENGINEER, OR THE ENGINEERING GEOLOGIST OF RECORD IS CHANGED DURING GRADING, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THEIR RESPONSIBILITY WITHIN THE AREA OF TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE BUILDING OFFICIAL IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF SUCH GRADING.

## INSPECTION NOTES:

- THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED INSPECTIONS AT FOLLOWING STAGES OF THE WORK. (SECTION J105.7 OF THE BUILDING CODE.)
  - PRE-GRADE - BEFORE THE START OF ANY EARTH DISTURBING ACTIVITY OR CONSTRUCTION.
  - INITIAL - WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. FILL SHALL NOT BE PLACED PRIOR TO THIS INSPECTION. NOTE: PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING GRADING, ALL STORM WATER POLLUTION PREVENTION MEASURES INCLUDING EROSION CONTROL DEVICES WHICH CONTAIN SEDIMENTS MUST BE INSTALLED.
  - ROUGH - WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACES, SWALES AND BERMS INSTALLED AT THE TOP OF THE SLOPE; AND THE STATEMENTS REQUIRED IN THIS SECTION HAVE BEEN RECEIVED.
  - FINAL - WHEN GRADING HAS BEEN COMPLETED; ALL DRAINAGE DEVICES INSTALLED; SLOPE PLANTING ESTABLISHED, IRRIGATION SYSTEMS INSTALLED AND THE AS-BUILT PLANS, REQUIRED STATEMENTS, AND REPORTS HAVE BEEN SUBMITTED AND APPROVED.
- IN ADDITION TO THE INSPECTION REQUIRED BY THE BUILDING OFFICIAL FOR GRADING, REPORTS AND STATEMENTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN ACCORDANCE WITH SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
- UNLESS OTHERWISE DIRECTED BY THE BUILDING OFFICIAL, THE FIELD ENGINEER FOR ALL ENGINEERED GRADING PROJECTS SHALL PREPARE ROUTINE INSPECTION REPORTS AS REQUIRED UNDER SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE. THESE REPORTS, KNOWN AS "REPORT OF GRADING ACTIVITIES", SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AS FOLLOWS:
  - BI-WEEKLY DURING ALL TIMES WHEN GRADING OF 400 CUBIC YARDS OR MORE PER WEEK IS OCCURRING ON THE SITE;
  - MONTHLY, AT ALL OTHER TIMES; AND
  - AT ANY TIME WHEN REQUESTED IN WRITING BY THE BUILDING OFFICIAL.

SUCH "REPORT OF GRADING ACTIVITIES" SHALL CERTIFY TO THE BUILDING OFFICIAL THAT THE FIELD ENGINEER HAS INSPECTED THE GRADING SITE AND RELATED ACTIVITIES AND HAS FOUND THEM IN COMPLIANCE WITH THE APPROVED GRADING PLANS AND SPECIFICATIONS, THE BUILDING CODE, ALL GRADING PERMIT CONDITIONS, AND ALL OTHER APPLICABLE ORDINANCES AND REQUIREMENTS. THIS FORM IS AVAILABLE AT THE FOLLOWING WEBSITE HTTP://DPW.LACOUNTY.GOV/BSDD/DEFAULT.ASPX. "REPORT OF GRADING ACTIVITIES" MAY BE SCANNED AND UPLOADED AT THE WEBSITE OR FAXED TO (310) 530-5482. FAILURE TO PROVIDE REQUIRED INSPECTION REPORTS WILL RESULT IN A "STOP WORK ORDER."

- ALL GRADED SITES MUST HAVE DRAINAGE SWALES, BERMS, AND OTHER DRAINAGE DEVICES INSTALLED PRIOR TO ROUGH GRADING APPROVAL PER SECTION J105.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
- THE GRADING CONTRACTOR SHALL SUBMIT THE STATEMENT TO THE GRADING INSPECTOR AS REQUIRED BY SECTION J105.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE AT THE COMPLETION OF ROUGH GRADING.
- FINAL GRADING MUST BE APPROVED BEFORE OCCUPANCY OF BUILDINGS WILL BE ALLOWED PER SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

## DRAINAGE NOTES:

- ROOF DRAINAGE MUST BE DIVERTED FROM GRADED SLOPES.
- PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
- ALL CONSTRUCTION AND GRADING WITHIN A STORM DRAIN EASEMENT ARE TO BE DONE PER PRIVATE DRAIN NO. ....N/A..... OR MISCELLANEOUS TRANSFER DRAIN NO. ....N/A.....
- ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. STATUS REPORTS SHALL INCLUDE INSPECTION INFORMATION AND REPORTS ON THE STORM DRAIN INSTALLATION.

## AGENCY NOTES:

- AN ENCROACHMENT PERMIT FROM (LOS ANGELES COUNTY DEPARTMENT DEPARTMENT OF PUBLIC WORKS) (CALTRANS) (CITY OF HUNTINGTON PARK ) IS REQUIRED FOR ALL WORK WITHIN OR AFFECTING ROAD RIGHT OF WAY. ALL WORK WITHIN ROAD RIGHT OF WAY SHALL CONFORM TO (LOS ANGELES COUNTY DEPARTMENT DEPARTMENT OF PUBLIC WORKS) (CALTRANS) (CITY OF HUNTINGTON PARK ) ENCROACHMENT PERMIT.
- AN ENCROACHMENT PERMIT/CONNECTION PERMIT IS REQUIRED FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR ALL WORK WITHIN THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT RIGHT OF WAY. ALL WORK SHALL BE CONFORMED PER THE CONDITIONS SET BY THE PERMIT.
- PERMISSION TO OPERATE IN VERY HIGH FIRE HAZARD SEVERITY ZONE MUST BE OBTAINED FROM THE FIRE PREVENTION BUREAU OR THE LOCAL FIRE STATION PRIOR TO COMMENCING WORK.
- ALL WORK WITHIN THE STREAMBED AND AREAS OUTLINED ON GRADING PLANS SHALL CONFORM TO:

ARMY CORP 404 PERMIT NO.: \_\_\_\_\_ N/A \_\_\_\_\_

CALIFORNIA FISH AND GAME PERMIT NO.: \_\_\_\_\_ N/A \_\_\_\_\_

- ALL CONSTRUCTION/DEMOLITION, GRADING, AND STORAGE OF BULK MATERIALS MUST COMPLY WITH THE LOCAL AQMD RULE 403 FOR FUGITIVE DUST. INFORMATION ON RULE 403 IS AVAILABLE AT AQMD'S WEBSITE HTTP://WWW.AVAQMD.COM.

## GENERAL GEOTECHNICAL NOTES:

- ALL WORK MUST BE IN COMPLIANCE WITH THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL CONSULTANT'S REPORT(S) AND THE APPROVED GRADING PLANS AND SPECIFICATIONS.
- GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC INSPECTIONS BY THE GEOTECHNICAL CONSULTANTS WITH MONTHLY INSPECTION REPORTS TO BE SUBMITTED TO THE CITY OF BEVERLY HILLS BUILDING AND SAFETY.
- THE SOIL ENGINEER SHALL PROVIDE SUFFICIENT INSPECTIONS DURING THE PREPARATION OF THE NATURAL GROUND AND THE PLACEMENT AND COMPACTION OF THE FILL TO BE SATISFIED THAT THE WORK IS BEING PERFORMED IN ACCORDANCE WITH THE PLAN AND APPLICABLE CODE REQUIREMENTS.
- ROUGH GRADING MUST BE APPROVED BY A FINAL ENGINEERING GEOLOGY AND SOILS ENGINEERING REPORT. AN AS-BUILT GEOLOGIC MAP MUST BE INCLUDED IN THE FINAL GEOLOGY REPORT. PROVIDE A FINAL REPORT STATEMENT THAT VERIFIES WORK WAS DONE IN ACCORDANCE WITH REPORT RECOMMENDATIONS AND CODE PROVISIONS.
- FOUNDATION, WALL AND POOL EXCAVATIONS MUST BE INSPECTED AND APPROVED BY THE CONSULTING GEOLOGIST AND SOIL ENGINEER, PRIOR TO THE PLACING OF STEEL OR CONCRETE.
- BUILDING PADS LOCATED IN CUT/FILL TRANSITION AREAS SHALL BE OVER-EXCAVATED A MINIMUM OF THREE (3) FEET BELOW THE PROPOSED BOTTOM OF FOOTING.

## FILL NOTES:

- ALL FILL SHALL BE COMPACTED TO THE FOLLOWING MINIMUM RELATIVE COMPACTION CRITERIA:
  - 90 PERCENT OF MAXIMUM DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE.
  - 93 PERCENT OF MAXIMUM DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90 PERCENT OF MAXIMUM DRY DENSITY) IS JUSTIFIED BY THE GEOTECHNICAL ENGINEER.  
THE RELATIVE COMPACTION SHALL BE DETERMINED BY A S.T.M. SOIL COMPACTION TEST D1557-91 WHERE APPLICABLE: WHERE NOT AVAILABLE, A TEST ACCEPTABLE TO THE BUILDING OFFICIAL SHALL BE USED. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)
  - 95 PERCENT OF MAXIMUM DRY DENSITY IS REQUIRED FOR ALL FIRE LANES UNLESS OTHERWISE APPROVED BY THE FIRE DEPARTMENT.
- FIELD DENSITY SHALL BE DETERMINED BY A METHOD ACCEPTABLE TO THE BUILDING OFFICIAL. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.) HOWEVER, NOT LESS THAN 10% OF THE REQUIRED DENSITY TEST, UNIFORMLY DISTRIBUTED, AND SHALL BE OBTAINED BY THE SAND CONE METHOD.
- SUFFICIENT TESTS OF THE FILL SOILS SHALL BE MADE TO DETERMINE THE RELATIVE COMPACTION OF THE FILL IN ACCORDANCE WITH THE FOLLOWING MINIMUM GUIDELINES:
  - ONE TEST FOR EACH TWO-FOOT VERTICAL LIFT.
  - ONE TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.
  - ONE TEST AT THE LOCATION OF THE FINAL FILL SLOPE FOR EACH BUILDING SITE (LOT) IN EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.
  - ONE TEST IN THE VICINITY OF EACH BUILDING PAD FOR EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.
- SUFFICIENT TESTS OF FILL SOILS SHALL BE MADE TO VERIFY THAT THE SOIL PROPERTIES COMPLY WITH THE DESIGN REQUIREMENTS, AS DETERMINED BY THE SOIL ENGINEER INCLUDING SOIL TYPES, SHEAR STRENGTHS PARAMETERS AND CORRESPONDING UNIT WEIGHTS IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:
  - PRIOR AND SUBSEQUENT TO PLACEMENT OF THE FILL, SHEAR TESTS SHALL BE TAKEN ON EACH TYPE OF SOIL OR SOIL MIXTURE TO BE USED FOR ALL FILL SLOPES STEEPER THAN THREE (3) HORIZONTAL TO ONE VERTICAL.
  - SHEAR TEST RESULTS FOR THE PROPOSED FILL MATERIAL MUST MEET OR EXCEED THE DESIGN VALUES USED IN THE GEOTECHNICAL REPORT TO DETERMINE SLOPE STABILITY REQUIREMENTS. OTHERWISE, THE SLOPE MUST BE REEVALUATED USING THE ACTUAL SHEAR TEST VALUE OF THE FILL MATERIAL THAT IS IN PLACE.
  - FILL SOILS SHALL BE FREE OF DELETERIOUS MATERIALS.
- FILL SHALL NOT BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAIN (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY THE SOIL ENGINEER. THE BUILDING OFFICIAL MAY REQUIRE A "STANDARD TEST METHOD FOR MOISTURE, ASH, ORGANIC MATTER, PEAT OR OTHER ORGANIC SOILS" ASTM D-2974-87 ON ANY SUSPECT MATERIAL. DETRIMENTAL AMOUNTS OF ORGANIC MATERIAL SHALL NOT BE PERMITTED IN FILLS. SOIL CONTAINING SMALL AMOUNTS OF ROOTS MAY BE ALLOWED PROVIDED THAT THE ROOTS ARE IN A QUANTITY AND DISTRIBUTED IN A MANNER THAT WILL NOT BE DETRIMENTAL TO THE FUTURE USE OF THE SITE AND THE SOILS ENGINEER APPROVES THE USE OF SUCH MATERIAL.
- ROCK OR SIMILAR MATERIAL GREATER THAN 12 INCHES IN DIAMETER SHALL NOT BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOIL ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. LOCATION, EXTENT, AND ELEVATION OF ROCK DISPOSAL AREAS MUST BE SHOWN ON AN "AS BUILT" GRADING PLAN.
- CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL FILL PLACEMENT AND COMPACTION OPERATIONS WHERE FILLS HAVE A DEPTH GREATER THAN 30 FEET OR SLOPE SURFACE STEEPER THAN 2:1.
- CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATION.
- ALL SUBDRAIN OUTLETS ARE TO BE SURVEYED FOR LINE AND ELEVATION. SUBDRAIN INFORMATION MUST BE SHOWN ON AN "AS BUILT" GRADING PLAN.
- FILL SLOPES IN EXCESS OF 2:1 STEEPNESS RATIO ARE TO BE CONSTRUCTED BY THE PLACEMENT OF SOIL AT SUFFICIENT DISTANCE BEYOND THE PROPOSED FINISH SLOPE TO ALLOW COMPACTION EQUIPMENT TO BE OPERATED AT THE OUTER LIMITS OF THE FINAL SLOPE SURFACE. THE EXCESS FILL IS TO BE REMOVED PRIOR TO COMPLETION OF ROUGH GRADING. OTHER CONSTRUCTION PROCEDURES MAY BE USED WHEN IT IS DEMONSTRATED TO THE SATISFACTION OF THE BUILDING OFFICIAL THAT THE ANGLE OF SLOPE, CONSTRUCTION METHOD AND OTHER FACTORS WILL HAVE EQUIVALENT EFFECT.

## PROJECT INFORMATION:

### GENERAL INFORMATION

- GRADING PERMIT APPLICATION NO. GR \_\_\_\_\_ XXXXXX \_\_\_\_\_ \*
- EARTHWORK VOLUMES CUT \_\_\_\_\_ 90.00 \_\_\_\_\_ (CY), FILL \_\_\_\_\_ 0.00 \_\_\_\_\_ (CY) \*  
OVER EXCAVATION/ ALLUVIAL REMOVAL & COMPACTION \_\_\_\_\_ 0.00 \_\_\_\_\_ (CY) \*  
EXPORT \_\_\_\_\_ 90.00 \_\_\_\_\_ (CY), EXPORT LOCATION: \_\_\_\_\_ N/A \_\_\_\_\_ \*
- TOTAL DISTURBED AREA \_\_\_\_\_ 0.134 \_\_\_\_\_ (ACRES) \*
- TOTAL PROPOSED LANDSCAPE AREA \_\_\_\_\_ 130.00 \_\_\_\_\_ SQUARE FEET \*
- TOTAL TURF AREA \_\_\_\_\_ 0.00 \_\_\_\_\_ % (PERCENT OF TOTAL PROPOSED LANDSCAPING) \*
- TOTAL DROUGHT TOLERANT LANDSCAPING AREA \_\_\_\_\_ 100.00 \_\_\_\_\_ % (PERCENT OF TOTAL PROPOSED LANDSCAPING) \*
- PRE-DEVELOPMENT IMPERVIOUS AREA \_\_\_\_\_ 0.134 \_\_\_\_\_ (ACRES) \*
- POST-DEVELOPMENT IMPERVIOUS AREA \_\_\_\_\_ 0.131 \_\_\_\_\_ (ACRES) \*
- WASTE DISCHARGE IDENTIFICATION NUMBER (WVID #) \_\_\_\_\_ N/A \_\_\_\_\_
- CONSTRUCTION & DEMOLITION DEBRIS RECYCLING AND REUSE PLAN (RPP ID) \_\_\_\_\_ N/A \_\_\_\_\_ \*
- POST-CONSTRUCTION BMP FEATURE(S) GPS COORDINATES X \_\_\_\_\_ N/A \_\_\_\_\_, Y \_\_\_\_\_ N/A \_\_\_\_\_

### PROPERTY INFORMATION

- PROPERTY ADDRESS \_\_\_\_\_ 2547 57TH STREET, HUNTINGTON PARK, CA \_\_\_\_\_
- TRACT / PARCEL MAP NO. \_\_\_\_\_ HUNTINGTON PARK EXTENSION #1 \_\_\_\_\_ LOT/PARCEL NO. \_\_\_\_\_ LOT 8 BLK 8 \_\_\_\_\_
- PROPERTY OWNER \_\_\_\_\_ MR. NATHAN HUNT \_\_\_\_\_ \*
- ASSESSORS ID NUMBER(S) \_\_\_\_\_ 6309-014-007 \_\_\_\_\_ \*
- ZONING, REGIONAL PLANNING, AND OTHER AGENCY INFORMATION
- PROPERTY ZONING: \_\_\_\_\_ MPD \_\_\_\_\_ \*
- INTENDED LAND USE: \_\_\_\_\_ MANUFACTURING PLANNED DEVELOPMENT \_\_\_\_\_ \*
- (FOR PROPOSED GRADED AREAS - I.E. ... SINGLE FAMILY RESIDENCE )
- CERTIFICATE OF COMPLIANCE: CC NO. \_\_\_\_\_ N/A \_\_\_\_\_
- PLOT PLAN NUMBER: PP NO. \_\_\_\_\_ N/A \_\_\_\_\_
- CONDITIONAL USE PERMIT: CUP NO. \_\_\_\_\_ N/A \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_ N/A \_\_\_\_\_
- OAK TREE PERMIT NUMBER: OTP NO. \_\_\_\_\_ N/A \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_ N/A \_\_\_\_\_
- COMMUNITY STANDARDS DISTRICT: \_\_\_\_\_ N/A \_\_\_\_\_
- CALIFORNIA COASTAL COMMISSION AREA: \_\_\_\_\_ YES, \_\_\_\_\_ X \_\_\_\_\_ NO APPROVED VOLUME: \_\_\_\_\_ N/A \_\_\_\_\_ (CY)
- COASTAL DEVELOPMENT PERMIT CDP \_\_\_\_\_ N/A \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_ N/A \_\_\_\_\_
- FISH & GAME, ARMY CORP OF ENGINEERS, REGIONAL WATER CONTROL BOARD, AQMD & OTHER AGENCY PERMITS SHOULD BE ADDED
- AS APPLICABLE. (PERMIT NUMBER \_\_\_\_\_ N/A \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_ N/A \_\_\_\_\_)

## INDEX OF DRAWINGS:

GENERAL GRADING NOTES	C-1
GRADING AND DRAINAGE PLAN	C-2
LOW IMPACT DEVELOPMENT (LID)	C-3

NOTE: NOT FOR CONSTRUCTION, FOR PLAN CHECK PURPOSES ONLY.

<b>UNDERGROUND SERVICE ALERT</b>   CALL TOLL FREE 1-800 227-2600 TWO WORKING DAYS BEFORE YOU DIG	<b>SOIL ENGINEER &amp; ENGINEERING GEOLOGIST</b>  NAME: _____  ADDRESS: _____  TEL. NO.: _____	<b>SOIL ENGINEER APPROVAL:</b>  THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGIC REPORTS DATED: XXXXXXXXXXXX  _____ DATE	<b>APPROVED BY :</b> CITY OF HUNTINGTON PARK  CITY ENGINEER _____ DATE _____ R.C.E. _____ EXP. _____	NO. _____ DATE _____  REVISIONS  PROJECT ADDRESS: _____ 2547 57TH STREET HUNTINGTON PARK, CA _____  OWNER: _____ MR. NATHAN HUNT 3133 VERDUGO PLACE, LOS ANGELES, CA 90065 _____    PREPARED UNDER THE DIRECT SUPERVISION OF:  E-SIGNED 02/12/20 DATE _____  DESIGNED BY: _____ MD  CHECKED BY: _____ GFM  JOB NO. : _____ Z-19-112  SCALE: _____ AS SHOWN  DATE: _____ 02/12/20  SHEET NAME _____ C-1  SHEET : _____ 1 OF 3
	UNDERGROUND SERVICE ALERT			DATE _____





# **NEGATIVE DECLARATION**

**EXHIBIT D**

**CASE NO.** 2019-07 CUP/DP



**ORIGINAL FILED**

**FEB 12 2020**

**LOS ANGELES, COUNTY CLERK**

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

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

**PROJECT:** Case No. 2019-07 Conditional Use Permit/ Development Permit

**LOCATIONS:** 1) 2547 57<sup>th</sup> Street

**PROJECT DESCRIPTION:** Case No. 2019-07 A request for a Conditional Use Permit and Development Permit to construct a new 3,002 square-foot manufacturing facility.

**APPLICANT:** Joseph Wedding

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

**The 20-day public review period for this document begins on February 12, 2020 and expires on March 2, 2020.**

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

The Planning Commission of the City of Huntington Park will conduct a public hearing to consider the proposed Negative Declaration in conjunction with Case No. 2019-07 CUP/DP on **Wednesday, March 18, 2020** at 6:30 pm or as soon thereafter as possible, in the Huntington Park City Council Chambers, City Hall, 6550 Miles Avenue, Huntington Park, California.

Please address all public comments (before the close of the environmental review period noted above) to: City of Huntington Park, Attn: Debra Martinez, Planning Technician, 6550 Miles Avenue, Huntington Park, CA 90255, (323)584-6324, [dmartinez@hpca.gov](mailto:dmartinez@hpca.gov).

**CITY OF HUNTINGTON PARK  
ENVIRONMENTAL CHECKLIST FORM**

**PROJECT TITLE:** 2019-07 Conditional Use Permit/Development Permit/Negative Declaration No. 2019-07

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

**CONTACT PERSON  
AND PHONE NUMBER:** Debra Martinez, Planning Technician  
(323) 584-6324

**PROJECT LOCATION:** 2547 57<sup>th</sup> Street, Huntington Park, CA 90255

**PROJECT SPONSOR'S  
NAME AND ADDRESS:** Joseph Wedding  
422 ½ South Grand View Street  
Los Angeles, CA 90057

**GENERAL PLAN DESIGNATION:** The proposed project pertains to the following Land Use Designation: "Manufacturing Planned Development".

**ZONING CLASSIFICATION:** The proposed project pertains to the following Zoning Classification: Manufacturing Planned Development (MPD)

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

Case No. 2019-07 a request for a Conditional Use Permit and Development Permit proposes the construction a new 3,176 square foot manufacturing building. Construction consists of building a one-story building, parking lot, and landscaping. The new building is proposed to be utilized for art manufacturing purposes.

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

The proposed project is located within the Manufacturing Planned Development (MPD) zone of the City. The project site is surrounded by industrial uses to the north, south, east and west.

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

- 1) Los Angeles County Fire Department
- 2) City of Huntington Park Building and Safety
- 3) City of Huntington Park Public Works

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

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

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

  
 \_\_\_\_\_  
 Signature

Debra Martinez  
 Printed Name

February 12, 2020  
 Date

City of Huntington Park  
 For

## EVALUATION OF ENVIRONMENTAL IMPACTS

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

**I. AESTHETICS.** Would the project:

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

**II. AGRICULTURE RESOURCES.**

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

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

### III. AIR QUALITY.

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

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

### IV. BIOLOGICAL RESOURCES.

Would the project:

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

**IV. BIOLOGICAL RESOURCES, continued.**

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

**V. CULTURAL RESOURCES.**

Would the project:

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

**VI. GEOLOGY AND SOILS.** Would the project:

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

**VI. GEOLOGY AND SOILS, continued.**

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

**VII. GREENHOUSE GAS EMISSIONS.**

Would the project:

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

**VIII. HAZARDS AND HAZARDOUS MATERIALS.**

Would the project:

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



Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

**IX. HYDROLOGY AND WATER QUALITY, continued.**

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

**X. LAND USE AND PLANNING.**

Would the project:

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

<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>

**XI. MINERAL RESOURCES.** Would the project:

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

**XII. NOISE.** Would the project result in:

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

**XIII. POPULATION AND HOUSING.** Would the project:

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

**XIII. POPULATION AND HOUSING, continued.**

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

**XIV. PUBLIC SERVICES.**

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

**XV. RECREATION.**

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

**XVI. TRANSPORTATION/TRAFFIC.**

Would the project:

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

**XVI. TRANSPORTATION/TRAFFIC, continued.**

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

**XVII. UTILITIES AND SERVICE SYSTEMS.**

Would the project:

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.**

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

**I. AESTHETICS. Would the project:**

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

**No Impact.** The project proposes the construction of a 3,167 square-foot one-story building. There are no existing scenic vistas within the vicinity of the project site. Therefore, the project will not adversely affect a scenic vista.

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

**No Impact.** See reason listed under I.a.

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

**No Impact.** See reason listed under I.a.

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

**No Impact.** See reason listed under I.a.

**II. AGRICULTURE RESOURCES. Would the project:**

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

**No Impact.** The project proposes the construction of a 3,167 square-foot one-story building. The project site was previously developed as a parking lot for a banquet facility. The banquet facility is no longer in operation. Therefore, the site has historically been utilized as non-agricultural land.

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

**No Impact.** See reason listed under II.a.

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

**No Impact.** See reason listed under II.a.

**III. AIR QUALITY. Would the project:**

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

**No Impact.** The project proposes the construction of a 3,167 square-foot one-story building. The proposed building will be used as a manufacturing facility for art. The existing air quality and conditions will not be affected or change as a result of the proposed manufacturing building due to the fact that manufacturing will take place within the proposed building.

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

**No Impact.** See reason listed under III.a.

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

**No Impact.** See reason listed under III.a.

- d. Expose sensitive receptors to substantial pollutants concentrations?

**No Impact.** See reason listed under III.a.

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

**No Impact.** See reason listed under III.a.

**IV. BIOLOGICAL RESOURCES. Would the project:**

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

**No Impact.** The City of Huntington Park is located within a highly developed urban area of southeast Los Angeles County, within the greater metropolitan Los Angeles region. The City of Huntington Park is bounded by four (4) major freeway corridors, including the I-105, the I-710, the I-110 and the I-10. There are no designated wildlife habitat areas within the municipal boundaries of the City of Huntington Park, and there are no designated wildlife corridors intersecting the community.

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

**No Impact.** See reason listed under IV.a.

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

**No Impact.** See reason listed under IV.a.

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

**No Impact.** See reason listed under IV.a.

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

**No Impact.** See reason listed under IV.a.

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

**No Impact.** See reason listed under IV.a.

**V. CULTURAL RESOURCES. Would the project:**

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

**No Impact.** The City of Huntington Park does not have any historical area recorded with the State Historic Preservation Office and is located within a highly developed urban area of southeast Los Angeles County.

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

**No Impact.** See reason listed under V.a.

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

**No Impact.** See reason listed under V.a.

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

**No Impact.** See reason listed under V.a.

**VI. GEOLOGY AND SOILS. Would the project:**

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

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

**No Impact.** The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. There are no known earthquake faults running through the City of Huntington Park. The closest earthquake fault is located approximately 6.2 miles southwest and is known as the Newport Inglewood Fault.

- ii) Strong seismic ground shaking?

**No Impact.** See reason listed under VI.a.i.

iii) Seismic-related ground failure, including liquefaction?

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

iv) Landslides?

**Less than significant impact.** The proposed project will not be constructed on a hillside. The existing site is relatively flat and developed with a private parking lot. As a result, there is no opportunity for any soil erosion or loss of soil. Furthermore, the City of Huntington Park is characterized by gently sloping topography and is not subject to any potential landslide hazards. Lastly, a geotechnical and soils investigation report will be required by the Building & Safety Division as a condition of approval of the project.

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

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

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

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

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

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

## VII. GREEN HOUSE GAS EMISSIONS

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

**No Impact.** There are no significant greenhouse gas emissions anticipated as a result of the proposed project. The project proposes the construction of a 3,167 square-foot one-story building. The proposed building will be used as manufacturing facility for art, utilizing clay, stone, metal, and plaster materials. The proposed use will not generate any greenhouse gas emissions. Due to the nature of proposed project the materials used are not used on a regular production.

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

**No Impact.** See reason listed under VII.a.

**VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:**

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

**No Impact.** There are no significant hazards to the public or the environment anticipated as a result of the proposed project. The proposed building will be used as a manufacturing facility and does not propose the routine disposal or transporting of hazardous materials. The building will consist of a stucco façade, metal screen, large windows and metal panels. The building elements are not hazardous and do not cause significant hazards. In addition, the proposed materials for the art manufacturing will consist of stucco, metal panels, and glass. All manufacturing of art will be in low quantity, consisting of original art pieces. A condition of approval requiring the disposal of all material in compliance with state regulation will be included.

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

**No Impact.** See reason listed under VIII.a.

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

**No Impact.** See reason listed under VIII.a.

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

**No Impact.** See reason listed under VIII.a.

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

**No Impact.** See reason listed under VIII.a.

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

**No Impact.** See reason listed under VIII.a.

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

**No Impact.** See reason listed under VIII.a.

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

**No Impact.** See reason listed under VIII.a.

**IX. HYDROLOGY AND WATER QUALITY. Would the project:**

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

**No Impact.** A Stormwater Pollution Prevention Program will be required by the City as a condition of approval of the project. The Public Works department will require the applicant to submit grading plans and Low Impact Development (LID) plan for review and approval. This is required when the ground will be exposed to the elements with potential run off to the storm drain. Therefore, there is no opportunity to violate any water quality standards or waste discharge requirements.

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

**No Impact.** The site historical has been utilized as a parking lot. The proposed manufacturing building will not lower the volume for the local groundwater level. According to maps produced by the United States Geological Survey (USGS), no blue-line streams or other bodies of water are located within the development site. No surface water bodies will be affected by future development.

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

**No Impact.** See reason listed under IX.a.

- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially

increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

**No Impact.** See reason listed under IX.a.

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

**No Impact.** See reason listed under IX.a.

- f. Otherwise substantially degrade water quality?

**No Impact.** See reason listed under IX.a.

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

**No Impact.** See reason listed under IX.a.

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

**No Impact.** See reason listed under IX.a.

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

**No Impact.** See reason listed under IX.a.

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

**No Impact.** See reason listed under IX.a.

**X. LAND USE AND PLANNING. Would the project:**

- a. Physically divide an established community?

**No Impact.** The project proposes the construction of a 3,167 square-foot one-story building. The proposed building will be used as a manufacturing facility for art, therefore there is no opportunity to divide the community. There will not be conflict with any land use plan or habitat conservation plan. The General Plan encourages uses such as manufacturing facilities within the MPD zone of the City that the project site is located.

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

**No Impact.** See reason listed under X.a.

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

**No Impact.** See reason listed under X.a.

**XI. MINERAL RESOURCES. Would the project:**

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

**No Impact.** The City is not located in a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. Therefore, there are no known mineral resources at the site.

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

**No Impact.** See reason listed under X.a.

**XII. NOISE. Would the project result in:**

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

**Less than Significant Impact.** The proposed project is anticipated to temporarily generate noise and vibration levels in excess of the standards established in the local general plan or noise ordinance as a result of the construction and grading of subject site. The noise and vibration levels are anticipated to cease once the project has been completed and the noise levels are anticipated to return to normal conditions.

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

***Less than Significant Impact.*** See reason listed under XII.a.

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

***No Impact.*** See reason lists under XII.a

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

***No Impact.*** See reason listed under XII.c.

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

***No Impact.*** The project site is not located near an airport.

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

***No Impact.*** See reason listed under XII.e.

### **XIII. POPULATION AND HOUSING. Would the project:**

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

***No Impact.*** The project proposes the construction of a 3,167 square-foot one-story building. The proposed building will be used as a manufacturing facility for art and therefore, there is no opportunity to potentially induce any population or substantial employment growth in the area.

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

***No Impact.*** See reason listed under XIII.a

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

***No Impact.*** See reason listed under XIII.a.

### **XIV. PUBLIC SERVICES.**

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

i) Fire protection?

**No Impact.** The project proposes the construction of a 3,167 square-foot one-story building. The proposed building will be used as a manufacturing facility and therefore, there is no opportunity to potentially burden public services. In addition, the site was previously developed as a parking lot that is consistent with the Manufacturing Planned Development zone.

ii) Police protection?

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

iii) Schools?

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

iv) Parks?

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

v) Other public facilities?

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

## XV. RECREATION.

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

**No Impact.** The project proposes the construction of a 3,167 square-foot one-story building. The proposed building will be used as a manufacturing facility for art and therefore, there is no opportunity to increase the use of the existing regional parks or other recreational facilities within the City due to the fact that the proposed project will not generate new permanent residents in Huntington Park.

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

**No Impact.** See reason listed under XV.a.

**XVI. TRANSPORTATION/TRAFFIC. Would the project:**

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

**No Impact.** The project proposes the construction of a 3,167 square foot building. The proposed building will be used as a manufacturing facility for art. The proposed use will require two employees for deliveries of material up to two times a month, and have two employees working sculpting art. Therefore, will not increase the existing traffic load and capacity of the street system.

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

**No Impact.** See reason listed under XVI.a.

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

**No Impact.** See reason listed under XVI.a.

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

**No Impact.** See reason listed under XVI.a.

- e. Result in inadequate emergency access?

**No Impact.** See reason listed under XVI.a.

- f. Result in inadequate parking capacity?

**No Impact.** See reason listed under XVI.a.

**XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:**

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

**No Impact.** The proposed project is not anticipated to exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board based on manufacturing art facility which will not exceed the waste water requirements. Therefore, there is no opportunity to potentially burden utility and service systems.

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

**No Impact.** See reason listed under XVII.a.

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

**No Impact.** See reason listed under XVII.a.

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

**No Impact.** See reason listed under XVII.a.

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

**No Impact.** See reason listed under XVII.a.

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

**No Impact.** See reason listed under XVII.a.

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

**No Impact.** See reason listed under XVII.a.

## **XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.**

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

**No Impact.** The project site was previously developed as a parking lot for a banquet facility and did not serve as a habitat for fish or wildlife species. Therefore, there is no opportunity to potentially degrade the quality of the environment, including biological and cultural resources.

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

**No Impact.** The project proposes the construction of a 3,167 square-foot one-story building. The proposed building will be used as a manufacturing facility for art which will be consistent with the surrounding area. Therefore, there is no opportunity to potentially degrade the quality of the environment or generate any cumulative impacts.

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

**No Impact.** The project proposes the construction of a 3,167 square-foot one-story building. The proposed building will be used as a manufacturing facility for art which will be consistent with the surrounding area. Therefore, there is no opportunity to potentially degrade the quality of the environment or generate any cumulative impacts.

## **XIX. DISCUSSION OF ENVIRONMENTAL EVALUATION.**

After conducting an environmental evaluation of the proposed project, it is anticipated that the project will generate temporary excessive noise and vibrations levels during the construction phase.

## **XX. SOURCES.**

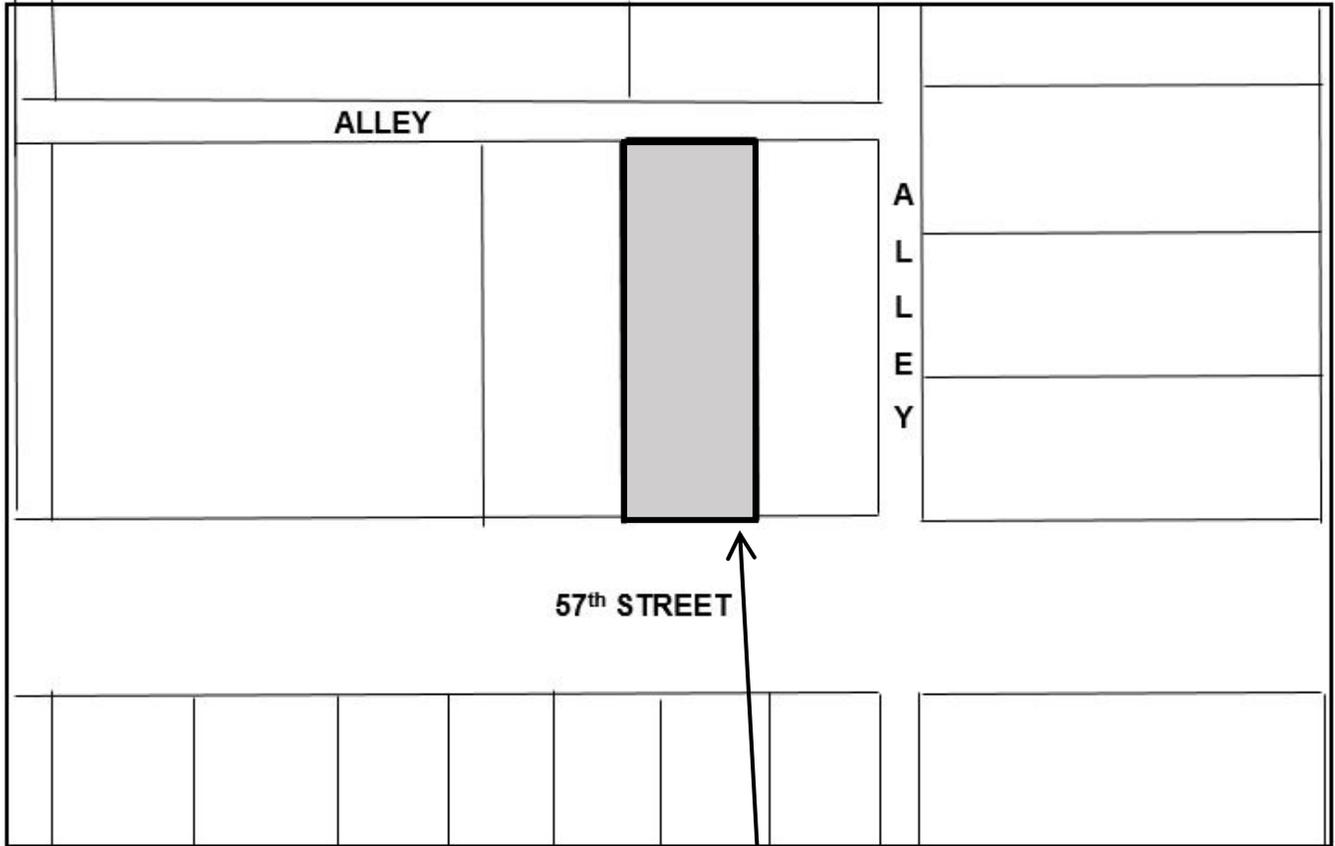
1. The City of Huntington Park General Plan, *City of Huntington Park*, 1991, 1993
2. The City of Huntington Park Municipal Code, City of Huntington Park, 2001
3. State Register of Historical Buildings, *California Office of Historic Preservation*, 1994

# VICINITY MAP

**EXHIBIT E**

**CASE NO.** 2019-07 CUP/DP

# VICINITY MAP



57<sup>th</sup> STREET

ALLEY

A  
L  
L  
E  
Y

**2547 57<sup>th</sup> Street  
Huntington Park, CA 90255**

# APPLICATIONS

**EXHIBIT F**

**CASE NO.** 2019-07 CUP/DP



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

# CONDITIONAL USE PERMIT APPLICATION

**FOR OFFICE USE ONLY**

Date Filed: \_\_\_\_\_ File No.: \_\_\_\_\_ Fee/Receipt No.: \_\_\_\_\_ Initials: \_\_\_\_\_

**PROJECT INFORMATION**

Project Address: 2547 East 57th Street  
 General Location: West of Pacific Blvd on the north side of East 57th Street  
 Assessors Parcel Number (APN): 6309-014-007

**APPLICANT'S INFORMATION**

Applicant: Joseph Wedding  
 Mailing Address: [REDACTED]  
 Phone 1: 323-384-9060 Phone 2: \_\_\_\_\_ Fax: \_\_\_\_\_

**PROPERTY OWNER'S INFORMATION**

Property Owner: Nathan Hunt  
 Mailing Address: [REDACTED]  
 Phone 1: 323-761-9716 Phone 2: [REDACTED] Fax: \_\_\_\_\_

**REQUEST**

I/We hereby request a Conditional Use Permit (CUP) for the following purpose:  
To construct a new building for the purpose of art fabrication. The primary type of art fabrication will be  
sculpting and carving of primarily stone and wood with chisels and hand held etching tools. Additionally,  
activities like sculpting with plaster, clay by hand, drawing, and painting on canvas will be part of the light  
industrial / manufacturing process. The Huntington Park Municipal Code, Chapter 4 Article 3, identifies  
"Ceramics and stone" as an allowed land use, contingent on a conditional use permit. The notes in the Code  
define this as "Includes pottery, statuary, granite, tile, marble-cutting and finishing."  
The new building is to be 72' x 43' - 4 1/4".

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. That 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;
- B. That the proposed use is consistent with the General Plan;
- C. That 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. That 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. That the subject site is physically suitable for the type and density/intensity of use being proposed; and
- F. That 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 for the proposed use is ideal because we are able to create 3141 s.f. of enclosed building space and provide the (4) required parking spaces on the parcel and maintain a density that seems consistent with the surrounding industrial properties. Additionally, there is an existing driveway with direct access from 57th street and the potential to add another entrance from the alley to the north of the lot. The width of the lot is sufficient for the minimum depth of parking spaces and minimum width of the driveway.

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

---

The Site has sufficient access off 57th st

---

We have done studies on the site plan to confirm the design allows for a 28

---

foot box truck to access the driveway and into the building. The frequency of deliveries is approximately once every other week. and a fork lift or pallet jack is used for unloading / loading product and materials.

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

The proposed use, hours of operation, and type of activity will be in alignment with the adjacent buildings and uses. The proposed uses will employ 4 people, each at approximately 40 hours per week.

The hours will fluctuate between 7 am and 6pm monday thru saturday depending on project needs

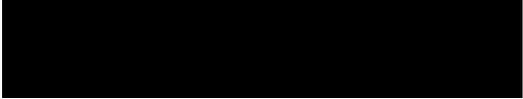
4. The proposed Conditional Use Permit will not be in conflict with the General Plan. (Explain)

The proposed use will not be in conflict with the General Plan, instead it aligns with specific goals of creating new development that is compatible and complementary to the surrounding environment and provide an opportunity for diversification of economic activity .

**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 (Req)  Date 3/12/2020  
Joseph wedding  
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 3/12/20  
Nathan Hunt  
Print Name



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

# DEVELOPMENT PERMIT APPLICATION

**FOR OFFICE USE ONLY**

Date Filed: \_\_\_\_\_ File No.: \_\_\_\_\_ Fee/Receipt No.: \_\_\_\_\_ Initials: \_\_\_\_\_

**PROJECT INFORMATION**

Project Address: 2547 East 57th Street  
 General Location: [REDACTED]  
 Assessors Parcel Number (APN): 6309-014-007

**APPLICANT'S INFORMATION**

Applicant: Joseph Wedding  
 Mailing Address: [REDACTED]  
 Phone 1: 323-384-9060 Phone 2: \_\_\_\_\_ Fax: \_\_\_\_\_

**PROPERTY OWNER'S INFORMATION**

Property Owner: Nathan Hunt  
 Mailing Address: [REDACTED]  
 Phone 1: 323-761-9716 Phone 2: [REDACTED] Fax: \_\_\_\_\_

**PROJECT DESCRIPTION** (Check as Appropriate):

Interior Improvement(s) Only  Addition to Existing Structure  New Structure   
 Other Improvements (Describe): New entrance off alley w/ re-stripped parking lot & new trash enclosure

Describe in detail the proposed development:  
 This proposal is for a new 3200 sf metal building for art fabrication.

**TYPE OF USE** (Check as Appropriate):

Residential  Retail/Office  Commercial  Restaurant  Industrial/Manufacturing

Other (Describe): \_\_\_\_\_

Square Footage of New Development/Addition: 3141 square feet  
 Total Square Footage: 3141 square feet FAR: 2:1 = 5850 x 2 = **11,700 sq.ft.**  
 Lot Coverage: 3141sf (55%) Off-Street Parking Spaces Provided: 4 No. of Floors: 1

**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: [REDACTED] Date: 3/12/2020



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

# ENVIRONMENTAL INFORMATION FORM

**FOR OFFICE USE ONLY**

Date Filed: \_\_\_\_\_ File No.: \_\_\_\_\_ Fee/Receipt No.: \_\_\_\_\_ Initials: \_\_\_\_\_

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

Name: Nathan Hunt

Address: [REDACTED]

Telephone: 323-761-9716

Fax: \_\_\_\_\_

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

Name: Joseph Wedding

Address: [REDACTED]

Telephone: 323-384-9060

Fax: \_\_\_\_\_

3. **Address of project:** 2547 East 57th Street Huntington Park, CA 90255

4. **Assessor's Parcel Number (APN):** 6309-014-007

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 & 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:**

Building Permit, Electrical Permit, Plumbing Permit, County Fire Department,

7. **Existing Zone:** MPD Manufacturing Planned Development

8. **Proposed use of site:** Art fabrication - ceramics / stone

9. **Site size** (lot dimensions and square footage):  
45' x 130'  
Total = 5850 s.f.
10. **Project size:**  
Square feet to be added/constructed to structure(s):  
3200 s.f.  
Total square footage of structure(s): 3141 s.f.
11. **Number of floors of construction:**  
Existing: 0  
Proposed: 1
12. **Parking:**  
Amount required: 4  
Amount provided: 4
13. **Anticipated time scheduling of project:** Start construction spring 2020 and complete summer 2020
14. **Proposed phasing of development:** 1 Phase of Construction
15. **If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:**  
Not Applicable
16. **If commercial, indicate the type of commercial use, estimated employment per shift, proposed hours of operations, indicate whether neighborhood, City or Regionally oriented, square footage of sales area, and loading locations:**  
Not Applicable

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

process for art fabrication. Intended for (4) employees to average 40 hours per week.  
Hours will fluctuate be between 7am and 6pm Monday through Saturday, depending on project schedules.  
Deliveries typically happen every-other week during normal business hours on a box truck and are unloaded with fork lift of pallet jack

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

Not Applicable

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

A) Potentially Significant Impact

B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

**AESTHETICS**

19. Would the proposed project:

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

**AIR QUALITY**

20. Would the proposed project:

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

**BIOLOGICAL RESOURCES**

**21. Would the proposed project:**

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

**CULTURAL RESOURCES:**

**22. Would the proposed project:**

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

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

Currently the site is a vacant parking lot (fully paved) with access from 57th Street. There is a 6' tall CMU wall on the East and North sides of the lot, with a chain-link fence on the West and a wrought iron fence and gate on the south side.

**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 adjacent land use(s) are primarily industrial in nature with a used tire shop to the east, a garment manufacturer the west and east and a body shop to the north. There are single family homes to the south. The 2 lots to the west both have buildings built to the property line and the 5' set-back, the lot to the east is vacant and used for tire storage, the lot to the east of that (the corner of pacific and 57th st) is built to the property lines. The adjacent lot to the west has a driveway access off the alley.

**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)**



\_\_\_\_\_  
3/12/2020

**Date**