

CITY OF HUNTINGTON PARK

City Council Agenda Monday, November 18, 2013

6:00 p.m.
City Hall Council Chambers
6550 Miles Avenue
Huntington Park, CA 90255

Mario Gomez
Mayor

Rosa E. Perez
Vice Mayor

Ofelia Hernandez
Council Member

Karina Macias
Council Member

Valentin Palos Amezquita
Council Member



All agenda items and reports are available for review in the City Clerk's Office and www.huntingtonpark.org. Any writings or documents provided to a majority of the City Council regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection in the Office of the City Clerk located at 6550 Miles Avenue, Huntington Park, California 90255 during regular business hours, 7:00 a.m. to 5:30 p.m., Monday – Thursday, and at the City Hall Council Chambers during the meeting.

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.

Public Comment

The Council encourages all residents of the City and interested people to attend and participate in the meetings of the City Council.

Prior to the business portion of the agenda, the City Council and all other agencies meeting on such date will convene to receive public comments regarding any agenda items or matters within the jurisdiction of such governing bodies. This is the only opportunity for public input except for scheduled public hearing items. The Mayor or Chairperson will separately call for testimony at the time of each public hearing. If you wish to address the Council, please complete the speaker card that is provided at the entrance to the Council Chambers and place it in the box at the podium. When called upon by the Mayor or Mayor's designee, each person addressing the Council shall step up to the microphone and state his/her name or organization he/she represents for the record. Each speaker will be limited to three minutes per Huntington Park Municipal Code 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. All comments or queries shall be addressed to the Council as a body and not to any specific member thereof. Pursuant to Government Code Section 54954.2(a)(2), the Ralph M. Brown Act, no action or discussion by the City Council shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

Additions/Deletions

Items of business may be added to the agenda upon a motion adopted by a minimum two-thirds vote finding that there is a need to take immediate action and that the need for action came to the attention of the City or Agency subsequent to the agenda being posted. Items may be deleted from the agenda upon the request of staff or Council.

Consent Calendar

All matters listed under the Consent Calendar are considered to be routine and will all be enacted by one motion. The City Council Members have received detailed staff reports on each of the items recommending an action. There will be no separate discussion of these items prior to the time the Council votes on the motion unless members of the Council, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for separate action.

Important Notice

The City of Huntington Park shows replays of City Council Meetings on Local Access Channel 3 and over the Internet at www.huntingtonpark.org. Your attendance at this public meeting may result in the recording and broadcast of your image and/or voice as previously described.

PLEASE SILENCE ALL PAGERS, CELL PHONES AND OTHER ELECTRONIC EQUIPMENT WHILE COUNCIL IS IN SESSION.

Thank you.

1. INVOCATION

2. FLAG SALUTE:

Noe Sandoval, Nicholas Delgadillo, and Raymond Godoy, Eagle Scouts from Boy Scouts Troop 419.

3. ROLL CALL: Mayor Mario Gomez

Vice Mayor Rosa E. Perez
Council Member Ofelia Hernandez
Council Member Valentin Palos Amezquita
Council Member Karina Macias

4. PRESENTATIONS

- 4.1 Presentation to student who led the flag salute: Noe Sandoval, Nicholas Delgadillo, and Raymond Godoy.**
- 4.2 Presentation of Certificates of Appreciation to three members of Boy Scout Troop 419 from the City of Vernon for their service and support to their community and for attaining the rank of Eagle Scout with the Boy Scouts of America.**
- 4.3 Proclamation to Avila's El Ranchito Restaurant in honor of their 47th Anniversary.**
- 4.4 Presentation of Certificate of Recognition to Shaow Kwan for her 17 years of service as a teacher at Miles Early Education Center.**
- 4.5 Presentation by LA Business Connect regarding their quarterly performance report of providing business technical assistance to local business for the City of Huntington Park.**
- 4.6 Presentation of Plaque of Recognition to Fermin Castillo, Facility Repair Specialist, for his 23 years of dedication, loyalty and outstanding service to the City of Huntington Park.**
- 4.7 Presentation regarding Reconciliation of Fiscal Year 2013-2014 General Fund Budget Phase I.**

5. PUBLIC COMMENTS

Each speaker will be limited to three minutes per Huntington Park Municipal Code Section 2-1.207.

6. CONSENT CALENDAR

OFFICE OF THE CITY CLERK

6.1 Approve minutes of the following City Council meeting:

- 6.1-1 Special meeting held Wednesday, October 30, 2013
- 6.1-2 Regular meeting held Monday, November 4, 2013

6.2 Approve the reading by title of all ordinances and resolutions. Said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

FINANCE DEPARTMENT

6.3 Approve Accounts Payable and Payroll Warrants dated November 18, 2013.

COMMUNITY DEVELOPMENT DEPARTMENT

6.4 Ordinance amending Title 9, Chapter 3, Article 17 of the Huntington Park Municipal Code relating to Publicly Visible Art.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Approve for second reading Ordinance No. 913-NS amending Article 17 of Title 9, Chapter 3 of the Huntington Park Municipal Code regarding the procedures and standards for Publicly Visible Art throughout the City of Huntington Park.

PUBLIC WORKS DEPARTMENT

6.5 Resolution approving the application for grant funds from the Los Angeles County Regional Park and Open Space District for First Supervisorial District competitive excess funding for the Salt Lake Park Soccer Fields Project.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Adopt a Resolution No. 2013-53 approving the application for grant funds from the Los Angeles County Regional Park and Open Space District for First Supervisorial District Competitive Excess Funding for the Salt Lake Park Soccer Fields Project.
2. Authorize the City Manager to execute and submit all related grant application documents.

END OF CONSENT CALENDAR

7. HEARING

7.1 City Council Call for Review of Planning Commission Case No. 2013-12-CUP.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Open the public hearing.
2. Close the public hearing and consider all public testimony and staff's analysis.
3. Adopt Resolution No. 2013-54 upholding or overturning the Planning commission's decision to approve a request for a Conditional Use Permit to allow the expansion and operation of an existing metal recycling collection and processing facility at 6069-6105 Maywood Avenue, within the Manufacturing Planned Development (MPD) Zone and the adoption of an associated Mitigated Negative Declaration under the California Environmental Quality Act (CEQA).

8. REGULAR AGENDA

COMMUNITY DEVELOPMENT DEPARTMENT

8.1 Month-to-Month Agreement with Karen Warner Associates to continue providing consulting services related to the administration of Federal Housing and Urban Development (HUD) Grant Programs.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Approve the month-to-month agreement with Karen Warner Associates for the administrative professional services for Community Development Block Grant (CDBG), HOME and Lead-Based Paint Programs.
2. Authorize the City Manager to execute the agreement.

FINANCE DEPARTMENT

8.2 Parking Covenant Agreement and Pedestrian Easement Agreement

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Approve a Covenant and Agreement for use of a Public Parking Facility located at 6330 Rugby Avenue.

8. REGULAR AGENDA – (Continued)

2. Approve a Pedestrian Easement Deed and Agreement to continue to allow pedestrian access to the public parking spaces
3. Authorize the City Manager to execute these Agreements.

9. CITY MANAGER'S AGENDA

- 9.1 Discussion and/or action regarding presentation by Primestor Development Inc. regarding branding for the City of Huntington Park.
- 9.2 Discussion and/or action regarding Holiday decorations for the Downtown Area.

10. CITY ATTORNEY'S AGENDA

11. WRITTEN COMMUNICATIONS

12. COUNCIL COMMUNICATIONS

12.1 Mayor Mario Gomez

- 12.1-1 Discussion and/or action regarding transit services and to forgo parking meters along Pacific Boulevard on “Black Friday” November 29, 2013.

12.2 Vice Mayor Rosa E. Perez

12.3 Council Member Ofelia Hernandez

12.4 Council Member Valentin Palos Amezquita

12.5 Council Member Karina Macias

- 12.5-1 Discussion and/or action regarding concerns from parent volunteers at Nimitz Middle School.

13. CLOSED SESSION

- 13.1 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION, Significant exposure to litigation pursuant to Government Code paragraph (2) or (3) of subdivision (d) of Section 54956.9: (1)
- 13.2 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION, Initiation of litigation pursuant to Government Code paragraph (4) of subdivision (d) of Section 54956.9: (1)
- 13.3 Pursuant to Government Code Paragraph (1) of Subdivision (d) of Section 54956.9, CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Name of Case: Water Replenishment District of Southern California vs. City of Huntington Park, Case No. BC512581

14. ADJOURNMENT

NEXT REGULAR MEETING OF THE
CITY OF HUNTINGTON PARK CITY COUNCIL
MONDAY, DECEMBER 2, 2013 at 6:00 p.m.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on November 14, 2013 on the bulletin board outside City Hall and available at www.huntingtonpark.org



Rocio Martinez, Senior Deputy City Clerk



City of Huntington Park

City Council

Quarterly Performance Update

November 18, 2013

Presentation by:
Ruben Sanchez, President

4.5



Performance Period:

Quarter 1 (August 1 – October 31, 2013)

Overview of Core Economic Development Activities:

- Monthly Business Seminars
- Business Technical Assistance
- Business License Process Improvement



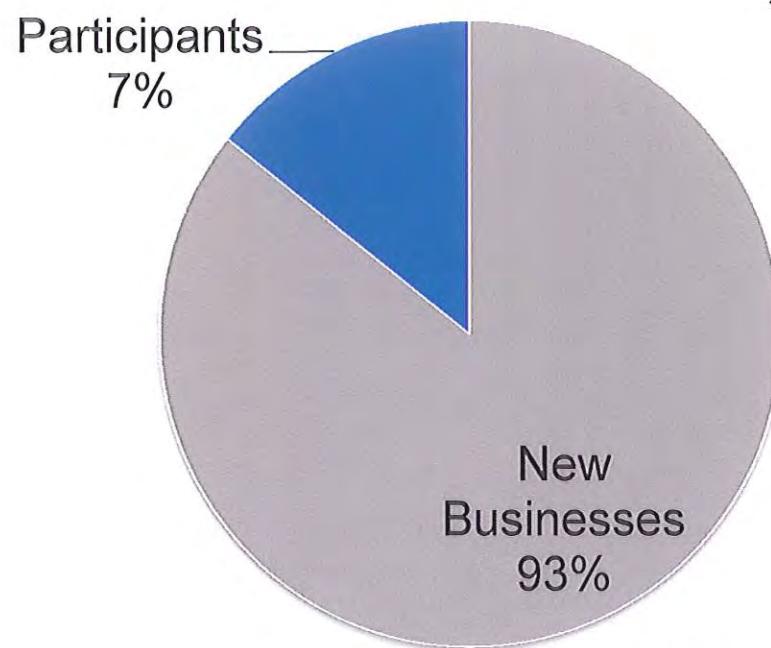
BUSINESS TECHNICAL ASSISTANCE

8/01/2013 - 10/31/2013

Number of Clients Serviced	Outcomes			Total
	August	September	October	
Total Individuals Assisted:				
Pre-Startups	10	8	7	25
Existing Businesses	2	6	4	12
New Businesses Established	4	3	3	10
Services Rendered:				
Consultation	4	2	2	8
Licenses & Permits	9	8	7	24
Access to Capital	1	0	1	2
Business Plan	0	1	0	1



New Business Technical Assistance



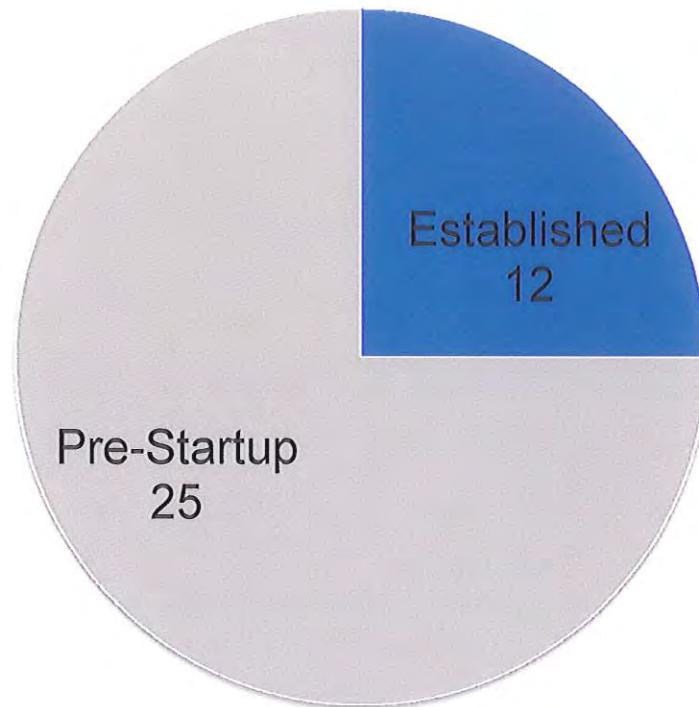
*August 1 – October 31

New Business: 132
TA New Bus: 10

*Data Source: Office of Finance



Technical Assistance By Business Stage



*August 1 – October 31

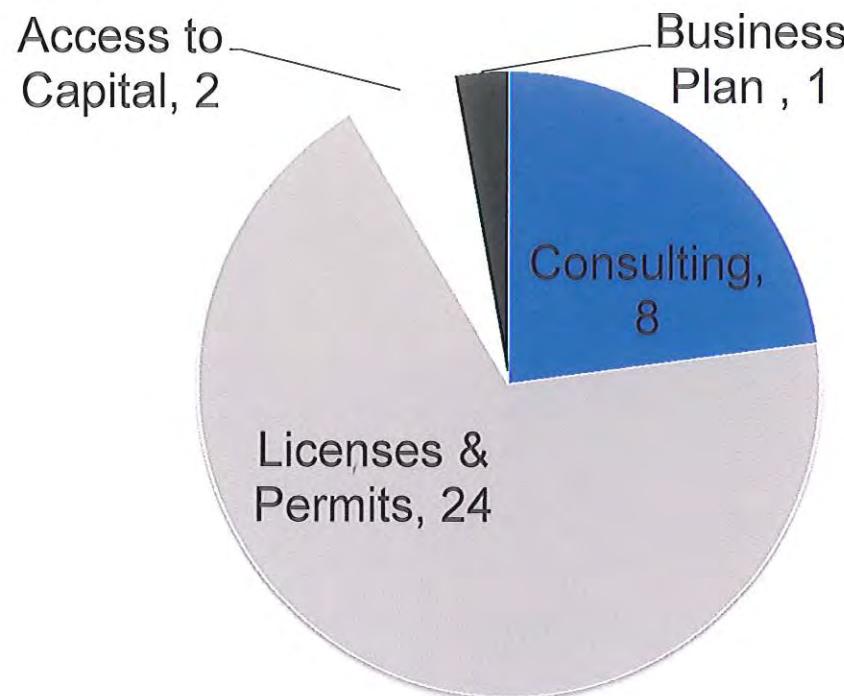
Pre-startups: 25

Established: 12

Total: 37



Technical Assistance Service Delivery Breakdown



*August 1 – October 31

Licensing:	24
Consulting:	8
Capital:	2
Business Plan:	1
Other:	2
Total:	37



Monthly Business Seminars

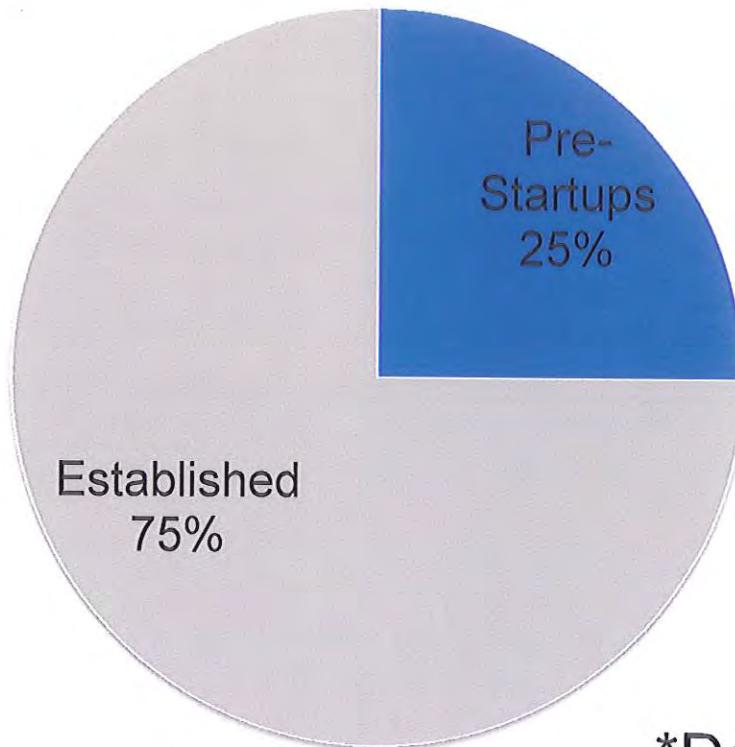
Seminar Participants

8/01/2013 - 10/31/2013

Participants	Outcomes			Total
	August	September	October	
Pre-Startups (Entrepreneurs)	11	9	8	28
Established Businesses	21	17	11	49
Total Participants	33	26	19	77



Business Seminar Participation Breakdown



*August 1 – October 31

Pre-Startups: 28

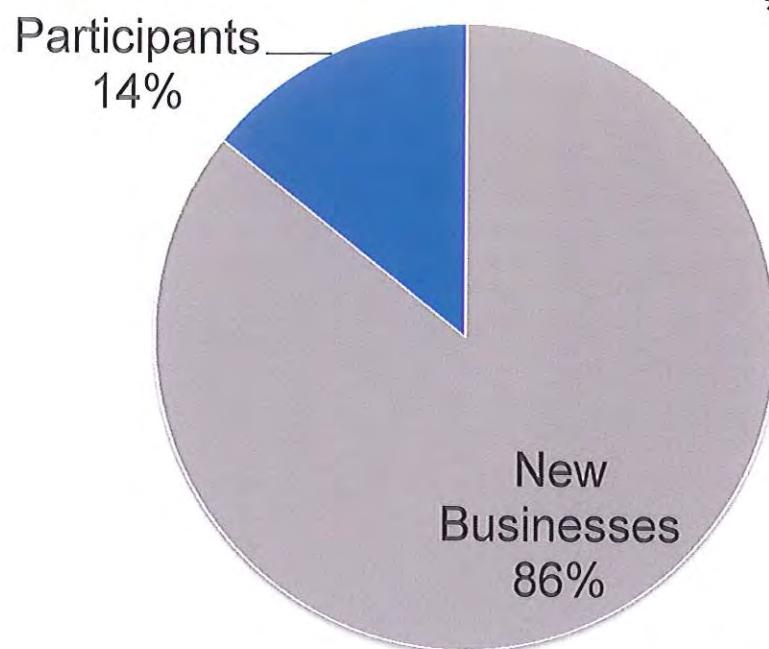
Established: 49

Total: 77

*Data Source: Office of Finance



New Business Seminar Participation



*August 1 – October 31

New Business: 132
Participants: 22

*Data Source: Office of Finance



BUSINESS LICENSE PROCESS IMPROVEMENT

Core Tasks Completed:

1. Analysis of Current Business License Process
2. Identified Key Areas of Improvement
3. Re-structured Internal and External Business License Process
4. Development of New and Improved Business Licensing Process for efficiency and effectiveness.



Quarter #2 Outlook

(November 1 – January 31)

- Business License Video (English Spanish) Completion
- Business Needs Assessment Delivery
- Continued On-Site Business Technical Assistance
- Monthly Business Seminars



Questions?



Minutes of the special meeting of the City Council of the City of Huntington Park held Wednesday, October 30, 2013.

Following the Pledge of Allegiance to the Flag, the meeting was called to order in the Council Chambers at 6:00 p.m. by Mayor Gomez. Present: Vice Mayor Rosa E. Perez, Council Member Ofelia Hernandez, Council Member Karina Macias, and Mayor Mario Gomez; Absent: Council Member Valentin Palos Amezquita.

1. CONSENT CALENDAR

OFFICE OF THE CITY CLERK

- 1.1 Approve the reading by title of all ordinances and resolutions. Said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

COMMUNITY DEVELOPMENT DEPARTMENT

- 1.2 Award of Caltrans 2013-2014 Environmental Justice Transportation Planning Grant in the amount of \$215,000 for the preparation of a Complete Streets Plan.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Adopt Resolution No. 2013-44 amending Resolution No. 2013-7 authorizing the submission of an Environmental Justice Transportation Planning Grant to the California State Department of Transportation (Caltrans) for the City of Huntington Park Complete Streets, Pedestrian and Bicycle Plan.
2. Receive and file this informational report.

END OF CONSENT CALENDAR

2. STUDY SESSION

- 2.1 Presentation of Fiscal Year 2013-2014 Budget Phase II recommendations. Following a PowerPoint presentation by Director of Finance Morales and comments by City Council, no action was taken.

City Manager Bobadilla briefed City Council regarding the status of a dispute the City of Huntington Park has against the Water Replenishment District (WRD) regarding the legality of charging a groundwater fee for the water they provide.

Assistant Interim City Attorney Larson requested the City Council resolve into a closed session for the following:

3. CLOSED SESSION

- 3.1 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION: INITIATION OF LITIGATION, Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: (1)

Mayor Gomez declared the meeting resolved into closed session to be held immediately in the adjoining conference room at 6:58 p.m.

Following the closed session, the meeting was called to order in the Council Chambers at 7:15 p.m. Present: Vice Mayor Rosa E. Perez, Council Member Ofelia Hernandez, Council Member Karina Macias, and Mayor Mario Gomez; Absent: Council Member Valentin Palos Amezquita.

Assistant Interim City Attorney Larson reported out that in closed session, City Council unanimously gave direction to initiate an action. The action, the defendants, and the other particulars shall, once formally commenced, be disclosed to any person upon inquiry, unless to do so would jeopardize the agency's ability to effectuate service of process on one or more unnerved parties, or that to do so would jeopardize its ability to conclude exiting settlement negotiations to its advantage.

Mayor Gomez declared the meeting adjourned at 7:16 p.m.

Mario Gomez, Mayor

Rocio Martinez, Acting City Clerk

Minutes of the regular meeting of the City Council of the City of Huntington Park held Monday, November 4, 2013.

Following the Invocation, the Pledge of Allegiance to the Flag was led by Adrian Amaya and Vanessa Motolinia, 5th grade students at Miles Avenue Elementary School in Huntington Park. The meeting was called to order in the Council Chambers at 6:00 p.m. by Mayor Gomez. Present: Council Member Valentin Palos Amezquita, Vice Mayor Rosa E. Perez, Council Member Karina Macias, and Mayor Mario Gomez; Absent: Council Member Ofelia Hernandez.

Mayor Gomez and City Council presented Certificates of Appreciation to Adrian Amaya and Vanessa Motolinia for leading the flag salute at the City Council meeting November 4, 2013.

Council Member Hernandez arrived at 6:06 p.m.

Mayor Gomez and City Council presented a Proclamation designating the week of November 4 through 8, 2013, as Key Club Week to Martin Delgado, representing the Huntington Park Kiwanis. Mr. Delgado introduced Huntington Park Key Club members and advisors to City Council.

Mayor Gomez and City Council presented a Certificate of Recognition to Alejandra Ceja for being appointed by President Barack Obama as the Director of the White House Initiative on Education. Ms. Ceja thanked City Council for the recognition.

Mayor Gomez and City Council presented Certificates of Recognition to the following members of the Huntington Park Unified Soccer Team for winning 1st place at the Los Angeles Unified School District Special Olympics Unified Sports Program on October 30, 2013: 1) Moises Rivera; 2) Susan Woo; 3) Jennifer Pinchinte; 4) Mizael Murua; 5) Ashley Miranda; 6) Steve Tran; 7) Maria Torres; 8) Oscar Tavares; 9) Belen Barrios; 10) Adrien Esparza; 11) Juan Lopez; 12) Maritza Lopez; 13) Justin Valencia; 14) Ivan Hernandez; 15) Alejandra Ceja; 16) Vanessa Motolinia; 17) Cristian Martinez; 18) William Martinez; 19) Arianna Avina; 20) Adrian Amaya; 21) Lesly Gonzalez; 22) Angel Gutierrez; 23) Brian Galiando; 24) Daniel Gonzalez; and 25) Lupe Hernandez, Principal of Huntington Park High School.

9. CITY MANAGER'S AGENDA

9.2 Receive and file a status report by Oldtimers Foundation regarding the Combi Bus Service.

Irene Muro, CEO of the Oldtimers Foundation, presented a status report regarding the Combi Bus Service. Ms. Muro and Leticia Martinez, representing The Greater Huntington Park Area Chamber of Commerce, informed City Council that the Oldtimers Foundation and the Chamber of Commerce will be partnering to possibly provide transit services to the community and benefit the merchants on "Black Friday" November 29, 2013.

Kristine Guerrero, representing the League of California Cities, displayed a PowerPoint presentation regarding legislation and LA Division's upcoming projects.

Director of Finance Morales introduced sponsors and members of the LACBC, Wolfgang Hustle. Mr. Morales presented a video of the 1st Annual City of Huntington Park Gran Prix Bicycle Race held October 19, 2013.

Mayor Gomez opened oral communications, indicating that this was the time for anyone in the audience to address the City Council on any matter of City business.

Jorge Sepulveda addressed concerns to City Council regarding regulations imposed on his business by the Planning Division in order to display merchandise on the sidewalk. Mr. Sepulveda thanked Christina Dixon for her prompt response to an inquiry pertaining to a trash receptacle for his new business.

Linda Caraballo addressed concerns to City Council regarding the refuse contract and comments made by a former commissioner.

Rodolfo Cruz addressed concerns to City Council regarding members of the Successor Agency board, the sale of properties, and the pension tax rate.

Francisco Rivera addressed concerns regarding littering and illegal flyers posted on City posts, including bus stop benches, in various streets in the City and inquired about the Code Enforcement Division's efforts to call the phone numbers listed on the flyers.

Andy Molina, former Mayor of the City of Huntington Park, representing Southeast Churches Service Center, invited City Council to attend the 30th Anniversary of the Southeast Churches Service Center and C.O.C.E.C.H.A. (Combined South East Care for the Hungry Alliance) Harvest Ball Dinner & Dance Fundraiser at Leonardo's El Mariachi Restaurant on Tuesday, November 12, 2013. Leticia Martinez and Ivonne Correa, representing the Coordinating Council, announced that there are going to have a turkey drive on Tuesday, November 26, 2013 at the Community Center and that needy families may contact The Greater Huntington Park Chamber of Commerce to obtain an application to receive a food basket.

Edgar Gordillo addressed concerns to City Council regarding illegal dumping of rubbish, appliances, and other bulky items along Salt Lake Avenue. Mr. Gordillo asked City Council to increase surveillance around that area.

Mayor Gomez called for any other oral communications, and hearing none, declared oral communications closed.

Motion by Perez, seconded by Hernandez, to approve the Consent Calendar with the noted change to the minutes of the regular meeting of the City Council held Monday, October 21, 2013 to include approval of "additional funding assistance in the amount of \$25,000 for City in-kind services and fees totaling \$50,000 to The Greater Huntington Park Area Chamber of Commerce for the presentation the 63rd Annual Huntington Park Christmas Parade on Saturday, November 23, 2013", carried as follows: Ayes: Council Member Amezquita, Vice Mayor Perez, Council Members Hernandez, Macias, and Mayor Gomez; Noes: None; Absent: None.

6. CONSENT CALENDAR

OFFICE OF THE CITY CLERK

6.1 Approve minutes of the following City Council meeting:

6.1-1 Regular meeting held Monday, October 21, 2013

6.2 Approve the reading by title of all ordinances and resolutions. Said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

FINANCE DEPARTMENT

6.3 Approve Accounts Payable and Payroll Warrants dated November 4, 2013.

6.4 **Proposition A Discretionary Incentive Grant Program Memorandum of Understanding for Collecting and Reporting Data for the National Transit Database for Report Year 2011.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

6. CONSENT CALENDAR – (Continued)

1. Approve Proposition A Discretionary Incentive Grant Program Memorandum of Understanding for Collecting and Reporting Data for the National Transit Database for Report Year 2011.

END OF CONSENT CALENDAR

7. HEARING

7.1 Ordinance amending Title 9, Chapter 3, Article 17 of the Huntington Park Municipal Code relating to Publicly Visible Art.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Following announcement that no written communications had been received, Mayor Gomez opened the public hearing to receive any comments, and hearing none;
2. Close the public hearing and consider all public testimony including staff's analysis.
3. Approve the first reading Ordinance No. 913-NS amending Article 17 of Title 9, Chapter 3 of the Huntington Park Municipal Code regarding the procedures and standards for Publicly Visible Art throughout the City of Huntington Park was read by title. Motion by Hernandez, seconded by Perez, that reading in full of Ordinance No. 913-NS for first reading be waived, and that Ordinance No. 913-NS be introduced and approved for first reading, carried as follows: Ayes: Council Member Amezquita, Vice Mayor Perez, Council Members Hernandez, Macias, and Mayor Gomez; Noes: None; Absent: None.

8. REGULAR AGENDA

POLICE DEPARTMENT

8.1 2013-2014 SAFETREC Sobriety Checkpoint Grant Project Agreement.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Approve the 2013-2014 SAFETREC Sobriety Checkpoint Grant project agreement with the University of California, Safe Transportation Research and Education Center.

Following a discussion by City Council, motion by Macias, seconded by Hernandez, to approve the 2013-2014 SAFETREC Sobriety Checkpoint Grant project agreement with the University of California, Safe Transportation Research and Education Center with the condition that the City Manager, Chief of Police and Sergeant Verdiell meet to select better times and locations, carried as follows: Ayes: Council Member Amezquita, Vice Mayor Perez, Council Members Hernandez, Macias, and Mayor Gomez; Noes: None; Absent: None.

PUBLIC WORKS DEPARTMENT

8.2 City-wide Light Emitting Diode (LED) Streetlight Retrofit and Upgrade Project.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Adopt Resolution No. 2013-45 approving the City-wide Light Emitting Diode (LED) Streetlight Retrofit and Upgrade Project funded with the

8. REGULAR AGENDA – (Continued)

2009-2010 Appropriation of the State of California Proposition 1B funds was presented. Motion by Gomez, seconded by Hernandez, to adopt Resolution No. 2013-45, carried as follows: Ayes: Council Member Amezquita, Vice Mayor Perez, Council Members Hernandez, Macias, and Mayor Gomez; Noes: None; Absent: None.

2. Reject all bids received in response to the Request for Bids (RFB-2013-001) that was due and publicly opened at the City Clerk's office on June 4, 2013 at 12:00 pm.
3. Authorize the City Manager to execute all California Department of Finance documents required to reprogram the Proposition 1B funds.
4. Authorize the City Manager to advertise the Request(s) for Bids necessary to complete the project.

8.3 Request for Proposals for a Solid Waste Franchise Agreement for Commercial and Residential Refuse Collection Services

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Review and approve the attached business points related to a proposed Request for Proposals (RFP) for a solid waste franchise agreement for commercial and residential services.
2. Provide comments and direction to staff related to business points to be included in the RFP.
3. Authorize the City Manager to advertise a Request for Proposals for a solid waste franchise agreement based on the approved business points, including City Council comments and direction.

Patrick Muñoz, representing Rutan & Tucker, LLP, displayed a PowerPoint presentation of business points to be included in the Request for Proposals for solid waste franchise agreement for commercial and residential refuse collection services. Following review of business points related to a proposed RFP for solid waste franchise agreement for commercial and residential services, and there being no objection, Mayor Gomez so ordered staff to schedule a special meeting in December 2013 to further discuss the proposed RFP.

9. CITY MANAGER'S AGENDA

9.1 Adopt resolutions to adopt class specifications

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

The following resolutions were presented as follows:

1. Resolution No. 2013-46 approving and adopting new class specifications for the position of Permit Technician.
2. Resolution No. 2013-47 repealing Resolution No. 4871 and adopting new class specifications for the position of Building Inspector.
3. Resolution No. 2013-48 repealing Resolution No. 4791 and adopting new class specifications for the position of Building Official.

9. CITY MANAGER'S AGENDA – (Continued)

4. Resolution No. 2013-49 repealing Resolution No. 82-25 and adopting new class specifications for the position of Public Works Superintendent.
5. Resolution No. 2013-50 approving and adopting new class specifications for the position of City Attorney.
6. Resolution No. 2013-51 approving and adopting new class specifications for the position of Senior Deputy City Clerk.

Motion by Perez, seconded by Amezquita, to adopt Resolution Nos. 2013-46; 2013-47; 2013-48; 2013-49; 2013-50; and 2013-51, carried as follows: Ayes: Council Member Amezquita, Vice Mayor Perez, Council Members Hernandez, Macias, and Mayor Gomez; Noes: None; Absent: None.

10. CITY ATTORNEY'S AGENDA

11. WRITTEN COMMUNICATIONS

12. COUNCIL COMMUNICATIONS

12.1 Mayor Mario Gomez

12.2 Vice Mayor Rosa E. Perez

12.2-1 Discussion and/or action to form a task force to discuss health issues in the community. Following a brief discussion, no action was taken.

12.3 Council Member Ofelia Hernandez

12.3-1 Discussion and/or action regarding recycling facilities in the City of Huntington Park. Following a brief discussion, Mayor Gomez directed staff to look into possibly placing a moratorium on recycling facilities within the City in order to conduct a study.

12.4 Council Member Valentin Palos Amezquita

12.5 Council Member Karina Macias

Assistant Interim City Attorney Larson requested the City Council resolve into a closed session for the following:

13. CLOSED SESSION

13.1 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION, Significant exposure to litigation pursuant to paragraph (2) or (3) of Subdivision (d) of Section 54956.9: (2); INITIATION OF LITIGATION, pursuant to paragraph (4) of Subdivision (d) of Section 54956.9: (1)

13. CLOSED SESSION – (Continued)

13.2 Pursuant to Government Code Paragraph (1) of Subdivision (d) of Section 54956.9, CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Name of Case: Water Replenishment District of Southern California vs. City of Huntington Park, Case No. BC512581

Mayor Gomez declared the meeting resolved into closed session to be held immediately in the adjoining conference room at 9:30 p.m.

Following the closed session, the meeting was called to order in the Council Chambers at 10:01 p.m. Present: Council Member Valentín Palos Amezquita, Vice Mayor Rosa E. Perez, Council Member Ofelia Hernandez, Council Member Karina Macias, and Mayor Mario Gomez; Absent: None.

Assistant Interim City Attorney Larson reported out that in closed session, there was no reportable action.

14. ADJOURNMENT

Mayor Gomez declared the meeting adjourned at 10:01 p.m.

Mario Gomez, Mayor

Rocio Martinez, Acting City Clerk

CITY OF HUNTINGTON PARK

Date: 11/14/2013

Demand Register

11/18/2013

Payee Name	Invoice Number	Account Number	Description	Transaction Amount	Prepaid Y/N
AAA ELECTRICAL SUPPLY INC	104137-00 104070-00 104090-00	111-8022-419.43-10 111-7020-421.43-10 111-6022-451.43-10	CEILING LIGHTS FLUORESCENT LAMPS LAMPS	33.35 142.57 109.20	N N N
				285.12	
ABC BATTERY	90630	741-8060-431.43-20	BATTERY FOR UNIT # 212	65.48	N
				65.48	
ACE RECYCLING, LLC	14651 14652	111-0000-321.10-00 111-0000-321.10-00	OL REFUNDS OL REFUNDS	3,940.00 3,600.00	N N
				7,540.00	
ACTION DOOR REPAIR CORP.	87435	111-6022-451.43-10	DOOR ADJUSTMENT PEREZ PK	426.95	N
				426.95	
ADAMSON POLICE PRODUCTS	INV118787	741-8060-431.43-20	FED SMART SIREN BOX	318.52	N
				318.52	
ADVANCED INC	14612 14606 14606 14606 14606 14605	111-7010-421.56-41 111-6022-451.56-41 111-7020-421.56-41 111-8022-419.56-41 111-8020-431.56-41 111-6022-451.56-41	NOV 13 JANITORIAL SRVCS NOV 13 JANITORIAL SRVCS NOV 13 JANITORIAL SRVCS NOV 13 JANITORIAL SRVCS NOV 13 JANITORIAL SRVCS JANITORIAL SERVICES	160.00 5,776.16 3,675.44 2,107.97 341.68 675.00	N N N N N N
				12,736.25	
AFSCME COUNCIL 36	PPE 11/10/2013	802-0000-217.60-10	AFSCME DUES	777.60	Y
				777.60	
ALL CITY MANAGEMENT SERVICES	32975 32820	111-7022-421.56-41 111-7022-421.56-41	CROSSING GUARD SERVICES CROSSING GUARD SERVICES	5,186.14 5,186.14	N N
				10,372.28	

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ALVAKA NETWORKS	151164	111-9010-419.56-64	DEC 13 NETWORK MANAGEMENT	1,220.00	N
	151193	111-9010-419.56-64	DEC 13 NETWORK MONITORING	2,068.00	N
	151127SA	111-9010-419.56-64	ONSITE NETWORK SERVICES	632.50	N
	151118SA	111-9010-419.56-64	ONSITE NETWORK SERVICES	275.00	N
	151145SA	111-9010-419.56-64	ONSITE NETWORK SERVICES	660.00	N
	151156SA	111-9010-419.56-64	ONSITE NETWORK SERVICES	660.00	N
	151117SA	111-7010-421.56-41	ONSITE NETWORK SERVICES	720.00	N
	151144SA	111-7010-421.56-41	ONSITE NETWORK SERVICES	900.00	N
	151155SA	111-7010-421.56-41	ONSITE NETWORK SERVICES	900.00	N
	151126SA	111-7010-421.56-41	ONSITE NETWORK SERVICES	922.50	N
	151202	111-7010-421.56-41	DEC 13 NETWORK MONITORING	5,389.00	N
	151170	111-7010-421.56-41	DEC 13 NETWORK MANAGEMENT	1,220.00	N
15,567.00					
AMERI PRIDE UNIFORM SERVICES INC	1400680814	111-8020-431.16-20	LAUNDRY/ RENTAL SERVICES	113.21	N
	1400680814	741-8060-431.61-20	LAUNDRY/ RENTAL SERVICES	23.00	N
	1400687487	111-8020-431.16-20	LAUNDRY/ RENTAL SERVICES	113.21	N
	1400687487	741-8060-431.61-20	LAUNDRY/ RENTAL SERVICES	23.00	N
272.42					
AMERICAN CANCER SOCIETY	39387	111-0000-228.20-00	REFUND- FACILITY DEPOSIT	2,500.00	N
2,500.00					
AMERICAN FAMILY LIFE ASSURANCE	PPE 11/10/2013	802-0000-217.50-40	CANCER INSURANCE	106.58	Y
106.58					
AMI ADINI & ASSOCIATES, INC.	11-51976	741-8060-431.43-20	NOV13 UST MONTHLY SERVICE	165.00	N
165.00					
ANA ALVAREZ	39709	111-0000-228.20-00	REFUND- FACILITY DEPOSIT	393.00	N
	39709	111-0000-228.20-00	REFUND- PARKING LOT	150.00	N

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					543.00
ARROWHEAD MOUNTAIN SPRING WATER CO.	13J0001984541	741-8060-431.43-20	10/2-10/12/13 WATER DLVR	24.06	N
					24.06
AT&T	4802564	111-9010-419.53-10	Acct # 323-581-2942-365	21.87	N
	4802566	111-9010-419.53-10	Acct # 323-581-8443-140	15.82	N
	4809276	111-9010-419.53-10	Acct # 323-582-6161-974	328.64	N
	4818410	111-9010-419.53-10	Acct # 323-582-8836-978	14.88	N
	4812557	111-9010-419.53-10	Acct # 323-583-5923-833	16.14	N
	4812876	111-9010-419.53-10	Acct # 323-583-9543-938	15.83	N
	4804835	111-9010-419.53-10	Acct # 323-584-0785-316	15.82	N
	4809278	111-9010-419.53-10	Acct # 323-584-6201-974	280.05	N
	4809279	111-9010-419.53-10	Acct # 323-584-6207-974	427.58	N
	4809280	111-9010-419.53-10	Acct # 323-584-6209-974	222.40	N
	4809281	111-9010-419.53-10	Acct # 323-584-6210-974	225.14	N
	4809282	111-9010-419.53-10	Acct # 323-584-6230-974	48.72	N
	4810843	111-9010-419.53-10	Acct # 323-584-6274-974	7.69	N
	4805217	111-9010-419.53-10	Acct # 323-584-6726-219	15.82	N
	4809285	111-9010-419.53-10	Acct # 323-584-6943-742	15.83	N
	4813363	111-9010-419.53-10	Acct # 323-588-1037-450	77.76	N
	4813364	111-9010-419.53-10	Acct # 323-588-1129-484	17.76	N
	4813308	111-9010-419.53-10	Acct # 323-589-1792-909	17.76	N
	4802601	111-9010-419.53-10	Acct # 331-841-0775-853	32.06	N
	4802602	111-9010-419.53-10	Acct # 331-841-0777-811	32.06	N
	4802629	111-9010-419.53-10	Acct # 335-451-0062-974	66.66	N
	4803687	111-9010-419.53-10	Acct # 337-841-4290-978	541.10	N
	4802690	111-9010-419.53-10	Acct # 337-841-4291-984	32.06	N
	4805109	219-0250-431.53-10	Acct # 323-581-4657-532	16.13	N
	4803152	219-0250-431.53-10	Acct # 323-588-1507-373	60.67	N
	4789644	111-7010-421.53-10	Acct # 323-585-0194-385	14.87	N
	4789645	111-7010-421.53-10	Acct # 323-585-5117-826	41.06	N
	4805156	111-7010-421.53-10	Acct # 323-722-8457-708	50.68	N

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AT&T	4802631 4802710 4765154 4802641	111-7010-421.53-10 111-7010-421.53-10 681-8030-461.53-10 681-8030-461.53-10	Acct # 336-256-2901-905 Acct # 339-341-3517-026 Acct # 323-773-8138-237 Acct # 336-257-1599-771	178.97 89.47 107.39 84.62	N N N N
				3,133.31	
AT&T PAYMENT CENTER	9/28-10/27/2013	111-7010-421.53-10	Acct # 323-583-9713-3491	130.71	N
				130.71	
BARR & CLARK INC	36526 36518 36513 36508 36488	246-5098-463.73-10 246-5098-463.73-10 246-5098-463.73-10 246-5098-463.73-10 246-5098-463.73-10	LBP CLEARANCE INSPECTION LBP CLEARANCE INSPECTION EXTERIOR LBP CLEARANCE LBP CLEARANCE INSPECTION LBP CLEARANCE INSPECTION	270.00 240.00 150.00 285.00 285.00	N N N N N
				1,230.00	
BG PRINTING	24873 24849	111-0110-411.61-20 111-8010-431.61-20	BUSINESS CARDS NO PARKING SIGNS	125.35 632.20	N N
				757.55	
BOBCAT OF CERRITOS, INC.	P07096	741-8060-431.43-20	QUICK COUPLER	121.76	N
				121.76	
CALIF PUBLIC EMPLOYEES RETIREMENT	PPE 10/13/13 PPE 10/13/13 PPE 10/13/13 PPE 9/29/2013 PPE 9/29/2013 PPE 9/29/2013	802-0000-217.30-10 802-0000-218.10-10 802-0000-218.10-10 802-0000-217.30-10 802-0000-218.10-10 802-0000-218.10-10	EMPLOYEE RETIREMENT BENEF EMPLOYEE RETIREMENT BENEF EMPLOYEE RETIREMENT BENEF EMPLOYEE RETIREMENT BENEF EMPLOYEE RETIREMENT BENEF EMPLOYEE RETIREMENT BENEF	37,721.36 22,482.94 68,844.44 37,482.98 22,044.69 68,821.99	N N N N N N
				257,398.40	
CALIFORNIA CONSULTING	NOVEMBER 2013	111-0210-413.56-41	MONTHLY RETAINER	4,000.00	N

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CALIFORNIA CONSULTING	NOVEMBER 2013	111-0210-413.56-41	9/19-10/21/13 CALLS/FAXES	307.34	N
					4,307.34
CALIFORNIA PEACE OFFICERS' ASSN.	1/14-1/16/2014 12/3/2013 12/3/2013	111-7010-421.59-20 111-7010-421.59-20 111-7010-421.59-20	REGISTRATION- J. VERDIELL REGISTR - 2014 LEG UPDATE REGISTR - 2014 LEG UPDATE	220.00 90.00 90.00	N N N
					400.00
CARLOS CORTEZ	44141 44141	111-0000-347.20-00 111-0000-347.20-00	REFUND- YOUTH BASKETBALL REFUND- GIRL BASKETBALL	50.00 70.00	N N
					120.00
CDW GOVERNMENT, INC.	GN32837	111-7022-421.61-24	PEERLESS FLAT MOUNT	36.81	N
					36.81
CELL BUSINESS EQUIPMENT	IN1547324 IN1547324	111-0230-413.43-05 111-0210-413.43-05	COPIER CONTRACT CHARGE COPIER CONTRACT CHARGE	55.94 55.93	N N
					111.87
CENTRAL FORD	220563 220501 220610 219703 220011 220010	741-8060-431.43-20 741-8060-431.43-20 741-8060-431.43-20 741-8060-431.43-20 741-8060-431.43-20 741-8060-431.43-20	COVER ARM AS CAPACATOR SEAT & BELT PARTS SLEEVE CREDIT MEMO	74.06 184.26 8.00 124.79 8.13 -7.15	N N N N N N
					392.09
CHARTER COMMUNICATIONS	10/31-11/30/13	121-7040-421.56-14	Acct # 824510070389644	42.44	N
					42.44
CITY OF H.P. PETTY CASH - FINANCE	11/4/2013 10/29/2013	111-0110-411.66-05 111-0110-411.66-05	CITY COUNCIL DINNER FRESH FRUIT	130.80 11.82	N N

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CITY OF H.P. PETTY CASH - FINANCE	10/21/2013 10/24/2013 10/29/2013 10/29/2013 10/31/2013 10/23/2013 10/23/2013 11/4-11/5/2013 11/5/2013 11/4/2013 10/24/2013 10/19/2013 9/25-10/30/2013	111-0110-411.66-05 111-0210-413.61-20 111-0210-413.61-20 111-0230-413.61-20 111-0230-413.61-20 111-0230-413.64-00 111-0230-413.61-20 111-0230-413.64-00 111-0230-413.64-00 111-0230-413.64-00 111-0230-413.64-00 239-5060-463.61-20 239-5060-463.61-20	APPETIZERS/ CAKE REFRESHMENTS REFRESHMENTS COMM OPER LUNCH POLICE OFF LUNCH FRESH FRUIT FRESH FRUIT FRESH FRUIT BAGEL PLATTERS BAGEL PLATTERS FRUIT TRAIL MIX HANGING NAME BADGES PASTRIES	125.00 29.31 27.89 17.39 20.53 12.00 11.03 17.06 49.98 51.91 37.94 43.04 19.40	N N N N N N N N N N N N N
				605.10	
CITY OF HUNTINGTON PARK - DENTAL	PPE 11/10/2013	746-0000-217.50-20	CITY OF HP- DENTAL	1,565.08	N
				1,565.08	
CITY OF HUNTINGTON PARK FLEXIBLE	PPE 11/10/2013	802-0000-217.30-30	SECTION 125	287.49	Y
				287.49	
CITY OF HUNTINGTON PARK GEA	PPE 11/10/2013	802-0000-217.60-10	PRE PAID LEGAL SERVICES	164.50	Y
				164.50	
CITY OF HUNTINGTON PARK- HEALTH	PPE 11/10/2013	746-0000-217.50-10	CITY OF HP- HEALTH	1,612.13	N
				1,612.13	
COLONIAL SUPPLEMENTAL INSURANCE	PPE 11/10/2013	802-0000-217.50-40	SUPPLEMENTAL INSURANCE	2,272.29	Y
				2,272.29	
COMSERCO, INC.	66992 67002	741-8060-431.43-20 741-8060-431.43-20	NOV 13 RADIO MAINTENANCE NOV 13 RADIO MAINTENANCE	1,002.00 140.00	N N

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				1,142.00	
CONNIE DELGADILLO	43680	111-0000-228.20-00	REFUND- FACILITY DEPOSIT	500.00	N
				500.00	
CSMFO	2014 -51753	111-3010-415.64-00	MEMBERSHIP DUES	110.00	N
				110.00	
DANIEL RODRIGUEZ	PPE 11/10/2013	111-7022-421.16-20	UNIFORM ALLOWANCE	550.00	N
				550.00	
DARRYL INOUE	PPE 11/10/2013 5754	111-7022-421.16-20 111-7010-421.59-20	UNIFORM ALLOWANCE REGISTRATION REIMBURSE	550.00 395.00	N N
				945.00	
DATAFONE COMMUNICATIONS	21929	111-9010-419.53-10	PROFESSIONAL SERVICES	175.00	N
				175.00	
DAVID A. SANFORD	9/22-9/29/2013	741-8060-431.62-30	FUEL REIMBURSEMENT	136.43	N
				136.43	
DAY WIRELESS SYSTEMS	64536	111-7022-421.61-24	RADIO REPAIRS	224.15	N
				224.15	
DENNIS W CARTER	PPE 11/10/2013 5753	111-7022-421.16-20 111-7010-421.59-20	UNIFORM ALLOWANCE REGISTRATION REIMBURSE	550.00 395.00	N N
				945.00	
DESI ALVAREZ	OCTOBER 2013 OCTOBER 2013	681-8030-461.56-41 283-8040-432.56-41	CONSULTNG SERVICES CONSULTNG SERVICES	7,157.00 2,783.00	N N
				9,940.00	

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DF POLYGRAPH	2013-9 2013-8	111-7020-421.56-41 111-7020-421.56-41	POLYGRAPH EXAMINATION POLYGRAPH EXAMINATION	525.00 700.00	N N
					1,225.00
DISH NETWORK	11/9-12/8/2013	111-7010-421.61-20	Acct # 8255707080881936	55.00	N
					55.00
EMBASSY COUNSELLING SERVICES	12/16/2013	111-7010-421.59-30	REGISTRATION- C. LOZANO	85.00	N
					85.00
ENTERPRISE FM TRUST	FBN2447806	229-7010-421.74-10	CAR LEASE PAYMENT	100.95	N
					100.95
ESTELA RAMIREZ	10/14-11/7/2013 10/15-11/12/13 10/15-11/12/13	111-6060-466.33-20 111-6060-466.33-20 111-6060-466.33-20	MORNING AEROBICS PILATES & AEROBICS ZUMBA	294.40 184.00 184.00	N N N
					662.40
ET CHEM LAB, INC	390 349	535-6090-452.61-20 535-6090-452.61-20	DISINFECTANT / DEGREASER DISINFECTANT / DEGREASER	181.50 180.68	N N
					362.18
EWING IRRIGATION PRODUCTS, INC.	7137729	535-6090-452.61-20	IRRIGATION BOXES	424.31	N
					424.31
F&A FEDERAL CREDIT UNION	PPE 11/10/2013	802-0000-217.60-40	F & A CREDIT UNION	21,735.18	N
					21,735.18
FACTORY MOTOR PARTS CO.	12-1629838	741-8060-431.43-20	BATTERIES FOR POLICE CARS	570.28	N
					570.28
FELICITO CASTILLO	0017197	533-0000-318.40-00	BID OVERPAYMENT	143.01	N

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				143.01	
FELIPE ROJAS	100	111-7040-421.61-32	CIRCUIT BOARD REPLACE	150.00	N
				150.00	
FIRESTONE COMPLETE AUTO CARE	106982	741-8060-431.43-20	ALIGNMENT SERVICES # 911	443.00	N
				443.00	
FLORENCIA LLAMAS	42978	111-0000-347.20-00	REFUND- YOUTH SPORTS	55.00	N
				55.00	
FULLER STREET PRODUCTIONS	1842	111-6020-451.61-35	TREE LIGHTING CEREMONY	400.00	N
				400.00	
GALLS	BC0034120	111-7022-421.61-24	EMBROIDERED UNIFORMS	23.97	N
				23.97	
GATEWAY CITIES COUNCIL OF	2012-2013	111-0240-466.64-00	ANNUAL MEMBERSHIP DUES	8,000.00	N
	2012-2013	226-9010-419.64-00	TRANSPORTATION ASSESSMENT	5,208.84	N
	2012-2013	219-0250-431.64-00	MTA STAFF SUPPORT	2,675.15	N
	2013-2014	111-0240-466.64-00	ANNUAL MEMBERSHIP DUES	8,000.00	N
	2013-2014	219-0250-431.64-00	TRANSPORTATION ASSESSMENT	2,675.15	N
	2013-2014	226-9010-419.64-00	TRANSPORTATION ASSESSMENT	5,208.84	N
				31,767.98	
GERARDO A. MARTINEZ	OCTOBER 2013	111-0110-411.56-41	INTERPRETING SERVICES	675.00	N
				675.00	
GIGIS HOLLYDALE APPLIANCE	25115	111-7020-421.43-10	HEAT PUMP	438.90	N
				438.90	
GLOBALSTAR USA	05140322	111-7010-421.61-20	Acct # 1.50018653	63.96	N

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				63.96	
GRAINGER	9265987728	741-8060-431.43-20	INSECT CONTROL SPRAY	25.42	N
				25.42	
HDL COREN & CONE	0019789-IN	111-9010-419.56-41	CONTRACT SERVICES	1,787.50	N
				1,787.50	
HEAFIELD'S GAGE AVE FLORIST	5419	111-0110-411.61-20	SPRING BOUQUET	43.50	N
				43.50	
HERNANDEZ SIGNS, INC.	13009	535-6090-452.61-20	PRINTED DECALS	87.20	N
				87.20	
HOME DEPOT	2584113 7174564 6090122 5264188 5264190 5264192 5264194 5264196 5264198 5264202 1264323 1264327 5250653 5250657 5250659 5264200 01455814 5250655	285-8050-432.61-20 111-6022-451.43-10 111-7020-421.43-10 111-6022-451.43-10 111-7020-421.43-10 111-8022-419.43-10 221-8014-429.61-20 221-8012-429.61-20 111-8010-431.61-20 741-8060-431.43-20 111-8022-419.43-10 111-6022-451.43-10 221-8014-429.61-20 221-8014-429.61-20 221-8014-429.61-20 111-8010-431.61-20 111-9010-419.61-20 221-8012-429.61-20	BOTTLED WATER 40 LB SALT BADGER CARPENTER PENCILS CARPENTER PENCILS CARPENTER PENCILS CARPENTER PENCILS CARPENTER PENCILS CARPENTER PENCILS CARPENTER PENCILS VAC FILTER BASKET STRAINER HARD HAT HARD HAT HARD HAT CARPENTER PENCILS HARDWARE SUPPLIES HARD HATS/ BATTERIES	28.55 63.70 108.96 0.21 0.21 0.21 0.21 0.21 0.21 0.21 27.22 35.84 7.06 16.33 32.66 0.21 551.32 44.60	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y

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HOME DEPOT	5243487 5243487	221-8012-429.61-20 221-8014-429.61-20	CREDIT MEMO CREDIT MEMO	-7.06 -14.14	Y Y
				896.72	
HUNTINGTON PARK CAR WASH	OCTOBER 2013	741-8060-431.43-20	CITY CAR WASH SERVICES	918.00	N
				918.00	
HUNTINGTON PARK POLICE MGMT ASSN.	PPE 11/10/2013	802-0000-217.60-10	POLICE MANAGEMENT DUES	140.00	Y
				140.00	
HUNTINGTON PARK POLICE OFFICER ASSN	PPE 11/10/2013	802-0000-217.60-10	POLICE OFFICER ASSN DUES	4,344.57	Y
				4,344.57	
INTOXIMETERS	4054432	111-7022-421.61-29	DRY GAS SUPPLIES	207.92	N
				207.92	
JERRY'S AUTO BODY, INC.	28268	741-8060-431.43-20	FRONT DOOR HINGE REPAIRS	324.52	N
				324.52	
JESSE MEDRANO	21155-5850	681-0000-228.70-00	WATER FINAL BILL REFUND	75.32	N
				75.32	
JESSICA PEREZ	10/25-10/31/13 10/25-10/31/13	111-6010-451.61-20 111-6020-451.61-35	PURCHASE REIMBURSEMENT PURCHASE REIMBURSEMENT	8.57 74.25	N N
				82.82	
JOEL GORDILLO	NOVEMBER 2013	223-9010-419.56-41	FILMING & BROADCASTING	1,650.00	N
				1,650.00	
JOSE ALMANZA	PPE 11/10/2013	111-7022-421.16-20	UNIFORM ALLOWANCE	550.00	N
				550.00	

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KEYPER SYSTEMS	60425	111-6010-451.74-10	KEY MGMT SYSTEM UPDATES	148.04	N
				148.04	
KONICA MINOLTA PREMIER FINANCE	239576945	111-7040-421.44-10	COPIER LEASE PAYMENT	1,482.41	N
				1,482.41	
KURT J. CAMP	HP00041	111-7030-421.56-41	LAFIS DATABASE	710.00	N
	HP00042	111-7030-421.56-41	LAFIS DATABASE	797.50	N
				1,507.50	
LB JOHNSON HARDWARE CO #1	658510	111-8022-419.43-10	MAGNETIC KEY HIDER	6.31	N
	658500	741-8060-431.43-20	CRISP BREEZE STICK UPS	13.60	N
	658968	741-8060-431.43-20	GALVANIZED FITTINGS	124.16	N
				144.07	
LEONARD GARCIA	10/23-10/30/13	111-6020-451.61-35	PURCHASE REIMBURSEMENT	44.00	N
	10/23-10/30/13	239-6060-466.61-20	PURCHASE REIMBURSEMENT	99.06	N
				143.06	
LGP EQUIPMENT RENTALS INC	31530	111-8010-431.61-20	ARROW BOARD RENTAL	388.55	N
				388.55	
LIZETTE CHAVEZ	10/17/2013	111-7010-421.59-20	REGISTRATION REIMBURSE	90.00	N
	9/30/2013	111-7010-421.59-20	REGISTRATION REIMBURSE	100.00	N
				190.00	
LOGAN SUPPLY COMPANY, INC.	80065	535-6090-452.61-20	3KA MASTER LOCKS	75.53	N
				75.53	
LUCIE GUADALUPE CAZAREZ	10/27-10/30/13	111-6020-451.61-35	PURCHASE REIMBURSEMENT	65.56	N
				65.56	

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MARIA RODRIGUEZ	42828	111-0000-228.20-00	REFUND- FACILITY DEPOSIT	500.00	N
				500.00	
MARIANA WILSON	41596	111-0000-347.50-00	REFUND- PIANO	25.00	N
				25.00	
MARTIN BRISENO	2272-59139	111-0000-322.10-30	PERMIT REFUND	62.72	N
				62.72	
MAYWOOD MUTUAL WATER COMPANY, NO. 1	8/28-10/25/2013	111-6022-451.62-10	Acct # 312600351	946.00	N
	8/28-10/25/2013	111-6022-451.62-10	Acct # 312600352	115.50	N
	8/28-10/25/2013	111-6022-451.62-10	Acct # 312600353	610.50	N
				1,672.00	
MIGUEL VILLEGAS	43946	111-0000-347.20-00	REFUND- BASKETBALL	55.00	N
				55.00	
MISC-ONE TIME VENDORS	12/3/2013	111-0230-413.64-00	ERC MEETING/ LUNCHEON	36.00	N
				36.00	
MISC-RELOCATION PROJECT	6/20/2013	745-9031-413.52-30	CLAIM SETTLEMENT	2,547.00	Y
				2,547.00	
NAPA PARTS WHOLESALE	051093	741-8060-431.43-20	12V JUMP STARTER	195.11	N
	050992	741-8060-431.43-20	PULLEY TOOL	34.87	N
	053186	741-8060-431.43-20	CERAMIC WIRE SET	656.89	N
	053617	741-8060-431.43-20	CREDIT MEMO	-402.42	N
	052865	741-8060-431.43-20	SPARK PLUG/ FILTERS	120.83	N
	053069	741-8060-431.43-20	DRAIN PLUG/OIL DRAIN PLUG	9.78	N
	051979	741-8060-431.43-20	OIL FILTER	79.00	N
				694.06	

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NATION WIDE RETIREMENT SOLUTIONS	PPE 11/10/2013	802-0000-217.40-10	DEFERRED COMP	21,538.56	N
				21,538.56	
NATIONAL ASSOCIATION OF TOWN WATCH	20139	239-7055-424.61-23	NATIONAL NIGHT OUT ITEMS	1,303.09	N
				1,303.09	
NICK ALEXANDER RESTORATION	2924	741-8060-431.43-20	CUSHION REPAIR	82.50	N
				82.50	
NORWALK SUPERIOR COURT	OCTOBER 2011	111-3010-415.56-10	SURCHARGE DIFFERENCE	4,653.00	N
	SEPTEMBER 2011	111-3010-415.56-10	SURCHARGE DIFFERENCE	4,818.00	N
				9,471.00	
NXTEC SALES GROUP INC.	1065039	535-6090-452.61-20	SAFETY GLOVES- AID KIT	131.64	N
				131.64	
O'REILLY AUTO PARTS	2959-157962	741-8060-431.43-20	BATTERY	94.36	N
	2959-159635	741-8060-431.43-20	BATTERY	118.28	N
	2959-159548	741-8060-431.43-20	RADIATOR	166.76	N
	2959-159536	741-8060-431.43-20	STEERING WHEEL COVER	10.89	N
	2959-159727	741-8060-431.43-20	CERAMIC PADS	32.44	N
	2959-159641	741-8060-431.43-20	THERMOSTAT	356.16	N
	2959-164338	741-8060-431.43-20	DIST CAP/ ROTOR	60.39	N
	2959-162164	741-8060-431.43-20	MAP SENSOR	49.86	N
	2959-162835	741-8060-431.43-20	TPMS SENSOR	-146.46	N
	2959-162822	741-8060-431.43-20	MICRO V-BELT	265.24	N
	2959-159862	741-8060-431.43-20	THERMOSTAT	67.75	N
	2959-159906	741-8060-431.43-20	5 QUART MOTOR OIL	40.32	N
	2959-159920	741-8060-431.43-20	CREDIT MEMO	-15.00	N
	2959-161800	741-8060-431.43-20	HEADLIGHT BULBS	52.23	N
				1,153.22	

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OFFICE DEPOT	631669373001	741-8060-431.43-20	ELECTRIC WALL CLOCK	46.18	N
				46.18	
OLDTIMERS FOUNDATION	OCTOBER 2013	219-0250-431.56-42	TRANSPORTATION SERVICES	13,328.00	N
	OCTOBER 2013	220-0250-431.56-43	TRANSPORTATION SERVICES	65,816.37	N
	OCTOBER 2013	219-0000-340.30-00	PROGRAM INCOME	-12,512.66	N
	OCTOBER 2013	219-0000-340.50-00	SIX VEHICLE DEDUCTION	-1,650.00	N
				64,981.71	
ORANGE COUNTY SHERIFF'S DEPT	12/19/2013	111-7010-421.59-30	REGISTRATION- S.SCHUCH	15.00	N
				15.00	
ORIENTAL TRADING COMPANY, INC.	660018308-01	239-6060-466.61-20	HALLOWEEN SUPPLIES	597.50	N
				597.50	
OVERLAND, PACIFIC & CUTLER, INC	1309198	246-5098-463.56-41	SEP 13 RELOCATION SERVICE	230.00	N
				230.00	
PACIFIC ALTERNATORS	3805	741-8060-431.43-20	ALTERNATOR	250.00	N
				250.00	
PACIFIC THEATER	13217-25212	681-0000-228.70-00	WATER DEPOSIT REFUND	6.00	N
				6.00	
PATS 605 CYCLERY	476998	111-7022-421.61-28	BICYCLE SUPPLIES	52.29	N
				52.29	
PAUL WEINRICH	PPE 11/10/2013	111-7022-421.16-20	UNIFORM ALLOWANCE	550.00	N
				550.00	
PEERLESS MATERIALS CO.,LLC	34233	111-8020-431.43-10	SHOP RAGS	100.28	N
	34249	535-6090-452.61-20	HAND TOWELS	58.84	N

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					159.12
PENSKE CHEVROLET	156254	741-8060-431.43-20	CORE DEPOSIT	868.82	N
	156277	741-8060-431.43-20	VALVE	41.20	N
	156585	741-8060-431.43-20	MODULE/ GAS TANK	1,159.60	N
	CM156254	741-8060-431.43-20	CREDIT MEMO	-54.50	N
					2,015.12
PRUDENTIAL OVERALL SUPPLY	50532453	111-7010-421.61-20	MAT CLEANING SERVICES	15.90	N
	50528173	111-7010-421.61-20	MAT CLEANING SERVICES	15.90	N
	50528172	111-7010-421.61-20	MAT CLEANING SERVICES	27.03	N
	50528171	111-6010-451.56-41	MAT CLEANING SERVICES	71.59	N
	50528170	111-6010-451.56-41	MAT CLEANING SERVICES	37.18	N
					167.60
PUBLIC SAFETY TRAINING CONSULTANTS	12/17/2013	111-7010-421.59-20	REGISTRATION- J ALMANZA	110.00	N
	12/16/2013	111-7010-421.59-20	REGISTRATION- J ALMANZA	110.00	N
					220.00
QUALITY CODE PUBLISHING LLC	2013-365	111-0110-411.56-41	MUNI SUPPLEMENTAL CODE	620.24	N
					620.24
RICK CURIEL	11/6/2013	111-7030-421.61-20	PURCHASE REIMBURSEMENT	59.17	N
					59.17
RIO HONDO COLLEGE	12/2-12/3/2013	111-7010-421.59-20	REGISTRATION-C. WASIK	152.00	N
	12/2-12/3/2013	111-7010-421.59-20	REGISTRATION- M. NAVIA	152.00	N
	12/2-12/3/2013	111-7010-421.59-20	REGISTRATION- G. PRADO	152.00	N
					456.00
ROBERTO HERNANDEZ	PPE 11/10/2013	111-7022-421.16-20	UNIFORM ALLOWANCE	550.00	N
					550.00

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ROSITA'S BAKERY & RESTAURANT	103113	111-0110-411.66-05	COUNCIL DINNER	100.40	N
				100.40	
SANCHEZ AWARDS	394	111-0110-411.61-20	ENGRAVED NAMEPLATES	445.50	N
				445.50	
SEVERN TRENT ENVIRONMENTAL SERVICES	STES 2070081	681-8030-461.56-41	OCT 13 WATER/SEWER MAINT	92,563.89	N
	STES 2070081	283-8040-432.56-41	OCT 13 WATER/SEWER MAINT	11,824.55	N
	STES 2070082	283-8040-432.56-41	SEP 13 HOT SPOT CLEANING	4,613.05	N
				109,001.49	
SILVIA ORNELAS	43399	111-0000-228.20-00	REFUND- FACILITY DEPOSIT	500.00	N
				500.00	
SKS INC	N738664-IN	741-8060-431.62-30	MOTOR OIL	154.30	N
				154.30	
SMART & FINAL	165086	239-6060-466.61-20	FOOD SUPPLIES	269.91	N
	147442	111-0230-413.64-00	YOGURT/ JUICES	32.76	N
	164911	111-0000-399.90-90	BEVERAGES	66.37	N
	164911	111-0210-413.61-20	NAPKINS	4.38	N
				373.42	
SOUTHEAST CHURCHES SERVICES CENTER	JUL-SEP 2013	239-5210-463.57-83	EMERGENCY FOOD PROGRAM	2,058.00	N
				2,058.00	
SOUTHERN CALIFORNIA EDISON	9/24-10/24/2013	535-8016-431.62-10	Acct # 2-01-855-2240	51.13	N
	9/26-10/28/2013	535-8016-431.62-10	Acct # 2-28-666-9353	105.20	N
	9/26-10/28/2013	535-8016-431.62-10	Acct # 2-28-688-3640	68.13	N
	9/26-10/28/2013	535-8016-431.62-10	Acct # 2-28-688-3798	76.85	N
	9/26-10/28/2013	535-8016-431.62-10	Acct # 2-28-688-4051	92.10	N

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SOUTHERN CALIFORNIA EDISON	9/26-10/28/2013	535-8016-431.62-10	Acct # 2-28-688-4127	71.41	N
	9/26-10/28/2013	535-8016-431.62-10	Acct # 2-28-688-4242	122.50	N
	9/26-10/28/2013	535-8016-431.62-10	Acct # 2-28-688-4333	200.05	N
	10/1-10/31/2013	535-8016-431.62-10	Acct # 2-29-179-3396	348.35	N
	9/30-10/30/2013	535-8016-431.62-10	Acct # 2-29-179-3933	274.63	N
	10/2-11/1/2013	535-8016-431.62-10	Acct # 2-29-179-4006	65.15	N
	9/24-10/24/2013	535-8016-431.62-10	Acct # 2-29-265-0868	82.22	N
	9/24-10/24/2013	535-8016-431.62-10	Acct # 2-29-265-0926	63.26	N
	9/24-10/24/2013	535-8016-431.62-10	Acct # 2-29-265-0959	64.86	N
	9/25-10/25/2013	535-8016-431.62-10	Acct # 2-29-265-0983	126.43	N
	9/24-10/24/2013	535-8016-431.62-10	Acct # 2-29-265-1007	247.11	N
	9/30-10/30/2013	535-8016-431.62-10	Acct # 2-29-265-1346	91.15	N
	9/30-10/30/2013	535-8016-431.62-10	Acct # 2-29-265-1361	116.05	N
	9/25-10/25/2013	535-8016-431.62-10	Acct # 2-29-265-1411	177.76	N
	9/24-10/24/2013	535-8016-431.62-10	Acct # 2-29-265-1429	84.73	N
	9/25-10/25/2013	535-8016-431.62-10	Acct # 2-29-265-1437	84.06	N
	9/24-10/24/2013	535-8016-431.62-10	Acct # 2-29-265-1452	148.93	N
	9/24-10/24/2013	535-8016-431.62-10	Acct # 2-29-265-1536	147.63	N
	9/30-10/30/2013	535-8016-431.62-10	Acct # 2-29-265-1551	166.20	N
	9/30-10/30/2013	535-8016-431.62-10	Acct # 2-29-519-1068	162.01	N
	9/4-10/3/2013	111-7020-421.62-10	Acct # 2-27-682-4422	1,479.42	N
	9/26-10/28/2013	111-6022-451.62-10	Acct # 2-01-854-7448	27.82	N
	9/26-10/28/2013	111-6022-451.62-10	Acct # 2-01-854-7539	27.55	N
	9/27-10/29/2013	111-6022-451.62-10	Acct # 2-26-482-0861	545.14	N
	9/26-10/28/2013	221-8014-429.62-10	Acct # 2-01-855-2612	89.37	N
	9/26-10/28/2013	221-8014-429.62-10	Acct # 2-32-914-2632	48.16	N
	9/26-10/28/2013	221-8014-429.62-10	Acct # 2-33-807-1582	52.11	N
	9/16-10/16/2013	681-8030-461.62-20	Acct # 2-01-855-1531	3,125.10	N
	9/16-10/16/2013	681-8030-461.62-20	Acct # 2-01-855-1572	240.70	N
	9/17-10/17/2013	681-8030-461.62-20	Acct # 2-19-925-1018	6,081.82	N
	8/29-10/24/2013	535-8016-431.62-10	Acct # 2-28-688-4416	4,100.62	N
	9/16-10/16/2013	111-8022-419.62-10	Acct # 2-01-855-1747	39.70	N
	9/17-10/17/2013	221-8014-429.62-10	Acct # 2-23-189-3090	35.06	N

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SOUTHERN CALIFORNIA EDISON	9/16-10/16/2013	111-8020-431.62-10	Acct # 2-01-855-1671	1,551.62	N
	9/16-10/16/2013	111-6022-451.62-10	Acct # 2-01-855-1630	26.34	N
	9/16-10/16/2013	111-6022-451.62-10	Acct # 2-03-994-9920	943.25	N
	9/16-10/16/2013	111-6022-451.62-10	Acct # 2-01-855-1812	703.29	N
	9/16-10/16/2013	111-6022-451.62-10	Acct # 2-03-995-0639	1,707.00	N
	9/17-10/17/2013	111-6022-451.62-10	Acct # 2-34-797-7555	2,115.02	N
	9/16-10/16/2013	111-6022-451.62-10	Acct # 2-01-855-1754	893.83	N
	9/16-10/16/2013	681-8030-461.62-20	Acct # 2-01-855-1754	893.83	N
	9/16-10/16/2013	681-8030-461.62-20	Acct # 2-01-855-1713	4,309.66	N
	9/17-10/17/2013	535-8016-431.62-10	Acct # 2-01-854-7588	25.30	N
	9/17-10/17/2013	535-8016-431.62-10	Acct # 2-01-855-1937	25.30	N
	9/16-10/16/2013	535-8016-431.62-10	Acct # 2-28-666-9312	112.09	N
	9/16-10/16/2013	535-8016-431.62-10	Acct # 2-28-666-9395	85.18	N
	9/16-10/16/2013	535-8016-431.62-10	Acct # 2-28-688-3483	71.22	N
	9/16-10/16/2013	535-8016-431.62-10	Acct # 2-28-688-3616	106.82	N
	9/16-10/16/2013	535-8016-431.62-10	Acct # 2-28-688-3871	125.46	N
	9/16-10/16/2013	535-8016-431.62-10	Acct # 2-28-688-3939	92.63	N
	9/16-10/16/2013	535-8016-431.62-10	Acct # 2-28-688-4184	176.79	N
	9/16-10/16/2013	535-8016-431.62-10	Acct # 2-28-688-4218	41.00	N
	9/17-10/17/2013	535-8016-431.62-10	Acct # 2-29-179-3420	362.20	N
	9/17-10/17/2013	535-8016-431.62-10	Acct # 2-29-179-3867	119.16	N
	9/17-10/17/2013	535-8016-431.62-10	Acct # 2-29-265-1031	108.12	N
	9/17-10/17/2013	535-8016-431.62-10	Acct # 2-29-265-1130	81.94	N
	9/16-10/16/2013	535-8016-431.62-10	Acct # 2-29-265-1205	324.49	N
	9/16-10/16/2013	535-8016-431.62-10	Acct # 2-29-265-1387	61.78	N
	9/16-10/16/2013	535-8016-431.62-10	Acct # 2-29-265-1403	119.33	N
	9/16-10/16/2013	535-8016-431.62-10	Acct # 2-29-265-1494	207.69	N
	9/16-10/16/2013	535-8016-431.62-10	Acct # 2-31-764-2304	149.96	N
	8/28-10/17/2013	535-8016-431.62-10	Acct # 2-28-120-2671	893.04	N
	9/17-10/17/2013	535-8016-431.62-10	Acct # 2-29-179-3701	62.07	N
	9/17-10/17/2013	535-8016-431.62-10	Acct # 2-29-179-3826	118.42	N
				35,744.30	

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SPARKLETT'S	4533656101713 4533656101713 4533656101713 4532412101713	111-0210-413.61-20 111-0230-413.61-20 111-0110-411.61-20 111-1010-411.61-20	9/18-10/15/13 WATER DLVR 9/18-10/15/13 WATER DLVR 9/18-10/15/13 WATER DLVR 9/23-10/1/2013 WATER DLVR	16.62 16.62 16.61 12.80	N N N N
				62.65	
STANDARD INSURANCE COMPANY	NOVEMBER 2013	746-0216-413.52-80	EMPLOYEE LIFE INSURANCE	8,580.45	N
				8,580.45	
SUNGARD PUBLIC SECTOR USERS GROUP	HNTG2014	111-3010-415.64-00	2014 ANNUAL MEMBER DUES	195.00	N
				195.00	
THE GAS COMPANY	9/6-10/7/2013 9/10-10/9/2013 9/9-10/8/2013 9/6-10/7/2013 9/9-10/8/2013 9/6-10/7/2013 9/6-10/7/2013 9/9-10/8/2013	111-6022-451.62-10 111-6022-451.62-10 111-8020-431.62-10 111-7020-421.62-10 111-7020-421.62-10 111-8022-419.62-10 111-6022-451.62-10 111-6022-451.62-10	Acct # 038-340-0785 Acct # 057-261-1221 Acct # 0128-200-7700 Acct # 158-400-4800 Acct # 161-800-7700 Acct # 162-600-4800 Acct # 164-700-4800 Acct # 180-797-9760	36.60 20.90 74.10 263.02 123.11 37.64 128.42 38.62	N N N N N N N N
				722.41	
THE GREATER HUNTINGTON PARK AREA	090622 090622	223-0240-466.55-35 111-0240-466.55-42	CITY TELEVISED PARADE CITY TELEVISED PARADE	25,000.00 25,000.00	Y Y
				50,000.00	
THR CALIFORNIA LP	21261-2998	681-0000-228.70-00	WATER FINAL BILL REFUND	61.72	N
				61.72	
U.S. BANK	PPE 11/10/2013 PPE 11/10/2013 PPE 11/10/2013	802-0000-217.30-20 802-0000-217.30-20 802-0000-218.10-05	PARS PART-TIME CITY OF HP-PARS EMPLOYEE CITY OF HP-PARS EMPLOYER	1,436.00 3,606.04 12,856.48	Y Y Y

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U.S. BANK	PPE 11/10/2013	802-0000-218.10-05	CITY OF HP-PARS REP	3,275.00	Y
					21,173.52
UNITED WAY OF GREATER	PPE 11/10/2013	802-0000-217.60-20	UNITED WAY	5.00	Y
					5.00
US BANK	3520572	231-9025-415.56-41	LEASE REVENUE BOND	2,625.00	N
					2,625.00
VERIZON WIRELESS	9713363668	111-9010-419.53-10	Acct # 572557978-0001	181.00	Y
					181.00
VICENTE ORTIZ	42714	111-0000-228.20-00	REFUND- FACILITY DEPOSIT	500.00	N
					500.00
VIVIANA GONZALEZ	44657	111-0000-228.20-00	REFUND- FACILITY DEPOSIT	75.00	N
					75.00
WELLS FARGO	1661	220-8010-431.61-20	CITY CHARGES- PUBLIC WORK	106.28	Y
	0945	111-7010-421.59-10	CITY CHARGES- PD TRAINING	3,296.00	Y
	4362	111-7010-421.61-20	CITY CHARGES- COP	352.23	Y
	9184	111-0110-411.66-05	CITY CHARGES-COUNCIL MTG	104.37	Y
	9184	111-0110-411.58-13	CITY CHARGES- COUNCIL	74.74	Y
	1653	745-9030-413.74-10	CITY CHARGES- FINANCE	1,298.00	Y
	1653	741-8060-431.62-30	CITY CHARGES- CITY CAR	43.19	Y
	1653	741-8060-431.62-30	CITY CHARGES- CITY CAR	43.62	Y
	1653	741-8060-431.62-30	CITY CHARGES- CITY CAR	40.00	Y
	4937	111-0210-413.64-00	CITY CHARGES- ADMIN	1,108.11	Y
	4937	741-8060-431.62-30	CITY CHARGES- CITY CAR	71.39	Y
					6,537.93
WELLS FARGO BANK-FIT	PPE 11/10/2013	802-0000-217.20-10	WELLS FARGO BANK- FIT	16,240.77	N

CITY OF HUNTINGTON PARK
Demand Register
11/18/2013

Date: 11/14/2013

Payee Name	Invoice Number	Account Number	Description	Transaction Amount	Prepaid Y\N
WELLS FARGO BANK-FIT	PPE 11/10/2013	802-0000-217.20-10	WELLS FARGO BANK- FIT	46,509.43	N
					62,750.20
WELLS FARGO BANK-MEDICARE	PPE 11/10/2013	802-0000-217.10-10	WELLS FARGO BANK-MEDICARE	3,357.56	N
	PPE 11/10/2013	802-0000-217.10-10	WELLS FARGO BANK-MEDICARE	7,546.80	N
					10,904.36
WELLS FARGO BANK-SIT	PPE 11/10/2013	802-0000-217.20-20	WELLS FARGO BANK - SIT	5,283.00	N
	PPE 11/10/2013	802-0000-217.20-20	WELLS FARGO BANK- SIT	16,690.30	N
					21,973.30
YAZMIN CHAVEZ	10/23/2013	111-0230-413.61-20	PURCHASE REIMBURSEMENT	33.99	Y
	10/23/2013	111-0210-413.61-20	PURCHASE REIMBURSEMENT	33.99	Y
					67.98
Grand Total					860,756.69

CITY OF HUNTINGTON PARK

WARRANT REGISTER

11/18/2013

SALARY CHARGES OF EMPLOYEES: PAY PERIOD ENDING

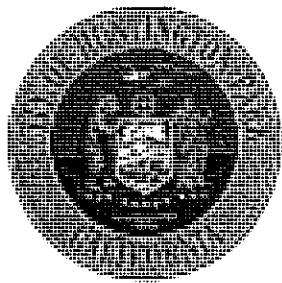
PPE 11/10/2013

AMOUNT

PPE 11/10/2013

SICK LV/Holiday

FUND	FUND DESCRIPTION		
111	GENERAL FUND	559,410.32	225,338.70
212	P & R GRANTS		
216	EMPLOYEE RETIREMENT FUND		
219	SALES TAX-TRANSIT FUND - A	4,799.66	1,056.86
220	SALES TAX-TRANSIT FUND - C	4,661.71	427.53
221	STATE GASOLINE TAX FUND	28,039.32	10,337.59
222	MEASURE R		
224	OFFICER TRAFFIC SAFETY		
226	AIR QUALITY IMPROVEMENT		
227	OFFICE OF CRIMINAL JUSTICE		
228	POLICE SUPP LAW ENF SERV		
229	ASSET FORFEITURE	669.50	
231	PARKING SYSTEM FUND	6,721.97	3,251.65
232	ART IN PUBLIC PLACES FUND		
239	FEDERAL CDBG FUND	15,543.43	6,298.00
242	HUD HOME PROGRAM	7,861.34	2,325.04
246	PROPERTY REHABILITATION	327.96	978.68
283	SEWER MAINTENANCE FUND	420.66	103.96
285	SOLID WASTE MANAGEMENT FUND	2,344.65	811.94
286	ILLEGAL DISPOSAL ABATEMENT	2,786.37	
287	SOLID WASTE RECYLCE GRANT	88.51	
334	PED/BIKE PATH FUND		
335	ENERGY EFFICIENT GRANT		
349	CAPITAL IMPROVEMENT FUND		
533	BUSINESS IMPROVEMENT DISTRICT FUND	68.22	135.43
535	STREET LT & LDSCPE ASSMT FUND		
681	WATER DEPARTMENT FUND	9,846.84	2,518.84
741	FLEET MAINTAINENCE FUND	9,116.75	2,652.73
745	RISK MANAGEMENT FUND	4,434.47	1,926.03
746	EMPLOYEE BENEFIT FUND	6,510.56	
GRAND TOTAL		<u>663,652.24</u>	<u>258,162.98</u>



CITY OF HUNTINGTON PARK

Community Development Department
City Council Agenda Report

November 18, 2013

Honorable Mayor and Members of the City Council
City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

ORDINANCE AMENDING TITLE 9, CHAPTER 3, ARTICLE 17 OF THE HUNTINGTON PARK MUNICIPAL CODE RELATING TO PUBLICLY VISIBLE ART.

IT IS RECOMMENDED THAT THE CITY COUNCIL:

1. Approve the Second Reading and adopt an Ordinance amending Title 9, Chapter 3, Article 17 of the Huntington Park Municipal Code (HPMC) relating to Publicly Visible Art.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the Publicly Visible Art Program is to allow the placement of artwork at locations which are visible to the public in order to promote the beautification of the City. Balanced development of cultural and artistic resources preserves and improves the quality of the urban environment and increases property values. The City's Publicly Visible Art (Art in Public Places) Ordinance regulations are found within Title 9, Chapter 3, Article 17 of the Huntington Park Municipal Code (HPMC).

The City's Publicly Visible Art Program is administered by both the Planning Division and the Parks and Recreation Department. The duty of the Planning Division is to ensure that all applicable development projects comply with the Program, while the Parks and Recreation Department manages program expenditures and the placement of artwork on public property. Artwork placement associated to development projects are reviewed and approved by the Planning Commission. The Parks, Arts, Recreation and Culture (PARC) Commission is the approving body for program expenditures and the placement of artwork on public property.

The proposed zoning ordinance amendment will not change any of the responsibilities of the Planning Commission. The Planning Commission will continue to review the placement of publicly visible artwork associated with development projects.

ORDINANCE AMENDING TITLE 9, CHAPTER 3, ARTICLE 17 OF THE HUNTINGTON PARK MUNICIPAL CODE RELATING TO PUBLICLY VISIBLE ART.

November 18, 2013

Page 2 of 3

The proposed ordinance seeks to modify the responsibilities of the PARC Commission and to expand the scope of expenditures. Since the Publicly Visible Art Ordinance is found in Title 9 of the HPMC, the proposed amendment requires Planning Commission consideration. The proposed amendments are as follows:

- A. Transfer authority from PARC Commission to City Council to review the placement of publicly visible art not associated with development projects;
- B. Transfer authority from PARC Commission to City Council the approval of City Art Fund expenditures;
- C. Expand the scope of expenditures to include seasonal, portable and temporary artwork for art-related improvements.

By amending the Publicly Visible Art Program to broaden its scope, the City will have greater flexibility to provide a wider variety of art-related improvements and services to the community.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On October 16, 2013, the Planning Commission considered a proposed zoning ordinance amendment to amend Title 9, Chapter 3, Article 17 of the HPMC. Following public testimony, the Planning Commission unanimously voted to recommend adoption of the proposed ordinance amendment to the City Council.

On November 4, 2013, the City Council conducted a public hearing and approved the First Reading of the proposed ordinance.

Public notification of the proposed ordinance amendment was published and posted, as required by State law and in accordance with the provisions of the HPMC.

CONCLUSION

Upon approval of the second reading, the proposed ordinance will become effective 30 days after its adoption.

ORDINANCE AMENDING TITLE 9, CHAPTER 3, ARTICLE 17 OF THE HUNTINGTON PARK MUNICIPAL CODE RELATING TO PUBLICLY VISIBLE ART.

November 18, 2013

Page 3 of 3

Respectfully submitted,



RENÉ BOBADILLA
City Manager, P.E.



JAMES A. ENRIQUEZ, P.E.
Director of Public Works/City Engineer

ATTACHMENTS

A: Proposed City Council Ordinance

DATE:
PRESENTED TO CITY OF HUNTINGTON PARK CITY COUNCIL
<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> PULLED <input type="checkbox"/> RECEIVED AND FILED <input type="checkbox"/> CONTINUED
<input type="checkbox"/> REFERRED TO
SENIOR DEPUTY CITY CLERK

ATTACHMENT "A"

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF HUNTINGTON PARK, CALIFORNIA, AMENDING
ARTICLE 17 OF TITLE 9 CHAPTER 3 OF THE
HUNTINGTON PARK MUNICIPAL CODE REGARDING
THE PROCEDURES AND STANDARDS FOR PUBLICLY
VISIBLE ART THROUGHOUT THE CITY OF
HUNTINGTON PARK

THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK ORDAINS AS

FOLLOWS:

9 SECTION 1. The following sections, found in Article 17, Chapter 3, Title 9 of the
10 Huntington Park Municipal Code, are hereby amended to read as follows:

12 | Section 9-3.1702. Definitions

13 For the purpose of this article, unless otherwise apparent from the context, certain words
14 and phrases used in this article are defined as follows:

(a) "Artwork" shall mean original creations of art including, but not limited to, the following categories: sculptures, murals, mosaic, earthwork (hardscape), fountains, paintings or other form of approved physical media. These categories may be created out of materials such as steel, bronze, glass, concrete, wood, ceramic and stone, as well as other suitable materials.

Artwork does not include the following:

- 1) Directional elements such as signage or graphics;
- 2) Objects that are mass produced in a standard design; and
- 3) Landscape gardening, unless substantially comprising of durable elements.

(b) "Publicly Visible" shall mean any exterior area on public or private property which is accessible and/or visible to the general public.

1 **Section 9-3.1703 Authority of the Planning Commission.**

2 Where so provided by this article, the Planning Commission shall have the authority to
3 grant approval or denial of any Artwork proposed to be placed on private property and associated
4 with a development project. The Planning Commission shall not grant the placement of any
5 Artwork unless the Planning Commission finds that the Artwork complies with the property
6 maintenance standards as set forth in Huntington Park Municipal Code Section 8-9.02.1.

7

8 **Section 9-3.1704. Approval or Denial of Artwork Not Associated with a Development
9 Project**

10 The City Council shall have the authority to grant approval or denial of any proposed
11 Artwork submitted pursuant to the publicly visible art requirements in this Article that is not
12 associated with a development project. The City Council shall not grant the placement of any
13 Artwork unless the City Council finds that the Artwork complies with the property maintenance
14 standards as set forth in Huntington Park Municipal Code Section 8-9.02.1.

15

16 **Section 9-3.1705. Fund Created**

17 (a) There is hereby created a fund to be known as the "City Art Fund" to
18 account for fees paid pursuant to this Article. Upon the payment to the
19 Finance Department of the required sum to the City Art Fund, the Planning
20 Division shall waive the condition of providing a physical form of art. All
21 money given to the City pursuant to the provisions of this section shall be
22 used for the purposes of providing publicly visible art.

23 (b) The Huntington Park Parks and Recreation Department has the authority to
24 recommend to the City Council expenditures from the City Art Fund.

25

26 **Section 9-3.1709 Certificates of Occupancy.**

27 (a) No final City approval, such as final inspection or a certificate of
28 occupancy, for any project subject to this article shall be granted or issued

unless and until full compliance with the publicly visible art program is achieved in one or more of the following ways:

- 1) The approved artwork has been placed in a manner satisfactory to the Planning Division;
- 2) In-lieu art fees have been paid at the time of building permit issuance;
- 3) Posting of financial security in an amount equal to the acquisition and installation costs of an approved Artwork, in a form approved by the City Attorney, has been posted;
- 4) Artwork has been approved by the Planning Commission.

11 (b) For the purposes of this subsection a, full compliance with the publicly
12 visible art shall not be found until the entire program allocation required by
13 this Article for the project has been satisfied.

14 (c) If any approved Artwork placed on private property pursuant to this Article
15 is removed without City approval, the certificate of occupancy may be
16 revoked.

17 (d) Artwork shall remain in place, unless written authorization has been given
18 by the Planning Division, even if property is sold, transferred, deeded or
19 conveyed.

21 Section 9-3.1710. Application Procedures for Placement of Artwork on Private Property

22 An application for placement of Artwork on private property as required by this Article 17,
23 shall be submitted to the Planning Division for Planning Commission review and approval, if the
24 proposed Artwork is associated with a development project or to the Parks and Recreation
25 Department for City Council review and approval if the proposed Artwork is not associated with a
26 development project. The application shall include:

27 (a) Preliminary sketches, photographs, examples of similar Artwork or other
28 documentation of sufficient descriptive clarity to indicate the nature of the

1 proposed Artwork;

2 (b) An appraisal or other legitimate evidence of the value of the proposed

3 Artwork, including acquisition and installation costs;

4 (c) Preliminary plans containing such detailed information as may be required

5 by the Planning Division, to adequately evaluate the location of the Artwork

6 in relation to the proposed development and its compatibility with the

7 proposed development, including compatibility with the character of

8 adjacent conforming developed parcels and existing neighborhood if

9 necessary to evaluate the proposal; and

10 (d) A narrative statement, demonstrating that the Artwork will be displayed in

11 an area open and freely available and/or visible to the general public during

12 hours of operation of the business or enterprise, or other-wise provide

13 public accessibility in an equivalent manner based on the characteristics of

14 the Artwork or its placement on the site.

16 | Section 9-3.1711. Approval for Placement of Artwork on Private Property

17 (a) Except as provided in Subsection (b) of this Section, completed applications
18 for projects subject to the publicly visible art requirement in this Article
19 shall be submitted in compliance with Section 9-3.1709 for review and
20 approval of the Artwork, considering the aesthetic quality and harmony of
21 the Artwork with the existing on-site improvements, and the proposed
22 location of and public accessibility to the Artwork.

23 (b) The following shall apply to the review and approval of such Artwork, the
24 Reviewing Authority shall be the Planning Commission when the proposed
25 Artwork is association with a development project and the City Council
26 when proposed Artwork is not association with a development project:

27 1) The appropriate reviewing authority shall consider staff's
28 recommendation in its review and approval of the proposed

Artwork; and

2) If the applicant proposes or the reviewing authority recommends significant revisions to the architecture or physical design and layout of the proposed Artwork, the revised application shall be returned to Staff for further review and recommendation concerning the revised proposal prior to resubmittal to the reviewing authority for final review and approval.

Section 9-3.1712. Application Procedure for Acceptance of Artwork Donated to the City

10 An application for acceptance of Artwork to be donated to the City pursuant to this Article
11 shall include:

- (a) Preliminary sketches, photographs, examples of similar Artwork, models or other documentation of sufficient descriptive clarity to indicate the nature of the proposed Artwork;
- (b) An appraisal or other legitimate evidence of the value of proposed Artwork, including acquisition and installation costs;
- (c) A written agreement executed by or on behalf of the artist who created the Artwork which expressly waives his or her rights under the California Art Preservation Act or other applicable laws; and
- (d) Other information as may be required by the Parks and Recreation Department Staff or the City Council to adequately evaluate the proposed donation of Artwork.

Section 9-3.1713. Review of Application for Acceptance of Artwork Donated to the City

Completed applications shall be submitted to the Parks and Recreation Department for review and recommendation to the City Council, which shall have the sole authority to accept, reject or conditionally accept the donation.

Section 9-3.1714. Ownership of Artwork

- (a) All Artwork placed on the site of an applicant's project shall remain the property of the applicant; the obligation to provide all maintenance necessary to preserve the Artwork in good condition shall remain with the owner of the site.
- (b) Maintenance of Artwork, as used in this Article, shall include without limitation, preservation of the Artwork in good condition to the satisfaction of the City, protection of the Artwork against physical defacement, vandalism, or alteration, and securing and maintaining fire and extended coverage insurance and vandalism coverage in an amount equivalent to the value of the Artwork, including acquisition and installation costs, as noted on the submitted application. Before placement of an approved Artwork, applicant and owner of the site shall execute and record a covenant in a form approved by the City for maintenance of the Artwork. Failure to maintain the Artwork as provided herein is hereby declared to be a public nuisance.
- (c) The proposed Artwork shall comply with all applicable codes, laws, rules, and regulations, including Health and Safety, Building, Fire, Sign, Zoning, and Business License Regulations of the City of Huntington Park.
- (d) The property and Artwork shall 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 the Huntington Park Municipal Code Sections 8-9.02.1.
- (e) In addition to all other remedies provided by law, in the event the owner fails to maintain the Artwork, upon reasonable notice, the City may perform all necessary repairs, maintenance or secure insurance and the costs therefore shall become a lien against the property owner.
- (f) All Artwork donated to the City shall become the property of the City upon

1 acceptance by the City Council.

2 (g) Stolen or removed Artwork shall be replaced by the owner. Replaced
3 Artwork shall be reviewed and approved by the criteria set forth in this
4 Article.

5

6 **Section 9-3.1715. Artwork on Public Property and Performing Arts.**

7 (a) The Huntington Park Parks and Recreation Department shall prepare an
8 annual budget and plan for the Publicly Visible Art Program for City
9 Council approval.

10 (b) The Huntington Park Parks and Recreation Department may recommend to
11 the City Council the purchase of Artwork to be displayed and placement
12 location on public property. For purposes of this section, Artwork may
13 include removable and reusable seasonal Artwork. A recommendation shall
14 include the type of Artwork considered, an analysis of the constraints
15 applicable to placement of the Artwork on a site, the need for and
16 practicality of the maintenance of the Artwork, and the costs of acquisition
17 and installation of the Artwork.

18 (c) The Huntington Park Parks and Recreation Department has the authority to
19 recommend to the City Council expenditures from the City Art Fund for
20 performing arts, provided the performance occurs within the City of
21 Huntington Park. Approved expenditures may include expenditures for
22 equipment expedient to implement the performing art. A recommendation
23 for an expenditure on performing arts under this subsection shall include the
24 type of performing art considered and the costs of implementation.

25

26 **SECTION 2.** Adoption and implementation of this ordinance is exempt from the
27 provisions of the California Environmental Quality Act pursuant to Section 15061(b)(3).

28 **SECTION 3.** Any provisions of the Huntington Park Municipal Code or appendices

1 thereto inconsistent with the provisions of this ordinance, to the extent of such inconsistencies and
2 no further, are hereby repealed or modified to the extent necessary to affect the provisions of the
3 ordinance.

4 SECTION 4. Should any provisions of this ordinance be determined to be invalid or
5 unconstitutional, all other provisions shall remain in full force and effect as approved.

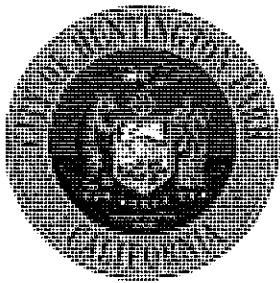
6 SECTION 5. The Mayor shall sign and the City Clerk shall attest to the passage of this
7 ordinance. The City Clerk shall cause the same to be published in the manner prescribed by law.
8 This ordinance shall become effective 30 days after its adoption.

PASSED, APPROVED and ADOPTED this _____ day of _____, 2013.

Mario Gomez, Mayor

15 | ATTEST:

Rocio Martinez, Acting City Clerk



CITY OF HUNTINGTON PARK

Public Works Department
City Council Agenda Report

November 18, 2013

Honorable Mayor and Members of the City Council
City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

RESOLUTION APPROVING THE APPLICATION FOR GRANT FUNDS FROM THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT FOR FIRST SUPERVISORIAL DISTRICT COMPETITIVE EXCESS FUNDING FOR THE SALT LAKE PARK SOCCER FIELDS PROJECT

IT IS RECOMMENDED THAT THE CITY COUNCIL:

1. Adopt a resolution approving the application for grant funds from the Los Angeles County Regional Park and Open Space District for First Supervisorial District Competitive Excess Funding for the Salt Lake Park Soccer Fields Project.
2. Authorize the City Manager to execute and submit all related grant application documents.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On October 15, 2013, the Los Angeles County Board of Supervisors approved the allocation of \$250,000 to the City of Huntington Park for the Salt Lake Park Soccer Fields Project. The funding source is the Los Angeles County Safe Neighborhood Parks Proposition of 1996 through the First Supervisorial District's Competitive Excess Funding program. The County has requested that the City complete the application packet, including the recommended resolution, in order to secure the funding.

FISCAL IMPACT/FINANCING

There will be no impact to the General Fund as a result of this action. The City received \$124,000 from the City of Vernon in October 2012 to fund the design costs and a portion of the construction. The City of Vernon pledged an additional \$500,000 toward

RESOLUTION APPROVING THE APPLICATION FOR GRANT FUNDS FROM THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT FOR FIRST SUPERVISORIAL DISTRICT COMPETITIVE EXCESS FUNDING FOR THE SALT LAKE PARK SOCCER FIELDS PROJECT

November 18, 2013

Page 2 of 3

the construction cost in August 2013. The subject grant from the County of Los Angeles in the amount of \$250,000 completes the Total Project Budget of \$874,000.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The County of Los Angeles requires the City Council to adopt the recommended resolution in order to receive the funding.

IMPACT ON CURRENT SERVICES

The recommended action will serve to increase the use and functionality of the soccer facilities at Salt Lake Park. The new artificial turf fields will provide increased opportunities for both organized sport programs and open play for the general community. Increased staffing for sports programming will be considered on a case-by-case basis as new programming opportunities arise. Routine maintenance of the subject park space is anticipated to decrease relative to the existing dirt surface that requires ongoing weed, dust and mud control. The artificial turf is a relatively low maintenance surface relative to natural turf.

NEGATIVE DECLARATION / ENVIRONMENTAL IMPACT REPORTS

The proposed project is located in an urban environment that is built out. Surrounding land uses consist of commercial, retail, residential, a city corporate maintenance yard and an elementary school. This project is categorically exempt under CEQA guidelines (Section 15302) since it consists of the replacement and reconstruction of an existing facility. It is likely that the majority of the environmental impacts would occur during the construction phase and are expected to be temporary in nature. Moreover, the project site is located 200 feet from the nearest residential property and the existing types of uses of the facility will remain unchanged.

CONCLUSION

Upon City Council approval of the recommended actions, staff will execute and submit all required grant application documentation in order to secure the funds for the project.

RESOLUTION APPROVING THE APPLICATION FOR GRANT FUNDS FROM THE
LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT FOR
FIRST SUPERVISORIAL DISTRICT COMPETITIVE EXCESS FUNDING FOR THE
SALT LAKE PARK SOCCER FIELDS PROJECT

November 18, 2013

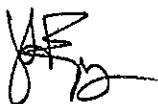
Page 3 of 3

Respectfully submitted,



RENÉ BOBADILLA, P.E.

City Manager



JAMES A. ENRIQUEZ, P.E.

Director of Public Works / City Engineer

ATTACHMENT

A. Resolution

DATE:	
PRESENTED TO CITY OF HUNTINGTON PARK CITY COUNCIL	
<input type="checkbox"/> APPROVED	
<input type="checkbox"/> DENIED	
<input type="checkbox"/> PULLED	
<input type="checkbox"/> RECEIVED AND FILED	
<input type="checkbox"/> CONTINUED	
<input type="checkbox"/> REFERRED TO	
SENIOR DEPUTY CITY CLERK	

ATTACHMENT "A"

RESOLUTION NO. 2013-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK
APPROVING THE APPLICATION FOR GRANT FUNDS
FROM THE LOS ANGELES COUNTY REGIONAL PARK AND
OPEN SPACE DISTRICT FOR FIRST SUPERVISORIAL
DISTRICT COMPETITIVE EXCESS FUNDING FOR
THE SALT LAKE PARK SOCCER FIELDS PROJECT

6 WHEREAS, the people of the County of Los Angeles on November 3, 1992, and
7 on November 5, 1996 enacted Los Angeles County Proposition A, Safe Neighborhood
8 Parks, Gang Prevention, Tree-Planting, Senior and Youth Recreation, Beach and
9 Wildlife Protection (the Propositions), which among other uses, provides funds to public
10 agencies and nonprofit organizations in the County for the purpose of acquiring and/or
11 development facilities and open space for public recreation; and

12 WHEREAS, the Propositions also created the Los Angeles County Regional Park
13 and Open Space District (the District) to administer said funds; and

14 WHEREAS, the District has set forth the necessary procedures governing
15 application for grant funds under the Propositions; and

16 WHEREAS, the District's procedures require the City of Huntington Park (the City)
17 to certify, by resolution, the approval of the application before submission of said
18 application(s) to the District; and

19 WHEREAS, said application contains assurances that the City must comply
20 with; and

21 **WHEREAS**, the City will enter into an Agreement with the District to provide funds
22 for acquisition and development projects.

24 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HUNTINGTON
25 PARK HEREBY RESOLVES AS FOLLOWS:

27 **SECTION 1:** The City Council approves the filing of an application with the Los
28 Angeles County Regional Park and Open Space District for First Supervisorial District

Competitive Excess Funds for the above project; and

SECTION 2: Certifies that the City understands the assurances and certification in the application form; and

SECTION 3: Certifies that the City has, or will have, sufficient funds to operate and maintain the project in perpetuity; and

SECTION 4: Appoints the City Manager, or designee, to conduct all negotiations, and to execute and submit all grant documents including, but not limited to, applications, payment requests and so forth, which may be necessary for the completion of the aforementioned project. Agreements and amendments shall be approved by the City Council prior to execution in accordance with the Huntington Park Municipal Code.

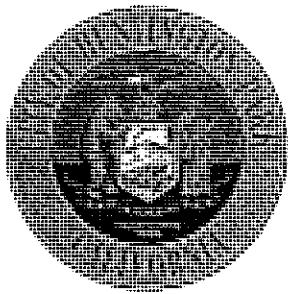
SECTION 5: The Senior Deputy City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 18th day of November, 2013.

Mario Gomez, Mayor

ATTEST:

Rocio Martinez, Senior Deputy City Clerk



CITY OF HUNTINGTON PARK

Community Development Department
City Council Agenda Report

November 18, 2013

Honorable Mayor and Members of the City Council
City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

CITY COUNCIL CALL FOR REVIEW OF PLANNING COMMISSION CASE NO. 2013-12-CUP

IT IS RECOMMENDED THAT THE CITY COUNCIL:

1. Conduct a public hearing;
2. Consider all public testimony and staff's analysis; and
3. Adopt a resolution upholding or overturning the Planning Commission's decision to approve a request for a Conditional Use Permit to allow the expansion and operation of an existing metal recycling collection and processing facility at 6069-6105 Maywood Avenue within the Manufacturing Planned Development (MPD) Zone and the adoption of an associated Mitigated Negative Declaration under the California Environmental Quality Act (CEQA).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

In accordance with the Huntington Park Municipal Code (HPMC) Section 9-2.1711, "Any determination, decision, order, interpretation or ruling of the Planning Commission may be called up for City Council review upon written request by any one member of the City Council." On October 3, 2013, Councilmember Ofelia Hernandez requested a City Council Call for Review of PC Case No. 2013-12-CUP.

On September 18, 2013, the Planning Commission (PC) considered a request by Ace Recycling for a Conditional Use Permit (CUP) to allow the expansion and operation of an existing metal recycling collection and processing facility at 6069-6105 Maywood Avenue, within the Manufacturing Planned Development (MPD) Zone and the adoption of an associated Mitigated Negative Declaration under the California Environmental Quality Act (CEQA). Following extensive public testimony in support and opposition of the proposed facility, the Planning Commission discussed the potential impacts of the project. After much deliberation, the Planning Commission unanimously voted to

CITY COUNCIL CALL FOR REVIEW OF PLANNING COMMISSION CASE

NO. 2013-12-CUP

November 18, 2013

Page 2 of 6

approve Case No. 2013-12-CUP, subject to conditions of approval that would mitigate potential negative impacts associated with the proposed use. At the conclusion of the hearing, the public was advised of the appeal process.

Project Description:

The applicant is proposing to expand an existing metal recycling facility located at 6069 Maywood Avenue onto an adjacent property located at 6105 Maywood Avenue. Both properties are located in the City's MPD (Manufacturing Planned Development) Zone.

On July 2, 2008, the Planning Commission approved CUP Case No. 1870 to allow the construction and operation of a metal recycling scrap yard at 6069 Maywood Avenue. In 2010, Ace Recycling assumed the business operations and at that time was informed of the conditions of approval imposed upon the business. The applicant's current expansion proposal does not include any modifications to the existing office building, warehouse and shop, and storage/sorting canopy. The existing structures will continue to be used as originally approved. Recently, the applicant acquired the adjacent property to the south to expand their existing metal recycling facility. The objective of the proposed expansion is to provide the applicant additional area to perform their recycling operations. As part of the expansion, the applicant is proposing an additional 6,080 square foot metal warehouse/shop building, as well as an additional 8,080 square foot metal canopy. All metal recycling operations will be conducted under a canopy or within an enclosed building. At no time, will operations occur in open-air.

As proposed, the facility will be open to the public and will continue to only collect ferrous metals for recycling purposes. The recyclable materials will then be processed for shipping by means of sorting, crushing, grinding, shredding, and compacting. The materials will then be loaded into freight containers that will be exported overseas.

In accordance with Table IV-8: Allowed Land Uses, Large Collection and Heavy Processing Recycling Facilities are permitted within the MPD Zone subject to Planning Commission approval of a CUP. "Processing Facilities" as defined by HPMC Section 9-3.1002(1)(E) means a facility used for the collection and processing of recyclable materials to prepare for either efficient shipment or to an end-user's specifications by means of baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing. Processing facilities can be classified as either a light processing facility or a heavy processing facility. The proposed use will fall within the parameters of a "heavy processing facility" since it proposes to occupy an area of greater than 45,000 square feet of collection, processing and storage area and will average more than two (2) outbound truck shipments each day.

The existing recycling facility currently receives and ships approximately 150 tons of scrap metal per day. The current operations generate approximately 36 truck trips per day (18 inbound trips and 18 outbound trips). The applicant is not proposing to increase the current operations.

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Power-driven processing equipment is permitted provided all noise levels are in compliance with the City of Huntington Park Noise Ordinance. Therefore, it is conditioned that all noise emanating from the premises shall not exceed 60 dBA, as measured at the property line, or shall not be audible 50 feet or more from the property line.

The overall height of the new buildings will be 35 feet. The applicant is proposing to match the color and type of the proposed buildings to the existing buildings. The proposed exterior material finish will be metal. The exterior color shall be an earthen hue in compliance with the City's Exterior Color Ordinance.

Site Description:

The subject site comprises two separate parcels (Parcel 1: 6318-008-009 and Parcel 2: 6318-008-010) located on the west side of Maywood Avenue, between Slauson Avenue and Randolph Street. Parcel 1 (the southerly parcel) has a lot area of 41,742 square feet. Parcel 2 (the northerly parcel) has a lot area of 83,822 square feet. The lot size of the combined parcels will be 300 feet wide by 418.5 feet deep for a total lot area of 2.88 acres (125,564 square feet). As a condition of approval (Condition No. 27), the applicant is required to consolidate the two parcels into one. If approved, the applicant shall file a Lot Line Adjustment with the City prior to issuance of Building permits.

Parcel 1 was previously permitted as a catering truck manufacturing and repair facility. However, the property has been vacant for approximately six months. Parcel 1 is currently developed with a 6,973 square foot, single-story metal building that will be demolished. In its place, the applicant is proposing to construct two new metal buildings totaling 14,160 square feet.

Parcel 2 is currently operating as a metal recycling facility and is developed with three separate buildings totaling 23,521 square feet. Building A is used for office purposes and has an area of 1,975 square feet, Building B is an metal enclosed warehouse/shop and has an area of 3,720 square feet, and Building C is an open metal canopy and has an area of 17,826. Parcel 2 will continue to operate as it exists.

Although the subject site is zoned for industrial/manufacturing uses, the area surrounding the site is made up of mixed land uses including industrial, commercial and residential. Industrial uses are located to the west, north and south and commercial and residential properties are located to the east. The site is bordered to the east by Maywood Avenue and to the west by a railroad. The City's General Plan Circulation Element classifies Maywood Avenue as a Secondary Arterial Street, as well as a designated Truck Route. Vehicular access to the site is proposed via two existing driveways located at the front of the property along Maywood Avenue. Both of these driveways will be widened to 34 feet to provide better accessibility to the site. Per the HPMC, the site is physically suitable for the type and intensity of the proposed use and has adequate provisions for public access.

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Parking Analysis:

Per HPMC Section 9-3.1002(2)(D)(8), a heavy processing recycling facility requires a minimum of five parking spaces at any one time, plus one employee space for each commercial vehicle operated by the processing center. The current site has 15 existing parking spaces that will remain. These spaces are designated for customers, employees and visitors. The applicant is proposing to provide an additional 35 parking spaces on both parcels for a total of 50 parking spaces. In addition, the applicant is proposing a total of nine commercial vehicle parking spaces.

The parking calculations are summarized in the following table:

STANDARD OFF-STREET PARKING CALCULATION		
Type	Required	Provided
Customer Parking	5 spaces	50 spaces
Employee Parking	9 spaces	9 spaces
Total	14 spaces	59 spaces

Site Improvements:

On-site improvements will include the enhancement of the existing parking area by providing 50 parking spaces and re-striping the existing parking stalls. To address the potential for trash and debris, it is conditioned that the applicant comply with the property maintenance standards as set forth in the HPMC. Per the City Engineer's requirements, the applicant shall remove and/or repair any adjacent damaged or substandard public improvements along Maywood Avenue.

Other improvements include the removal of chain-link and wrought iron fencing and the construction of an 8-foot high split face block wall along the easterly (front) property line and a standard 8-foot block wall along the southerly (side) and westerly (rear) property lines. The applicant is proposing to install barb wire on the block wall along westerly (rear) property line in order to deter potential security intrusions via the railroad corridor. The proposed block walls are meant to serve as a dust, noise, and visual barrier. Additionally, it is conditioned that landscaping and trees be placed in a five (5) foot setback area along the entire front of the property as required by the HPMC Section 9-3.404. Both the landscaping and decorative walls are intended to improve the physical aesthetics of the site.

Regulatory Compliance:

The project complies with the City's Zoning and Development Standards subject to the approval of a CUP, and is consistent with the City's General Plan. Moreover, the environmental analysis prepared for the project indicates that as proposed and conditioned, the project will not adversely affect or interfere with the public's health,

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safety, and welfare. Prior to commencing operations, the applicant is required to obtain permits/approvals from all other applicable agencies including the City's Building and Safety Division, the Los Angeles County Fire Department, and the State of California Department of Resources Recycling and Recovery.

The issuance of a CUP is subject to review for compliance with conditions of approval at such intervals as the City deems appropriate and any violation of the conditions of approval may result in citations and/or the revocation of the permit. The CUP may also be subject to additional conditions after its original issuance to address problems of land use compatibility, operations, aesthetics, noise, traffic, security, safety, crime control, and/or to promote the general welfare of the City.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to HPMC Sections 9-3.1002(1) and 9-4.302, Table IV-8, heavy processing recycling facilities are allowed within the MPD Zone subject to Planning Commission approval of a CUP and compliance with developments standards found in HPMC Section 9-3.1002(2)(D).

Per HPMC Section 9-2.1105, following a public hearing, the Planning Commission shall record their decision in writing and shall recite the findings upon which the decision is based. The Planning Commission may approve and/or modify a CUP application in whole or in part, with or without conditions, only if appropriate findings can be made.

In accordance with HPMC Section 9-2.1711, any determination or action taken by the Planning Commission, to approve or disapprove an application may be appealed to the Council. Also, any determination, decision, order, interpretation or ruling of the Planning Commission may be called up for City Council review upon written request by any one member of the City Council. The appeal or City Council call for review shall be filed in the office of the City Clerk within fifteen (15) days following the final date of action.

As required by State law and CEQA requirements and in accordance with the provisions of the HPMC Section 9-2.1702, notification of both the Planning Commission and City Council public hearings were published in a local newspaper, posted in public places and mailed to property owners within a 300 foot radius of the property. Public notice was provided 20 days before the scheduled public hearing dates.

NEGATIVE DECLARATION/ENVIRONMENTAL IMPACT REPORTS

The City of Huntington Park, as the Lead Agency, prepared an Environmental Assessment Initial Study (IS) and Mitigated Negative Declaration (MND) upon determining that with mitigation the proposed project will not have a significant effect on the environment. The Mitigated Negative Declaration (MND) was prepared in accordance with the California Environmental Quality Act (CEQA) and Guidelines (Public Resources Code §21000 – 21177, and California Code of Regulations §15000 – 15387).

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The MND identified the potential impacts that may occur with the expansion of the existing metal recycling operations along with feasible mitigation measures to reduce those impacts to less than significant levels. The environmental analysis specifically focused on impacts to sensitive receptors relative to:

1. Air Quality
2. Hazards and Hazardous Materials
3. Hydrology and Water Quality
4. Noise
5. Transportation/Traffic

The environmental analysis concluded that with the incorporated mitigation measures, any potential environmental impacts will fall below the thresholds of significance.

CONCLUSION

If the City Council upholds the decision of the Planning Commission the project will be considered approved and the applicant will be able to submit construction plans to the City's Building and Safety Division in order to obtain construction permits. If the City Council overturns the decision of the Planning Commission the project will be considered denied. The City Council's action is final unless additional facts or information that was not originally considered are presented for reconsideration within 90 days following the final date of action.

Respectfully submitted,



RENÉ BOBADILLA
City Manager, P.E.

JAMES A. ENRIQUEZ
Director of Public Works/City Engineer

ATTACHMENTS

- A: City Council Call for Review Request
- B: Planning Commission Resolution No. 2013-12
- C: Minutes of Planning Commission Meeting of September 18, 2013
- D: Planning Commission Report dated September 18, 2013
- E: Proposed City Council Resolutions
- F: Initial Study/Mitigated Negative Declaration

DATE:	
PRESENTED TO CITY OF HUNTINGTON PARK CITY COUNCIL	
<input type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	PULLED
<input type="checkbox"/>	RECEIVED AND FILED
<input type="checkbox"/>	CONTINUED
<input type="checkbox"/>	REFERRED TO
SENIOR DEPUTY CITY CLERK	

ATTACHMENT "A"

CITY COUNCIL CALL FOR REVIEW REQUEST

Martinez, Rocio

From: Hernandez, Ofelia
Sent: Thursday, October 03, 2013 10:14 AM
To: Martinez, Rocio
Subject: Review

Hi Rocio ,I like to review case number 2013/12 6069 and 6105 Maywood Ave. is the recycling facility okay thank you Rocio
Sent from my iPhone

ATTACHMENT “B”

PLANNING COMMISSION RESOLUTION NO. 2013-12

RESOLUTION NO. 2013-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT AND THE ADOPTION OF AN ASSOCIATED MITIGATED NEGATIVE DECLARATION IN CONNECTION WITH REAL PROPERTY LOCATED AT 6069-6105 MAYWOOD AVENUE, HUNTINGTON PARK, CALIFORNIA

WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California at 6:30 p.m. on September 18, 2013, pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code, upon an application from Ace Recycling requesting approval of a Conditional Use Permit to allow the expansion and operation of an existing metal recycling collection and processing facility at 6069-6105 Maywood Avenue, within the Manufacturing Planned Development (MPD) Zone on the following described property:

Assessor's Parcel Nos. 6318-008-009 and 6318-008-010; City of Huntington Park, County of Los Angeles; and

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

WHEREAS, the Planning Commission has considered the environmental impact information relative to the proposed entitlement; and

WHEREAS, all persons appearing for or against the approval of the proposed project and associated Negative Declaration were given the opportunity to be heard in connection with said matter; and

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

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

1 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF
2 HUNTINGTON PARK DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS
3 FOLLOWS:

4 SECTION 1: That in accordance with CEQA and based on the evidence in the Initial
5 Study/Mitigated Negative Declaration (IS/MND), the Planning Commission adopts the
6 findings in said IS/MND and determines that the project could have potential impacts on the
7 environment, however through the incorporation of identified mitigation measures, those
8 impacts can be reduced to a less than significant level and therefore the Planning
9 Commission hereby adopts said IS/MND associated with the proposed project.

10 SECTION 2: The Planning Commission hereby makes the following findings in
11 connection with Conditional Use Permit No. 2013-12:

- 12 (A) The proposed use is conditionally permitted within, and would not impair the
13 integrity and character of, the subject zoning district and complies with all of the
14 applicable provisions of this Code (Huntington Park Zoning Code Title 9); and
- 15 (B) The proposed use is consistent with the General Plan; and
- 16 (C) The approval of the Conditional Use Permit for the proposed use is in
17 compliance with the requirements of the California Environmental Quality Act
18 (CEQA) and the City's Guidelines; and
- 19 (D) The design, location, size, and operating characteristics of the proposed use are
20 compatible with the existing and planned future land uses within the general
21 area in which the proposed use is to be located and will not create significant
22 noise, traffic, or other conditions or situations that may be objectionable or
23 detrimental to other permitted uses operating nearby or adverse to the public
24 interest, health, safety, convenience, or welfare of the City; and
- 25 (E) The subject site is physically suitable for the type and density/intensity of the
26 use being proposed; and
- 27 (F) There are adequate provisions for public access, water, sanitation, and public
28 utilities and services to ensure that the proposed use would not be detrimental

1 to public health and safety.

2 **SECTION 3:** The Planning Commission hereby grants Conditional Use Permit No.
3 2013-12 subject to the execution and fulfillment of the following conditions:

4 **Air Quality**

5 1. **Mitigation Measure No. 1:** During project construction the contractor shall incorporate
6 the following fugitive dust control measures deemed applicable by the City:

7 a. Apply soil stabilizers or moisten inactive areas.
8 b. Prepare and implement a high wind dust control plan.
9 c. Stabilize previously disturbed areas if subsequent construction is delayed.
10 d. Water exposed surfaces as needed to avoid visible dust leaving the
11 construction site (typically 3 times/day).
12 e. Cover all stock piles with tarps at the end of each day or as needed.
13 f. Provide water spray during loading and unloading of earthen materials.
14 g. Minimize in-out traffic from construction zone.
15 h. Cover all trucks hauling dirt, sand, or loose material or require all trucks to
16 maintain at least two feet of freeboard.
17 i. Sweep streets daily if visible soil material is carried out from the construction
18 site.

19 **Noise**

20 2. **Mitigation Measure No. 2:** During project construction the contractor shall incorporate
21 the following noise control measures deemed applicable by the City:

22 a. All construction and general maintenance activities, except in an emergency,
23 shall be limited to the hours of 7 a.m. to 7 p.m. Monday through Saturday.
24 b. All on-site construction equipment shall have properly operating mufflers.
25 c. All construction staging areas should be located as far away as practical from
26 the nearest home.
27 d. Prior to the start of building construction, construct the perimeter wall along the
28 east project boundary or construct a temporary 8 foot tall plywood barrier
along the east project boundary.

29 **General Conditions**

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

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

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

7 6. That the use be conducted, and the property be maintained in a clean, neat, quiet, and
8 orderly manner at all times and comply with the property maintenance standards as set
9 forth in the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.

10 7. That the use and surrounding areas shall be maintained in a clean, sanitary, odor-free
11 and litter-free condition and shall be cleaned of loose debris on a daily basis, including
12 any shopping carts.

13 8. That all proposed on-site utilities, including electrical and equipment wiring, shall be
14 installed underground and shall be completely concealed from public view as required by
15 the City prior to issuance of Certificate of Occupancy.

16 9. That all existing and/or proposed mechanical equipment and appurtenances, including
17 satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on
18 the structure or property shall be completely shielded/enclosed so as not to be visible
19 from public view and/or adjacent properties. Such shielding/enclosure of facilities shall
20 be of compatible design related to the building structure for which such facilities are
21 intended to serve and shall be installed prior to the issuance of the Certificate of
22 Occupancy as approved by the Planning Division.

23 10. That the parking area be paved and striped as approved by the Planning Division, prior
24 to issuance of the Certificate of Occupancy.

25 11. That all required off-street parking and loading spaces comply with the minimum
26 dimensions as set forth within the Huntington Park Municipal Code prior to issuance of
27 the Certificate of Occupancy.

28 12. That decorative paving be provided and maintained at the driveway entrance along
29 public alley at the rear of the property, as approved by the Planning Division, prior to
30 issuance of the Certificate of Occupancy.

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

37 14. That a lighting plan be provided for all outdoor areas of the property per HPMC Section
38 9-3.809(6). Such lighting shall be decorative and installed as approved by the Planning

1 Division and to the satisfaction of the Building Official prior to issuance of the Certificate
2 of Occupancy. The proposed light fixtures shall be decorative and energy efficient and
3 the illumination of such shall be projected towards the site and away from all adjacent
4 properties, public streets, and rights-of-way.

5 15. That a minimum 5'-0" landscape planter per HPMC Section 9-3.404 requirements and
6 permanent irrigation be provided along Maywood Avenue; with the exception of
7 driveways and walkways and that landscaping be provided in areas not used for vehicle
8 parking, vehicle circulation or pedestrian access. A landscape plan designed by a
9 Registered Landscape Architect shall be provided for the entire property showing planter
10 design, schedule of plant material, planter location and method of automatic permanent
11 irrigation. The plan shall be submitted to, and approved by the Planning Division, and
12 such landscaping shall be installed and planted according to such approved plan, prior to
13 issuance of the certificate of occupancy, and shall thereafter be continuously and
14 permanently maintained.

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

17 17. That the property owner shall grant either by the covenants, conditions and restrictions
18 (CC&R's) for the subject property, or by a separate covenant recorded against the
19 subject property, the right of entry to authorized City employees and/or agents for the
20 purpose of removing or painting over graffiti from structures on the subject property, prior
21 to authorization to operate.

22 18. That the property comply with the City's Standards for Exterior Colors, Section 9-
23 3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of
24 Occupancy.

25 19. That all signs on the site be installed in compliance with the City's sign regulations and/or
26 Sign Program and that approval be obtained through a Sign Design Review prior to
27 installation.

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

31 21. That all scrap metal not placed into a container shall be stored in a covered area.
32 Outside storage shall be confined to the metal canopy or inside of the principal structures
33 and be screened from public view and from any adjoining properties.

34 22. That all operations associated to the approved use occur within an enclosed structure or
35 under a canopy and be screened from public view at all times.

36 23. That the applicant shall moisten/water spray collection and processing areas to control
37 dust. That operator shall also be responsible for preparing and implementing a high
38 wind dust control plan.

1 24. That vehicular access between the front and rear of the property remain unobstructed at
2 all times.

3 25. That the operator shall provide personnel to control traffic and to avoid any traffic
4 hazards to the public while the trucks are entering and exiting the site. All trucks shall
5 enter and exit the property in a forward manner. The operator shall install blind spot
6 mirrors at all vehicle entry/exit locations.

7 26. That the applicant install 8-foot high block walls along the west, south and east property
8 lines. The block wall along the east property line shall be decorative as approved by the
9 Planning Division. Barb wire shall be limited to the west/rear property line.

10 27. That the hours of operation shall be limited to 8:00 a.m. to 5:00 p.m., Monday through
11 Saturday.

12 28. That the operator shall obtain a City of Huntington Park Business License prior to
13 commencing business operations.

14 29. That applicant shall obtain and provide proof of obtaining all applicable State license(s)
15 to operate a collection facility at the location prior to the commencement of the use.

16 30. That the business be operated in compliance with the City of Huntington Park Noise
17 Ordinance. All noise emanating from the premises shall not exceed sixty (60) dBA, as
18 measured at the property line, or shall not be audible 50 feet or more from the property
19 line.

20 31. That public improvements be completed per the City Engineer's requirements prior to
21 issuance of the Certificate of Occupancy as follows:
22
a. Remove and replace all public improvements damaged by construction per
23 City Engineer's requirements; and
b. Repair and/or replace any abutting substandard or damaged public
24 improvements as required by the City Engineer.

25 32. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the
26 issuance of Building Permits to consolidate the existing two (2) parcels, 6318-008-009
27 and 6318-008-010, into one (1) parcel.

28 33. That the applicant comply with the requirements of County Sanitation District of Los
Angeles.

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

1 35. That the Conditional Use Permit shall expire in the event the entitlement is not exercised
2 within one (1) year from the date of approval, unless an extension has been granted by
the Planning Commission.

3 36. That the entitlement shall be subject to review for compliance with conditions of approval
4 every six months. Compliance reviews and inspections shall specifically monitor dust,
noise, traffic and earth vibration.

5 37. That should the operation of this establishment be granted, deemed, conveyed,
6 transferred, or should a change in management or proprietorship occur at any time, this
7 Conditional Use Permit shall be reviewed.

8 38. That any violation of the conditions of this entitlement may result in a citation or
9 revocation of the entitlement.

10 39. That the applicant be required to apply for a new entitlement if any alteration,
11 modification, or expansion would increase the existing area of the use or if the location is
modified from that approved by the Planning Commission.

12 40. That if the use ceases to operate for a period of six (6) months the entitlement shall be
13 null and void.

14 41. That this permit may be subject to additional conditions after its original issuance. Such
15 conditions shall be imposed by the City Planning Commission as deemed appropriate to
16 address problems of land use compatibility, operations, aesthetics, security, noise, dust,
traffic, safety, crime control, or to promote the general welfare of the City.

17 42. That the Director of Community Development or his designee is authorized to make
18 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.

19 43. That the applicant and property owner agree in writing to the above conditions.

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

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

26 //

27 //

1 PASSED, APPROVED, AND ADOPTED this 18th day of September, 2013 by the
2 following vote:

3 AYES: Commissioners Carvajal, Anaya, Benitez, Herrera

4 NOES: None

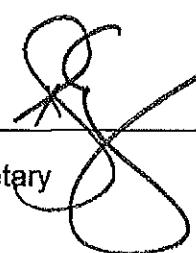
5 ABSTAIN: None

6 ABSENT: Commissioner Lopez

7 HUNTINGTON PARK PLANNING COMMISSION

9
10 
11 Chairperson

14 ATTEST:

15
16 
17 Secretary

19 //

20 //

21 //

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28 R:\PLANNING DIVISION\CUPS\2013-12 CUP 6069-6105 MAYWOOD (METAL RECYCLING FACILITY EXPANSION)\2013-12 CUP PC RESOLUTION_09-18-2013.000

ATTACHMENT "C"

PLANNING COMMISSION MEETING MINUTES OF 09-18-2013



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, September 18, 2013
6:30 p.m.

Chairperson Herrera called the meeting to order at 6:33 p.m. Present: Commissioners Eddie Carvajal, Juan Anaya, Eddie Benitez, and Chairperson Laura Herrera; Absent: Commissioner Veronica Lopez (declared excused by Chairperson Herrera). Also present: Senior Planner Albert Fontanez, Assistant Planner Juan Arauz, City Attorney Joseph Larsen, and Recording Secretary Genny Ochoa.

Approval of Minutes

Motion by Commissioner Benitez, seconded by Vice Chair Anaya, to approve the minutes of the regular meeting held on August 21, 2013, as presented. The motion carried as follows: Ayes: Vice Chair Anaya, Commissioner Benitez, and Chairperson Herrera; Noes: None; Absent: Commissioner Lopez; Abstain: Commissioner Carvajal.

Public Appearances

None.

Continued Public Hearings

None.

Public Hearings

A. CASE NO. 2013-10 CUP – CONDITIONAL USE PERMIT: Request by Francis J. Anguiano for approval of a Conditional Use Permit to establish a large recycling collection facility at 2020 Laura Avenue in the Manufacturing Planned Development (MPD) Zone.

Assistant Planner Juan Arauz reviewed staff's Administrative Report, which included the Administrative Analysis and Recommendations. Mr. Arauz stated that the subject site is currently a vacant lot used for parking and that the applicant proposes to build a new building which will house three portable metal containers. Mr. Arauz added that the applicant will collect aluminum, scrap metal, plastic, and glass, which will be emptied on an as-needed basis and shipped for processing and baling. Mr. Arauz stated that the existing truck storage and maintenance business located on the adjacent parcel to the west will continue to operate and that the applicant will construct a new 6-foot-high block wall to separate the two parcels. Mr. Arauz further stated that access to and from both parcels would be through a 22-foot metal gate. Mr. Arauz added that the

proposed use requires five parking spaces, and that the applicant will provide 16 — a surplus of 11 parking spaces. Mr. Arauz stated that improvements to the site included the removal of four driveway aprons, new planters, and decorative trash receptacles. Mr. Arauz added that staff also conditioned that all noise generated from the recycling operation shall not be audible from 50 feet of the site, or not exceed 60 dBA as measured from the property line.

Mr. Arauz stated that the proposed project, as conditioned, met all the development standards and findings for a Conditional Use Permit and that staff recommended approval of Case No. 2013-10 CUP.

Commissioner Carvajal asked if there had been any issues at the subject location in the past. Mr. Arauz responded that there were no known reported issues. Senior Planner Fontanez added that no incidental traffic generated by the proposed use was anticipated and that the nearest residential properties were about three to four blocks south of the subject site.

Chairperson Herrera declared the public hearing open and called for anyone wishing to speak for or against Case No. 2013-10 CUP. Mr. William Spencer (71946 Eleanora Ln., Rancho Mirage, CA 92270), applicant's architect, came forward to speak in favor of Case No. 2013-10 CUP. Mr. Spencer stated that the applicant had 20 years of experience in the recycling industry and knew how to operate his business in a professional manner. Mr. Spencer stated he would answer questions the Commission might have.

Mr. Manny Hernandez, business operator of LA Recycling (2100 E. Slauson Ave., Huntington Park), came forward to speak against Case No. 2013-10 CUP. Mr. Hernandez stated that he did not feel that it was "right" to allow a recycling operation so close (in distance) to his business. Mr. Hernandez stated that he had "fought" for a year and a half to open his business after the moratorium on recycling operations in the City had been lifted and that it was not fair to make it "easy" for the applicant to come in and establish a new recycling business, specifically at that location. Mr. Hernandez stated it was not right that the new business be permitted to buy/sell metal when his business was not entitled for metal recycling. Mr. Hernandez stated that he opposed the proposed recycling facility at the subject site.

Senior Planner Fontanez stated that there were no distance requirements between recycling facilities within the City's zoning regulations.

Ms. Joanna Anguiano, representing the project applicant, came forward to speak in favor of Case No. 2013-10 CUP. Ms. Joanna addressed Mr. Hernandez and stated that although they may be competing businesses, they could possibly work together to mutually benefit their respective businesses and have fair competition.

Ms. Lorie Sanchez (2100 E. Slauson Ave., Huntington Park), employee of Mr. Manny Hernandez, LA Recycling, came forward to speak against Case No. 2013-10 CUP. Ms. Sanchez stated that it took Mr. Hernandez a "long time" to start his business

and that she believed that it would not be "healthy competition." Ms. Sanchez stated that it was not right to establish the proposed recycling business at the subject site.

Commissioner Benitez stated that the Commission's role was to determine if the proposed use was conforming with the City's land use and zoning regulations and did not consider issues related to business competition.

Chairperson Herrera added that when Mr. Hernandez initiated the process for his Conditional Use Permit, there was a moratorium on recycling facilities in place and that now that the moratorium was lifted, the Commission would make its decision based on current laws. Ms. Herrera stated that the Commission did not have the "say so" on matters related to competition between businesses.

Ms. Lucy Enriquez addressed City Attorney Larsen and asked if there was a law to protect a business from competing businesses and if a moratorium on recycling uses could be reestablished to protect the existing recycling facility business from bigger corporations coming in to compete with it. Mr. Larsen responded that there was no law that could preclude the applicant from building a recycling facility at the subject site.

Chairperson Herrera called for anyone else wishing to speak for or against Case No. 2013-10 CUP. Hearing no one, the public hearing was closed.

Senior Planner Fontanez reported that cities normally place distance requirements between "sensitive receptors" to preclude additional uses in close proximity to similar uses. Mr. Fontanez added that since the expiration of the moratorium, staff has received many inquiries from prospective businesses wishing to establish recycling facilities in the City and that the Commission might want to explore establishing "sensitive receptors" standards for recycling uses in the future to prevent the proliferation of the use in the City.

Motion by Vice Chair Anaya, seconded by Commissioner Carvajal, to APPROVE CASE NO. 2013-10 CUP AND ADOPT RESOLUTION NO. 2013-10 granting a Conditional Use Permit at 2020 Laura Avenue, subject to the Condition Nos. 1-46 as outlined in staff's report. The motion carried as follows: Ayes: Commissioners Carvajal, Anaya, Benitez, and Chairperson Herrera; Noes: None; Absent: Commissioner Lopez.

Senior Planner Fontanez announced that the Commission's decision may be appealed with the City Clerk's office within 15 calendar days.

B. CASE NO. 2013-12 CUP – CONDITIONAL USE PERMIT: Request by Ace Recycling for approval of a Conditional Use Permit to allow the expansion and operation of an existing metal recycling collection and processing facility at 6069-6105 Maywood Avenue, within the Manufacturing Planned Development (MPD) Zone and the adoption of an associated Mitigated Negative Declaration under the California Environmental Quality Act (CEQA).

Senior Planner Albert Fontanez reviewed staff's Administrative Report, which included the Administrative Analysis and Recommendations. Mr. Fontanez stated that

the subject site is made up of two separate parcels which the applicant (Ace Recycling) would be required to consolidate through a Lot Line Adjustment if the Conditional Use Permit (CUP) entitlement is granted. Mr. Fontanez stated that Ace Recycling had recently acquired Parcel 1 to expand and provide additional area to its current recycling facility. Mr. Fontanez added that the parcel was developed with a single-story metal building that will be demolished and replaced with two new metal buildings. Mr. Fontanez stated that Parcel 2 is developed with three separate buildings and will continue with the operation of the existing recycling facility. Mr. Fontanez added that Ace Recycling has operated the recycling facility in compliance with existing Conditional Use Permit No. 1870. Mr. Fontanez stated that the proposed project was not Categorically Exempt under the CEQA and that a Mitigated Negative Declaration (MND) was prepared to mitigate any potential impacts resulting from the operation. Mr. Fontanez stated that the environmental consultant was present to answer questions.

Mr. Fontanez displayed a PowerPoint presentation and stated that the subject site is located in an industrial-zoned area with commercial- and residential-zoned properties to the east along Maywood Avenue, and railroad right-of-way to the west. Mr. Fontanez reported that Parcel 1 has been vacant for about six months and that Ace Recycling proposed to continue to collect only ferrous metals in bulk which will be processed for transporting overseas. Mr. Fontanez stated that on-site improvements included an 8-foot split face block wall along the front property line which will mitigate visual and noise impacts, as well as enhancement of the parking area by providing 50 parking spaces in addition to nine commercial vehicle parking spaces. Mr. Fontanez added that staff had incorporated several conditions of approval within the project as recommended by the Code Enforcement and Building Divisions in order to mitigate potential impacts that would be of concern to neighboring properties. Mr. Fontanez further added that the Police Department had conditioned that noise emanating from the premises shall not exceed 60dBA or not be audible 50 feet from the property line.

Mr. Fontanez stated that the proposed project would be a great improvement to the current condition of the subject site and that based on the applicant's current recycling operation, staff recommended the approval of Case No. 2013-12 CUP as conditioned.

Commissioner Benitez asked if any citations, crimes or complaints have been reported in connection with the current recycling operation. Mr. Fontanez responded that he was not aware of Ace Recycling receiving any violations in connection with the recycling operation.

Commissioner Carvajal inquired regarding the hours of operation. Mr. Fontanez reported that the recycling operation would be Monday through Saturday, 8 a.m. to 5 p.m. Construction hours will be 7 a.m. through 7 p.m.

Chairperson Herrera declared the public hearing open and called for anyone wishing to speak for or against Case No. 2013-12 CUP. Mr. Paul Kim (Cal-City Construction, Inc., 16605 Norwalk Blvd., Cerritos, CA 90703, [562] 404-4820), project architect, came forward to speak in favor of Case No. 2013-12 CUP and stated that Ace Recycling would comply with the requirements as stipulated by staff.

The following individuals came forward to speak against Case No. 2013-12 CUP:

1) Lucy Enriquez (3617 E. 61st St., Huntington Park): Ms. Enriquez stated that the recycling operation i) generated excessive noise; ii) created uncontrollable dust and pollutants; iii) made her house shake (earth vibrations), and iv) disturbed the peace. Ms. Enriquez expressed concern for the children residing in the nearby residential area and who attend Loma Vista (Avenue) Elementary School. In response to Commissioner Benitez's inquiries, Ms. Enriquez stated that she had not reported her complaints to the health or police department or any other entity out of "respect for free enterprise," however, if she needed to, she would start "right away."

2) Edilia Ruiz (3538 61st St., Huntington Park): Ms. Ruiz stated that she was a local school volunteer, and that there are two schools close to the subject site. Ms. Ruiz expressed the following concerns: i) there were children with asthma that are affected by the excessive dust generated by the recycling operation; ii) cars wait in line in the early morning to enter the subject site creating excessive traffic in the area; and iii) there is excessive contamination resulting from recycled materials such as refrigerators and microwave ovens. Ms. Ruiz stated that she belongs to a group of residents that is trying to have the business move out of the area and expressed her strong opposition to the proposed project.

3) George Franco (3505 61st Pl., Huntington Park): Mr. Franco's concerns were i) excessive noise; ii) excessive dust; iii) increased traffic on Maywood Avenue where trucks line up at 7 a.m. to enter business. Mr. Franco stated that Maywood Avenue is a very narrow street with no street parking on the "right side" of the street.

4) Alejandro Baez (3511 E. 61st Pl., Huntington Park): Mr. Baez stated that the recycling operation created earth vibrations to the surrounding properties and the continued operation would destroy (their) neighborhood. Mr. Baez stated that area residents did not want the recycling operation at the location and requested that City officials listen to and consider the residents' concerns.

5) Hipolito Serrano (3633 E. 60th Pl., Huntington Park): Mr. Serrano expressed concern for the excessive contaminants and dust generated by the recycling operation. Mr. Serrano stated he suffered from daily headaches and requested that the Commissioners consider the concerns of the residents.

Mr. Phil Martin (Phil Martin & Associates), environmental consultant, stated that mitigation measures were incorporated in the MND and in the Conditions of Approval of the CUP. Mr. Martin addressed the issues presented by the residents:

- i) Noise: The MND determined that noise levels would not be perceived by the average person with the implementation of the recommended mitigation measures.
- ii) Air emissions: The thresholds in the MND air emissions study were not exceeded. Mitigation measures to reduce dust during construction would include frequent watering of exposed surfaces; apply "soil binders" to the

surface to adhere to pavement. Thresholds were not exceeded; the project would not be a health hazard to children.

- iii) Earth vibrations: The study did not identify any impacts associated with the project related to earth vibrations. Mr. Martin stated that there had to be identification of the impacts from the recycling operation in order to implement mitigation measures for existing vibrations.
- iv) Traffic: It is anticipated that the proposed project will not increase traffic in the area since the operation would not increase.

Chairperson Herrera encouraged applicant representatives to respond to the residents' comments.

Mr. Steven Ko (Ace Recycling, 6069 Maywood Ave., Huntington Park), General Manager, stated that Ace Recycling had been in operation for the past two years and that he had not heard of any complaints until now. Mr. Ko stated that (they) take classes to learn the best methods of operation for the recycling facility.

Mr. Paul Kim readdressed the Commission and stated that he was not aware of the residents' concerns. Mr. Kim stated that the noise levels would not increase with the proposed expansion of the recycling facility.

A discussion was held. City Attorney Larsen explained that the Commission would have to approve both the MND and CUP. Mr. Larsen stated that a CUP allows a business operation with conditions imposed by the Planning Commission and that it can be revoked by the Planning Commission if it is found that the operation is not in compliance with the Conditions of Approval.

With no one else coming forward to speak on Case No. 2013-12 CUP, Chairperson Herrera declared the public hearing closed.

Chairperson Herrera stated that she was very "sympathetic of the Freedom Park area"; however, there was no log of the conditions reported by the residents and that she needed to base her decision on what was presented to the Commission. Ms. Herrera suggested to the residents that they log their concerns in the future so that they can be presented to the Commission. Ultimately, if the business does not comply with the Conditions of Approval, the City may potentially revoke the CUP.

Commissioner Benitez reminded those in the audience that if "problems" associated with the recycling facility persisted, they could take action as a community and report their concerns.

The Commission concurred to modify the Conditions of Approval by adding the following conditions:

1. Continue monitoring dust, vibration, noise;
2. Conduct staff site inspections every six months;
3. Installation of mirrors at entry/exit locations; and
4. Check into "soil binders" for dust reduction.

Motion by Commissioner Carvajal, seconded by Commissioner Benitez, to ADOPT THE MITIGATED NEGATIVE DECLARATION ASSOCIATED WITH THE PROPOSED PROJECT, APPROVE CASE NO. 2013-12 CUP, AND ADOPT RESOLUTION NO. 2013-12, granting a Conditional Use Permit at 6069-6105 Maywood Avenue, subject to the Conditions of Approval as modified. The motion carried as follows: Ayes: Commissioners Carvajal, Anaya, Benitez, and Chairperson Herrera; Noes: None; Absent: Commissioner Lopez.

Senior Planner Fontanez announced that the Commission's decision may be appealed with the City Clerk's office within 15 calendar days.

New Business

None.

Information Items

None.

Staff Comments

None.

Planning Commission Comments

None.

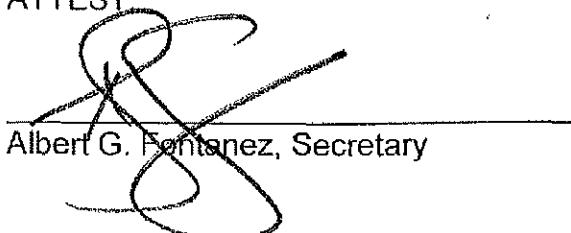
Adjournment

There being no further business, Chairperson Herrera adjourned the meeting at 8:14 p.m.



Laura Herrera
Laura Herrera, Chairperson

ATTEST:



Albert G. Fontanez, Secretary

ATTACHMENT "D"

PLANNING COMMISSION STAFF REPORT DATED 09-18-2013



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: September 18, 2013

TO: Chairperson and Members of the Planning Commission

FROM: Albert G. Fontanez, Senior Planner *AF*

**SUBJECT: PLANNING COMMISSION CASE NO. 2013-12 CUP
(CONDITIONAL USE PERMIT)**

REQUEST: A request for Planning Commission approval of a Conditional Use Permit to allow the expansion and operation of an existing metal recycling collection and processing facility at 6069-6105 Maywood Avenue, within the Manufacturing Planned Development (MPD) Zone and the adoption of an associated Mitigated Negative Declaration under the California Environmental Quality Act (CEQA).

**APPLICANT/
PROPERTY OWNER:** Ace Recycling
6069 Maywood Avenue
Huntington Park, CA 90255

PROJECT LOCATION: 6069-6105 Maywood Avenue

**ASSESSOR'S
PARCEL NUMBER:** 6318-008-009 & 6318-008-010

PRESENT USE: Recycling Facility/Vacant

PROJECT SIZE: 14,160 sq. ft. (new construction)

BUILDING SIZE:

Existing:	23,521 sq. ft.
Proposed:	14,160 sq. ft.
Total:	37,681 sq. ft.

SITE SIZE:

6318-008-009:	41,742 sq. ft. (0.96 acres)
6318-008-010:	83,822 sq. ft. (1.92 acres)
Total:	125,564 sq. ft. (2.88 acres)

GENERAL PLAN:	Manufacturing Planned Development
ZONE:	MPD (Industrial/Manufacturing Planned Development)
SURROUNDING LAND USES:	North: Industrial West: Industrial (City of Vernon) South: Industrial East: Commercial
DEFINITION OF A LARGE COLLECTION RECYCLING FACILITY:	Pursuant to the Huntington Park Municipal Code (HPMC) Section 9-3.1002(1)(A)(3), a large collection recycling facility is a center for the acceptance by donation, redemption or purchase of recyclable materials from the public, which occupies an area of more than 500 square feet and may include permanent structures.
REQUIREMENTS FOR LARGE COLLECTION RECYCLING FACILITY:	Pursuant to HPMC Section 9-3.1002(2)(C), large collection facilities shall be permitted only in the MPD zoning district subject to the approval of a Conditional Use Permit and the following standards: <ol style="list-style-type: none">1. The facility shall not be located adjacent to any residential zoning district/use;2. The facility shall be screened from all public rights-of-way;3. Structure setbacks and landscape requirements shall comply with those provided for the MPD zoning district;4. All exterior storage of material shall be in sturdy containers or enclosures which are covered, secured, and maintained in good condition at all times. Storage containers for flammable materials shall be constructed of nonflammable materials. Outdoor storage shall be screened by a six (6) foot high, solid decorative masonry wall. No storage, excluding truck trailers, shall be visible above the height of the required wall;

5. The facility shall be maintained in a clean, sanitary and litter-free condition. Loose debris shall be collected on a daily basis and the site shall be secured from unauthorized entry and removal of materials when attendants are not present;
6. Space shall be provided on-site for six (6) vehicles to circulate and to deposit recyclable materials;
7. Four (4) parking spaces for employees plus one parking space for each commercial vehicle operated by the recycling facility shall be provided on-site;
8. Noise levels shall not exceed sixty (60) dBA as measured at the property line of the nearest residential zoning district(s)/uses in compliance with Article 5 of this Chapter (Noise Standards);
9. If the facility is located within 500 feet of property zoned or used for residential purposes, it shall not be in operation between the hours of 7:00 p.m. and 7:00 a.m.;
10. Any containers provided for "after hours" donation of recyclable materials shall be permanently located at least fifty (50) feet from any residential zoning district/use, constructed of sturdy, rustproof materials, with sufficient capacity to accommodate materials collected;
11. Donation areas shall be kept free of litter and any other undesirable material and the containers shall be clearly marked to identify the type of material that may be deposited. The facility shall display a notice stating that no material shall be left outside the recycling containers;
12. The facility shall be clearly marked with the name and phone number of the facility operator and the hours of operation. Signs shall be installed in compliance with Article 12 of this Chapter (Sign Standards);
13. No dust, fumes, smoke, vibration or odor above ambient levels shall be detectable from adjacent parcels; and

14. The facility shall maintain adequate refuse containers on-site for the disposal of nonhazardous waste.

**DEFINITION OF A
HEAVY PROCESSING
RECYCLING FACILITY:**

Pursuant to the Huntington Park Municipal Code (HPMC) Section 9-3.1002(1)(E), a heavy processing facility occupies an area of over 45,000 square feet of collection, processing and storage area and averages more than two (2) outbound truck shipments each day. Heavy processing facilities may include, but are not limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of ferrous metals.

**REQUIREMENTS FOR
HEAVY PROCESSING
RECYCLING FACILITY:**

Pursuant to HPMC Section 9-3.1002(2)(D), light processing facilities and heavy processing facilities shall be permitted only in the MPD zoning district subject to the approval of a Conditional Use Permit and the following standards:

1. The facility shall not be located adjacent to any residential zoning district/use;
2. Processors shall operate within a completely enclosed structure if located within 500 feet of any residential zoning district or a C-N zoning district;
3. Power-driven processing shall be permitted provided all noise levels are in compliance with Article 5 of this Chapter (Noise Standards). Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and repairing of reusable materials;
4. A light processing facility shall be no larger than 45,000 square feet and shall have no more than an average of two (2) outbound truck shipments of material each day and shall not shred, compact or bale ferrous metals other than food and beverage containers. A heavy processor may exceed 45,000 square feet and two (2) outbound truck shipments each day, and may perform those functions not allowed at light processing facilities;

5. Structure setbacks and landscape requirements shall comply with those provided for the MPD zoning district;
6. All exterior storage of material shall be in sturdy containers or enclosures which are covered, secured, and maintained in good condition at all times. Storage containers for flammable materials shall be constructed of nonflammable materials. Outdoor storage shall be screened by a seven (7) foot high, solid decorative masonry wall, or as determined by the Commission. No storage, excluding truck trailers, shall be visible above the height of the required wall;
7. The premise shall be maintained in a clean, sanitary, odor-free and litter-free condition. Loose debris shall be collected on a daily basis and the site shall be secured from unauthorized entry and removal of materials when attendants are not present;
8. Space shall be provided on-site for the anticipated peak load of customers to circulate, park and deposit recyclable materials. If the facility is open to the public, an on-site parking area shall be provided with a minimum of five (5) spaces at any one time;
9. One employee parking space shall be provided on-site for each commercial vehicle operated by the processing center;
10. Noise levels shall not exceed sixty (60) dBA as measured at the property line of the nearest residential zoning district(s)/uses, in compliance with Article 5 of this Chapter (Noise Standards);
11. If the facility is located within 500 feet of property zoned or used for residential purposes, it shall not be in operation between the hours of 7:00 p.m. and 7:00 a.m. The facility shall be administered by on-site personnel during normal business hours;
12. Any containers provided for "after hours" donation of recyclable materials shall be permanently located at least 100 feet from any residential zoning district/use, constructed of sturdy, rustproof materials, with sufficient capacity to accommodate materials collected;

13. Donation areas shall be kept free of litter and any other undesirable material and the containers shall be clearly marked to identify the type of material that may be deposited. The facility shall display a notice stating that no material shall be left outside the recycling containers;
14. The facility shall be clearly marked with the name and phone number of the facility operator and the hours of operation. Signs shall be installed in compliance with Article 12 of this Chapter (Sign Standards);
15. No dust, fumes, smoke, vibration or odor above ambient levels shall be detectable from adjacent parcels; and
16. Adequate refuse containers shall be maintained on-site for the disposal of nonhazardous waste.

**REQUIRED FINDINGS
FOR A CONDITIONAL
USE PERMIT:**

Following a hearing, the Planning Commission shall record the decision in writing and shall recite the findings upon which the decision is based. The Commission may approve and/or modify a Conditional Use Permit 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 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;
4. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to

other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;

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

**ENVIRONMENTAL
REVIEW:**

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

**ADMINISTRATIVE
ANALYSIS:**

The applicant, Ace Recycling, is requesting Planning Commission approval of a Conditional Use Permit (CUP) to allow the expansion and operation of an existing metal recycling collection and processing facility at 6069-6105 Maywood Avenue, within the Manufacturing Planned Development (MPD) Zone.

Site Description

The subject site is comprised of two separate parcels (Parcel 1: 6318-008-009 and Parcel 2: 6318-008-010) located on the west side of Maywood Avenue, between Slauson Avenue and Randolph Street. Parcel 1 (the southerly parcel) has a lot area of 41,742 square feet. Parcel 2 (the northerly parcel) has a lot area of 83,822 square feet. The lot size of the combined parcels will be 300 feet wide by 418.5 feet deep for a total lot area of 2.88 acres (125,564 square feet). As a condition of approval (Condition No. 27), the applicant is required to consolidate the two (2) parcels into one (1). If approved, the applicant shall file a Lot Line Adjustment with the City prior to issuance of Building permits.

Parcel 1 was previously permitted as a catering truck manufacturing and repair facility. However, the property has been vacant for approximately six months. Parcel 1 is currently developed with a 6,973 square foot, single-story metal building that will be demolished. In its place, the applicant is proposing to construct two new metal buildings totaling 14,160 square feet.

Parcel 2 is currently operating as a metal recycling facility and is developed with three separate buildings totaling 23,521 square feet. Building A is used for office purposes and has an area of 1,975 square feet, Building B is an metal enclosed warehouse/shop and has an area of 3,720 square feet, and Building C is an open metal canopy and has an area of 17,826. Parcel 2 will continue to operate as it exists.

The site is surrounded by industrial uses to the west, north and south and by commercial and residential properties to the east along Maywood Avenue. It is bordered to the east by Maywood Avenue and to the west by a railroad. Vehicular access to the site will be provided via two existing driveways located at the front of the property along Maywood Avenue. Both of these driveways will be widened to 34 feet to provide better accessibility to the site. Per the Huntington Park Municipal Code (HPMC), the site is physically suitable for the type and intensity of the proposed use and has adequate provisions for public access.

Project Description

On July 2, 2008, the Planning Commission approved CUP Case No. 1870 to allow the construction and operation of a Metal Recycling Scrap Yard at 6069 Maywood Avenue. The existing office building, warehouse and shop, and storage/sorting canopy will continue to be used as approved. Recently, the applicant acquired the adjacent property to the south to expand their existing metal recycling facility. The objective of the proposed expansion is to provide the applicant additional area to perform their operations. As part of the expansion, the applicant is proposing an additional 6,080 square foot metal

warehouse/shop building, as well as an additional 8,080 square foot metal canopy. All metal recycling operations will be conducted under a canopy or within an enclosed building. At no time, will operations occur in open-air.

As proposed, the applicant will only continue to collect ferrous metals for recycling purposes. The recyclable materials will then be processed for shipping by means of sorting, crushing, grinding, shredding, and compacting. The materials will then be loaded into freight containers that will be exported overseas.

In accordance with Table IV-8: Allowed Land Uses, Large Collection and Heavy Processing Recycling Facilities are permitted within the MPD Zone subject to Planning Commission approval of a Conditional Use Permit (CUP). "Processing Facilities" as defined by HPMC Section 9-3.1002(1)(E) means a facility used for the collection and processing of recyclable materials to prepare for either efficient shipment or to an end-user's specifications by means of baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing. Processing facilities can be classified as either a light processing facility or a heavy processing facility. The proposed use will fall within the parameters of a "heavy processing facility" since it proposes to occupy an area of greater than 45,000 square feet of collection, processing and storage area and will average more than two (2) outbound truck shipments each day.

The recycling facility currently receives and ships approximately 150 tons of scrap metal per day. The current operations generate approximately 36 truck trips per day (18 inbound trips and 18 outbound trips). The applicant is not proposing to increase the current operations.

Power-driven processing equipment is permitted provided all noise levels are in compliance with the City of Huntington Park Noise Ordinance. Therefore, it is conditioned that all noise emanating from the premises shall not exceed sixty (60) dBA, as measured at the property line, or shall not be audible 50 feet or more from the property line.

The applicant is proposing to match the color and type of the proposed buildings to the existing buildings. The proposed exterior material finish will be metal. The exterior color shall be an earthen hue in compliance with the City's Exterior Color Ordinance. The overall height of the building will be 35 feet.

Parking Analysis

Per HPMC Section 9-3.1002(2)(D)(8), a heavy processing recycling facility requires a minimum of five (5) parking spaces at any one time, plus one employee space for each commercial vehicle operated by the processing center. The current site has 15 existing parking spaces that will remain. These spaces are designated for customers, employees and visitors. The applicant is proposing to provide an additional 35 parking spaces on both parcels for a total of 50 parking spaces. In addition, the applicant is proposing a total of nine (9) commercial vehicle parking spaces.

The parking calculations are summarized in the following table:

STANDARD OFF-STREET PARKING CALCULATION		
Type	Required	Provided
Customer Parking	5 spaces	50 spaces
Employee Parking	9 spaces	9 spaces
Total	14 spaces	59 spaces

Site Improvements

The applicant is proposing to construct a 50 square foot trash enclosure at the rear of the property. Landscape planters and trees will also be included along the northerly and southerly property lines within the parking lot area, as well as at the front of the property along Seville Avenue. As conditioned, all planters will have permanent irrigation and will be bordered by six (6) inch curbing. In addition, various decorative features will be provided throughout the site, including decorative paving.

On-site improvements will include the enhancement of the existing parking area by providing 50 parking spaces and re-striping the existing parking stalls. To address the potential for trash and debris, it is conditioned that the applicant comply with the property maintenance standards as set forth in the HPMC. Other improvements include the construction of an 8-foot high split face block wall along the easterly/front property line and a standard 8-foot block wall along the southerly and westerly property lines. The applicant is proposing to install barb wire on the block wall along westerly/rear property line in order to deter potential intrusions via the railroad corridor. Additionally, it is conditioned that landscaping and trees be placed in a five (5) foot setback area along the entire front of the property as required by the HPMC Section 9-3.404. Both the landscaping and decorative walls are intended to create a more aesthetically pleasing environment while improving the site's security.

The project as proposed and conditioned, will not adversely affect or interfere with the public's health, safety, and welfare, complies with the City's Zoning and Development Standards subject to the approval of a Conditional Use Permit by the City's Planning Commission, and is consistent with the City's General Plan. The applicant shall also be required to obtain permits/approvals from all other applicable agencies including the Building Division, Engineering Division and the Fire Department.

RECOMMENDATIONS:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission adopt the Mitigated Negative Declaration under the California Environmental Quality Act associated with the proposed project, and **approve PC Case No. 2013-12 CUP**, subject to the proposed conditions of approval and/or additional limitations the Planning Commission may wish to add.

CONDITIONS OF APPROVAL:

Air Quality

- 1. Mitigation Measure No. 1:** During project construction the contractor shall incorporate the following fugitive dust control measures deemed applicable by the City:

- a. Apply soil stabilizers or moisten inactive areas.
- b. Prepare and implement a high wind dust control plan.
- c. Stabilize previously disturbed areas if subsequent construction is delayed.
- d. Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 3 times/day).
- e. Cover all stock piles with tarps at the end of each day or as needed.
- f. Provide water spray during loading and unloading of earthen materials.
- g. Minimize in-out traffic from construction zone.
- h. Cover all trucks hauling dirt, sand, or loose material or require all trucks to maintain at least two feet of freeboard.
- i. Sweep streets daily if visible soil material is carried out from the construction site.

Noise

2. **Mitigation Measure No. 2:** During project construction the contractor shall incorporate the following noise control measures deemed applicable by the City:
 - a. All construction and general maintenance activities, except in an emergency, shall be limited to the hours of 7 a.m. to 7 p.m. Monday through Saturday.
 - b. All on-site construction equipment shall have properly operating mufflers.
 - c. All construction staging areas should be located as far away as practical from the nearest home.
 - d. Prior to the start of building construction, construct the perimeter wall along the east project boundary or construct a temporary 8 foot tall plywood barrier along the east project boundary.

General Conditions

3. 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, 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.
4. 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.
5. That the proposed project shall comply with all applicable federal, state and local agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.

6. That the use be conducted, and the property be maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.
7. That all proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and shall be completely concealed from public view as required by the City prior to issuance of Certificate of Occupancy.
8. That all existing and/or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the structure or property shall be completely shielded/enclosed so as not to be visible from public view and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to the issuance of the Certificate of Occupancy as approved by the Planning Division.
9. That the parking area be paved and striped as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.
10. That all required off-street parking and loading spaces comply with the minimum dimensions as set forth within the Huntington Park Municipal Code prior to issuance of the Certificate of Occupancy.
11. That decorative paving be provided and maintained at the driveway entrance along public alley at the rear of the property, as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.
12. That a ninety-six (96) square foot decorative trash enclosure be provided on-site and that a decorative trellis, as approved by the Planning Division, be installed above the required trash enclosure prior to issuance of Certificate of Occupancy. The design and location 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.
13. That a lighting plan be provided for all outdoor areas of the property per HPMC Section 9-3.809(6). Such lighting shall be decorative and installed as approved by the Planning Division 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 shall be projected towards the site and away from all adjacent properties, public streets, and rights-of-way.
14. That a minimum 5'0" landscape planter per HPMC Section 9-3.404 requirements and permanent irrigation be provided along Maywood Avenue; with the exception of driveways and walkways and that landscaping be provided in areas not used for vehicle parking,

vehicle circulation or pedestrian access. A landscape plan designed by a Registered Landscape Architect shall be provided for the entire property showing planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to, and approved by the Planning Division, and such landscaping shall be installed and planted according to such approved plan, prior to issuance of the certificate of occupancy, and shall thereafter be continuously and permanently maintained.

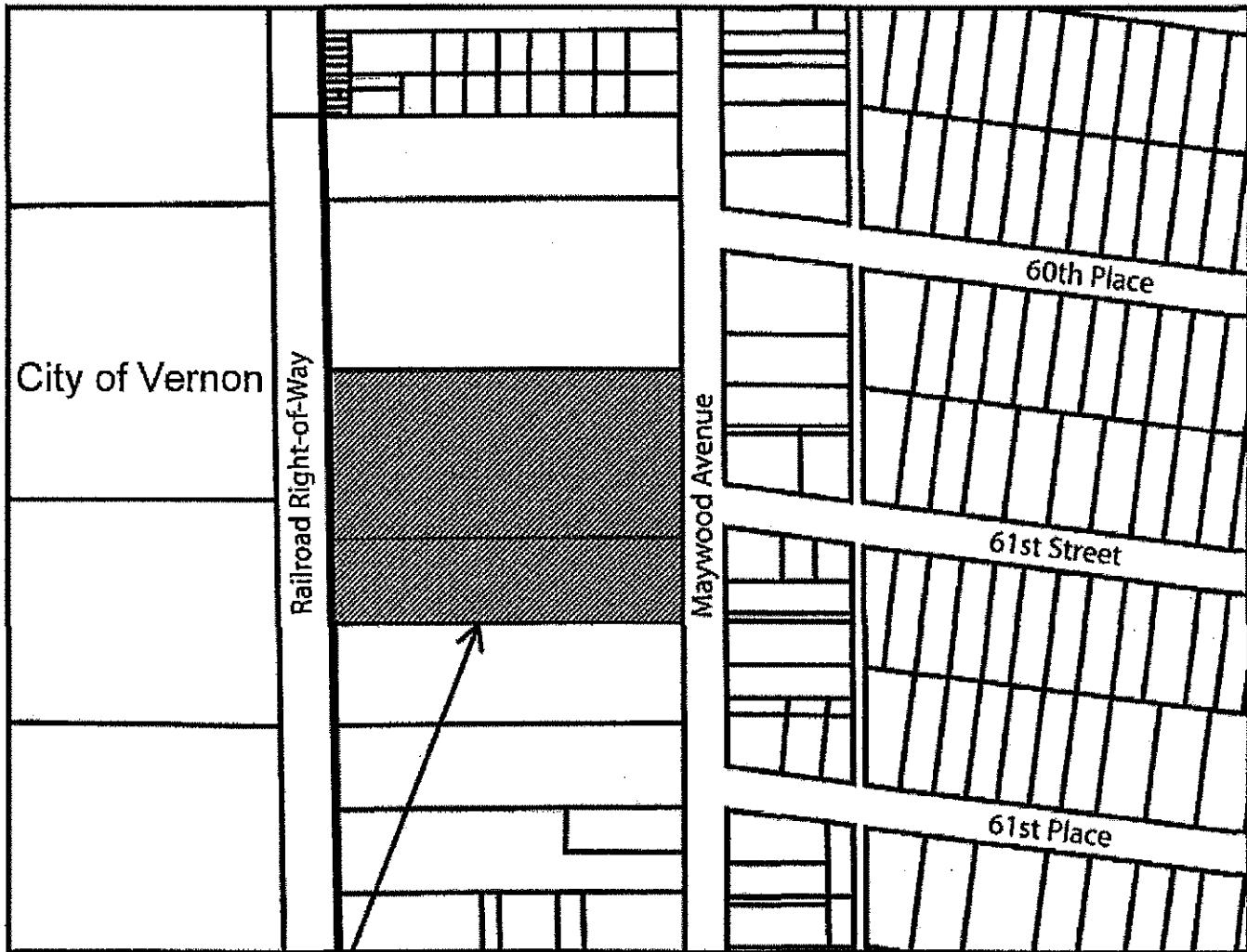
15. That any existing and/or future graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
16. That the property owner shall grant either by the covenants, conditions and restrictions (CC&R's) for the subject property, or by a separate covenant recorded against the subject property, the right of entry to authorized City employees and/or agents for the purpose of removing or painting over graffiti from structures on the subject property, prior to authorization to operate.
17. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of Occupancy.
18. That all signs on the site be installed in compliance with the City's sign regulations and/or Sign Program and that approval be obtained through a Sign Design Review prior to installation.
19. That the applicant comply with the City's requirement for Publicly Visible Art or pay in-lieu art fees in accordance with HPMC Title 9, Chapter 3, Article 17 prior to Building Permit issuance.
20. That all scrap metal not placed into a container shall be stored in a covered area. Outside storage shall be confined to the metal canopy or inside of the principal structures and be screened from public view and from any adjoining properties.
21. That all operations associated to the approved use occur within an enclosed structure or under a canopy and be screened from public view at all times.
22. That vehicular access between the front and rear of the property remain unobstructed at all times.
23. That the applicant install 8-foot high block walls along the west, south and east property lines. The block wall along the east property line shall be decorative as approved by the Planning Division. Barb wire shall be limited to the west/rear property line.
24. That the hours of operation shall be limited to 8:00 a.m. to 5:00 p.m., Monday through Saturday.

25. That the operator shall obtain a City of Huntington Park Business License prior to commencing business operations.
26. That applicant shall obtain and provide proof of obtaining all applicable State license(s) to operate a collection facility at the location prior to the commencement of the use.
27. That the business be operated in compliance with the City of Huntington Park Noise Ordinance. All noise emanating from the premises shall not exceed sixty (60) dBA, as measured at the property line, or shall not be audible 50 feet or more from the property line.
28. That public improvements be completed per the City Engineer's requirements prior to issuance of the Certificate of Occupancy as follows:
 - a. Remove and replace all public improvements damaged by construction per City Engineer's requirements; and
 - b. Repair and/or replace any abutting substandard or damaged public improvements as required by the City Engineer.
29. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the issuance of Building Permits to consolidate the existing two (2) parcels, 6318-008-009 and 6318-008-010, into one (1) parcel.
30. That the applicant comply with the requirements of County Sanitation District of Los Angeles.
31. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The applicant shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
32. That the Conditional Use Permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
33. That the entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
34. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.

35. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.
36. That the applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing area of the use or if the location is modified from that approved by the Planning Commission.
37. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
38. That this permit may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
39. That the Director of Community Development or his designee 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.
40. That the applicant and property owner agree in writing to the above conditions.

EXHIBITS:

- A: Vicinity Map
- B: Site Plan
- C: First Floor Plan
- D: Elevations
- E: Conditional Use Permit Application/Environmental Assessment Checklist
- F: Department/Agency Comments
- G: PC Resolution No. 2013-12



SUBJECT SITE:

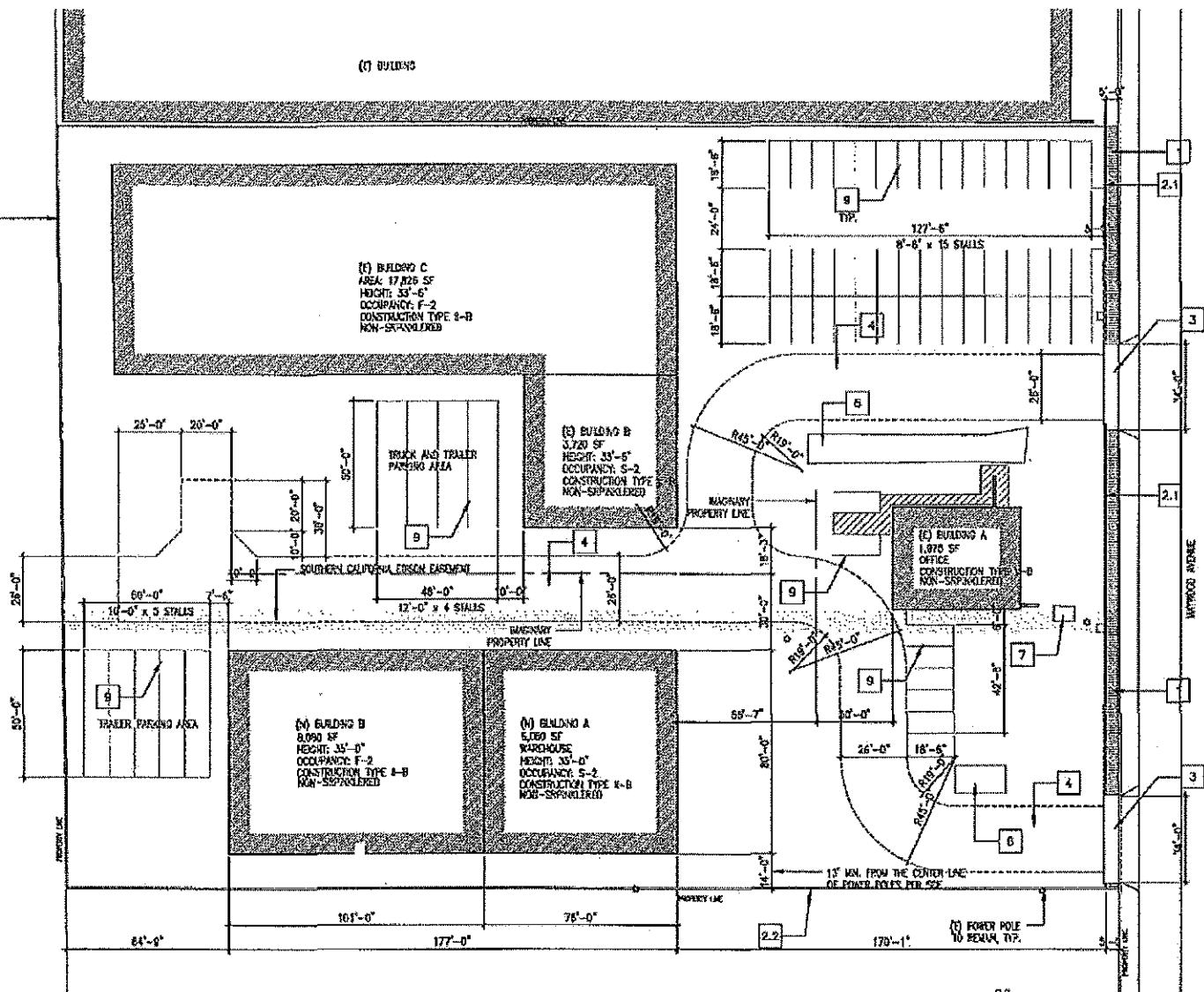
6069-6105 Maywood Avenue
Huntington Park, CA 90255

VICINITY MAP 

EXHIBIT

A

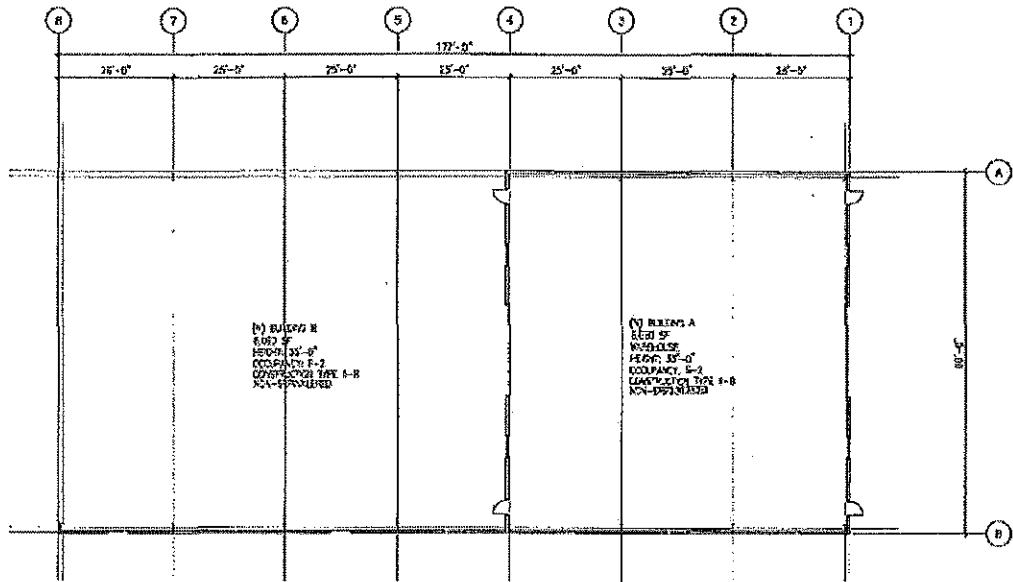
CASE NO. 2013-12 CUP



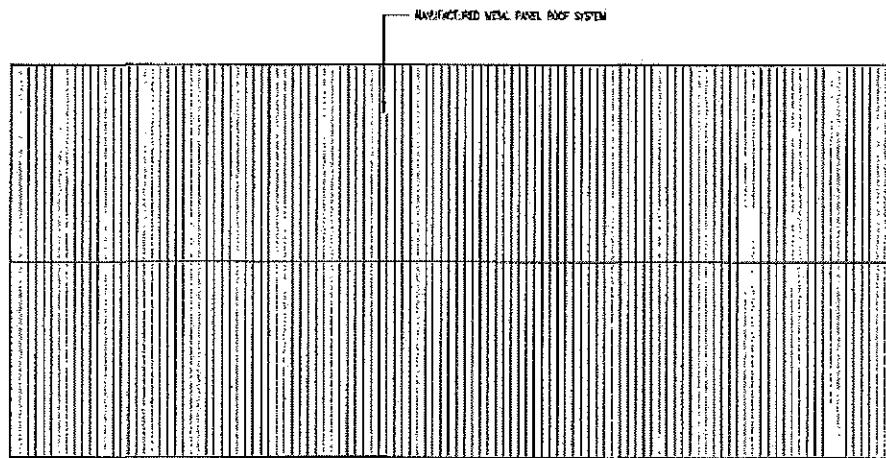
SITE PLAN

EXHIBIT B

CASE NO. 2013-12 CUP



1 FLOOR PLAN
SCALE: 1/16" = 1'-0"



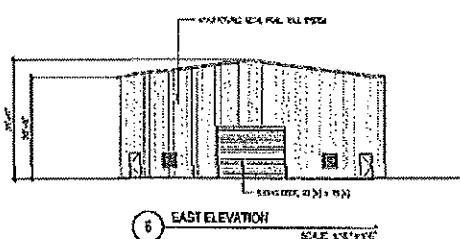
2 ROOF PLAN
SCALE: 1/16" = 1'-0"



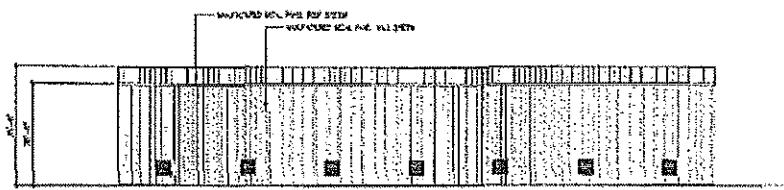
FLOOR PLAN

EXHIBIT C

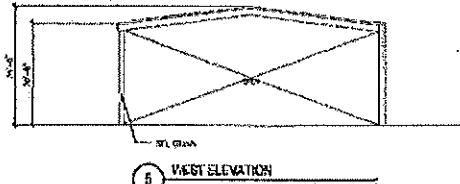
CASE NO. 2013-12 CUP



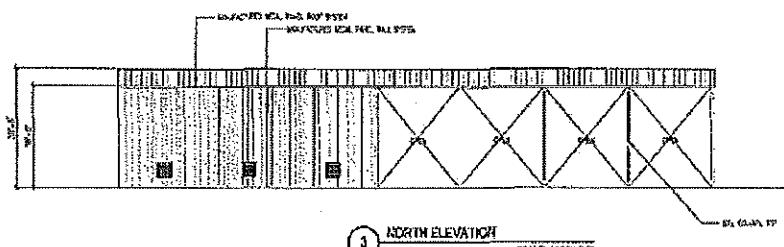
6 EAST ELEVATION



4 SOUTH ELEVATION



5 WEST ELEVATION



1 NORTH ELEVATION
SCALE 1/4" = 1'-0"

ELEVATIONS

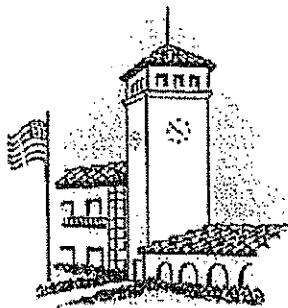
EXHIBIT D

CASE NO. 2013-12 CUP

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

EXHIBIT E

CASE NO. 2013-12 CUP



City of

HUNTINGTON PARK

california

COMMUNITY DEVELOPMENT DEPARTMENT

6550 MILES AVENUE

HUNTINGTON PARK, CA 90255

TEL: (323) 584-6210 FAX: (323) 584-6244

CONDITIONAL USE PERMIT (CUP) APPLICATION

FOR OFFICE USE ONLY

Date Filed:

8/28/13

File No.: 2013-12 CUP

Fee/Receipt No.:

1899.20

Initials:

AKF

PROJECT INFORMATION

Project Address: 6069 & 6105 Maywood Ave., Huntington Park, CA 90255

General Location: _____

Assessors Parcel Number (APN): 6318-008-009 & 6318-008-010

APPLICANT'S INFORMATION

Applicant: Ace Recycling

Mailing Address: 6069 Maywood Ave., Huntington Park, CA 90255

Phone 1: 323) 581-7707

Phone 2: _____

Fax: 323) 581-7706

PROPERTY OWNER'S INFORMATION

Property Owner: Ace Recycling

Mailing Address: 6069 Maywood Ave., Huntington Park, CA 90255

Phone 1: 323) 581-7707

Phone 2: _____

Fax: 323) 581-7706

REQUEST

I/We hereby request a Conditional Use Permit (CUP) for the following purpose:

To expand the existing scrap metal recycling facility at 6069 Maywood Ave. to the adjacent site, app. 0.96 acre, at 6105 Maywood

Ave. Existing metal building (app. 6973 sf) at 6105 Maywood Ave. will be demolished and two new buildings (total area: app. 14,160 sf)

will be proposed. Installing of 8' high block wall along the property line and widening of the two existing driveway accesses from

Maywood Ave. will be proposed.

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 will be app. 418'x300' rectangular shape after consolidating the two properties.

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

The project site has two existing driveway accesses from the Maywood Ave., app. 25'-0" and 30'-10" wide each. It is proposed to widen the both driveway accesses to 34'-0".

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

The proposed use is processing and storing scrap metal.

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

The current zoning designation of the site is MPD.

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

Applicant Signature (Required)

Date 8/28/13

Ricardo Chung

Print Name

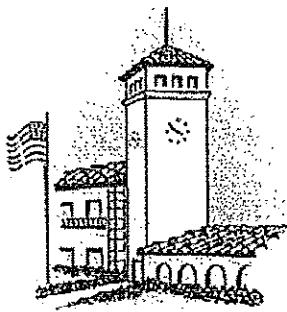
Note: If the applicant is not the property owner, the owner of the property must sign the application or a written authorization must be submitted so that the applicant may file the application.

Property Owner Signature (Required)

Date 8/28/13

Justin Lee

Print Name



City of
HUNTINGTON PARK california
COMMUNITY DEVELOPMENT DEPARTMENT

6550 MILES AVENUE
HUNTINGTON PARK, CA 90255
TEL: (323) 584-6210 FAX: (323) 584-6244

ENVIRONMENTAL INFORMATION FORM

(To be completed by the applicant)

FOR OFFICE USE ONLY

Date Filed: 9/28/13

File No. 2013-12 CUP

Fee/Receipt No. 2,850.00

Initials

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

Name: Ac Recycling

Address: 6069 Maywood Ave., Huntington Park, CA 90255

Telephone: 323) 581-7707

Fax: 323) 581-7706

2. Contact Person concerning this project:

Name: Paul Kim/ Cal-City Construction, Inc.

Address: 16605 Norwalk Blvd., Cerritos, CA 90703

Telephone: 562) 404-4820

Fax: 562) 404-4830

3. Address of project: 6069 & 6105 Maywood AVe., Huntington Park, CA 90255

4. Assessor's Parcel Number (APN): 6318-008-009, 6318-008-010

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

CUP

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:

Los Angeles County Dept., Public Works, LA County Fire Dept.

ENVIRONMENTAL INFORMATION FORM – PAGE 2

7. Existing Zone: MPD

8. Proposed use of site: Light Manufacturing-Scrap Metal Yard/ Recycling Facility (Steel Trans-loading Facility)

9. Site size (lot dimensions and square footage):
App. 418' x 300' (125,557 sf, 2.88 acre app.)

10. Project size:
Square feet to be added/constructed to structure(s):
14,160 sf
Total square footage of structure(s): _____

11. Number of floors of construction:
Existing: single
Proposed: single

12. Parking:
Amount required: 48 ea
Amount provided: 50 ea

13. Anticipated time scheduling of project:

14. Proposed phasing of development: Three Phases

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

ENVIRONMENTAL INFORMATION FORM – PAGE 3

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

N/A

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

Processing and loading of scrap metal to export overseas via containers

5 employees/ shift and 2 shift / day

Monday through Saturday, 6 a.m. to 6 p.m.

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

N/A

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

A) Potentially
Significant
Impact

B) Potentially
Significant Impact
Unless Mitigation
Incorporated

C) Less than
Significant
Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

a. Affect a scenic vista?

D

b. Have a demonstrable negative aesthetic effect?

D

c. Create light or glare?

D

ENVIRONMENTAL INFORMATION FORM – PAGE 4

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

UTILITIES AND SERVICE SYSTEMS

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

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

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

Attach photographs of the site and of the surrounding land uses.

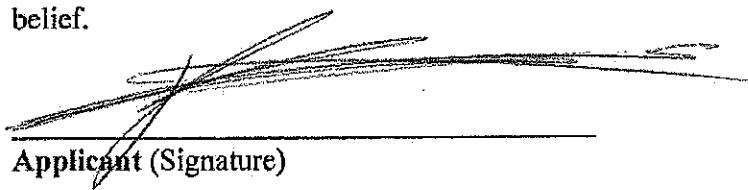
Existing one single story industrial building, consist of app. 9,294 sf, con'c slab foundation, steel truss, joist, sheet metal exterior finish, built in 1952

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.).

Height: 35'-0", Primary frontage: 80'-0", Set-backs: 175', Rear Yard: 64'-9"

ENVIRONMENTAL INFORMATION FORM – PAGE 8

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



Applicant (Signature)

8/28/13
Date

DEPARTMENT/AGENCY COMMENTS

EXHIBIT F

CASE NO. 2013-12 CUP

City of Huntington Park

BUILDING DIVISION CONDITIONS OF APPROVAL

To: Albert G. Fontanez, Planning Division

From: Ayla G Erfgen, Building Official

Address: 6095 - 6105 Maywood Avenue

Application No.: 2013-12-CUP

Date: September 12, 2013

Project Description: Construct a new 14,160 square feet building as part of expansion to existing metal recycling collection and processing facility

The following conditions or code requirements of the Building Division shall be provided:

1. 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.
2. Separate plans, applications and fees are required prior to plan review of electrical, plumbing, mechanical, or grading plans. Review of these plans must be specifically requested; Review is not automatic. If you have any questions concerning whether plan review is required, contact the Building Division.
3. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
4. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
5. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
6. South Coast Air Quality Management District must be contacted prior to any demolition or renovation. Call (909) 396-2000 for further information. Failure to comply with the provisions of Rule 1403 may result in a penalty of up to \$25,000 per day.
7. 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.
8. Electrical plan check is required.

9. Energy calculations are required for new lighting.
10. Project shall comply with the CalGreen Non Residential mandatory requirements.
11. Separate plan review and permit is required for block wall fence of height more than 6 feet.
12. Separate plan review and permit is required for each detached structure.
13. A demolition permit is required for any existing buildings which are to be demolished.
14. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
15. City records indicate the proposed site is a combination of two adjacent lots. A parcel merger or lot line adjustment by document shall be obtained or a parcel/tract map shall be processed **prior** to issuance of the building permit.
16. A geotechnical and soils investigation report is/will be provided for any of the following conditions:
 - a) A tract or parcel map is being processed as part of the development.
 - b) The allowable soil bearing pressure used for the foundation design exceeds 1,500 pounds per square foot.
 - c) Subterranean work which is deeper than three feet at any point measured from the top of adjacent grade.
 - d) Unusual soils conditions are encountered which effect the design or stability of the structure.
17. Where a soils 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 or review of drainage devices.
18. 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.
19. Plumbing fixtures shall comply with Los Angeles County Plumbing Code Table 4-1.
20. All State of California disability access regulations for accessibility and adaptability shall be complied with.

21. 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.
22. Grading and/or drainage plans shall be drawn at a scale of not less than 1"=10'.
23. Projects shall comply with the requirements of the NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) prior to issuance of a Demolition, Grading & Building permit. These include requirements for sediment control, erosion control, and construction activities control to be implemented on the project site.
24. All applicable requirements in the Standard Urban Stormwater Mitigation Plan (SUSMP) as one of the model programs under the National Pollutant Discharge Elimination System (NPDES) Permits to develop and implement programs for stormwater management within the County of Los Angeles shall be complied with.
25. Standard Urban Stormwater Mitigation Plan (SUSMP) is required for "redevelopment" project, that is, land-disturbing activity that results in creation, addition or replacement of 5,000 square feet or more of impervious surface area on an already developed site. Where redevelopment results in an alteration to less than fifty percent (50%) of the impervious surfaces of a previously existing development, and the existing development was not subject to these SUSMP requirements, the Design Standards apply only to the alteration, and not to the entire development.
26. For sites where the disturbed area is one acre or more, applicants must file a Notice of Intent (NOI) and a State SWPPP and obtain a Waste Discharge Identification number (WDID No.). Both the NOI and the WDID No. must be stated on the first sheet of the plans.
27. A Stormwater Pollution Prevention Program ("SWPPP") is required to be submitted. The SWPPP shall contain details of best management practices, including desilting basins or other temporary drainage or control measures, or both, as may be necessary to control construction-related pollutants which originate from the site as a result of construction related activities. No grading permit will be issued until the SWPPP has been submitted to and accepted by the building official.

Support Services Unit

Huntington Park Police Department

6542 Miles Avenue • Huntington Park, California 90255 • (323) 584-6254 • Fax (323) 584-1137

POTENTIAL CONDITIONS OF OPERATION

6069-6105 MAYWOOD AVENUE

CASE NO. 2013-12-CUP

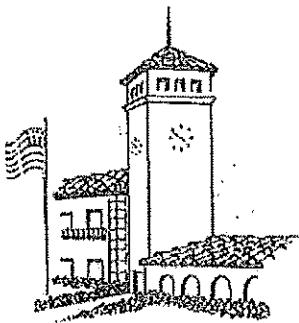
RECOMMENDED CONDITIONS:

- 1) The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the City Council. Any change in the operation, which exceeds the conditions of the approved permit, will require that a new permit application be submitted to the City Council for their review and approval.
- 2) Noise emanating from the permittee's premises shall not be audible 50 feet or more from the property line of the premises. The permittee shall be responsible for determining how to best meet this requirement, either by keeping doors and windows closed, limiting hours of entertainment, or by offering non-amplified entertainment.
- 3) The permittee shall take reasonable measures to prohibit and prevent the loitering of persons immediately outside any of the entrance/exit doors and the parking lot, at all times while open for business. This should be done by utilizing security guards and signage with verbiage such as, "Please respect our neighbors", or something similar. The permittee shall take reasonable measures to ensure that exiting patrons walk directly to their vehicles and not loiter in the parking lot or the immediate area.
- 4) Stripe designated area that restricts recycling activities including patron cues, recyclables unloading and applicant intake process.
- 5) Current occupancy loads shall be posted at all times.
- 6) The permittee shall be responsible for installing and maintaining a video surveillance system that monitors no less than the front and rear of the business, with full view of the public right-of-ways, and any parking lot under the control of the permittee. These cameras shall record video for a minimum of 30 days and the recordings will be made available to the Huntington Park Police Department.

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

Noncompliance with conditions: when the Chief of Police determines that permittee has violated the terms of the permit, including the permittee's obligation to comply with all other laws and regulations, but believes those violations can be remedied through education and/or minor modifications to permittee's operation, permittee will be asked to attend a meeting with the involved departments to address the community concerns and discuss how additional restrictions and/or revocation can be avoided.

Moreover, the City reserves the right to review the permittee's compliance with the terms and conditions of this and if necessary, revoke, suspend or modify the permit if the conduct of the business staff and /or customers creates problems as described in these conditions and subject to regulations of the Huntington Park Municipal Code.



City of
HUNTINGTON PARK california
COMMUNITY DEVELOPMENT DEPARTMENT

6550 MILES AVENUE
HUNTINGTON PARK, CA 90255
TEL: (323) 584-6210 FAX: (323) 584-6244

REQUEST FOR COMMENTS

On **Wednesday, September 18, 2013** at 6:30 a public hearing will be held before the Huntington Park Planning Commission to consider the following project:

CASE NO. 2013-12-CUP – CONDITIONAL USE PERMIT – A REQUEST FOR PLANNING COMMISSION APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW THE EXPANSION AND OPERATION OF AN EXISTING METAL RECYCLING COLLECTION AND PROCESSING FACILITY AT 6069-6105 MAYWOOD AVENUE, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE AND THE ADOPTION OF AN ASSOCIATED MITIGATED NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Please review the attached materials, and submit to our department any comments that you may have prior to **September 18, 2013**. Should our department not receive any comments by the requested date, we will assume that you have no comments. All comments received will be considered by the Planning Commission.

If you have any questions regarding this matter, please contact Albert G. Fontanez at the Huntington Park Planning Division at (323) 584-6250 or at afontanez@huntingtonpark.org. For your convenience, comments may be mailed, e-mailed, or faxed.

CODE ENFORCEMENT CONDITIONS/COMMENTS

- 1) Tarp covering perimeter fence on the southeast corner needs to be removed once block wall is constructed.
- 2) Barbed wire on front fence facing Maywood Avenue needs to be removed or added to CUP conditions.
- 3) Catch basins required within the property to catch residue and other run off from metals.
- 4) Oil waste barrels on southwest side of property are to be relocated to new building on west end.
Doesn't this require additional requirements for storage either through Fire or Building Code?

P.C. RESOLUTION NO. 2013-12

EXHIBIT G

CASE NO. 2013-12 CUP

RESOLUTION NO. 2013-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT AND THE ADOPTION OF AN ASSOCIATED MITIGATED NEGATIVE DECLARATION IN CONNECTION WITH REAL PROPERTY LOCATED AT 6069-6105 MAYWOOD AVENUE, HUNTINGTON PARK, CALIFORNIA.

WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California at 6:30 p.m. on September 18, 2013, pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code, upon an application from Ace Recycling requesting approval of a Conditional Use Permit to allow the expansion and operation of an existing metal recycling collection and processing facility at 6069-6105 Maywood Avenue, within the Manufacturing Planned Development (MPD) Zone on the following described property:

Assessor's Parcel Nos. 6318-008-009 and 6318-008-010; City of Huntington Park,
County of Los Angeles; and

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

WHEREAS, the Planning Commission has considered the environmental impact information relative to the proposed entitlement; and

WHEREAS, all persons appearing for or against the approval of the proposed project and associated Negative Declaration were given the opportunity to be heard in connection with said matter; and

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

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

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

SECTION 1: That in accordance with CEQA and based on the evidence in the Initial Study/Mitigated Negative Declaration (IS/MND), the Planning Commission adopts the findings in said IS/MND and determines that the project could have potential impacts on the environment, however through the incorporation of identified mitigation measures, those impacts can be reduced to a less than significant level and therefore the Planning Commission hereby adopts said IS/MND associated with the proposed project.

SECTION 2: The Planning Commission hereby makes the following findings in connection with Conditional Use Permit No. 2013-12:

- (A) The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code (Huntington Park Zoning Code Title 9); and
- (B) The proposed use is consistent with the General Plan; and
- (C) The approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines; and
- (D) The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City; and
- (E) The subject site is physically suitable for the type and density/intensity of the use being proposed; and
- (F) There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental

1 to public health and safety.

2 **SECTION 3:** The Planning Commission hereby grants Conditional Use Permit No.
3 2013-12 subject to the execution and fulfillment of the following conditions:

4 **Air Quality**

5 **1. Mitigation Measure No. 1:** During project construction the contractor shall incorporate
6 the following fugitive dust control measures deemed applicable by the City:

- 7 a. Apply soil stabilizers or moisten inactive areas.
- 8 b. Prepare and implement a high wind dust control plan.
- 9 c. Stabilize previously disturbed areas if subsequent construction is delayed.
- 10 d. Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 3 times/day).
- 11 e. Cover all stock piles with tarps at the end of each day or as needed.
- 12 f. Provide water spray during loading and unloading of earthen materials.
- 13 g. Minimize in-out traffic from construction zone.
- h. Cover all trucks hauling dirt, sand, or loose material or require all trucks to maintain at least two feet of freeboard.
- i. Sweep streets daily if visible soil material is carried out from the construction site.

14 **Noise**

15 **2. Mitigation Measure No. 2:** During project construction the contractor shall incorporate
16 the following noise control measures deemed applicable by the City:

- 17 a. All construction and general maintenance activities, except in an emergency, shall be limited to the hours of 7 a.m. to 7 p.m. Monday through Saturday.
- 18 b. All on-site construction equipment shall have properly operating mufflers.
- 19 c. All construction staging areas should be located as far away as practical from the nearest home.
- 20 d. Prior to the start of building construction, construct the perimeter wall along the east project boundary or construct a temporary 8 foot tall plywood barrier along the east project boundary.

22 **General Conditions**

23 **3.** 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 proceeding, 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, 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.

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

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

7 6. That the use be conducted, and the property be maintained in a clean, neat, quiet, and
8 orderly manner at all times and comply with the property maintenance standards as set
9 forth in the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.

10 7. That all proposed on-site utilities, including electrical and equipment wiring, shall be
11 installed underground and shall be completely concealed from public view as required by
12 the City prior to issuance of Certificate of Occupancy.

13 8. That all existing and/or proposed mechanical equipment and appurtenances, including
14 satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on
15 the structure or property shall be completely shielded/enclosed so as not to be visible
16 from public view and/or adjacent properties. Such shielding/enclosure of facilities shall
17 be of compatible design related to the building structure for which such facilities are
18 intended to serve and shall be installed prior to the issuance of the Certificate of
19 Occupancy as approved by the Planning Division.

20 9. That the parking area be paved and striped as approved by the Planning Division, prior
21 to issuance of the Certificate of Occupancy.

22 10. That all required off-street parking and loading spaces comply with the minimum
23 dimensions as set forth within the Huntington Park Municipal Code prior to issuance of
24 the Certificate of Occupancy.

25 11. That decorative paving be provided and maintained at the driveway entrance along
26 public alley at the rear of the property, as approved by the Planning Division, prior to
27 issuance of the Certificate of Occupancy.

28 12. That a ninety-six (96) square foot decorative trash enclosure be provided on-site and that
 a decorative trellis, as approved by the Planning Division, be installed above the required
 trash enclosure prior to issuance of Certificate of Occupancy. The design and location
 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.

29 13. That a lighting plan be provided for all outdoor areas of the property per HPMC Section
30 9-3.809(6). Such lighting shall be decorative and installed as approved by the Planning
31 Division and to the satisfaction of the Building Official prior to issuance of the Certificate
32 of Occupancy. The proposed light fixtures shall be decorative and energy efficient and
33 the illumination of such shall be projected towards the site and away from all adjacent
34 properties, public streets, and rights-of-way.

1

2 14. That a minimum 5'0" landscape planter per HPMC Section 9-3.404 requirements and

3 permanent irrigation be provided along Maywood Avenue; with the exception of

4 driveways and walkways and that landscaping be provided in areas not used for vehicle

5 parking, vehicle circulation or pedestrian access. A landscape plan designed by a

6 Registered Landscape Architect shall be provided for the entire property showing planter

7 design, schedule of plant material, planter location and method of automatic permanent

8 irrigation. The plan shall be submitted to, and approved by the Planning Division, and

9 such landscaping shall be installed and planted according to such approved plan, prior to

10 issuance of the certificate of occupancy, and shall thereafter be continuously and

11 permanently maintained.

12

13 15. That any existing and/or future graffiti, as defined by the Huntington Park Municipal Code

14 Section 5-27.02(d), shall be diligently removed within a reasonable time period.

15

16 16. That the property owner shall grant either by the covenants, conditions and restrictions

17 (CC&R's) for the subject property, or by a separate covenant recorded against the

18 subject property, the right of entry to authorized City employees and/or agents for the

19 purpose of removing or painting over graffiti from structures on the subject property, prior

20 to authorization to operate.

21

22 17. That the property comply with the City's Standards for Exterior Colors, Section 9-

23 3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of

24 Occupancy.

25

26 18. That all signs on the site be installed in compliance with the City's sign regulations and/or

27 Sign Program and that approval be obtained through a Sign Design Review prior to

28 installation.

29

30 19. That the applicant comply with the City's requirement for Publicly Visible Art or pay in-

31 lieu art fees in accordance with HPMC Title 9, Chapter 3, Article 17 prior to Building

32 Permit issuance.

33

34 20. That all scrap metal not placed into a container shall be stored in a covered area.

35 Outside storage shall be confined to the metal canopy or inside of the principal structures

36 and be screened from public view and from any adjoining properties.

37

38 21. That all operations associated to the approved use occur within an enclosed structure or

39 under a canopy and be screened from public view at all times.

40

41 22. That vehicular access between the front and rear of the property remain unobstructed at

42 all times.

43

44 23. That the applicant install 8-foot high block walls along the west, south and east property

45 lines. The block wall along the east property line shall be decorative as approved by the

46 Planning Division. Barb wire shall be limited to the west/rear property line.

47

48

1 24. That the hours of operation shall be limited to 8:00 a.m. to 5:00 p.m., Monday through
2 Saturday.

3 25. That the operator shall obtain a City of Huntington Park Business License prior to
4 commencing business operations.

5 26. That applicant shall obtain and provide proof of obtaining all applicable State license(s)
6 to operate a collection facility at the location prior to the commencement of the use.

7 27. That the business be operated in compliance with the City of Huntington Park Noise
8 Ordinance. All noise emanating from the premises shall not exceed sixty (60) dBA, as
9 measured at the property line, or shall not be audible 50 feet or more from the property
10 line.

11 28. That public improvements be completed per the City Engineer's requirements prior to
12 issuance of the Certificate of Occupancy as follows:

13 a. Remove and replace all public improvements damaged by construction per
14 City Engineer's requirements; and
15 b. Repair and/or replace any abutting substandard or damaged public
16 improvements as required by the City Engineer.

17 29. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the
18 issuance of Building Permits to consolidate the existing two (2) parcels, 6318-008-009
19 and 6318-008-010, into one (1) parcel.

20 30. That the applicant comply with the requirements of County Sanitation District of Los
21 Angeles.

22 31. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington
23 Park Municipal Code relating to Storm Water Management. The applicant shall also
24 comply with all requirements of the National Pollutant Discharge Elimination System
25 (NPDES), Model Programs, developed by the County of Los Angeles Regional Water
26 Quality Board. This includes compliance with the City's Low Impact Development (LID)
27 requirements.

28 32. That the Conditional Use Permit shall expire in the event the entitlement is not exercised
within one (1) year from the date of approval, unless an extension has been granted by
the Planning Commission.

33. That the entitlement shall be subject to review for compliance with conditions of the
issuance at such intervals as the City Planning Commission shall deem appropriate.

34. That should the operation of this establishment be granted, deemed, conveyed,
transferred, or should a change in management or proprietorship occur at any time, this
Conditional Use Permit shall be reviewed.

1 35. That any violation of the conditions of this entitlement may result in a citation or
2 revocation of the entitlement.

3 36. That the applicant be required to apply for a new entitlement if any alteration,
4 modification, or expansion would increase the existing area of the use or if the location is
modified from that approved by the Planning Commission.

5 37. That if the use ceases to operate for a period of six (6) months the entitlement shall be
6 null and void.

7 38. That this permit may be subject to additional conditions after its original issuance. Such
8 conditions shall be imposed by the City Planning Commission as deemed appropriate to
9 address problems of land use compatibility, operations, aesthetics, security, noise,
safety, crime control, or to promote the general welfare of the City.

10 39. That the Director of Community Development or his designee is authorized to make
11 minor modifications to the approved preliminary plans or any of the conditions if such
12 modifications shall achieve substantially the same results, as would strict compliance
with said plans and conditions.

13 40. That the applicant and property owner agree in writing to the above conditions.

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

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

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PASSED, APPROVED, AND ADOPTED this 18th day of September, 2013 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

HUNTINGTON PARK PLANNING COMMISSION

Chairperson

ATTEST:

Secretary

ATTACHMENT “E”

PROPOSED CITY COUNCIL RESOLUTIONS

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, OVERTURNING THE DECISION OF THE HUNTINGTON PARK PLANNING COMMISSION GRANTING A CONDITIONAL USE PERMIT TO ALLOW THE EXPANSION AND OPERATION OF AN EXISTING METAL RECYCLING FACILITY AT 6069-6105 MAYWOOD AVENUE, HUNTINGTON PARK, CALIFORNIA AND THE ADOPTION OF AN ASSOCIATED MITIGATED NEGATIVE DECLARATION.

WHEREAS, the applicant, Ace Recycling ("Applicant") requested approval of a Conditional Use Permit to allow the expansion and operation of an existing metal recycling facility at 6069-6105 Maywood Avenue, within the Industrial/Manufacturing Planned Development (MPD) Zone on the following described contiguous properties:

Assessor's Parcel Nos. 6318-008-009 and 6318-008-010; City of Huntington Park, County of Los Angeles; and

WHEREAS, the Huntington Park Planning Commission held a public hearing for said matter on Wednesday, September 18, 2013 at 6:30 p.m. and reviewed all facts, evidence and information, both written and testimonial, relative to the request; and

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

WHEREAS, the Planning Commission approved the Applicant's request for a Conditional Use Permit and adopted the Mitigated Negative Declaration subject to conditions of approval that would mitigate any potential negative impacts associated to the proposed use; and

WHEREAS, the Planning Commission approved the applicant's request for a Conditional Use Permit based on the ability to make the required findings for the approval of a Conditional Use Permit in accordance with the California Government Code and Section 9-2.1105 of the Huntington Park Municipal Code; and

1 **WHEREAS**, On October 3, 2013, the City Clerk's Office received from a
2 councilmember a written request to call for review, before the City Council, the Planning
3 Commission's decision for Case No. 2013-12-CUP, in accordance with Section 9-2.1712 of
4 the Huntington Park Municipal Code; and

5 **WHEREAS**, a public hearing was held before the City Council regarding the call for
6 review in the City Hall, located at 6550 Miles Avenue, Huntington Park, California on
7 Monday, November 18, 2013 at 6:00 p.m. pursuant to the notice published and posted as
8 required by law in accordance with the provisions of the Huntington Park Municipal Code;
9 and

10 **WHEREAS**, all persons appearing in favor or against the project were given the
11 opportunity to be heard in connection with said matter; and

12 **WHEREAS**, all evidence, comments, both written and testimonial, were reviewed by
13 the City Council; and

14 **WHEREAS**, the City Council is required to announce its findings and
15 recommendations.

16 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK**
17 **DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

18 **SECTION 1:** The City Council after reviewing all evidence and comments both written
19 and testimonial received as part of the duly noticed public hearing on this date, hereby
20 overturns the decision of the Planning Commission to approve Case No. 2013-12-CUP, and
21 hereby denies the Applicant's request for a Conditional Use Permit to allow the expansion
22 and operation of an existing metal recycling facility at 6069-6105 Maywood Avenue.

23 **SECTION 2:** The decision of the City Council is final and shall become effective
24 immediately.

25 **SECTION 3:** The City Clerk shall certify to the adoption of this Resolution.

1 **PASSED, APPROVED, AND ADOPTED** this ____ day of _____, 2013

2 by the following vote:

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6 **Mario Gomez, Mayor**

7 **ATTEST:**

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9 **Rocio Martinez, Senior Deputy City Clerk**

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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, UPHOLDING THE DECISION OF THE HUNTINGTON PARK PLANNING COMMISSION GRANTING A CONDITIONAL USE PERMIT TO ALLOW THE EXPANSION AND OPERATION OF AN EXISTING METAL RECYCLING FACILITY AT 6069-6105 MAYWOOD AVENUE, HUNTINGTON PARK, CALIFORNIA AND THE ADOPTION OF AN ASSOCIATED MITIGATED NEGATIVE DECLARATION.

WHEREAS, the applicant, Ace Recycling ("Applicant") requested approval of a Conditional Use Permit to allow the expansion and operation of an existing metal recycling facility at 6069-6105 Maywood Avenue, within the Industrial/Manufacturing Planned Development (MPD) Zone on the following described contiguous properties:

Assessor's Parcel Nos. 6318-008-009 and 6318-008-010; City of Huntington Park, County of Los Angeles; and

WHEREAS, the Huntington Park Planning Commission held a public hearing for said matter on Wednesday, September 18, 2013 at 6:30 p.m. and reviewed all facts, evidence and information, both written and testimonial, relative to the request; and

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

WHEREAS, the Planning Commission approved the Applicant's request for a Conditional Use Permit and adopted the Mitigated Negative Declaration subject to conditions of approval that would mitigate any potential negative impacts associated to the proposed use; and

WHEREAS, the Planning Commission approved the applicant's request for a Conditional Use Permit based on the ability to make the required findings for the approval of a Conditional Use Permit in accordance with the California Government Code and Section 9-2.1105 of the Huntington Park Municipal Code; and

1 **WHEREAS**, On October 3, 2013, the City Clerk's Office received from a
2 councilmember a written request to call for review, before the City Council, the Planning
3 Commission's decision for Case No. 2013-12-CUP, in accordance with Section 9-2.1712 of
4 the Huntington Park Municipal Code; and

5 **WHEREAS**, a public hearing was held before the City Council regarding the call for
6 review in the City Hall, located at 6550 Miles Avenue, Huntington Park, California on
7 Monday, November 18, 2013 at 6:00 p.m. pursuant to the notice published and posted as
8 required by law in accordance with the provisions of the Huntington Park Municipal Code;
9 and

10 **WHEREAS**, all persons appearing in favor or against the project were given the
11 opportunity to be heard in connection with said matter; and

12 **WHEREAS**, all evidence, comments, both written and testimonial, were reviewed by
13 the City Council; and

14 **WHEREAS**, the City Council is required to announce its findings and
15 recommendations.

16 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK
17 DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

18 **SECTION 1:** The City Council after reviewing all evidence and comments both written
19 and testimonial received as part of the duly noticed public hearing on this date, hereby
20 upholds the decision of the Planning Commission to approve Case No. 2013-12-CUP, and
21 hereby grants the Applicant's request for a Conditional Use Permit to allow the expansion
22 and operation of an existing metal recycling facility at 6069-6105 Maywood Avenue. The City
23 Council concurs with the findings of the Planning Commission in Planning Commission
24 Resolution No. 2013-12 and the imposition of the conditions of approval contained therein.

25 **SECTION 2:** The decision of the City Council is final and shall become effective
26 immediately.

27 | **SECTION 3:** The City Clerk shall certify to the adoption of this Resolution.

1 **PASSED, APPROVED, AND ADOPTED** this ____ day of _____, 2013

2 by the following vote:

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6 Mario Gomez, Mayor

7 ATTEST:

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9 Rocio Martinez, Senior Deputy City Clerk

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ATTACHMENT “F”

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

MITIGATED NEGATIVE DECLARATION

ACE RECYCLING CONSOLIDATION

Conditional Use Permit and Lot Line Adjustment

Lead Agency:

City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255
323-584-6250

Project Proponent:

Ace Recycling
6069 Maywood Avenue
Huntington Park, California 90255
Attn: Steven Ko
(323) 581-7707

Environmental Consultant:

Phil Martin & Associates
3002 Dow Avenue, Suite 122
Tustin, California 92780
(949) 454-1800

August 28, 2013

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1.0 INTRODUCTION

1.1 PURPOSE

The City of Huntington Park ("Lead Agency") has prepared this Mitigated Negative Declaration for the purpose of identifying and evaluating the potential impacts that could occur with the proposed construction of a metal recycling building and its consolidation with an existing adjacent metal recycling business. The project includes the demolition of an existing vacant 6,973 square foot single-story metal building and replaced with two larger, but separate, manufactured metal buildings totaling 14,160 square feet at 6105 Maywood Avenue. Once constructed, the two new buildings will be consolidated with and be part of the existing Ace Recycling metal recycling business at 6069 Maywood Avenue that is adjacent to and north of the proposed project.

It is the intent of this environmental document to identify the potential environmental impacts that can be expected to occur with the demolition of the existing vacant metal building and the construction of two new buildings and their consolidation with an existing metal recycling operation along with feasible mitigation measures, when required by the California Environmental Quality Act (CEQA), to reduce impacts to less than significant levels.

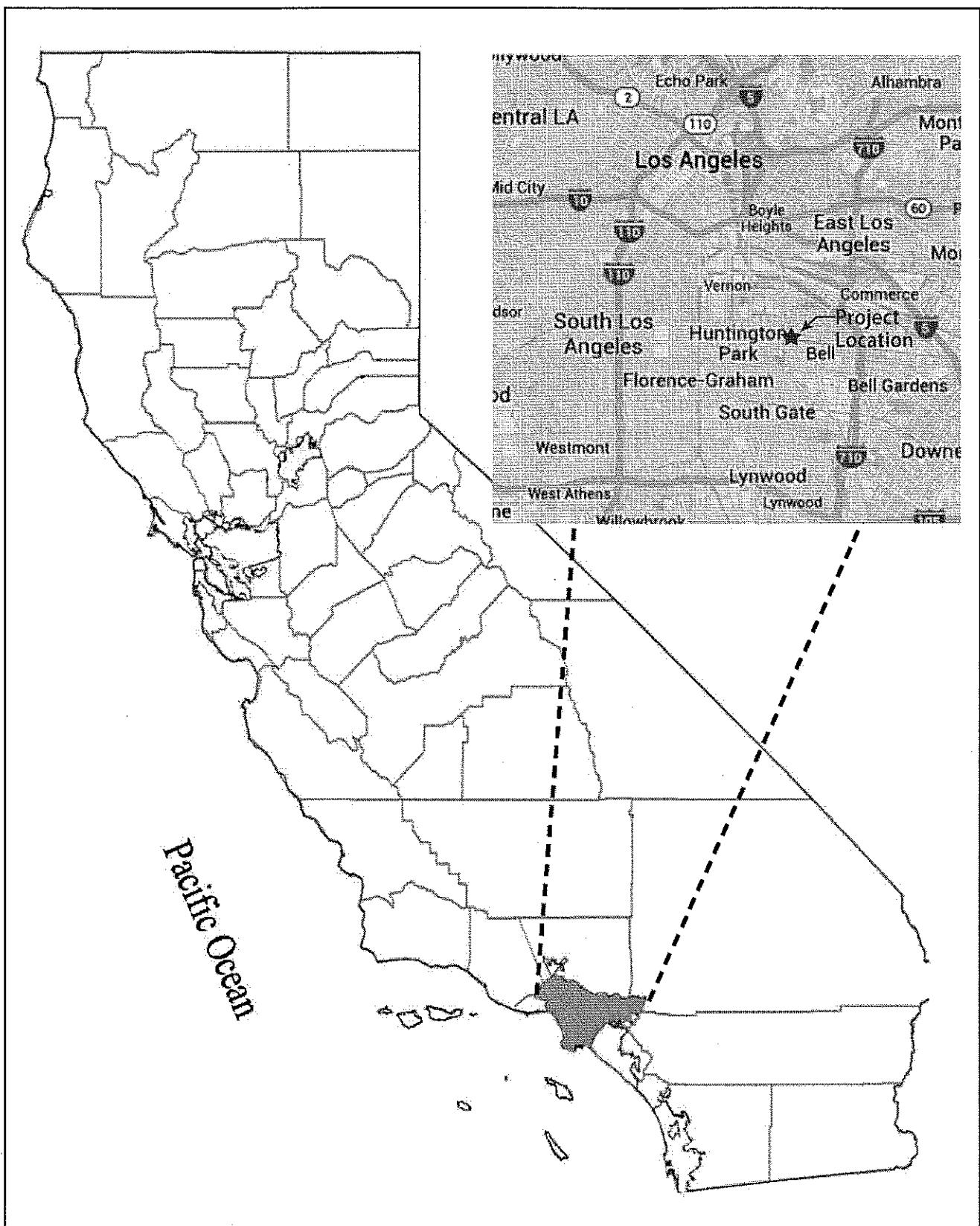
1.2 LOCATION

The project site totals 0.96-acres and is located in the City of Huntington Park, Los Angeles County, California as shown in Figure 1, Regional Map. The project is located at 6069 Maywood Avenue as shown in Figure 2, Local Vicinity Map. An aerial photograph of the site and the surrounding land uses is shown in Figure 3, Aerial Photo.

1.3 PROJECT DESCRIPTION

The project applicant, Ace Recycling, currently operates a scrap metal recycling facility on approximately 1.92 acres (83,822 square feet) at 6069 Maywood Avenue. The applicant proposes to expand its operations onto a 0.96 acre (41,735 square foot) site located at 6105 Maywood Avenue, which is adjacent to and south of their existing Ace Recycling facility. There is an existing vacant 6,973 square foot single-story metal building on the site that will be demolished and replaced with two larger, but separate, manufactured metal buildings that total 14,160 square feet and installation of a truck scale. The purpose of the project is to provide more on-site area for the existing metal recycling operations and provide additional roofing over the existing metal cutting, sorting and loading/unloading operations that currently operate in the open-air. Once the two parcels are combined the Ace Recycling site will total approximately 2.88 acres (125,557 square feet).

The two new manufactured metal buildings will be 35 feet tall, 177 long and 80 feet wide. The easterly building will total 6,080 square feet, 76 feet long and 80 feet wide and enclosed on the south, east and north sides with metal exterior siding. The easterly building will house a loading ramp to move scrap metal from the trucks, a forklift and a skid steer. The westerly building will total 8,080 square feet, 101 feet long, 80 feet wide and enclosed on the south side with metal siding. The west side of the building and 100 feet of the north side of the westerly building will be open. The east side of the westerly building will be open and connected with the easterly building. Both buildings will have a metal panel roof system. Neither building will have fire sprinklers.

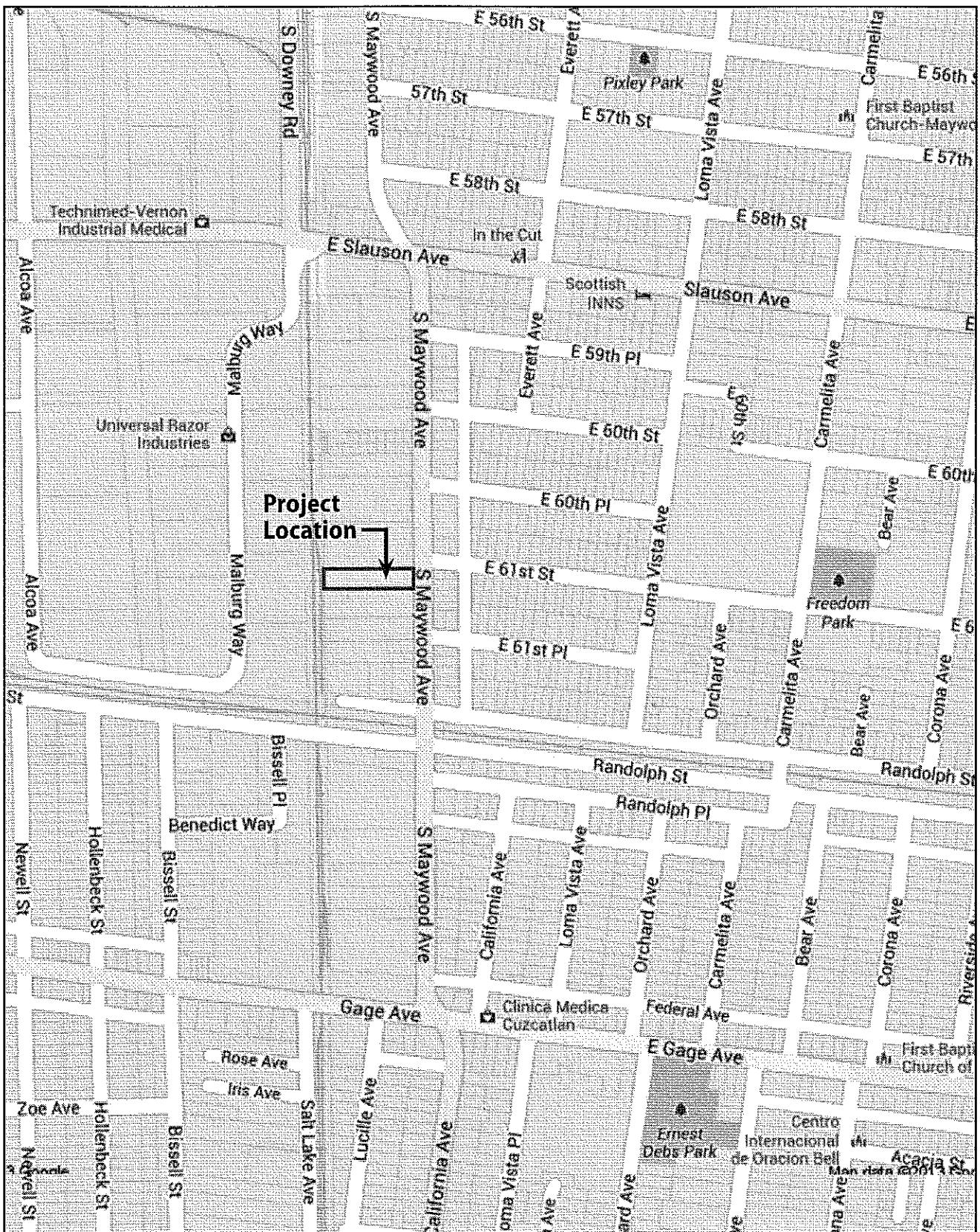
ACE RECYCLING NEW CANOPY
STRUCTURE AND WAREHOUSE

Source: Phil Martin & Associates, Inc.



Figure 1
Regional Map

ACE RECYCLING NEW CANOPY STRUCTURE AND WAREHOUSE

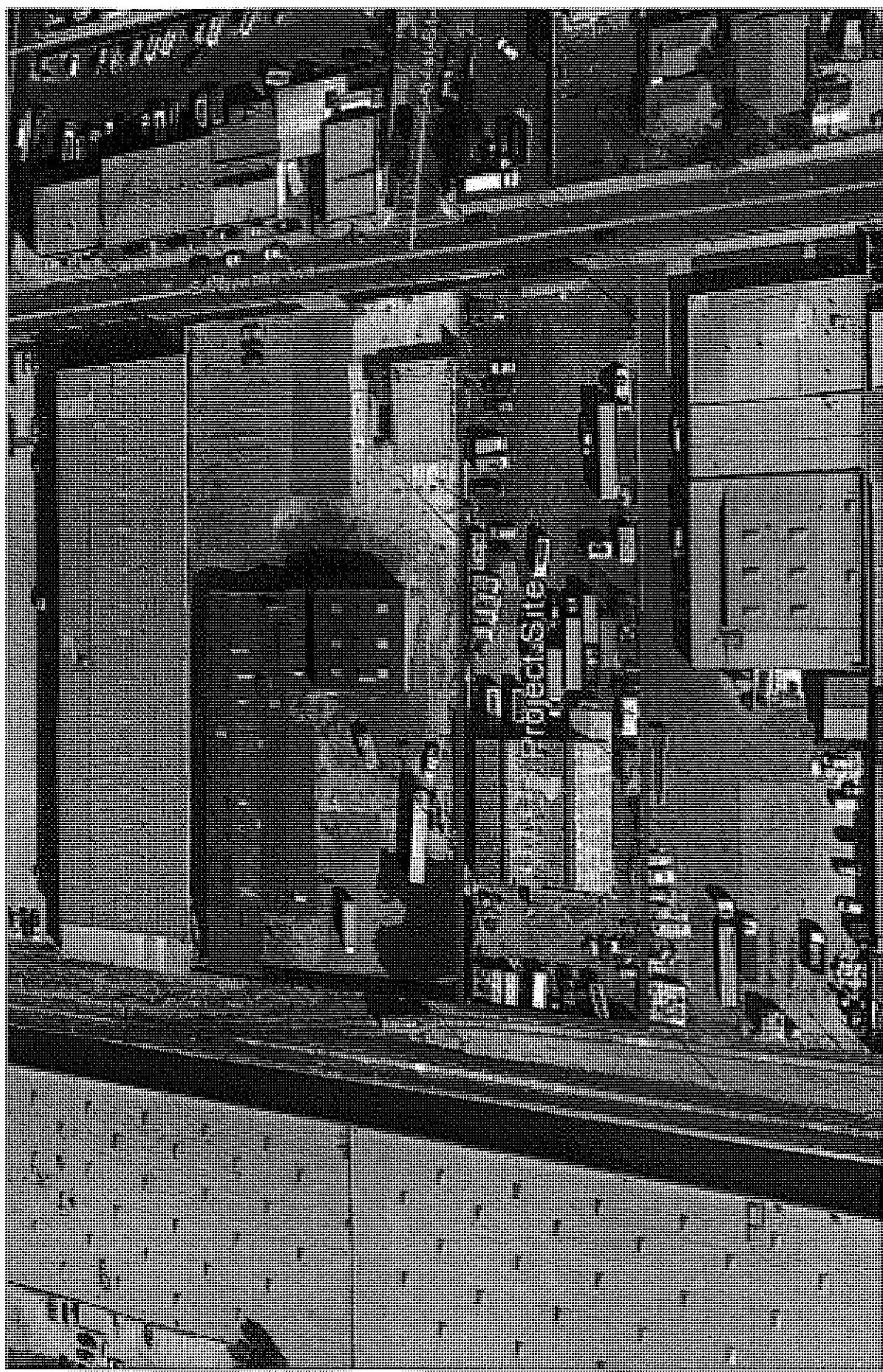


Source: Google Maps, 2013

Figure 2
Vicinity Map



ACE RECYCLING NEW CANOPY
STRUCTURE AND WAREHOUSE



Source: Google Earth, 3/7/2011



Figure 3
Aerial Photo

The hours of operation are Monday through Friday 8am to 5pm and Saturday from 8am to 1pm. An eight-foot high split face block wall is proposed along the east project boundary, adjacent to Maywood Avenue and a standard eight-foot high block wall is proposed along the south and west property boundary. A five-foot wide landscape planter is proposed along the east project boundary between the new proposed eight-foot high split face block wall and the existing sidewalk along the west side of Maywood Avenue. The existing driveway will be widened to 34 feet to improve truck and emergency vehicle access to the site. A truck scale will be constructed between the new buildings and the project driveway.

Ace Recycling receives and ships approximately 150 tons of scrap metal per day. The current operations generate approximately 36 trucks trips per day that includes 18 truck trips that deliver scrap metal to the site and 18 truck trips that haul scrap metal from the site. The proposed project does not propose to change the number of daily truck trips.

The proposed site plan is shown in Figure 4. Building elevations are shown in Figure 5.

1.4 INTENDED USE OF THIS DOCUMENT

This document is intended to be used by the City of Huntington Park as the Lead Agency to evaluate the project's environmental impacts and to develop appropriate mitigation measures to reduce those impacts, if any, to less than a significant level, according to the regulations set forth in the California Environmental Quality Act and Guidelines (Public Resources Code §21000 – 21177, and California Code of Regulations §1500 – 15387).

1.5 ENVIRONMENTAL SETTING

The City of Huntington Park is a suburb within the Greater Los Angeles area located approximately 6 miles southeast of the City of Los Angeles. It is bounded on the north by Maywood, Vernon and Los Angeles, on the west by Los Angeles County, on the south by the cities of South Gate and Los Angeles County, and the east by the cities of Cudahy, Bell, and Maywood. The City of Huntington Park is 3.02 square miles in size with a population of approximately 58,114¹ people.

The project is located along the west side of Maywood Avenue in an area with mixed land uses including industrial, light industrial and residential. Photographs of the project site and the surrounding land uses are shown in Figure 6. As shown in the photographs the site is located in an urbanized area that is developed.

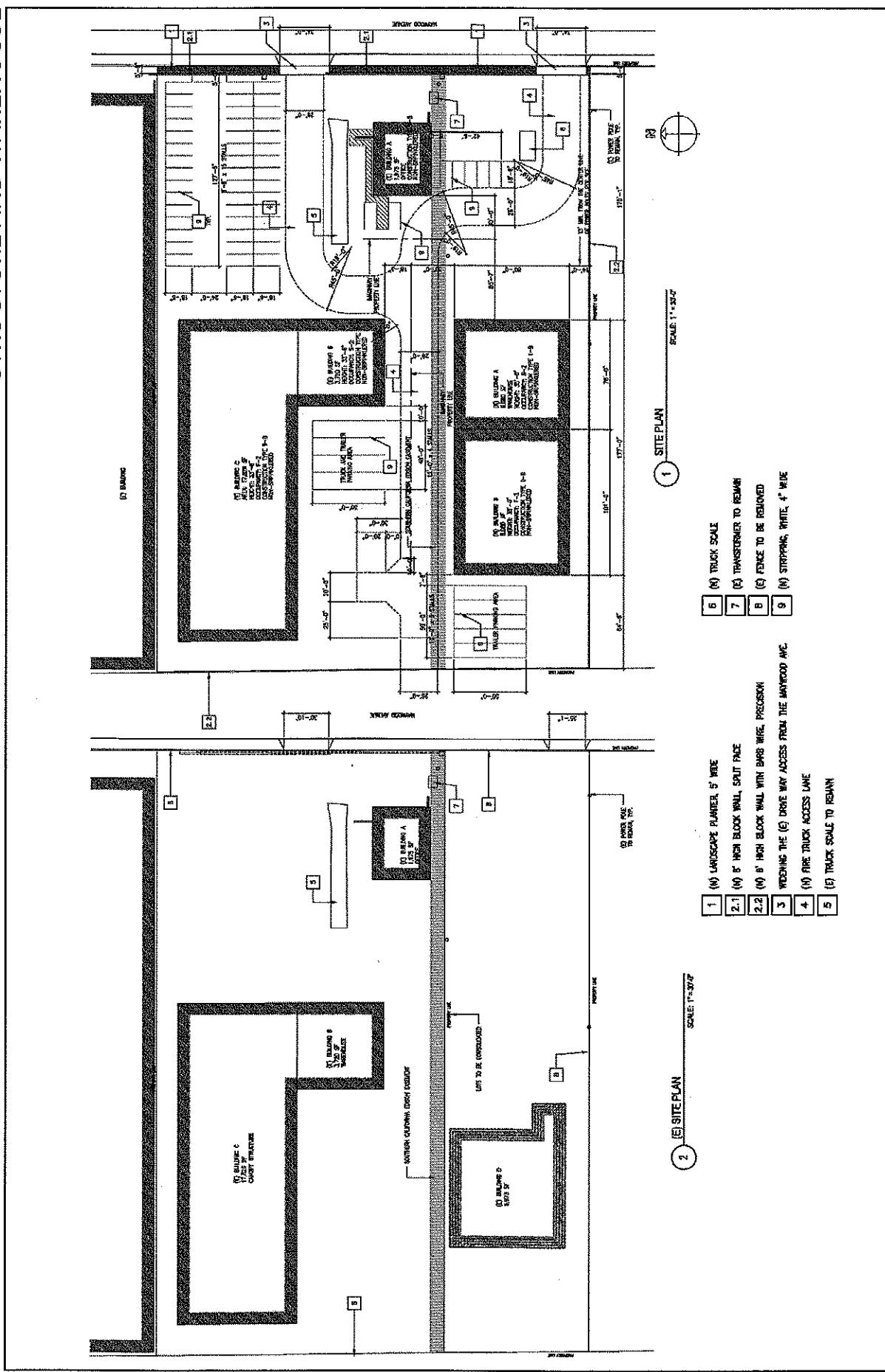
The General Plan land use designation for the site is Industrial/Manufacturing. The zoning is Manufacturing Planned Development (MPD) as shown in Figure 7. The land use, zoning and existing land uses of the properties surrounding the site are provided below:

North

General Plan – Industrial/Manufacturing
Zoning – Manufacturing Planned Development (MPD)
Land Use – Manufacturing/Light Industrial

¹ US Census, 2010.

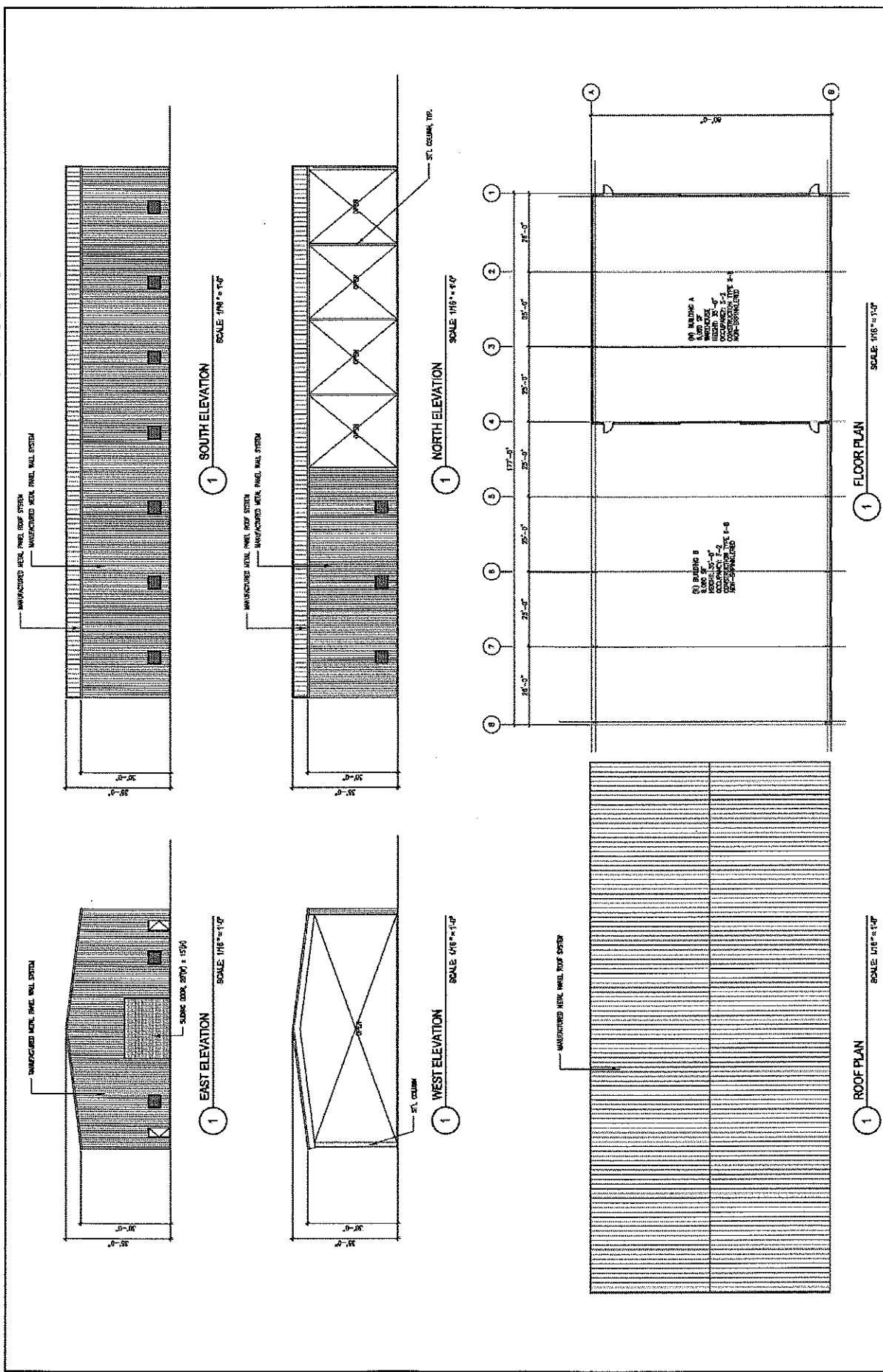
ACE RECYCLING NEW CANOPY
STRUCTURE AND WAREHOUSE



Source: CALCITY Construction Design/Build

Figure 4
Site Plan

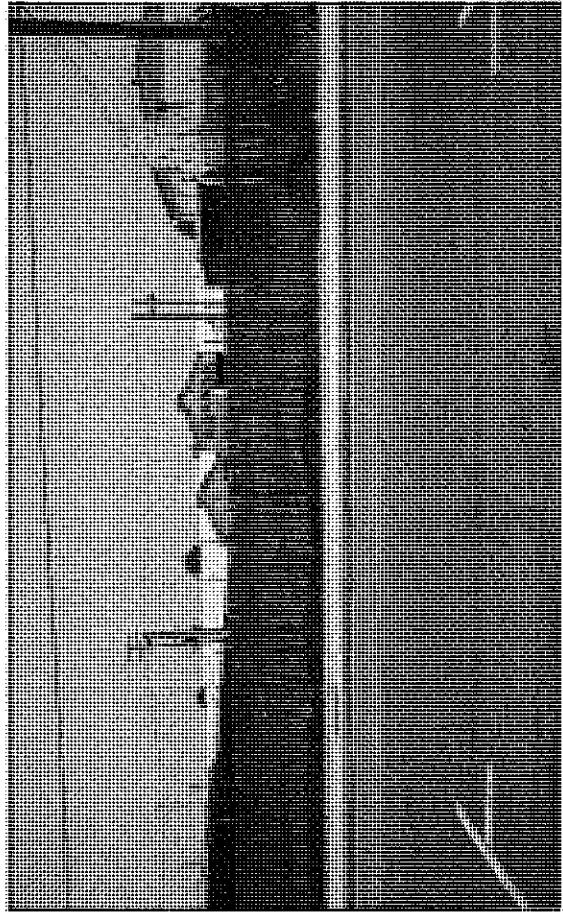
ACE RECYCLING NEW CANOPY
STRUCTURE AND WAREHOUSE



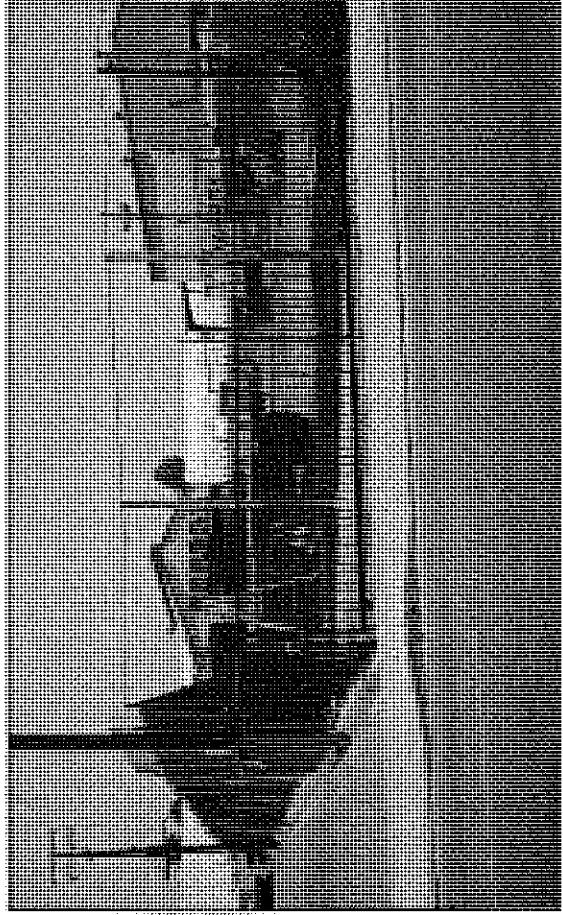
Source: CALCITY Construction Design/Build

Figure 5 **Building Elevations**

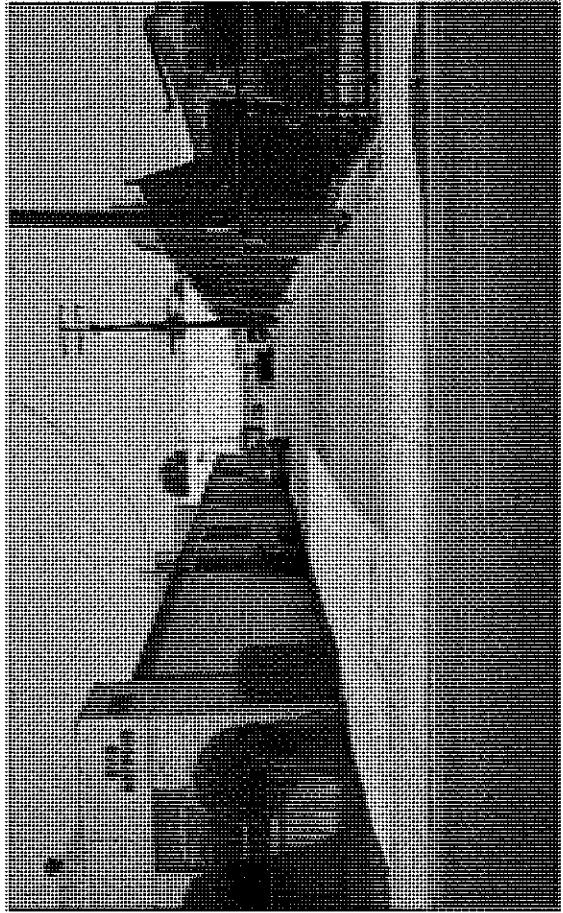
ACE RECYCLING NEW CANOPY
STRUCTURE AND WAREHOUSE



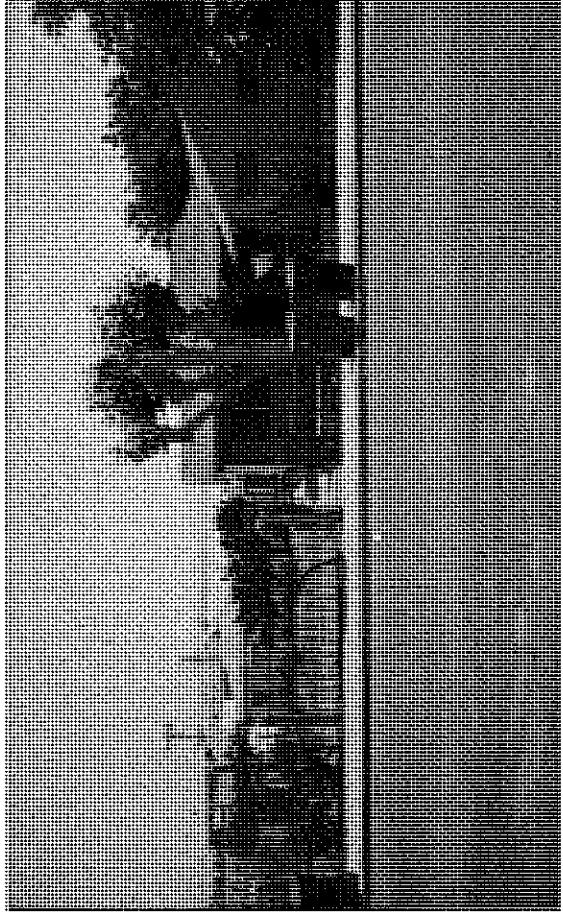
1. Looking at the site from Maywood Avenue



2. Looking at site with existing Ace Metals to the right



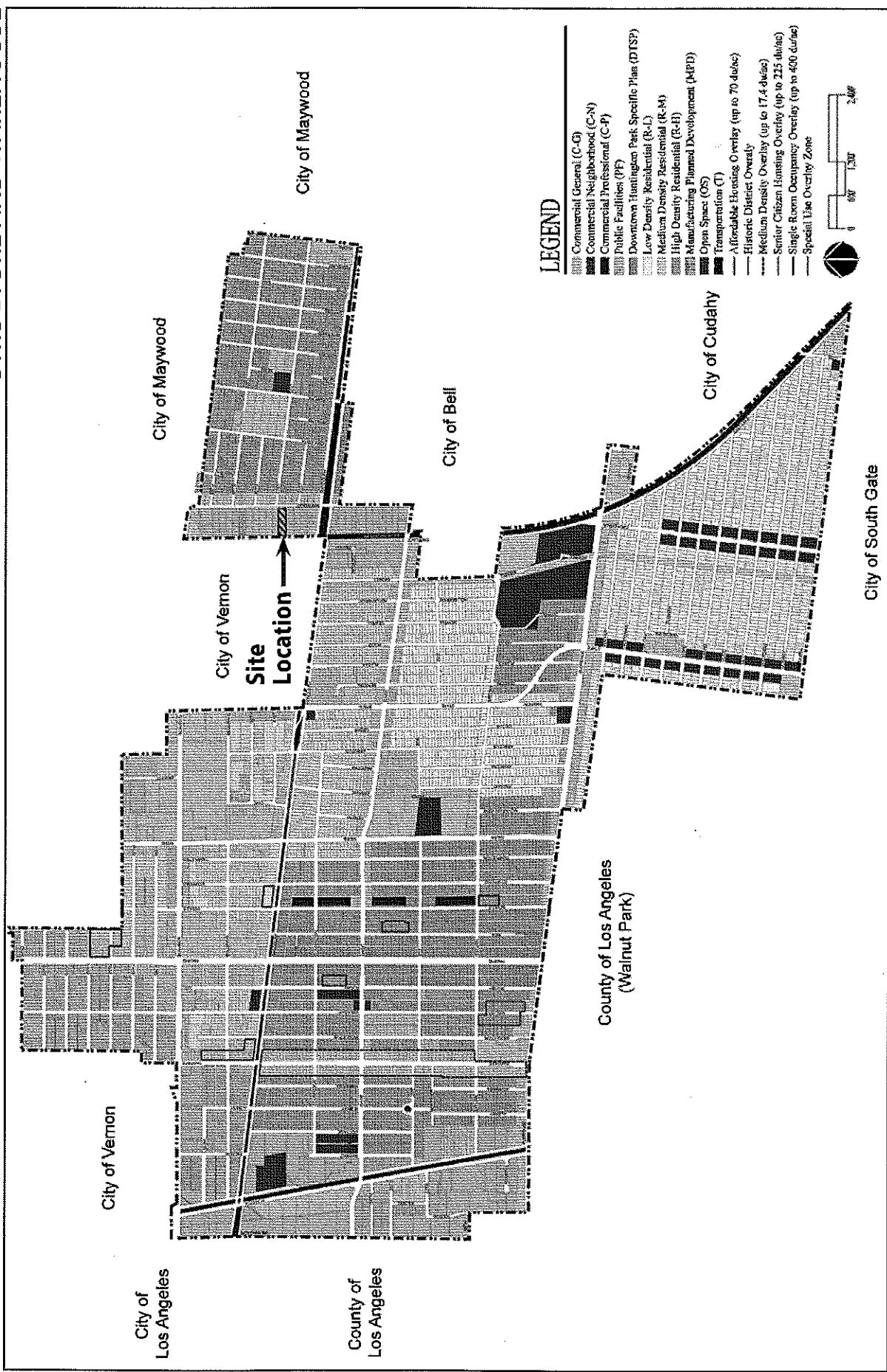
3. Light industrial uses south of the site



4. Residences east of the site

Figure 6
On and Off-Site Photos

ACE RECYCLING NEW CANOPY
STRUCTURE AND WAREHOUSE



Source: *City of Huntington Park*

Figure 7
Zoning Map

South

General Plan – Industrial/Manufacturing
Zoning – Manufacturing Planned Development (MPD)
Land Use - Manufacturing/Light Industrial

East

General Plan – General Commercial
Zoning – Commercial General (C-G)
Land Use – Commercial and residential

West

General Plan – Industrial – City of Vernon
Zoning - Industrial – City of Vernon
Land Use – Light Industrial Business Park – City of Vernon

1.6 DISCRETIONARY ACTIONS

The discretionary action required from the City of Huntington Park for the project is the approval of a Conditional Use Permit and a Lot Line Adjustment to combine the two lots into a single lot.

2.0 Environmental Checklist

Environmental Factors That Could Result in a Potentially Significant Impact

The environmental factors listed below are not checked because the proposed project would not result in a "potentially significant impact" as indicated by the preceding checklist and supported by substantial evidence provided in this document.

<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/Services Systems	<input type="checkbox"/> Mandatory Findings of Significance	

Environmental Determination

On the basis of this initial evaluation:

- I find that the proposed project could not have a significant effect on the environment, and a **Negative Declaration** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **Mitigated Negative Declaration** will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an **Environmental Impact Report** is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measure based on the earlier analysis as described on attached sheets. An **Environmental Impact Report** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **Negative Declaration** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **Negative Declaration**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signed _____ Date _____

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) CEQA requires a brief explanation 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 (e.g., 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 (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take 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, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be 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 (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses 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 the 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 (e.g., 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.

3.0 DISCUSSION OF ENVIRONMENTAL EVALUATION

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
3.1 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, but not limited to, trees, rock outcroppings, and historic building 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

3.1 AESTHETICS

a) **No Impact.** The project site and the surrounding properties are not designated as a scenic vista by the City of Huntington Park General Plan. The most predominant scenic vista open to the Huntington Park community is the San Gabriel Valley mountain range that is approximately 7 miles north of the city. The project will not block or interrupt any direct views of the San Gabriel mountains by any existing businesses south of the site that have views across the site to the San Gabriel mountains north of the city. There are no residents in the project area that will have their views of the San Gabriel mountains blocked or interrupted by the project. The project will not have any significant scenic vista impacts.

b) **No Impact.** The project site is not located adjacent to or near a state-designated or eligible scenic highway.² The project will not impact any existing scenic resources, historic buildings, etc., within a state scenic highway.

c) **Less Than Significant Impact.** The buildings that surround the project include a mixture of design, architecture and age. The project site is developed with a vacant 6,973 square foot single-story metal building that will be demolished and replaced with two larger, but separate, manufactured metal buildings totaling 14,160 square feet. The project also proposes to construct an eight foot block wall along the west and south project boundary and an eight foot split face block wall along the east project boundary. The split face wall along the east project boundary will buffer the project from motorists on Maywood Avenue and the residents east of the site. The block wall along the west and south property line will buffer the project from the adjacent industrial uses. Currently there is no block wall along the east or south project boundary and a six-foot block wall on the west project boundary. The project proposes to widen the existing driveway and install new landscaping adjacent to the sidewalk along the east project boundary adjacent to Maywood Avenue where landscaping does not currently exist. The project will improve the aesthetics of the site from

² State of California Officially Designated State Scenic Highways, http://www.dot.ca.gov/ha/LandArch/scenic_highways/

Maywood Avenue and the area east of the site. The proposed site improvements including a new building, split face block wall along the east project boundary and landscaping along the east boundary will improve the aesthetics of the site for area businesses, residents, motorists and pedestrians.

Photo renderings of the project as seen from the area east of the site are shown in Figures 8 and 9. As shown, the upper third of the proposed building will be visible to the residents east of the site. However, the proposed eight foot split face block wall along the east project boundary will block direct views of the ground level of the site and the lower 2/3 of the building by the residents and businesses directly east of the site.

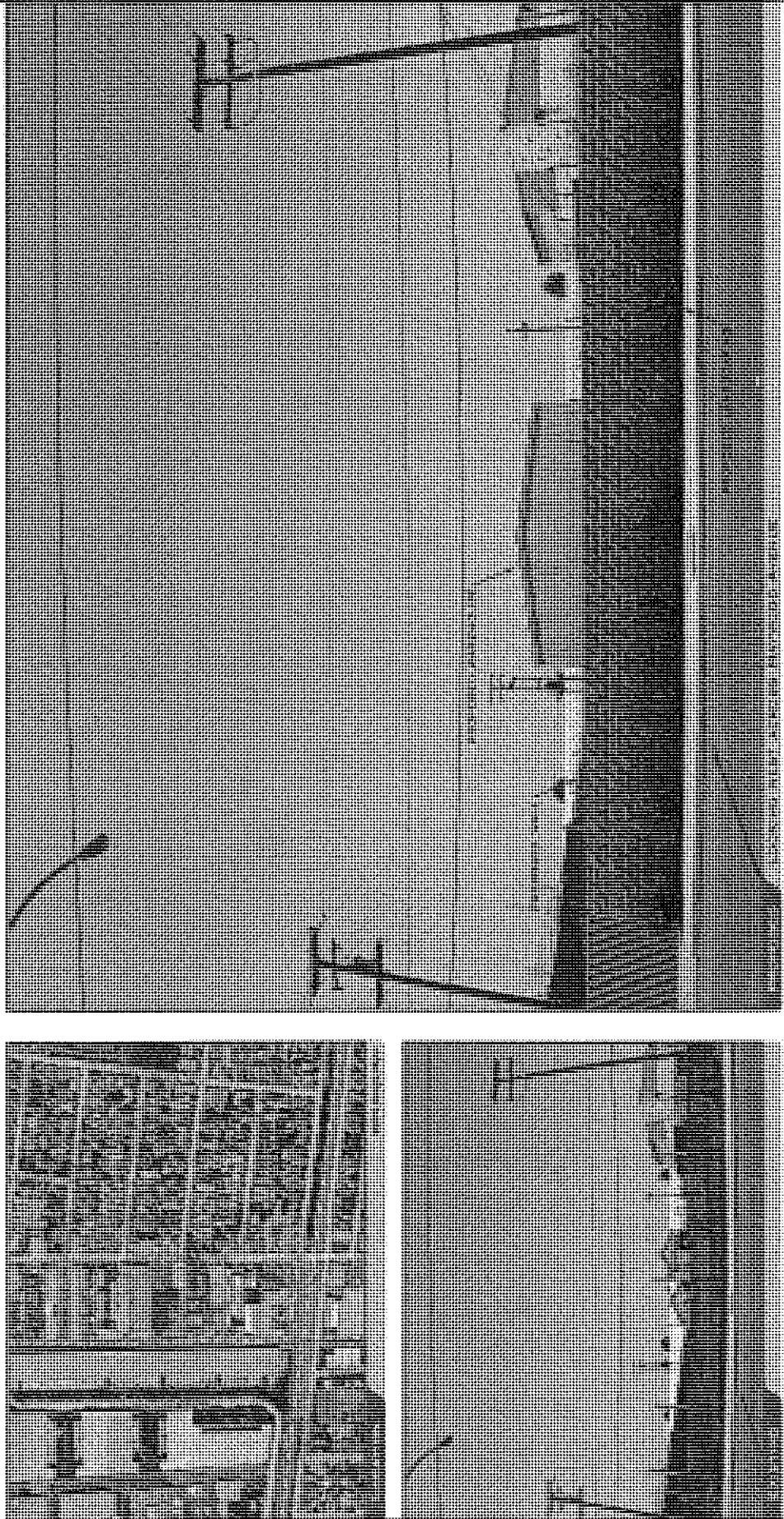
The project will not have any significant aesthetic impacts to existing businesses and residents east of the site or pedestrians and motorists on Maywood Avenue.

d) ***Less Than Significant Impact.*** The project will generate new sources of light compared to the existing conditions. Because the site is vacant the vacant building does not generate any light. Some glare is generated by the metal building and metal equipment on the site.

The project will provide safety and security lighting, including lighting at the project driveway, building exteriors, parking areas, etc. to meet the following city lighting requirements:

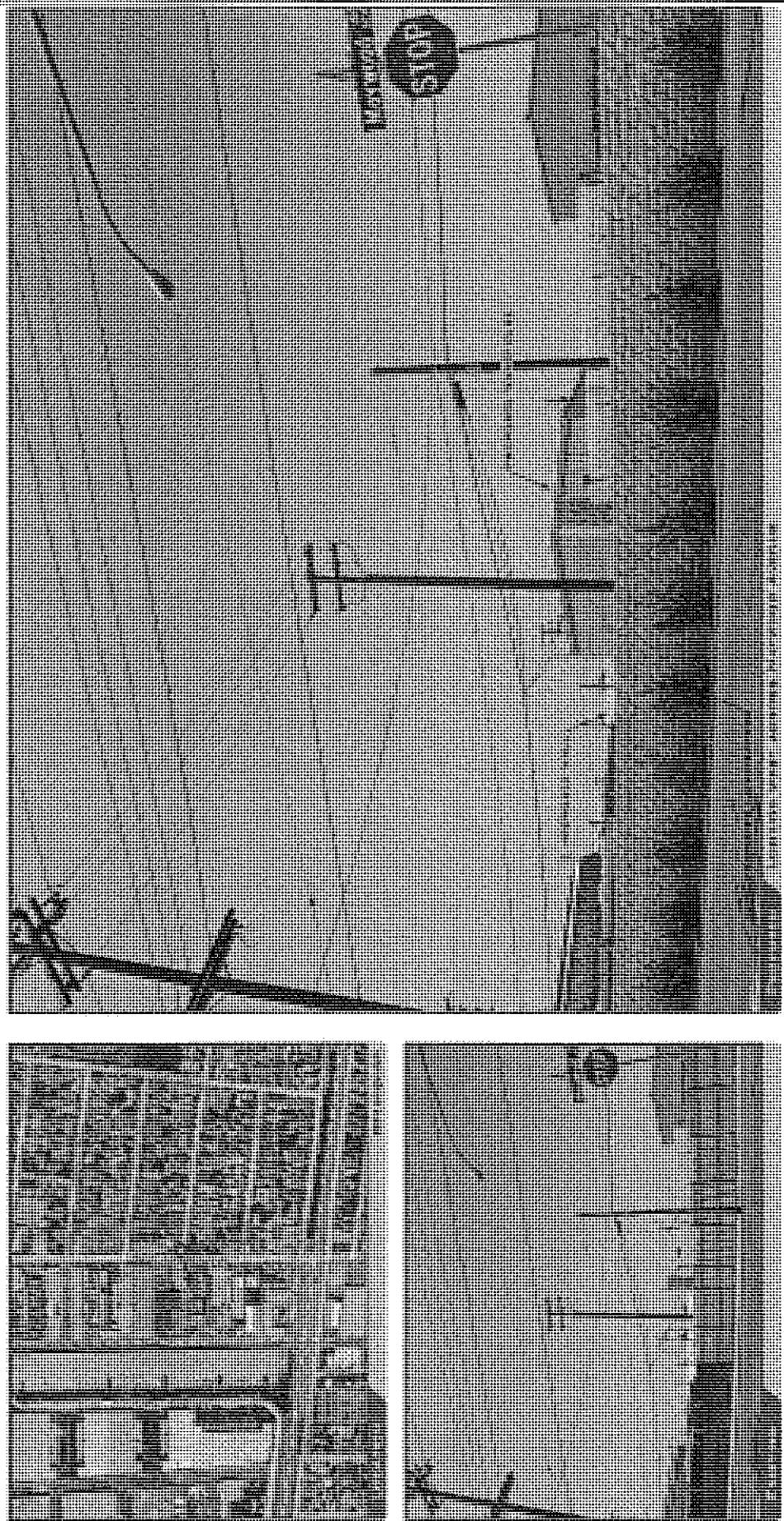
- Huntington Park Municipal Code 9-3.103 General standards, Lighting
- 13. Exterior lighting shall be energy-efficient and shielded or recessed so that direct glare and reflections are confined, to the maximum extent feasible, within the boundaries of the parcel and shall be directed downward and away from adjoining properties and public rights-of-way. No lighting shall blink, flash or be of unusually high intensity or brightness. All lighting fixtures shall be appropriate in scale, intensity, height and architectural design to the use they are serving. Security lighting shall be provided at all entrances/exits.
- Huntington Park Municipal Code 9-3.809 Development standards.
- 6. Lighting. Parking areas shall have lighting capable of providing adequate illumination for security and safety. The minimum requirement is one footcandle, maintained across the surface of the parking area. Lighting fixtures shall be energy-efficient and in scale with the height and use of the on-site structure(s). Any illumination, including security lighting, shall be directed away from adjoining properties and public rights-of-way. All parking area lighting plans shall be subject to approval of the Director.

Because the project will be required to meet and comply with all applicable lighting requirements of the Huntington Park Municipal Code the City will ensure that project lighting does not significantly impact motorists, pedestrians, and businesses adjacent to and within the immediate vicinity of the site. The compliance of the project with all applicable light and glare standards of HPMC will reduce light and glare impacts to less than significant.



Source: Artistic Engineering

Photo Rendering
Figure 8



Source: *Artistic Engineering*

Figure 9
Photo Rendering

Environmental Issues	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
3.2 Agricultural Resources				
<i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.</i>				
<i>Would the project:</i>				
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"/>

3.2 AGRICULTURAL RESOURCES

a) **No Impact.** The project site is developed with an existing building and paved parking lot and storage area. There are no agricultural uses either on, adjacent to or within the project vicinity.

The California State Department of Conservation was contacted to determine the California State Important Farmlands Map designation for the site. The Natural Resource Conservation Service (NRCS) considers the City of Huntington Park an urban area. Therefore, none of the soils have been mapped and the NRCS has no plans to map the soil in the future. Therefore, the site has no farmland designation. Because there are no agricultural uses on or in close proximity to the site the project will not impact existing farmland.

b) **No Impact.** The project site is not zoned for agricultural use and the project applicant is not requesting a zone change to allow agriculture use on the site. Because the site and the surrounding properties are developed with light industrial and other urban uses and not agriculture, none of the properties are in a Williamson Act contract. The project will not have a conflict or impact any agricultural use or land that is in a Williamson Act contract.

c) **No Impact.** None of the proposed activities could result in or encourage the conversion of agricultural uses to non-agricultural uses since there are no agricultural uses either on or adjacent to the site.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	
3.3 Air Quality					
<i>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.</i>					
<i>Would the project:</i>					
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

3.3 AIR QUALITY

An air quality and green house gas assessment was prepared by Giroux & Associates. A copy of the report is included as Appendix A.

a) **Less Than Significant Impact.** The City of Huntington Park is in the South Coast Air Basin (SCAB), which is bounded by the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, and the Pacific Ocean to the south and west. Air quality in the South Coast Air Basin is managed by the South Coast Air Quality Management District (SCAQMD).

AIR QUALITY PLANNING

The Federal Clean Air Act (1977 Amendments) required that designated agencies in any area of the nation not meeting national clean air standards must prepare a plan demonstrating the steps that would bring the area into compliance with all national standards. The SCAB could not meet the deadlines for ozone, nitrogen dioxide, carbon monoxide, or PM-10. In the SCAB, the agencies designated by the governor to develop regional air quality plans are the SCAQMD and the Southern California Association of Governments (SCAG). The two agencies first adopted an Air Quality Management Plan (AQMP) in 1979 and revised it several times as earlier attainment forecasts were shown to be overly optimistic.

The 1990 Federal Clean Air Act Amendment (CAAA) required that all states with air-sheds with "serious" or worse ozone problems submit a revision to the State Implementation Plan (SIP). Amendments to the SIP have been proposed, revised and approved over the past decade. The most current regional attainment emissions forecast for ozone precursors (ROG and NOx) and for carbon monoxide (CO) and for particulate matter are shown in

Table 1. Substantial reductions in emissions of ROG, NOx and CO are forecast to continue throughout the next several decades. Unless new particulate control programs are implemented, PM-10 and PM-2.5 are forecast to slightly increase.

Table 1
South Coast Air Basin Emissions Forecasts (Emissions in tons/day)

Pollutant	2008 ^a	2010 ^b	2015 ^b	2020 ^b
NOx	917	836	667	561
ROG	632	596	545	525
CO	3,344	3,039	2,556	2,281
PM-10	308	314	328	340
PM-2.5	110	110	111	113

^a2008 Base Year.

^bWith current emissions reduction programs and adopted growth forecasts.

Source: California Air Resources Board, California Emissions Projection Analysis Model, 2009

In other air quality attainment plan reviews, EPA has disapproved part of the SCAB PM-2.5 attainment plan included in the AQMP. EPA has stated that the current attainment plan relies on PM-2.5 control regulations that have not yet been approved or implemented. It is expected that a number of rules that are pending approval will remove the identified deficiencies. If these issues are not resolved within the next several years, federal funding sanctions for transportation projects could result. The recently adopted 2012 AQMP being readied for ARB submittal to EPA as part of the California State Implementation Plan (SIP) is expected to remedy identified PM-2.5 planning deficiencies.

The federal Clean Air Act requires that non-attainment air basins have EPA approved attainment plans in place. This requirement includes the federal one-hour ozone standard even though that standard was revoked around seven years ago. There was no approved attainment plan for the one-hour federal standard at the time of revocation. Through a legal quirk, the SCAQMD is now forced to develop an AQMP for the long since revoked one-hour federal ozone standard.

Projects such as the proposed Ace Recycling expansion do not directly relate to the AQMP in that there are no specific air quality programs or regulations governing metals recycling operations. However, the AQMP does incorporate all the rules and regulations of the SCAQMD. The rules include prohibition against the release of odors, fumes, dusts or mists that might annoy persons of reasonable sensitivity. The rules also prohibit the release of fugitive dust that might be visible beyond the project boundary. The project must comply with all applicable AQMP rules. Therefore, the project will not impact the AQMP.

b) **Less Than Significant Impact.** The air emissions that will be generated by the project are associated with the demolition of the existing on-site improvements, the construction and operations of the proposed project. The air emissions associated with these activities are discussed below.

The Air Quality Management District (AQMD) adopted an updated clean air "blueprint" in August 2003. The 2003 Air Quality Management Plan (AQMP) was approved by the EPA in 2004. The AQMP outlined the air pollution measures needed to meet federal health-based standards for ozone by 2010 and for particulates (PM-10) by 2006. The 2003 AQMP was based upon the federal one-hour ozone standard which was revoked late in 2005 and replaced by an 8-hour federal standard. Because of the revocation of the hourly standard, a new air quality planning cycle was initiated.

Because projected attainment by 2021 requires control technologies that do not yet exist, the SCAQMD requested a voluntary "bump-up" from a "severe non-attainment" area to an "extreme non-attainment" designation for ozone. The extreme designation will allow a longer time period for these technologies to develop. If attainment cannot be demonstrated within the specified deadline without relying on "black-box" measures, EPA would have been required to impose sanctions on the region had the bump-up request not been approved. In April 2010, the EPA approved the change in the non-attainment designation from "severe-17" to "extreme." This reclassification sets a later attainment deadline, but also requires the air basin to adopt even more stringent emissions controls.

Because of the chemical complexity of primary versus secondary pollutants³, the SCAQMD has designated significant emissions levels as surrogates for evaluating regional air quality impact significance independent of chemical transformation processes. Projects with daily emissions that exceed any of the emission thresholds shown in Table 2 are recommended by the SCAQMD to be considered significant under CEQA guidelines.

Table 2
Daily Emissions Thresholds

Pollutant	Construction	Operations
ROG	75	55
NOx	100	55
CO	550	550
PM-10	150	150
PM-2.5	55	55
SOx	150	150
Lead	3	3

Source: SCAQMD CEQA Air Quality Handbook, November, 1993 Rev.

Construction Activity Impacts

CalEEMod was developed by the SCAQMD to provide a model by which to calculate both construction emissions and operational emissions from a variety of land use project. It calculates both the daily maximum and annual average emissions for criteria pollutants as well as total or annual greenhouse gas (GHG) emissions.

Although exhaust emissions will result from on and off-site heavy equipment, the exact types and numbers of equipment will vary among contractors such that such emissions cannot be quantified with certainty. The CalEEMod2011.1.1 computer model was used to calculate emissions from the prototype construction equipment fleet and schedule as shown in Table 3 using the CalEEMod's default fleet industrial construction of 14,160 square feet of buildings and the demolition of a 6,973 square foot vacant building.

³ See full description of primary and secondary pollutants in air quality report, Appendix A.

Table 3
CalEEMod Construction Activity Equipment Fleet

Demolition (10 days)	3 Tractor/Loader/Backhoes
	1 Dozer
	1 Concrete Saw
Grading (10 days)	1 Grader
	1 Dozer
	2 Tractor/Loader/Backhoes
Construction (120 days)	1 Crane
	2 Forklifts
	1 Generator Set
	1 Tractor/Loader/Backhoe
	3 Welders
Paving (10 days)	1 Cement Mixer
	1 Paver
	1 Paving Equipment
	2 Rollers
	1 Tractor/Loader/Backhoe

The off-road equipment emissions load factors were adjusted in CalEEMod to account for a 33 percent reduction attributable to overestimation of CalEEMod load factors, which CARB has indicated to be appropriate.⁴

Based on Table 3 the following worst case daily construction emissions were calculated by CalEEMod and are shown in Table 4.

Table 4
Construction Activity Emissions - Maximum Daily Emissions (pounds/day)

Maximal Construction Emissions	ROG	NOx	CO	SO ₂	PM-10	PM-2.5	CO ₂ (e)
2014							
Unmitigated	3.9	27.7	18.5	0.0	7.7	4.5	3,301.5
Mitigated	3.9	27.7	18.5	0.0	3.8	2.5	3,301.5
SCAQMD Thresholds	75	100	550	150	150	55	-

Source: CalEEMod.2011.1.1 output in appendix

Peak daily construction activity emissions are below their respective SCAQMD CEQA significance thresholds. Therefore, construction activities are not anticipated to cause dust emissions to exceed SCAQMD CEQA thresholds. Nevertheless, mitigation through enhanced dust control measures is recommended for use because of the non-attainment status of the air basin and because of the proximity of existing homes. The recommended mitigation for fugitive dust control include the following measures:

⁴ In September 2010, the CARB announced that its methods used to estimate the load factor for off-road equipment were incorrect and led to an overestimate of emissions by a factor of 33 percent. CARB is currently revising their emissions model, OFFROAD which has not yet been released. CalEEMod is based on OFFROAD.

Mitigation Measure No. 1

- Apply soil stabilizers or moisten inactive areas.
- Prepare and implement a high wind dust control plan.
- Stabilize previously disturbed areas if subsequent construction is delayed.
- Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 3 times/day).
- Cover all stock piles with tarps at the end of each day or as needed.
- Provide water spray during loading and unloading of earthen materials.
- Minimize in-out traffic from construction zone.
- Cover all trucks hauling dirt, sand, or loose material or require all trucks to maintain at least two feet of freeboard.
- Sweep streets daily if visible soil material is carried out from the construction site.

Project Regional Operational Impacts

Since the project does not propose to increase motor vehicle trips there will be no change in operational emissions and associated air quality impacts with project implementation. The California vehicle emissions model, EMFAC2011, was used to estimate the emissions associated with daily project site truck travel. Table 5 shows that existing (and future) daily vehicular emissions are/will be well below the SCAQMD CEQA significance threshold.

Table 5
Daily Regional Operational Emissions

Source	Operational Emissions						
	ROG	NOx	CO	SO2	PM-10	PM-2.5	CO ₂
EMFAC (gram/mile)	0.12	12.25	0.59	0.07	0.08	0.08	1,756.89
Emissions (lb/day)	0.14	14.55	0.70	0.02	0.10	0.09	2,087.18
SCAQMD Threshold	55	55	550	150	150	55	
Exceeds Threshold?	No	No	No	No	No	No	NA

Air Toxics

In contrast to automobile recycling that can release fuels and oils and plastics, the existing operation is relatively "clean." Any vehicle motors that are recycled have been drained before delivery to the facility. Minor amounts of iron oxide can be released during operation of cutting torches. However, OSHA considers iron oxide to be relatively benign even to the torch operator, much less to the off-site public (Welding Fume Health Impacts, 1996). The project would not cause the location or intensity of cutting operations to change. The impact potential for air toxics emissions is negligible from existing or future recycling operations.

The project would have less-than-significant impacts for the following areas:

- Regional Construction Related Emissions – Activities related to construction of the project would not exceed the SCAQMD daily emission threshold for any pollutant.
- Regional Operational Emissions – During the operational phase, the project would result in no change from existing conditions.

Greenhouse Gas Emissions

Greenhouse Gas Emissions

"Greenhouse gases" (so called because of their role in trapping heat near the surface of the earth) emitted by human activity are implicated in global climate change, commonly referred to as "global warming." These greenhouse gases contribute to an increase in the temperature of the earth's atmosphere by transparency to short wavelength visible sunlight, but near opacity to outgoing terrestrial long wavelength heat radiation in some parts of the infrared spectrum. The principal greenhouse gases (GHGs) are carbon dioxide, methane, nitrous oxide, ozone, and water vapor. For purposes of planning and regulation, Section 15364.5 of the California Code of Regulations defines GHGs to include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. Fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately half of GHG emissions globally. Industrial and commercial sources are the second largest contributors of GHG emissions with about one-fourth of total emissions.

AB 32 is one of the most significant pieces of environmental legislation that California has adopted. Among other things, it is designed to maintain California's reputation as a "national and international leader on energy conservation and environmental stewardship." It will have wide-ranging effects on California businesses and lifestyles as well as far reaching effects on other states and countries. A unique aspect of AB 32, beyond its broad and wide-ranging mandatory provisions and dramatic GHG reductions are the short time frames within which it must be implemented. Major components of the AB 32 include:

- Require the monitoring and reporting of GHG emissions beginning with sources or categories of sources that contribute the most to statewide emissions.
- Requires immediate "early action" control programs on the most readily controlled GHG sources.
- Mandates that by 2020, California's GHG emissions be reduced to 1990 levels.
- Forces an overall reduction of GHG gases in California by 25-40%, from business as usual, to be achieved by 2020.
- Must complement efforts to achieve and maintain federal and state ambient air quality standards and to reduce toxic air contaminants.

Greenhouse Gas Emissions Significance Thresholds

In response to the requirements of SB97, the State Resources Agency developed guidelines for the treatment of GHG emissions under CEQA. These new guidelines became state laws as part of Title 14 of the California Code of Regulations in March, 2010. The CEQA Appendix G guidelines were modified to include GHG as a required analysis element. A project would have a potentially significant impact if it:

- Generates GHG emissions, directly or indirectly, that may have a significant impact on the environment, or,
- Conflicts with an applicable plan, policy or regulation adopted to reduce GHG emissions.

Construction Activity GHG Emissions

The build-out construction activity timetable is estimated to be less than one year. During project construction, the CalEEMod computer model predicts that project construction activities will generate the annual CO₂(e) emissions shown below in Table 6. Because the SCAQMD GHG emissions policy from construction activities is to amortize emissions over a 30-year lifetime, the amortized annual total is also presented.

Table 6
Construction Emissions (Metric Tons CO₂(e))

Year 2014	173.6
30 Year Annual Amortized Rate	5.8

*CalEEMod Output provided in appendix

The GHG impacts from the construction of the proposed project are negligible and considered less than significant.

Project Operational GHG Emissions

The project does not propose to change its current operations so GHG emissions will not increase. The daily CO₂ emissions from site related truck travel was calculated to be slightly over 1.0 ton per day. For 5.5 work-days per week, this equals 300 "short tons" (approximately 275 metric tons) per year. There would be minimal additional GHG emissions from sources such as cutting torches electrical use, employees commuting, etc. The annual total GHG emissions from on-site operations and materials hauling would be less than five percent of the industrial facility significance threshold of 10,000 MT CO₂(e) per year. The GHG emissions for the proposed project are less than the SCAQMD significance thresholds. Therefore, the project will not have any significant GHG emission impacts and no mitigation measures are required.

c) ***Less Than Significant Impact.*** As discussed in "b)" above, the air emissions generated by the project during demolition, construction and the life of the project will not exceed State emission thresholds. SCAQMD neither recommends quantified analyses of cumulative construction or operational emissions, nor provides separate methodologies or thresholds of significance to be used to assess cumulative construction or operational impacts. Rather, SCAQMD recommends a project's contribution to cumulative impacts should be assessed using the same significance criteria as those for the project's specific impacts. Since none of the project's daily operational emissions will exceed SCAQMD thresholds the project will not result in a cumulatively considerable net increase of any criteria pollutant.

d) ***Less Than Significant Impact.***

Sensitive Receptors

Air quality impacts are analyzed relative to those persons with the greatest sensitivity to air pollution exposure. Such persons are called "sensitive receptors" and include young children, the elderly and the acutely and chronically ill (especially those with cardio-respiratory disease). Residential areas adjacent to a proposed site are considered to be sensitive to air pollution exposure because they may be occupied for extended periods, and residents may be outdoors when exposure is highest. There are residential uses east and south of the project site across Maywood Avenue. The closest residence is approximately

60 feet from the drive aisle for the proposed improvements and approximately 250 feet from the nearest proposed structure (Building A). That set-back distance is somewhat increased in that the closest usable outdoor recreational space is behind the nearest house in the backyard or the patio.

Localized Significance Thresholds For Construction

The SCAQMD has developed analysis parameters to evaluate ambient air quality on a local level in addition to the more regional emissions-based thresholds of significance. These analysis elements are called Localized Significance Thresholds (LSTs). LSTs were developed in response to Governing Board's Environmental Justice Enhancement Initiative 1-4 and the LST methodology was provisionally adopted in October 2003 and formally approved by SCAQMD's Mobile Source Committee in February 2005.

Use of an LST analysis for a project is optional. For the proposed project, the primary source of possible LST impact would be during demolition and project construction. LSTs are applicable for a sensitive receptor where it is possible that an individual could remain for 24 hours such as a residence, hospital or convalescent facility. For this project the nearest sensitive use would be more than 50 meters from the nearest project construction activity boundary (Building A), and this distance was selected for analysis.

LSTs are only applicable to the following criteria pollutants: oxides of nitrogen (NOx), carbon monoxide (CO), and particulate matter (PM-10 and PM-2.5). LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor. LST pollutant screening level concentration data is currently published for 1, 2 and 5 acre sites for varying distances. For this project the most stringent size of 1 acre was used.

Table 7 shows the thresholds and emissions for the project (pounds per day):

Table 7
LST and Project Emissions (pounds/day)

LST 1.0 acres/ 50 meters South Central LA	CO	NOx	PM-10	PM-2.5
	342	46	12	4
Max Construction				
Unmitigated	19	28	8	5
Mitigated	19	28	4	3

The LSTs were compared to the maximum daily project construction activities. As shown in Table 5, mitigated emissions are below the LSTs for construction. LST impacts are less than significant and the following measure is recommended to reduce dust emissions during project construction.

Mitigation Measure No. 2

- Water exposed surfaces at least 3 times per day for fugitive dust suppression.

e) **Less Than Significant Impact.** There are minimal odors associated with metals recycling operations. Fumes from cutting torches are occasionally detectable near the operation itself, but not beyond the property line. Since the location of metal cutting activities is not planned to change, nor is throughput anticipated to increase, potential odor impacts are considered less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
3.4 Biological Resources				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.4 BIOLOGICAL RESOURCES

a) **No Impact.** The project site is developed and includes a vacant metal building, paved parking and storage areas. There is no vegetation on the site, either native or introduced, to support native or non-native wildlife. As a result, there are no plants or wildlife on the site that could be designated or would qualify as a sensitive or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or the

U.S. Fish and Wildlife Service. The project will not have impact any biological resource impacts.

b) **No Impact.** The project site and the surrounding areas are developed with industrial, commercial and residential uses. There is no riparian habitat or other sensitive natural communities on or adjacent to the site. The project will not impact any riparian or sensitive natural habitat.

c) **No Impact.** There are no wetlands either on the site or surrounding the site. The project will not impact any wetlands.

d) **No Impact.** The project is developed with a vacant metal building and parking lot. The surrounding properties are also developed. There is no native vegetation or bodies of water on or surrounding the site. Because the site and surrounding properties are developed none of the properties support the movement of migratory fish or wildlife or support a nursery for wildlife. The project will not impact or interfere with the movement of any native resident or migratory fish or wildlife species or native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites.

e) **No Impact.** There are no biological resources, including trees, on the site. The project will not have any conflicts with city policies or ordinances that protect biological resources.

f) **No Impact.** The City of Huntington Park is not located within any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The project will not impact any habitat or natural community conservation plan.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
3.5 Cultural Resources				
<i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<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 §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.5 CULTURAL RESOURCES

a) **No Impact.** A review of the 1991 Huntington Park General Plan does not identify the presence of any historical resources on or adjacent to the site. The demolition of the existing vacant metal building and parking would not have any historical resource impacts.

b) **No Impact.** There are no known archaeological resources on or adjacent to the site based on the 1991 Huntington Park General Plan. As a result, the project is not anticipated to have any archaeological impacts. If archaeological resources are discovered during project grading or utility trenching all grading and construction activity shall cease and the resources evaluated pursuant to CEQA Guidelines Section 15064.5, which addresses impacts to unique archaeological resources.

c) **No Impact.** Based on the 1991 Huntington Park General Plan no paleontological resources are known to exist on the site or suspected to exist on the site. Since the site has been disturbed and graded in the past to construct the existing improvements, any paleontological resources that may have been present were in all likelihood disturbed during the previous grading activities. The project is not anticipated to have any paleontological resource impacts. If paleontological resources are discovered during grading or utility trenching all grading and construction activity shall cease and the resources evaluated pursuant to CEQA Guidelines Section 15064.5. The project will not have any significant paleontological resource impacts.

d) **No Impact.** There are no cemeteries on or adjacent to the site. Thus, there are no known human remains that could be disturbed by the project. The project will not impact human remains.

Environmental Issues	Potentially Significant Impact	Less Than Significant Impact		
		With Mitigation	Less Than Significant Impact	No Impact
3.6 Geology and Soils <i>Would the project:</i>				
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 evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

3.6 GEOLOGY AND SOILS

a i) **No Impact.** The City of Huntington Park and the project site are not within an Alquist-Priolo Earthquake Fault Zone⁵. The project will not be impacted by an Alquist-Priolo fault zone.

a ii) **Less Than Significant Impact.** The City of Huntington Park is in a seismically active region as most of southern California. The closest fault to the site is the Newport-Englewood fault zone, which is approximately 8 miles west of the project. Although there are no known active surface faults within or adjacent to the site that will significantly impact the project the project is located in a region with active earthquakes and strong seismic motion of those earthquakes could affect the project. The buildings that are proposed to be constructed will be required to meet and comply with all applicable city and State building codes to reduce seismic ground shaking at the site to less than significant.

a iii-iv) **No Impact.** The project site is not located in a liquefaction area. Based on Figure SA-2, Hazards Summary Map of the 1991 Huntington Park General Plan the project site not located within or adjacent to an area that is subject to liquefaction. The project will not be impacted by liquefaction.

The site and the surrounding properties are flat and not prone to slope instability hazards, such as landslides. The project will not be impacted by a landslide or impact any adjacent properties due to a project generated on-site landslide.

b) **No Impact.** The City will require the project developer to install and provide all appropriate erosion control measures prior to the start of demolition of the existing building and maintain the erosion control measures throughout the period of construction. The incorporation of all applicable standard erosion control measures, such as sand bags, silt curtains, etc. around the project perimeter and other measures deemed appropriate by the City will reduce and minimize soil erosion to less than significant. The project will not have any soil erosion impacts.

c) **No Impact.** The site is developed with a vacant 6,973 square foot single-story metal building and parking lot that will be demolished and replaced with two new metal buildings and parking lot. None of the existing on-site improvements show evidence of unstable soil conditions on the property. The development of the project site as proposed is not anticipated to cause any unstable soil conditions either on or off the site. The project will not have any unstable soil impacts.

d) **No Impact.** The upper soils on the site are very low in expansion potential and expansive soils are not known to exist on the site or the immediate project vicinity. The project will not be impacted by expansive soils.

⁵ <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/affected.aspx>

e) **No Impact.** The site is served by a public sewer system. The City will require the project to connect to and continue to be served by the existing public sewer system adjacent to the site. The project will not impact any soils resulting from alternative disposal systems because the project will be required to connect to the public sewer.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation		Less Than Significant Impact		No Impact				
		Less Than Significant With Mitigation	Less Than Significant Impact							
3.7 Hazards and Hazardous Materials										
<i>Would the project:</i>										
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"/>	<input type="checkbox"/>					
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>					
d) Be located within one-quarter mile of a facility that might reasonably be anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
e) Be located on a site of a current or former hazardous waste disposal site or solid waste disposal site unless wastes have been removed from the former disposal site; or 2) that could release a hazardous substance as identified by the State Department of Health Services in a current list adopted pursuant to Section 25356 for removal or remedial action pursuant to Chapter 6.8 of Division 20 of the Health and Safety Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
f) Be located on land that is, or can be made, sufficiently free of hazardous materials so as to be suitable for development and use as a school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
h) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.7 HAZARDS AND HAZARDOUS MATERIALS

A Phase II Environmental Site Assessment (ESA) was prepared by ENCON Solutions. A copy of the report is included as Appendix B.

- a) **No Impact.** The metal recyclables that are delivered to the site are separated, sorted and reduced in size as necessary and reshipped by trucks from the site to the Ports of Long Beach and Los Angeles where the metal is shipped overseas for processing. The metals that enter and are trucked from the site are not considered or classified as hazardous materials. None of the mechanical processes that are used to reduce the size of the metals involve the use of hazardous materials other than the use of diesel fuel to power the equipment. The project does not propose to transport, use or dispose of any hazardous materials as part of the project's daily operations. The project will not create any hazard to the public.
- b) **No Impact.** As stated in "a" above, the project will not use or store any hazardous materials on-site. The project does not have any potential to accidentally release any hazardous materials into the environment.
- c) **No Impact.** Loma Vista Avenue Elementary School in the City of Maywood is located approximately one quarter mile northeast and the closest school to the site. In addition, Magnolia Science Academy is located approximately one third of a mile south of the site and San Antonio Elementary School is approximately one-half mile southwest of the site. The project does not propose to change or alter its existing metal recycling operations. Therefore, the project would not emit or handle any hazardous or acutely hazardous materials or substances that could impact Loma Vista Avenue Elementary School or any other school within a quarter mile of the site.
- d) **Less Than Significant Impact.** Based on the Phase II ESA there are no existing hazardous waste facilities within one-quarter mile of the site that would impact the project. As with the existing condition, the project will not be significantly impacted by hazardous sites within one-quarter mile of the site.
- e) **Less Than Significant Impact.** The project site is not located on a hazardous waste site as identified in the Phase II Environmental Site Assessment. The project will not release any hazardous substances and no significant hazardous impacts will occur.
- f) **No Impact.** The site is zoned for industrial land use and a school is not a permitted use for the site. In addition, a school would not be a compatible land use with the adjacent industrial land uses. Because schools are not allowed in the industrial zoning the project will not impact schools.

g) **No Impact.** Compton/Woodley Airport in Compton is approximately 7 miles southwest of the site and the closest airport to the project. The project will not impact airport operations at the Compton/Woodley Airport or result in any safety hazards for people working at the proposed project due to the distance of the Compton/Woodley Airport from the project.

h) **No Impact.** There are no private airports within two miles of the project. The project will not impact or be impacted by operations of any private airport.

Environmental Issues	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
3.8 Hydrology and Water Quality				
<i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or 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 (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.8 HYDROLOGY AND WATER QUALITY

A hydrology report was prepared by J Woo, Engineers. A copy is included in Appendix C.

a) **No Impact.** The surface storm water that is currently generated from the site is discharged untreated as surface flow into the curb and gutter in Maywood Avenue adjacent to and east of the site. There are no Best Management Practices (BMP's) or other surface water quality control features on the site that either pre-treat surface water or reduce its flow before being discharged into Maywood Avenue. The surface water that will be discharged by the project must meet National Pollution Discharge Elimination System (NPDES) requirements and treat the first flush (0.75") of storm water runoff. The project could generate silt and other debris by surface water runoff during demolition of the existing site improvements and construction of the proposed improvements, especially if demolition and construction occur during the winter months when rainfall typically. Pre-treatment of storm water runoff in compliance with NPDES will reduce silt and other construction debris from being discharged from the site. The NPDES storm water permit provides a mechanism for monitoring the discharge of pollutants and establishing appropriate controls to minimize the entrance of such pollutants into storm water runoff. As a co-permittee to the County of Los Angeles, the City of Huntington Park requires all development projects in its jurisdiction to comply with the NPDES requirements for construction and operations as appropriate. As such, the project developer will be required to install and maintain all applicable soil erosion control measures, including BMP's to reduce erosion and minimize water quality impacts during grading and construction. The project developer will be required to submit a Standard Urban Stormwater Mitigation Plan (SUSMP) to the City prior to the issuance of a grading permit to ensure that all applicable erosion control measures are installed and maintained during construction to control and minimize water quality impacts.

All surface water runoff from the site will be collected and directed to the southeast corner of the site to a 24" x 24" shallow catch basin. The catch basin will have fossil rock absorbent pouches that will filter debris and other materials from the storm water. After passing through the absorbent pouches the storm water will be discharged into a 6-inch perforated pipe that will be buried in a dry well that will be 10 feet wide, 50 feet long and 4 feet deep. The dry well will be filled with 1.5" to 2.5" rocks to allow pre-treated storm water in the 6-inch perforated pipe to percolate into the on-site soil. Higher surface water flows that do not percolate from the 6-inch perforated pipe will be discharged into the curb and gutter of Maywood Avenue. The proposed on-site water collection and treatment system must be approved by the city and once approved will ensure the project surface water runoff meets and does not violate any applicable NPDES surface water quality laws and regulations. The project will not have any significant water quality impacts.

b) **No Impact.** The project site totals approximately 0.96 acres (41,735 square feet). The site is completely development with an existing vacant metal building and paved parking and

no pervious areas on the property for rainfall percolation. Therefore, the site is 100% impervious because the site is entirely developed with buildings and pavement. Under the proposed project, approximately 99% of the site will be impervious (building and parking lot) and the remaining 1% will be pervious in the form of required on-site landscaping. The proposed landscaping will allow surface water to percolate into the soil unlike the existing condition. The project will allow more surface water to percolate into the ground through on-site landscaping and the dry well to incrementally recharge the groundwater compared to the existing condition which does not allow any rainfall percolation. The project will have a positive impact by allowing on-site surface water to percolate into the ground water, unlike the current condition, and recharge the local water table and not deplete or reduce local groundwater supplies or lower the local water table. The project will not have any groundwater or water table impacts.

c) No Impact. The existing on-site storm water drainage pattern is to the east where surface water is discharged into the existing curb and gutter in Maywood Avenue. As discussed in "a)" above, the project surface water will continue to be directed to the east to a proposed 24" x 24" shallow catch basin and dry well at the southeast corner of the site. Surface water flows that do not percolate into the ground either by way of the proposed on-site landscaping or the dry well system by the proposed project will be discharged to the curb and gutter in Maywood Avenue. Approximately 1.87 cubic feet per second (cfs) of storm water is discharged from the site during a 25-year storm. The project is required by law to retain any increased surface water and not discharge more runoff than the current condition. The project storm water collection and discharge system is designed to discharge a maximum of 1.87 cfs of storm water; the same as the existing condition. The project proposes to maintain and not alter the existing on-site drainage pattern or the amount of storm water discharged from the site. As a result, the project will not alter the course of a stream or river downstream of the site. The project will not have any substantial erosion or siltation impacts on- or off the site.

d) No Impact. As discussed in "c)" above, all project surface water will be directed to the southeast corner of the site to a shallow catch basin and dry well. Unlike the current condition where all of the storm water runoff is discharged into Maywood Avenue, the proposed dry well will allow low surface water flows to percolate into the soil on-site via the proposed dry well. High surface water runoff flows that do not percolate into the soil when passing through the dry well will be discharged into Maywood Avenue the same as the existing condition. The project will maintain and not alter the existing drainage pattern on the site. Approximately 1,500 square feet of the site will be landscaped and available for rainfall percolation into the soil. The project will maintain the existing on-site drainage pattern and reduce the quantity of low flow surface water that will be discharged from the site compared to the existing condition when all surface water is discharged from the site due to the construction of a dry well and landscaping along the east project boundary that will allow surface water percolation. As a result, the project will not cause or result in flooding on or off the site or cause downstream flooding.

e) No Impact. As discussed in "d)" above the project will decrease the amount of surface water that is generated from the site under the current conditions with the construction of a dry well that will allow low surface water flows to percolate into the soil rather than being discharged into Maywood Avenue and the local storm drain collection system under the current condition. The construction of a dry well along with increasing the pervious surface area on the site with the construction of approximately 1,500 square feet of landscaping will incrementally reduce the amount of surface water that is currently discharged from the site. Reducing the amount of storm water from the site with the project will result in a positive

impact to the capacity of the existing storm drain system that serves the site and the immediate area. The project will have a positive storm drain capacity impact by incrementally increasing the capacity of the storm drain system that serves the site and the immediate project area.

f) **No Impact.** As discussed in "a)" above, the quality of storm water runoff from the project is regulated under the National Pollution Discharge Elimination System. By law the first 0.75" of storm water runoff is required to be collected and treated to remove debris and other pollutants prior to its discharge from the site. As a result, the project will not substantially degrade surface water quality.

g) **No Impact.** The project site is designated by the Federal Emergency Management Agency (FEMA) to be in Zone "X", which is outside the 100-year flood plain. Because the project does not propose to construct housing the project will not place housing in a flood hazard area.

h) **No Impact.** As noted in "g)" above the project is not located in a 100-year flood zone. The project is not subject to flooding and will not have an impact by redirecting or impeding flood flows.

i) **No Impact.** There are no levees or dams upstream of the project that will flood the site in the event of a levee or dam failure.

j) **No Impact.** There are no water bodies, such as water tanks or reservoirs, either on or adjacent to the project site that will impact the site due to a seiche. The site is approximately sixteen miles east of the Pacific Ocean and due to the distance the project will not be impacted by a tsunami. The site and the surrounding areas are flat and the project will not be exposed to a mudslide.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation		Less Than Significant Impact		No Impact		
		With Mitigation	Less Than Significant Impact	Less Than Significant Impact	Less Than Significant Impact			
3.9 Land Use and Planning								
<i>Would the project:</i>								
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
c) Conflict with any applicable habitat conservation plan or natural community's conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				

3.9 LAND USE AND PLANNING

a) **No Impact.** Examples of “dividing a community” include new roads, rail lines, transmission corridors, or a major development project encompassing numerous city blocks that creates a physical barrier between established neighborhoods or business districts. The project proposes to demolish and replace an existing vacant metal manufacturing building with two new metal buildings for metal collection/recycling and sorting. The construction of the two proposed metal recycling buildings on the site will not divide the established surrounding community.

b) **Less Than Significant Impact.** The project site is designated for Industrial land use by the Huntington Park General Plan and zoned Manufacturing Planned Development (MPD). The maximum floor area ratio (FAR) for this category is 1:1. As currently proposed, the project has a FAR of 0.30 and is consistent with the allowable floor area ratio for development in the MPD zone. As a large metal collection facility the project requires a Conditional Use Permit.⁶ The project meets all of the applicable development standards per HPMC 9-4.303 in terms of minimum lot area, maximum building height, setbacks, open space, maximum lot coverage and FAR (0.30). The project is consistent with the Industrial land use designation and MPD zone and thus, compatible with the adjacent surrounding land uses. The project will not result in any significant land use impacts.

c) **No Impact.** The City does not have any areas with adopted habitat or natural community conservation plans. The project will not impact any natural communities or conservation plans since none exist on or adjacent to the project.

Environmental Issues	Potentially Significant Impact	Less Than Significant Impact			No Impact		
		With Mitigation	Less Than Significant Impact	No Impact			
3.10 Mineral Resources							
<i>Would the project:</i>							
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

3.10 MINERAL RESOURCES

a) **No Impact.** The State Mining and Geology Board classify land in California on the availability of mineral resources. There are four Mineral Resources Zone (MRZ) designations for the classification of sand, gravel, and crushed rock resources. According to the State Mining and Geology Board⁷ the project site is classified MRZ-1⁸. The State has not identified any significant recoverable mineral resources or mining activities either on or

⁶ Huntington Park Municipal Code, 9-4.302 Allowed Uses, Table IV-8 Allowed Land Uses

⁷ Mr. Russ Miller, California Department of Conservation, Division of Mines and Geology, June 11, 2013.

⁸ MRZ-1 – No Significant Mineral Deposits Are Present

adjacent to the site. The project will not have an impact to mineral resources of value to the region or residents of the state.

b) **No Impact.** Based on information in "a)" above, there are no locally important mineral resources on the site that will be impacted by the project.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation		Less Than Significant Impact		No Impact
		With Mitigation	Less Than Significant Impact	Less Than Significant Impact	Less Than Significant Impact	
3.11 Noise						
Would the project result in:						
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

3.11 NOISE

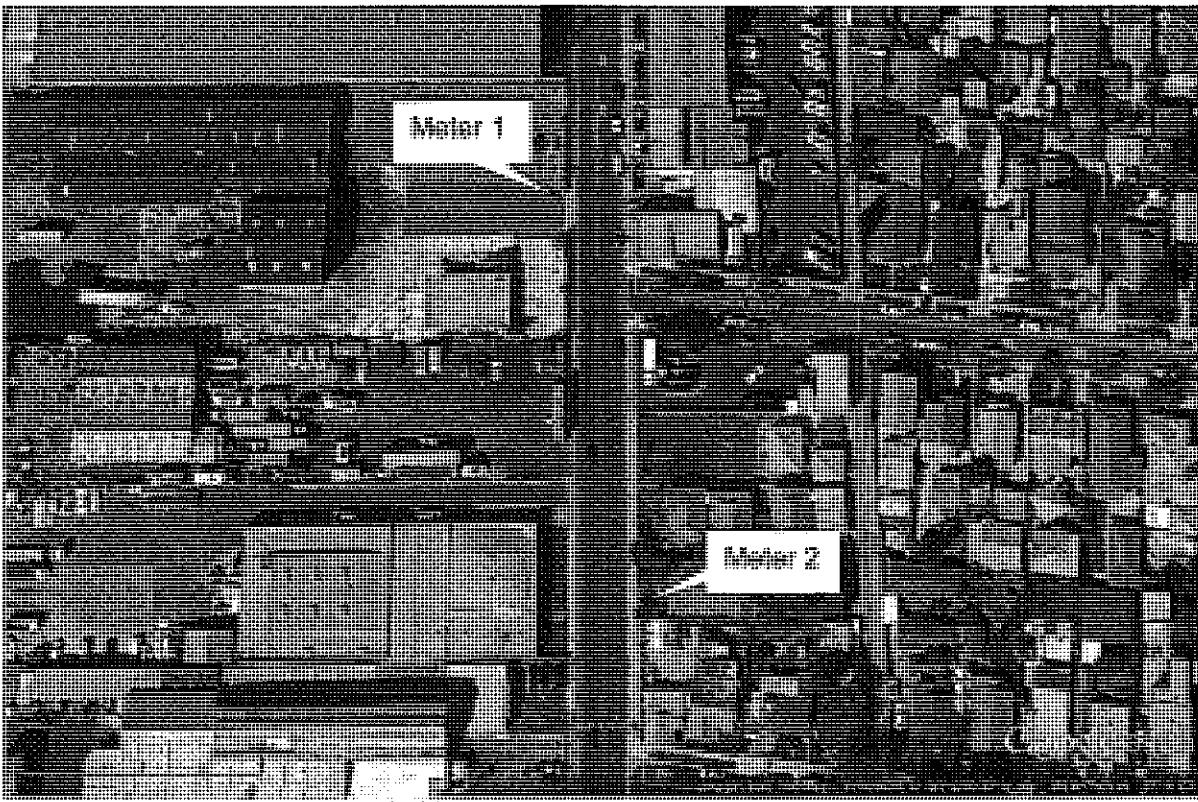
A noise study was prepared for the project by Giroux and Associates. A copy of the noise study is provided in Appendix D.

a) **Less Than Significant Impact.** The project is located in an urbanized area with industrial, commercial and residential development within 500 feet of the site. The existing noise levels on the site are associated with traffic on Maywood Avenue, the current recycling operations on the existing Ace Recycling site and area industrial and commercial uses.

The greatest sources of noise generated by the proposed project will be the loading and unloading of metal recycled materials within the proposed metal building and the mechanical cutting of metals and the movement of semi-trucks on-and off-the site to deliver and haul metal. These sources of noise by the project will be the same as the existing metal

recycling operation adjacent to and north of the site. The single largest source of noise by the project will be trucks hauling metal to and from the site. The second largest source of noise will be dumping and loading metals into trucks. The project will generate the same level of noise that is generated from Ace Recycling's existing metal recycling operations on the property adjacent to and north of the site. Noise measurements of the noise levels generated by Ace Recycling existing operations were taken on June 26, 2013. Short term on-site noise measurements were made in order to document existing baseline levels in the project area. Noise monitoring was conducted Wednesday, June 26, 2013, from 10:30 p.m. – 11:30 a.m., at two area locations. The noise measurement locations are shown in Figure 10 and the noise levels are summarized in Table 8.

Figure 10 Noise Measurement Locations



Meter 1: Site entrance gate, mixing metal area
Meter 2: Front yard of 6118 Maywood Ave, residence south of site, east side of Maywood Avenue

Table 8
Measured Noise Levels (dBA)

Site No.	Leq	Lmax	Lmin	L10	L33	L50	L90
1	70.2	88.0	60.5	72.5	69.0	67.5	64.0
2	64.7	82.5	50.0	67.5	63.0	60.5	54.0

At Site 1, scrap metal processing activities could be heard even though most of the recycling activity was shielded from a direct line of sight. The loudest single event noise levels were

due to passing on-road trucks and open air dumping of various types of trucks delivering scrap metal for recycling. The noise levels at the recycling plant entrance were about 5 dB higher than traffic noise along Maywood Avenue near the closest existing residences to the project site.

Assuming that the difference in the readings at Site 1 and Site 2 is directly attributable to recycling activity, logarithmic subtraction of the two values yields the noise contribution of the recycling operation itself. That contribution is 68.8 dB as follows:

$$10 \times (10^{7.02} - 10^{6.47}) = 68.8 \text{ dB}$$

The noise generated by the existing metal recycling facility by itself is 4 dB higher than the measured traffic noise on Maywood Avenue.

"Substantial" for noise analyses is generally a +3 dB increase because humans are not able to readily discern noise level differences of less than 3 dB under ambient conditions. The +3 dB threshold is typically applied to traffic (roadway, airport, rail, etc.) sources because such sources are exempt from local ordinance control. However, a +3 dB increase requires a doubling of traffic volumes because of the logarithmic nature of the decibel scale.

The City of Huntington Park does not have numerical performance standards in its Noise Control Ordinance. A variety of qualitative thresholds are required to be evaluated in determining whether the general noise nuisance standard is being exceeded. As with any CEQA analysis, the context within which the noise is being generated must be considered. The ordinance requires that intrinsic loudness, time of day, event frequency, proximity to sleeping quarters and type of source activity must be considered. Although there are two existing residences on the east side of Maywood Avenue across the street from the proposed expansion parcel, there are a wide variety of existing noise generators (transmission shop, bottle and can recycling yard, former truck repair yard (the expansion parcel) and on-road truck traffic on an approved truck route (Maywood Avenue) surrounding these homes. Any noise increase associated with a possible relocation of some Ace Recycling activities must be considered within the context of a diverse collection of existing noise generators.

The proposed project would relocate materials handling activities to the expansion parcel to the south of the existing operation. The material cutting with hydraulic shears or cutting torches is anticipated to remain on the western side of the facility closest to the railroad tracks. Similarly, truck dumping would also remain mainly on the west side farthest from the closest homes. Any dumping activities within the new building closest to the existing homes southeast of the site would be within a 3-walls enclosed structure with the only open wide facing west. Although some materials handling would be relocated closer to the existing homes, the noise impact would be off-set by moving the operation from an unshielded outdoor environment to a substantially enclosed building.

The potential noise impact of the project would be reduced by the construction of an 8-foot perimeter wall along the south and east site frontage. Noise measurements indicate that the site activities create noise levels of 69 dB at the Maywood Avenue site frontage under line of sight conditions. The noise reduction benefit of an 8-foot high wall is typically -8 dB. The noise level at the east property line at the Maywood Avenue would be reduced to 61 dB with the construction of the proposed 8-foot tall block wall along the east project boundary. Whereas the unshielded condition creates a noticeable noise increase, (i.e. > 3 dB), the

construction of the wall would create a generally imperceptible change in existing noise levels as shown below:

Background Noise Level – 65 dB
 Unshielded Site Activity – 69 dB
 Combined – 70 dB
 Change from Existing - +5 dB (noticeable)
 Shielded Site Activity - 61 dB
 Change from Existing - +1 dB (imperceptible)

The construction of the proposed 8-foot perimeter wall would mitigate potential noise impacts from materials handling activities to the residents east of the site to less than significant.

The additional noise increment from refuse and recyclables handling is calculated to not cause daytime residential ordinance standards to be exceeded. The nocturnal standard may be exceeded by a few decibels for facility operations from 6 - 7 a.m. However, activity levels in the first hour are low because collection trucks cannot start their routes until 7 a.m. and do not arrive on-site until several hours later. Site operations from 6 - 7 a.m. are substantially less intense and background noise levels are sufficiently elevated such that project noise levels are below ambient levels. The project will not exceed City noise standards and the site operational noise impacts are considered less-than-significant.

b) **Less Than Significant Impact.** Vibration is a trembling, quivering, or oscillating motion of the earth. Like noise, vibration is transmitted in waves, but in this case through the earth or solid objects rather than the air. Unlike noise, vibration is typically at a frequency that is felt rather than heard. Vibration can be either natural (e.g., earthquakes, volcanic eruptions, sea waves, or landslides) or man-made (e.g., explosions, the action of heavy machinery, or heavy vehicles such as trains). Both natural and man-made vibration may be continuous, such as from operating machinery, or transient, as from an explosion.

As with noise, vibration can be described by both its amplitude and frequency. Amplitude may be characterized in three ways, including displacement, velocity, and acceleration. Particle displacement is a measure of the distance that a vibrated particle travels from its original position and, for the purposes of soil displacement, is typically measured in inches or millimeters. Particle velocity is the rate of speed at which soil particles move in inches per second or millimeters per second. Particle acceleration is the rate of change in velocity with respect to time and is measured in inches per second or millimeters per second. Typically, particle velocity (measured in inches or millimeters per second) and/or acceleration (measured in gravities) are used to describe vibration.

Vibrations also vary in frequency and this affects perception. Typical construction vibrations fall in the 10 to 30 Hz range and usually occur around 15 Hz. Traffic vibrations exhibit a similar range of frequencies. Table 9 shows the human reactions to typical vibration levels.

Table 9
Human Reaction to Typical Vibration Levels

Vibration Level Peak Particle Velocity (in/sec)	Human Reaction	Effect on Buildings
0.006–0.019	Threshold of perception, possibility of intrusion	Vibrations unlikely to cause damage of any type

Vibration Level Peak Particle Velocity (in/sec)	Human Reaction	Effect on Buildings
0.08	Vibrations readily perceptible	Recommended upper level of vibration to which ruins and ancient monuments should be subjected
0.1	Level at which continuous vibration begins to annoy people	Virtually no risk of "architectural" (i.e., not structural) damage to normal buildings
0.2	Vibrations annoying to people in buildings	Threshold at which there is a risk of "architectural" damage to normal dwellings— houses with plastered walls and ceilings
0.4–0.6	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause "architectural" damage and possibly minor structural damage

Source: Caltrans, 2002.

The construction equipment that will be utilized during project construction will produce vibration. Vibration calculations assume that existing off-site industrial uses are approximately 25 feet from the vibration-generating sources (construction equipment) on the project site.

The Federal Transit Administration (FTA) has established vibration level thresholds that could cause damage to building structures or annoyance to a substantial number of people. The FTA's criterion for vibration-induced structural damage is 0.20 inch per second for the peak particle velocity (PPV). As shown in Table 10, project construction activities will result in PPV levels, which are below this criterion, and not cause vibration-induced structural damage to any adjacent industrial land use. The FTA's criterion for vibration-induced annoyance is 80 Vibration Velocity (VdB) for residential uses, and 65 VdB is the approximate threshold of perception (FTA 1995, Table 7-1). As shown, project construction activities will generate levels of vibration that are perceptible, but below the FTA's annoyance threshold for residential use.

Table 10
Vibration Levels from Project Construction Activities

Equipment	Approximate Velocity Level @ 25 Feet(VdB)	Approximate RMS Velocity @ 25 Feet (in/sec.)	Approximate Velocity Level @ 100 Feet (VdB)	Approximate RMS Velocity @ 100 Feet (in/sec.)
Bulldozer	58	0.003	46	0.0001
Jackhammer	79	0.035	67	0.0011
		FTA criteria	80	0.2

Ground borne noise is noise that is radiated via the vibration response of the walls and floors of a building. The phenomenon of a rumbling noise as trains pass is therefore referred to as 'ground-borne noise', 'vibration-induced noise' or 'structure-borne noise'. It is most associated with trains in tunnels where the direct, airborne noise is effectively screened off of the walls. The project does not propose activities that will produce or generate ground borne noise that will significantly impact adjacent residential or other land uses.

c) ***Less Than Significant Impact.*** Based on the noise information provided in Section 3.11 a) above, the project will not generate noise levels that will exceed the existing noise levels in the immediate vicinity of the project or exceed noise levels that violate Article 5 of the Huntington Park Municipal Code. The project will not significantly increase existing noise levels either on or off the site or have significant noise impacts.

d) ***Less Than Significant Impact.*** The project will generate short-term noise during demolition of the existing building and site improvements and the construction of the proposed metal buildings and other associated improvements. Table 11 shows the typical noise range of construction equipment that is anticipated to be used to construct the project. Temporary construction noise impacts will vary markedly because the noise strength of construction equipment ranges widely as a function of the equipment used and its activity level.

The closest noise sensitive land use is east of the site approximately 200 feet from the nearest project construction activity boundary. The primary construction equipment noise sources to develop the expansion will be during grading and paving activities where it is anticipated that loader/backhoes and a dozer will be in operation. This equipment will generate the greatest noise level of approximately 85dB(A) at 50 feet from the source. The nearest residence is approximately 200 feet east of the construction activity and the construction noise levels will not impact any off-site use.

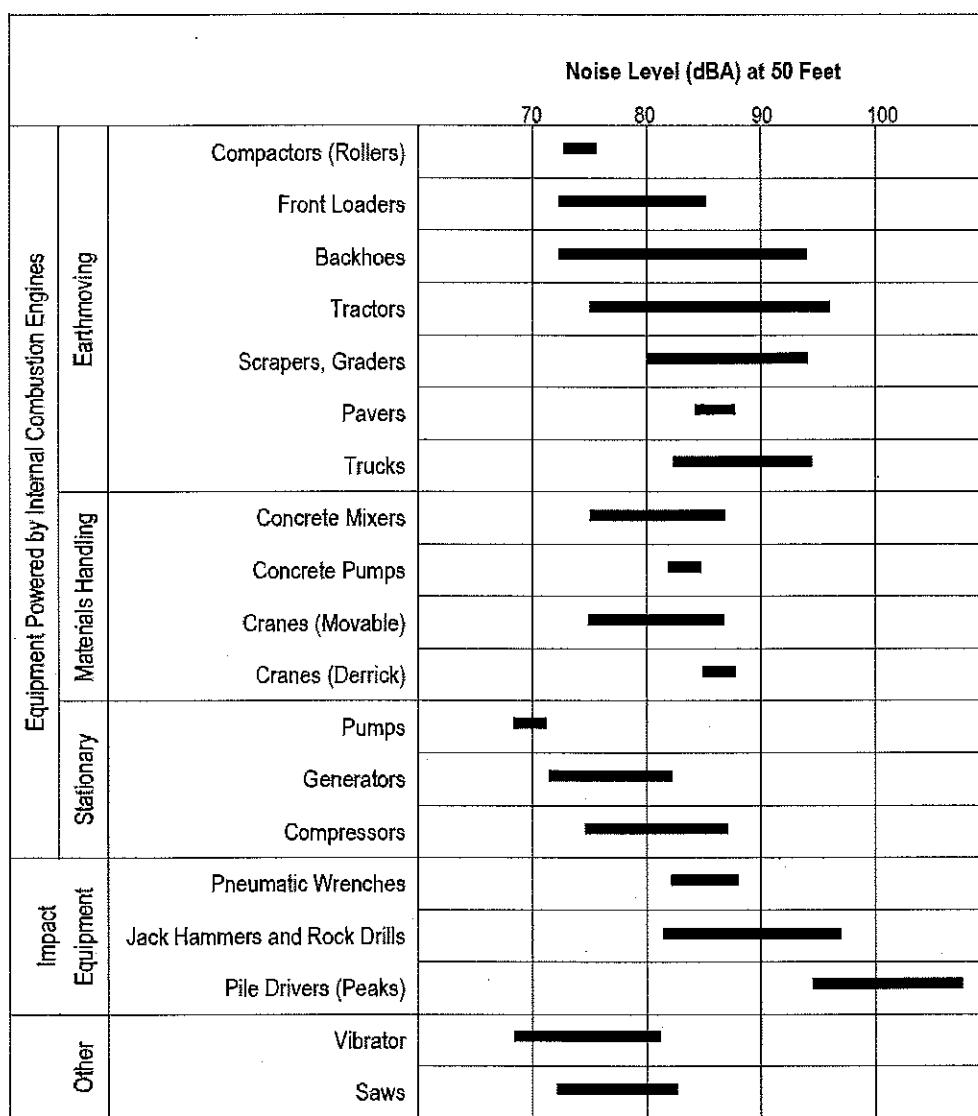
The construction of the proposed perimeter wall would provide substantial noise reduction to the residents east of the site if the wall is constructed prior to construction of the new buildings. Either the early construction of the proposed perimeter block wall or a temporary 8-foot plywood barrier near the southeast corner of the expansion parcel would reduce construction noise impacts to residents is recommended to reduce construction noise.

While project construction noise levels are not anticipated to impact area residents, the following measures are recommended to ensure project construction compliance with the City of Huntington Park Noise Standards to protect adjacent residential properties:

Mitigation Measure No. 3

- All construction and general maintenance activities, except in an emergency, shall be limited to the hours of 7 a.m. to 7 p.m. Monday through Saturday.
- All on-site construction equipment shall have properly operating mufflers.
- All construction staging areas should be located as far away as practical from the nearest home.
- Prior to the start of building construction, construct the perimeter wall along the east project boundary or construct a temporary 8 foot tall plywood barrier along the east project boundary.

Table 11
Typical Construction Equipment
Noise Generation Levels



Source: EPA PB 206717, Environmental Protection Agency, December 31, 1971, "Noise from Construction Equipment and Operations."

e) **No Impact.** The closest airport to the site is Compton/Woodley Airport, which is approximately 8 miles southwest of the site. The existing and on-going operations at the Compton/Woodley Airport will not expose the project to excessive noise levels.

f) **No Impact.** See response to "e)" above.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
3.12 Population and Housing				
<i>Would the project:</i>				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.12 POPULATION AND HOUSING

a) **No Impact.** The project proposes to replace an existing vacant metal manufacturing building with two metal buildings that will house a metal recycling business and combine the operations at the site with the existing metal recycling business adjacent to and north of the proposed project. The existing employees of the adjacent metal recycling business will work at the new site, thus no new or additional people will be employed by the project. As a result, the project will not increase the population of Huntington Park. The project will not directly or indirectly induce a growth in the City of Huntington Park or any other surrounding city. The project will not impact the population of Huntington Park.

b) **No Impact.** There is no housing on the project site. The project will not displace any existing housing that necessitates the construction of replacement housing.

c) **No Impact.** As noted in "b)" above, the project will not displace any existing housing that will require suitable replacement housing. The project will not have a housing impact or displace and impact any residents.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
3.13 Public Services				
<i>Would the project result in substantial negative impacts to public services, including but not limited to fire protection, police protection, schools, and parks?</i>				
a) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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3.13 PUBLIC SERVICES

a) **Less Than Significant Impact.** Fire protection services are provided by the Los Angeles County Fire Department. The project is served by Fire Station 165 that is located at 3255 Saturn Avenue in Huntington Park and approximately one mile southwest of the site. Demolishing the existing vacant metal manufacturing building and replacing it with two new metal buildings that meet all applicable building and fire code requirements could have a positive impact by reducing the potential for future fire protection service calls at the site. The replacement of the older vacant building with new metal buildings that meet current fire codes and include the installation of current fire protection measures will reduce the need for fire protection services in the future. As a result, the project will not have a significant impact on the Los Angeles County Fire Department.

b) **Less Than Significant Impact.** Police protection services are provided by the Los Angeles County Sheriff Department. The project, which includes new buildings with current security measures as required by the building code and recommended by the Sheriff Department. The new buildings along with code required security measures would reduce the number of future police service calls. A reduction in police service calls by the project will have a positive impact to the Los Angeles County Sheriff Department. The project will not significantly impact the Los Angeles County Sheriff Department.

c) **No Impact.** The project will not generate any students and as a result, will not impact any area schools.

d) **No Impact.** The people that will be employed by the project are currently employed at the existing metal recycling business adjacent to and north of the site. The project proposes to consolidate the proposed project with the existing adjacent metal recycling business and will not increase the number of existing employees. As a result, there will not be any increase the use of parks or create the need for new parks in the city. The project will not impact city parks.

e) **No Impact.** There are no activities associated with the project that will require or need public facilities or result in an impact to public facilities.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation		Less Than Significant Impact		No Impact
		With Mitigation	Less Than Significant Impact	Less Than Significant Impact		
3.14 Recreation						
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

3.14 RECREATION

a) **No Impact.** The people that will work at the project are currently employed by the recycling company adjacent to the site that will be consolidated with the proposed project. The project does not propose any use or activities that will increase and impact any existing neighborhood parks, regional parks or other recreational facilities in Huntington Park or other community. The project will not impact existing parks or recreational facilities.

b) **No Impact.** As discussed in "a)" above, the project will not result the use of any existing recreational facilities during working hours. The project will not require the construction of new recreational facilities or the expansion of existing recreational facilities that could have a physical effect on the environment. The project will not impact recreational facilities.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
3.15 Transportation/Traffic				
<i>Would the project:</i>				
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 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 checked="" type="checkbox"/>
c) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

3.15 TRANSPORTATION/TRAFFIC

A traffic letter report was prepared for the project by VA Consulting. A copy of the letter traffic report is included in Appendix E.

a) **No Impact.** The project proposes to construct two metal buildings and allow the existing Ace Metal recycling business adjacent to and north of the site to expand and consolidate its existing operations onto the project site for efficiency purposes. The project will allow the existing metal recycling business to operate more efficiency. The project will continue to

generate approximately 80 daily trips, including trucks and employees and no expansion of its existing operations, including daily truck trips, is proposed. The project will not increase traffic.

b) **No Impact.** As discussed in "a)" above, the project does not propose to increase or add any additional vehicle trips to Maywood Avenue or the circulation system in the project area. The existing Ace Metals recycling operations adjacent to and north of the site will be integrated with the proposed project, which currently generates approximately 80 two-way (40-inbound, 40 outbound) vehicle trips per day. Table 4 shows that even considering the site as a whole, the project is estimated to generate less than 100 vehicle trips per day with less than 10 trips in either the morning or evening peak hours. The daily volume threshold identified in the Los Angeles County Department of Public Works *Traffic Impact Analysis Report Guidelines* for requiring preparation of a traffic impact report is 500 trips per day. The current site traffic is considerably below this threshold.⁹ Thus, the project will not cause any roadways or intersections to exceed, either individually or cumulatively, their current level of service.

c) **No Impact.** There are no bus turnouts on Maywood Avenue adjacent to the site. The project will not remove or eliminate any existing public or private bicycle racks. The project will not conflict with adopted policies, plans, or programs supporting alternative transportation such as bus turnouts or bicycle racks.

d) **Less Than Significant Impact.** The project will increase the number of vehicles that enter the site at the existing driveway at Maywood Avenue. The project proposes a 34 foot wide drive at Maywood Avenue for adequate truck ingress/egress. Figures 10 and 11 show the path of travel for incoming and outbound WB-50 vehicles, respectively, that will transport 40-foot containers to and from the site. As shown, the WB-50 vehicles will track on paved site areas, but will require two-way traffic to yield to these vehicles while on-site. At other times, the site circulation areas are appropriately sized to accommodate two-way traffic. The proposed 34' wide (minimum) driveway would provide adequate site access at Maywood Avenue. The appropriate sight distance criteria as required by the City should be maintained at the driveway locations to Maywood Avenue traffic to allow for safe truck ingress and egress.

The project would not have any significant vehicle site design or site access impacts.

e) **No Impact.** The proposed 34-foot wide project driveway at Maywood Avenue would not impact or restrict site access for emergency vehicles. The project would have a positive impact by providing improved emergency vehicle access from Maywood Avenue. The project site access does not pose any unique conditions that raise concerns for emergency access, such as narrow, winding roads or dead-end streets. The site plan will be reviewed and approved by the City's Traffic Engineer and the Los Angeles County Fire Department to ensure that site access complies with all emergency access standards. The project will not have any emergency access impacts.

f) **No Impact.** The project proposes to provide 50 parking spaces, including handicap spaces. The Municipal Code requires 48 parking spaces, including handicap spaces. The proposed parking spaces exceed the City's parking code for the project. In addition, the project proposes five parking spaces at the west end of the site for parking the working vehicles on the site. The project will not have parking impacts.

⁹ VA Consulting, June 26, 2013 letter report, Appendix D.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
3.16 Utilities and Service Systems				
<i>Would the project:</i>				
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 wastewater treatment 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"/>
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 checked="" type="checkbox"/>	<input 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"/>

3.16 UTILITIES AND SERVICE SYSTEMS

a) **No Impact.** Like the previous use on the site, the project will be required to connect to the public wastewater treatment system. The project does not propose to hire any new employees so the there will not be any more wastewater generated from the consolidated site than currently generated. Any increase in wastewater generation from the site would be minimal and not exceed any wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. The project will not impact wastewater treatment requirements of the Regional Water Quality Control Board.

b) **No Impact.** The project will employ the same number of people that are employed by the existing metal recycling business adjacent to and north of the site after the operations are

consolidated. Any new installed water fixtures by the project will be required to meet State mandated low flow water fixtures to minimize water consumption. Therefore, the project will not consume or generate more water or wastewater than the current use. The project will not require the construction of new or expanded water or wastewater facilities and have no impact on water or wastewater facilities.

c) **Less Than Significant Impact.** As discussed in the Hydrology and Water Quality Section "a)", the project will not generate any greater quantities of surface water runoff than the existing use. Thus, new or improved off-site storm drain or collection facilities will not be required. The runoff generated by the project will be the same as the existing condition due to the construction of an on-site dry well and the addition of on-site landscaping. The construction of on-site landscaping will allow some rainfall that currently flows off-site to percolate into the soil to reduce the amount of surface water runoff generated from the site compared to the existing condition. The project will not impact any existing storm drains.

d) **No Impact.** As discussed in "b" above the project will consume the same or less water the currently because the project does not propose to hire additional employees or expand operations that would significantly increase water consumption. The required installation of State mandated low flow water fixtures by the project will reduce water consumption compared to the existing use. The project will not have a significant impact on the local water supply or require new or expanded water supplies.

e) **No Impact.** As discussed in "b" above, the project will generate the same or less wastewater than the present use. The project does not propose to hire additional employees or increase operations that would generate a significant increase in wastewater. Since the project will generate the same amount of wastewater as the existing condition the project will not significantly impact the capacity of the local wastewater treatment plant.

f) **No Impact.** As discussed in "b" above, the project will have the same number of employees as the existing condition and does not propose to expand its existing operations. As a result, the project is not anticipated to generate more solid waste than the current condition. The project will not have an impact to the local landfill.

g) **No Impact.** The project will comply with all applicable solid waste regulations and have no solid waste regulation impact.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
3.17 Mandatory Findings of Significance				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

3.17 MANDATORY FINDINGS OF SIGNIFICANCE

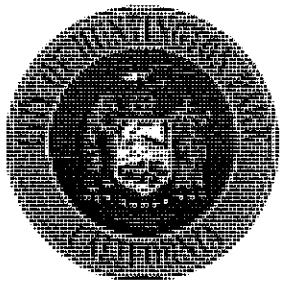
a) **No Impact.** As discussed in Section 3.4 of this document, the project site is completely developed with no vegetation or wildlife present. The project will not impact any special status species, stream habitat, or wildlife dispersal and migration because no rare or endangered plant or animals exist on the site. The project will not affect the local, regional, or national populations or ranges of any plant or animal species and will not threaten any plant communities because no native plants or animals exist on the property. As discussed in Section 3.5, the project will not eliminate any examples of California history or prehistory or substantially impact historical, archaeological, or paleontological resources since none of these resources either exist or are suspected to exist on the site. The project will not have any biological or cultural resource impacts.

b) **No Impact.** There are no aspects of the project that have the potential to contribute to significant cumulative hydrology (surface water runoff), water quality, air quality, noise, traffic, public service or public utility impacts. The project will not have any cumulative considerable impacts.

c) **No Impact.** The project will not cause or expose people to any environmental effects. The replacement of the existing mattress manufacturing/distribution facility with a luggage warehouse/distribution facility with fewer employees and less traffic will not cause or have the potential to cause any significant adverse effects either directly or indirectly on human beings.

4.0 REFERENCES

1. City of Huntington Park 2020 General Plan, February 1991
2. City of Huntington Park Municipal Code
3. Giroux & Associates, Air Quality Greenhouse Gas Impact Analysis, Ace Recycling, California, July 10, 2013
4. ENCON Phase II Environmental Site Assessment, July 20, 2012
5. J Woo, Engineers, Preliminary Hydrology Report, August 16, 2013
6. Giroux & Associates, Noise Impact Analysis, Ace Recycling, July 11, 2013
7. VA Consulting, Traffic Letter Report, June



CITY OF HUNTINGTON PARK

Community Development Department
City Council Agenda Report

November 18, 2013

Honorable Mayor and Members of the City Council
City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

**MONTH-TO-MONTH AGREEMENT WITH KAREN WARNER ASSOCIATES TO
CONTINUE PROVIDING CONSULTING SERVICES RELATED TO THE
ADMINISTRATION OF FEDERAL HOUSING AND URBAN DEVELOPMENT (HUD)
GRANT PROGRAMS**

IT IS RECOMMENDED THAT THE CITY COUNCIL:

1. Approve the month-to-month agreement with Karen Warner Associates for administrative professional services for Community Development Block Grant (CDBG), HOME and Lead-Based Paint programs.
2. Authorize the City Manager to execute the contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The current consultant, Karen Warner Associates (KWA), was awarded a four-year contract to assist in the administration of the City's Federal HUD programs in 2008. The contract with KWA expired in December 2012. Consequently, staff initiated an RFP process to identify a new consultant to provide administrative support for the compliance of its HUD programs. The City received four proposals which did not include the incumbent firm. After careful review of the proposals that the City received on January 15, 2013, it was determined that one single firm was not able to meet all of the City's needs adequately.

KWA has provided consulting services on a month-to-month basis over the past several months. Staff's recommendation is to continue with KWA, on a month-to-month basis in

**MONTH-TO-MONTH AGREEMENT WITH KAREN WARNER ASSOCIATES TO
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GRANT PROGRAMS**

November 18, 2013

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order to provide the City with the continuity of services until a new RFP process is completed.

FISCAL IMPACT/FINANCING

These services have been approved in the Fiscal Year 2013-2014 Annual Action Plan and budget for the CDBG, HOME and Lead-Based Paint programs. These fees will be paid under the administration cost allowance under each respective program:

1. CDBG
2. HOME
3. Lead Based Paint

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On December 13, 2013, the City issued a Request for Proposals (RFP) to qualified firms with experience in the administration of Federal programs. The RFP requested that all firms provide both a fixed fee for the preparation of the Annual Action Plan and CAPER, as well as an hourly cost based on the following scope of services:

1. Ongoing Administration of HUD Program
2. Developing and maintaining Policies and Procedures Manual as needed
3. Maintaining Project Filing System and Documentation Checklists
4. Assisting in the preparation of all required HUD reports forms and documents
5. Responding to public inquiries regarding HUD programs
6. Responding to HUD letters and/or memorandums as needed

Staff received proposals from four firms with various levels of experience and knowledge of Federal program administration. However, not one firm provided the level of expertise necessary to assist staff with the management of the grants. Staff reviewed written proposals, conducted oral interviews, and evaluated the firms based on their experience, assigned personnel, and flat fees & hourly billing rates.

CONTRACTING PROCESS

Staff will publish the new RFP in January 2014 on the City's website and will also email the RFP to a list of qualified firms that provide similar types of services for other cities.

**MONTH-TO-MONTH AGREEMENT WITH KAREN WARNER ASSOCIATES TO
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GRANT PROGRAMS**

November 18, 2013

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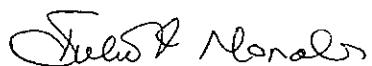
CONCLUSION

Upon approval of the City Council the City Manager shall execute the month-to-month professional service contract based on KWA's current hourly rate.

Respectfully submitted,



RENÉ BOBADILLA
City Manager, P.E.


JULIO MORALES
Director of Finance

ATTACHMENTS:

A: Agreement with Karen Warner Associates

DATE:	
PRESENTED TO CITY OF HUNTINGTON PARK CITY COUNCIL	
<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> PULLED <input type="checkbox"/> RECEIVED AND FILED <input type="checkbox"/> CONTINUED	
<input type="checkbox"/> REFERRED TO	
SENIOR DEPUTY CITY CLERK	

ATTACHMENT "A"

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT FOR CONTRACT SERVICES ("Agreement") is made and entered into as of **November 18, 2013**, by and between the CITY OF HUNTINGTON PARK, a municipal organization organized under the laws of the State of California ("City"), and KAREN WARNER ASSOCIATES ("Consultant").

NOW THEREFORE, the parties hereto agree as follows:

SECTION ONE: SERVICES OF CONSULTANT

1.1 Scope of Services. In compliance with all terms and conditions of this Agreement, Consultant shall provide those services related to the administration of the City's Federal Housing and Urban Development Department Programs/Services/Activities on a month-to-month basis, as specified in the "Scope of Services" attached hereto as Exhibit "A" and incorporated herein by this reference (the "services" or "work"). Consultant warrants that all services will be performed in a competent, professional and satisfactory manner in accordance with the standards prevalent in the industry for such services.

1.2 Changes and Additions to Scope of Services. City shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to, or deducting from said work. No such work shall be undertaken unless a written order is first given by City to Consultant, Consultant accepts the changes, thus incorporating therein any adjustment in (i) the Schedule of Compensation, and/or (ii) the Schedule of Performance, which adjustments are subject to the written approval of the Consultant. It is expressly understood by Consultant that the provisions of this Section 1.2 shall not apply to services specifically set forth in the Scope of Services or reasonably contemplated therein. Consultant hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Services may be more costly or time consuming than Consultant anticipates, and that Consultant shall not be entitled to additional compensation therefor.

1.3 Familiarity with Work. By executing this Agreement, Consultant warrants that (a) it has thoroughly investigated and considered the work to be performed, (b) it has investigated the nature and factual context of the work and fully acquainted itself with the conditions pertaining to it, (c) it has carefully considered how the work should be performed, and (d) it fully understands the facilities, difficulties and restrictions attending performance of the work under this Agreement. Should Consultant discover any latent or unknown conditions materially differing from those inherent in the work or as represented by City, and such latent or unknown condition affects Consultant's ability to perform the Work for the Contract Sum (as defined in Section 2.1 below) Consultant shall immediately inform City of such fact and shall not proceed except at Consultant's risk until written instructions are received from the Contract Officer (as defined in Section 4.2 hereof).

1.4 Standard of Performance. Consultant agrees that all services shall be performed in a competent, professional, and satisfactory manner in accordance with the standards prevalent

in the industry, and that all goods, materials, equipment or personal property included within the services herein shall be of good quality, fit for the purpose intended.

1.5 Prohibition Against Subcontracting or Assignment. Consultant shall not contract with any entity to perform in whole or in part the work and services required of Consultant herein without the prior express written approval of the City. Neither this Agreement nor any interest herein may be assigned or transferred, voluntarily or by operation of law, without the prior written approval of the City. Any such prohibited assignment or transfer shall be void.

SECTION TWO: COMPENSATION

2.1 Contract Sum. For the services rendered pursuant to this Agreement, Consultant shall be compensated in accordance with Exhibit "A", except as provided in Section 1.2. The method of compensation set forth in the Schedule of Compensation may include a lump sum payment upon completion; payment in accordance with the percentage of completion of the services, payment for time and materials based upon Consultant's rate schedule, or such other methods as may be specified in the Schedule of Compensation. Compensation includes reimbursement for actual and necessary expenditures for reproduction costs, transportation expense, telephone expense, and similar costs and expenses as specified in the Schedule of Compensation.

2.2 Method of Payment. Unless otherwise provided in the Schedule of Compensation, Consultant shall submit to City no later than the tenth (10th) working day of each month, in the form approved by City, an invoice for services rendered prior to the date of the invoice. Such invoice shall (1) describe in detail the services provided, including time and materials, and (2) specify each staff member who has provided services and the number of hours assigned to each such staff member. Such invoice shall contain a certification by a principal member of Consultant specifying that the payment requested is for work performed in accordance with the terms of this Agreement. City will pay Consultant for all expenses stated thereon which are approved by City pursuant to this Agreement no later than thirty (30) days after invoices are received by the City.

SECTION THREE: PERFORMANCE SCHEDULE

3.1 Time of Essence. Time is of the essence in the performance of this Agreement.

3.2 Schedule of Performance. All services rendered pursuant to this Agreement shall be performed diligently and within the time period required by Federal guidelines and mandates.

3.3 Force Majeure. The time period specified in the Schedule of Performance for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of Consultant, including, but not restricted to, acts of God or of the public enemy, fires, earthquakes, floods, epidemic, quarantine restrictions, riots, strikes, freight embargoes, acts of any governmental agency other than City, and unusually severe weather, if Consultant shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the forced delay when and if in

his or her judgment such delay is justified, and the Contract Officer's determination shall be final and conclusive upon the parties to this Agreement.

3.4 Term. The term of this agreement shall commence on November 19, 2013 and terminate on July 1, 2014 (initial term). This agreement may be extended upon mutual agreement by both parties (extended term). Unless earlier terminated in accordance with Sections 8.10 or 8.11 of this Agreement, this Agreement shall continue in full force and effect until completion of the services, except as otherwise provided in the Schedule of Performance.

SECTION FOUR: COORDINATION OF WORK

4.1 Representative of Consultant. **Karen Warner, Principal** is hereby designated as the principal representative of the Consultant, authorized to act in its behalf with respect to the work and services specified herein and to make all decisions in connection therewith. A substitution of the designated representative must be approved in advance by the City.

4.2 Contract Officer. The Contract Officer shall be **René Bobadilla, City Manager** or such other person as may be designated by the City Manager of City. It shall be Consultant's responsibility to assure that the Contract Officer is kept informed of the progress of the performance of the services and Consultant shall refer any decisions, which must be made by City to the Contract Officer. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Contract Officer.

SECTION FIVE: INSURANCE AND INDEMNIFICATION

5.1 Consultant shall not undertake the services contemplated hereunder until Consultant has obtained all of the insurance required herein from a company or companies acceptable to City, and Consultant shall maintain all such insurance in full force and effect at all times during the term of this License and any extension or renewal thereof. Insurance shall be placed with insurers having a current A.M. Best rating of no less than A-:VII or equivalent or as otherwise approved by City.

5.2 Consultant shall take out and maintain the following insurance:

5.2.1. Workers' Compensation and Employer's Liability Insurance: Consultant shall cover or insure as required by applicable laws relating to workers' compensation insurance all of its employees performing the services contemplated hereunder, in accordance with the "Workers' Compensation and Insurance Act," Division IV of the Labor Code of the State of California and any Acts amendatory thereof. Consultant shall provide worker's compensation insurance and employer's liability insurance with limits not less than One Million Dollars (\$1,000,000) each occurrence, One Million Dollars (\$1,000,000) disease policy limit, and One Million Dollars (\$1,000,000) disease each employee. Such policy of workers compensation insurance shall contain the following separate endorsements:

(a) "Insurer waives all rights of subrogation against the City of Huntington Park, its officers, directors, employees, representatives and volunteers."

(b) "This insurance policy shall not be suspended, voided, reduced in coverage or in limits, cancelled, limited, non-renewed or materially changed for any reason by the insurer until thirty (30) days after receipt by the City of Huntington Park of a written notice of such cancellation, limitation or reduction of coverage."

5.2.2. Commercial General Liability Insurance providing coverage in the following minimum limits:

(a) Combined single limit of Two Million Dollars (\$2,000,000) per occurrence for Bodily Injury, Personal Injury or Death and Property.

(b) Damage Coverage shall be at least as broad as Insurance Services Office (ISO) Commercial General Liability coverage (occurrence Form CG 0001).

(c) If Commercial General Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the project/location (with the ISO CG 2503 or ISO CG 2504, or insurer's equivalent endorsement provided to City), or the general aggregate limit shall be twice the required occurrence limit.

5.2.3. Comprehensive Automobile Liability Insurance, including owned, non-owned, leased, hired, and borrowed automobiles and similar vehicles, providing the following minimum limits:

(a) Combined single limit of One Million Dollars (\$1,000,000) per occurrence for Bodily Injury or Death and Property Damage.

(b) Coverage shall be at least as broad as Insurance Services Office (ISO) Business and Auto Coverage (Form CA 0001) covering any auto.

5.2.4. Professional Liability: Consultant shall provide coverage appropriate to the Consultant's profession covering Consultant's wrongful acts, negligent actions, errors or omissions. The limits shall be no less than \$1,000,000 per claim and annual aggregate. The retroactive date (if any) is to be no later than the effective date of this Agreement. Consultant shall maintain such coverage continuously for a period of one year after the completion of the contract work.

5.3 Endorsements: The policies of liability insurance provided for in Paragraphs 5.2.2 through 5.2.4 shall specify that this specific Agreement is insured and that coverage for injury to participants resulting from Consultant's activities is not excluded, and shall be in a form satisfactory to City and contain the following separate endorsements:

(a) "The City of Huntington Park, its officers, directors, employees, representatives and volunteers, are declared to be additional insureds on all of the above policies with respects to the operations and activities of the named insured at or from the premises of the City of Huntington Park. The coverage shall contain no special limitations on the scope of protection afforded to the City of Huntington Park, its officers, directors, employees, representatives and volunteers."

(b) "This insurance policy shall not be suspended, voided, reduced in coverage or in limits, canceled, limited, non-renewed, or materially changed for any reason until thirty (30) days after receipt by the City of Huntington Park of a written notice of such cancellation, limitation or reduction of coverage."

(c) "This insurance policy is primary insurance and no insurance held or owned by the designated additional insureds shall be called upon or looked to cover a loss under said policy; the City of Huntington Park shall not be liable for the payment of premiums or assessments on this policy."

(d) "Any failure to comply with reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to the City of Huntington Park, its officers, directors, employees, representatives, or volunteers."

(e) "This insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability."

5.4 Evidence of Coverage: Consultant shall at the time of the execution of the Agreement present to City the original policies of insurance required by this Section 5 or a certificate of the insurance, with separate endorsements (Insurance Services Office Form CG 2026, or equivalent), showing the issuance of such insurance and the additional insured and other provisions and endorsements required herein and copies of all endorsements signed by the insurer's representative. All policies shall contain the Consultant's name and location of the Premises on the certificate. At least thirty (30) days prior to the expiration of any such policy, a signed complete certificate of insurance, with all endorsements provided herein, showing that such insurance coverage has been renewed or extended, shall be filed with City. Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5.5 Review of Coverage: City shall have the right at any time to review the coverage, form, and limits of insurance required under this Agreement. If, in the sole and absolute discretion of City, the insurance provisions in this Agreement do not provide adequate protection for City, City shall have the right to require Consultant to obtain insurance sufficient in coverage, form and limits to provide adequate protection and Consultant shall promptly comply with any such requirement. City's requirements shall not be unreasonable, but shall be adequate in the sole opinion of City to protect against the kind and extent of risks which may exist at the time a change of insurance is required, or thereafter.

5.6 Deductibles: Any and all deductibles must be declared and approved by City prior to execution of this Agreement.

5.7 Agreement Contingent Upon Coverage: Notwithstanding any other provision of this Agreement, this Agreement shall be null and void at all times when the above-referenced original policies of insurance or Certificate of Insurance or Renewal Certificates or Endorsements are not on file with City.

5.8 Workers' Compensation Insurance. By his/her signature hereunder, Consultant certifies that he/she is aware of the provisions of Section 3700 of the California Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and he/she will comply with such provisions before commencing the performance of the work of this Agreement. To the extent required by law, Consultants and subconsultants will keep Workers' Compensation Insurance for their employees in effect during all work covered by this Agreement. In the event Consultant has no employees requiring Consultant to provide Workers' Compensation Insurance, Consultant shall so certify to the City in writing prior to the City's execution of this Agreement. The City shall not be responsible for any claims in law or equity occasioned by failure of the Consultant to comply with this section or with the provisions of law relating to Worker's Compensation.

5.9 Indemnification. Consultant shall indemnify, defend, and hold City and City Personnel harmless from and against any and all actions, suits, claims, demands, judgments, attorney's fees, costs, damages to persons or property, losses, penalties, obligations, expenses or liabilities (herein "Claims" or "Liabilities") that may be asserted or claimed by any person or entity arising out of the negligence, recklessness, or willful misconduct of Consultant, its employees, agents, representatives or subconsultants in the performance of any tasks or services for or on behalf of City, whether or not there is concurrent active or passive negligence on the part of City and/or City Personnel, but excluding such claims or liabilities arising from the sole active negligence or willful misconduct of City or City Personnel. In connection therewith:

5.9.1. Consultant shall defend any action or actions filed in connection with any such claims or liabilities, and shall pay all costs and expenses, including attorney's fees incurred in connection therewith.

5.9.2. Consultant shall promptly pay any judgment rendered against City or any City Personnel for any such claims or liabilities.

5.9.3. In the event City and/or any City Personnel is made a party to any action or proceeding filed or prosecuted for any such damages or other claims arising out of or in connection with the negligence, recklessness, or willful misconduct of Consultant, Consultant shall pay to City any and all costs and expenses incurred by City or City Personnel in such action or proceeding, together with reasonable attorney's fees and expert witness fees.

5.10 Limitation of Damages. In the event Consultant is found liable for any violation of duty, whether in tort or in contract, Claims or Liabilities shall be limited to the amount of Consultant's insurance.

SECTION SIX: RECORDS AND REPORTS.

6.1 Reports. Consultant shall periodically prepare and submit to the Contract Officer such reports concerning Consultant's performance of the services required by this Agreement as the Contract Officer shall require.

6.2 Records. Consultant shall keep such books and records as shall be necessary to perform the services required by this Agreement and enable the Contract Officer to evaluate the cost and the performance of such services. Books and records pertaining to costs shall be kept and prepared in accordance with generally accepted accounting principals. The Contract Officer shall have full and free access to such books and records at all reasonable times, including the right to inspect, copy, audit, and make records and transcripts from such records.

6.3 Ownership of Documents. Originals of all drawings, specifications, reports, records, documents and other materials, whether in hard copy or electronic form, which are prepared by Consultant, its employees, subconsultants and agents in the performance of this Agreement, shall be the property of City and shall be delivered to City upon termination of this Agreement or upon the earlier request of the Contract Officer, and Consultant shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of ownership of the documents and materials hereunder. Consultant shall cause all subconsultants to assign to City any documents or materials prepared by them, and in the event Consultant fails to secure such assignment, Consultant shall indemnify City for all damages suffered thereby.

6.4 In the event City or any person, firm or corporation authorized by City reuses said documents and materials without written verification or adaptation by Consultant for the specific purpose intended and causes to be made or makes any changes or alterations in said documents and materials, City hereby releases, discharges, and exonerates Consultant from liability resulting from said change. The provisions of this clause shall survive the completion of this Contract and shall thereafter remain in full force and effect.

SECTION SEVEN: RELEASE OF INFORMATION/CONFLICTS OF INTEREST.

7.1 All information gained by Consultant in performance of this Agreement shall be considered confidential and shall not be released by Consultant without City's prior written authorization. Consultant, its officers, employees, agents, or sub-Consultants, shall not without written authorization from the City Manager or unless requested by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within the City. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

7.2 Consultant shall promptly notify City should Consultant, its officers, employees, agents, or sub-Consultants be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request, court order, or subpoena from any person or party regarding this Agreement and the work performed hereunder or with respect to any project or property located within the City. City retains the right, but has no obligation, to represent Consultant and/or be present at any deposition, hearing, or similar proceeding. Consultant agrees to cooperate fully with City and to provide the opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

SECTION EIGHT: LEGAL RELATIONS AND RESPONSIBILITIES.

8.1 Compliance With Law. Consultant shall keep itself fully informed of all existing and future state and federal laws and all county and city ordinances and regulations which in any manner affect those employed by it or in any way affect the performance of services pursuant to this Agreement. Consultant shall at all times observe and comply with all such laws, ordinances, and regulations and shall be responsible for the compliance of all work and services performed by or on behalf of Consultant.

8.2 Licenses, Permits, Fees and Assessments. Except as otherwise specified herein, Consultant shall obtain at its sole cost and expense such licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement. Consultant shall have the sole obligation to pay for any fees, assessments and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the performance of the services required by this Agreement.

8.3 Covenant Against Discrimination. The Consultant covenants that, by and for itself, its heirs, executors, assigns and all persons claiming under or through them, that there shall be no discrimination against, or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the performance of this Agreement.

8.4 Independent Contractor. Consultant shall perform all services required herein as an independent contractor of City and shall remain at all times as to City a wholly independent contractor. City shall not in any way or for any purpose become or be deemed to be a partner of Consultant in its business or otherwise, or a joint venture, or a member of any joint enterprise with Consultant. Consultant shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. Neither Consultant nor any of Consultant's employees shall, at any time, or in any way, be entitled to any sick leave, vacation, retirement, or other fringe benefits from City; and neither Consultant nor any of its employees shall be paid by City time and one-half for working in excess of forty (40) hours in any one week. City is under no obligation to withhold State and Federal tax deductions from Consultant's compensation. Neither Consultant nor any of Consultant's employees shall have any property right to any position, or any of the rights an employee may have in the event of termination of this Agreement.

8.5 Non-liability of City Officers and Employees. No officer or employee of the City shall be personally liable to the Consultant, or any successor in interest, in the event of any default or breach by the City or for any amount that may become due to the Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

8.6 California Law. This Agreement shall be construed and interpreted both as to validity and to performance of the parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Los Angeles, State of California, or any other appropriate court in such county, and Consultant covenants and agrees to submit to the personal jurisdiction of such court in the event of such action.

8.7 Disputes. In the event of any dispute arising under this Agreement, the injured party shall notify the injuring party in writing of its contentions by submitting a claim therefor. The injured party shall continue performing its obligations hereunder so long as the injuring party commences to cure such default within ten (10) days of service of such notice and completes the cure of such default within forty-five (45) days after service of the notice, or such longer period as may be permitted by the Contract Officer; provided that if the default is an immediate danger to the health, safety and general welfare, City may take such immediate action as City deems warranted. Compliance with the provisions of this section shall be a condition precedent to termination of this Agreement for cause and to any legal action, and such compliance shall not be a waiver of any party's right to take legal action in the event that the dispute is not cured, provided that nothing herein shall limit City's right to terminate this Agreement without cause pursuant to Section 8.11.

8.8 Waiver. No delay or omission in the exercise of any right or remedy of a non defaulting party on any default shall impair such right or remedy or be construed as a waiver. City's consent or approval of any act by Consultant requiring City's consent or approval shall not be deemed to waive or render unnecessary City's consent to or approval of any subsequent act of Consultant. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

8.9 Rights and Remedies are Cumulative. Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the parties are cumulative and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

8.10 Termination Prior To Expiration Of Term. This section shall govern any termination of this Agreement, except as specifically provided in the following Section 8.12 for termination for cause. City reserves the right to terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Consultant. Upon receipt of any notice of termination, Consultant shall immediately cease all services hereunder except such as may be specifically approved by the Contract Officer. Consultant shall be entitled to compensation for all services rendered prior to receipt of the notice of termination and for any services authorized by the Contract Officer thereafter in accordance with the Schedule of Compensation or such as may be approved by the Contract Officer, except as provided in Section 8.8.

8.11 Termination for Default of Consultant. If termination is due to the failure of Consultant to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 8.7, take over work and prosecute the same to completion by contract or otherwise

8.12 Attorney's Fees. If either party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees, whether or not the matter proceeds to judgment.

8.13 Conflict of Interest. No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement, nor shall any such officer or employee participate in any decision relating to the Agreement which affects his or her financial interest or the financial interest of any corporation, partnership or association in which he or she is, directly or indirectly, interested, in violation of any State statute or regulation. The Consultant warrants that it has not paid or given and will not pay or give, any third party any money or other consideration for obtaining this Agreement.

8.14 Safety. The Consultant shall execute and maintain his/her work so as to avoid injury or damage to any person or property. The Consultant shall comply with the requirements of the specifications relating to safety measures applicable in particular operations or kinds of work. In carrying out his/her work, the Consultant shall at all times exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed, and be in compliance with all applicable federal, state and local statutory and regulatory requirements including California Department of Industrial Relations (Cal/OSHA) regulations; and the U.S. Department of Transportation Omnibus Transportation Employee Testing Act.

SECTION NINE: MISCELLANEOUS

9.1 Notices. Any notice, demand, request, consent, approval, communication either party desires or is required to give the other party or any other person shall be in writing and either served personally or sent by prepaid, first-class mail to the address set forth below. Either party may change its address by notifying the other party of the change of address in writing. Notices personally delivered or delivered by a document delivery service shall be effective upon receipt. Notices delivered by mail shall be effective at 5:00 p.m. on the second calendar day following dispatch.

To City:

CITY OF HUNTINGTON PARK
Attention: René Bobadilla, City Manager
6550 Miles Avenue
Huntington Park, CA 90255

To Consultant:

Karen Warner Associates
Karen Warner, Principal
882 N. Holliston Avenue
Pasadena, CA 91104

9.2 Interpretation. The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement.

9.3 Integration; Amendment. This Agreement contains the entire understanding of the parties herein and supersedes any and all other written or oral understandings as to those matters

contained herein, and no prior oral or written understanding shall be of any force or effect with respect to those matters covered thereby. No amendment, change or modification of this Agreement shall be valid unless in writing, stating that it amends, changes or modifies this Agreement, and signed by all the parties hereto.

9.4 Severability. In the event that part of this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or inability to enforce shall not affect any of the remaining portions of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

9.5 Authority. The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound.

9.6 Statutory References. All references in this Agreement to particular statutes, regulations, ordinances, or resolutions of the United States, the State of California, or the County of Los Angeles shall be deemed to include the same statute, regulation, ordinance or resolution as hereafter amended or renumbered, or if repealed, to such other provisions as may thereafter govern the same subject.

[SIGNATURES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the date first written above.

CITY:

CITY OF HUNTINGTON PARK

CONSULTANT:

KAREN WARNER ASSOCIATES

By: _____

René Bobadilla City Manager,
City of Huntington Park

By: _____

Name: Karen Warner
Title: Principal

ATTEST:

By: _____

Rocio Martinez, Acting City Clerk,
City of Huntington Park

APPROVED AS TO FORM

By: _____

City Attorney, City of Huntington Park

EXHIBIT A

SCOPE OF SERVICES

Karen Warner Associates

Housing Policy Consultants

November 2, 2013

Manuel Acosta, Housing Manager
City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

Re: HOME/CDBG Administrative Services – Contract Extension

Dear Manny:

As we discussed, KWAs current contract with the City for administration of the CDBG and HOME program expires on December 31, 2012, while the federal fiscal year extends through June 30, 2014. We understand the City will be issuing a Request for Proposal for CDBG/HOME administrative services and intends to bring the new contract period in sync with the federal fiscal calendar. Pursuant the City's request, KWA will continue to provide administrative services on a monthly basis until the new multi-year contract becomes effective on July 1, 2014.

Based on maintenance of the current level of staffing, the estimated monthly costs for administration of the CDBG/HOME program are presented in the following table. KWA will continue to invoice the City on a monthly basis based on the actual hours expended.

Staff Member	Hourly Billing Rate	Average Hours/Week	Av Hours/Month (based on 4.4 weeks/month)	Average Monthly Cost
Maria Torres	\$53	20	88	\$4,660
Lorraine Mendez	\$70	12	52	\$3,640
Duane Solomon	\$85	As needed	As needed	\$0
Karen Warner	\$100	1.5	6	\$600
Mileage				\$800
Total Monthly Cost				\$9,700

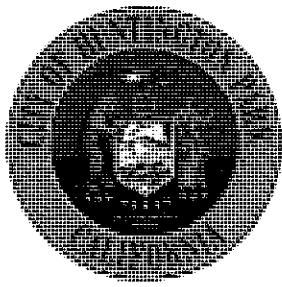
In addition to ongoing administrative services, KWA will prepare Huntington Park's 2014/15 Annual Action Plan, due to HUD in early May 2014. The fixed fee amount to prepare the Annual Action Plan is \$7,500.

Thank you for continuing to provide us the opportunity to work in Huntington Park.

Sincerely,

Karen Warner

Karen A. Warner, AICP
Principal



CITY OF HUNTINGTON PARK

Finance Department
City Council Agenda Report

November 18, 2013

Honorable Mayor and Members of the City Council
City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

PARKING COVENANT AGREEMENT AND PEDESTRIAN EASEMENT AGREEMENT

IT IS RECOMMENDED THAT THE CITY COUNCIL:

1. Approve a Covenant and Agreement for use of a Public Parking Facility located at 6330 Rugby Avenue
2. Approve a Pedestrian Easement Deed and Agreement to continue to allow pedestrian access to the public parking spaces
3. Authorize the City Manager to execute these Agreements.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

AB X1 26 and AB 1484, which outline the dissolution process for Redevelopment Agencies (RDAs), require Successor Agencies to prepare a LRPMP summarizing a strategy for disposition of all real estate assets owned by the former RDA. The LRPMP must be submitted and approved by the Oversight Board and Department of Finance (DOF). At the time of dissolution, the RDA (now a Successor Agency) owned the following four properties: Heritage Plaza, Rugby Parking Lots, Carmelita, and Southland Steel.

On June 3, 2013, the Successor Agency completed its LRPMP recommending that all four properties be sold. The LRPMP was subsequently approved by the Oversight Board on June 12, 2013, and the DOF on August 29, 2013. The next step in the dissolution process is to dispose of all four real estate assets according to the approved LRPMP.

PARKING COVENANT AGREEMENT AND PEDESTRIAN EASEMENT AGREEMENT

November 18, 2013

Page 2 of 3

Staff has negotiated the sale for the Heritage Plaza property and recommended that the Successor Agency and Oversight Boards approve a Purchase and Sale Agreement. Bolo Corporation, the private entity currently leasing the property, has offered to purchase the land for \$100,000.

Property Description

The 7,400 square foot property was purchased by the former RDA in 1972. On June 1, 1983, the RDA provided Ventra Corporation a 75-year ground lease for \$100 per year. The lease was subsequently assigned to Bolo Corporation (leaseholder) in 1988. The property is improved with a three-story brick retail/office building, which is owned by the leaseholder. On February 28, 2013, the property was appraised at \$17,000 (the discounted value of \$100 lease payments for 45 years).

Parking Covenant and Pedestrian Easement

As part of the Ground Lease and a Developer Agreement dated May 3, 1983, The RDA agreed to maintain 100 public spaces parking in the lot immediately behind Heritage Plaza, located at 6330 Rugby Avenue (currently owned by Rugby Associates). In addition, Bolo agreed to allow pedestrian access to the general public from Pacific Boulevard to the public parking lot. Staff is recommending that the City approve a parking covenant and pedestrian easement in order to maintain these provisions as part of the Purchase and Sale Agreement.

Terms of Sale

Jones Lang LaSalle (Successor Agency's broker) and Bolo Corporation have negotiated the following terms for the sale of Heritage Plaza:

1. Purchase price - \$100,000 "as is" condition
2. The City will continue to provide and maintain 100 spaces of public parking in the lot immediately behind Heritage Plaza (6330 Rugby Avenue).
3. Bolo will continue to provide a pedestrian walkway for use by the general public
4. Escrow period is for 30 days
5. Purchase and Sale Agreement is subject to final approval by the DOF

FISCAL IMPACT/FINANCING

The property purchase price is \$100,000 (\$83,000 above the appraised value of \$17,000). All escrow related fees, including the broker commission fee of 3% will be paid from proceeds of the sale. The remaining proceeds will be used to pay outstanding Successor Agency obligations listed in the approved Recognized Obligation Payment Schedule (i.e. arbitrage rebate liability).

PARKING COVENANT AGREEMENT AND PEDESTRIAN EASEMENT AGREEMENT

November 18, 2013

Page 3 of 3

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The City and not the RDA is the entity currently holding parking rights under a Parking Easement Agreement dated May 1, 2013, with Rugby Associates. Additionally, the City will be the entity acquiring the rights to the pedestrian easement for public use. As such, staff recommends that City Council approve the attached Parking Covenant and Pedestrian Easement Agreements.

CONCLUSION

Upon approval of the City Council the City Manager shall execute the Parking Covenant and Pedestrian Easement Agreements.

Respectfully submitted,



RENÉ BOBADILLA
City Manager, P.E.



JULIO MORALES
Director of Finance

ATTACHMENTS:

- A. Covenant and Agreement for Use of Public Parking Facility
- B. Pedestrian Easement Deed and Agreement

DATE:	
PRESENTED TO CITY OF HUNTINGTON PARK CITY COUNCIL	
<input type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	PULLED
<input type="checkbox"/>	RECEIVED AND FILED
<input type="checkbox"/>	CONTINUED
<input type="checkbox"/>	REFERRED TO
SENIOR DEPUTY CITY CLERK	

ATTACHMENT "A"

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of Huntington Park
6650 Miles Avenue
Huntington Park CA 90255

[Space Above Line For Recorder's Use]

Recording Fee: Exempt pursuant to California Government Code Section 27383

**COVENANT AND AGREEMENT
FOR USE OF PUBLIC PARKING FACILITY**

This covenant and agreement is made and entered into as of the _____ day of _____, 2014, by and among the undersigned, PAC HP Holdings, LLC, a California limited liability company (the "Owner"), and the City of Huntington Park, a municipal corporation (the "City"), with respect to the following facts:

R E C I T A L S:

A. Concurrently herewith, City has conveyed to Owner fee title to that certain real property (the "Property") generally located at 6325 Pacific Boulevard in the City of Huntington Park, County of Los Angeles, State of California, identified by Los Angeles County Assessor's Parcel Number 6320-031-022 and more particularly and legally described on Exhibit A, attached hereto and incorporated herein by this reference.

B. Pursuant to that certain Agreement Regarding Parking Easement recorded on May 8, 2013 as Instrument No. 20130691999 in the Official Records (the "Parking Easement Agreement"), attached hereto as Exhibit B and incorporated herein by this reference, City holds an easement to use the Parking Easement Area (as defined in the Parking Easement Agreement) for operation and use of a parking garage facility and amenities related thereto. City maintains a parking facility for public parking (the "Parking Facility") within the Parking Easement Area.

C. Owner desires to memorize the right for its tenants and guests to use the Parking Facility for parking.

NOW, THEREFORE, in consideration of the foregoing, the City hereby covenants, promises and agrees as follows:

1. Owner, and Owner's heirs, representatives, successors and assigns, including, without limitation, each person having any interest in the Property (collectively, the "Successors"), together with their visitors, guests, and invitees, shall have the non-exclusive right to use up to 100 parking spaces in the Parking Facility. The rights granted hereby are subject to

the provisions of the Parking Easement Agreement, and the rules and regulations of City applicable to the Parking Facility.

2. It is the intention hereof that this covenant and agreement shall constitute a covenant running with the land, for benefit of Owner. This covenant and agreement shall be enforceable by and shall inure to the benefit of Owner and Owner's successors and assigns, and shall be jointly and severally binding upon, and inure to the benefit of, the Owner and each of the Successors.

3. The Owner shall indemnify, hold harmless and defend City, and its elected officials, officers, employees, servants, designated volunteers, and agents (collectively "Indemnitees"), from any claim, demand, damage, liability, financial loss, cost or expense (including, without limitation, attorneys' fees and costs) arising, either directly or indirectly, from this Agreement.

4. This covenant and agreement shall remain in effect until (a) released in writing by mutual agreement of the parties, or (b) the Parking Easement Agreement is terminated.

5. Should any provision, section, paragraph, sentence, clause or word of this covenant and agreement be rendered or declared invalid or ineffective by any final action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, clauses and words of this covenant and agreement shall remain in full force and effect.

6. This covenant and agreement shall be recorded in the office of the County Recorder for the County of Los Angeles.

Executed this _____ day of _____, 2014.

CITY OF HUNTINGTON PARK, a California municipal corporation PAC HP HOLDINGS, LLC, a California limited liability company

Rene Bobadilla, City Manager

By: _____
Print Name: _____
Title: _____

STATE OF CALIFORNIA)

COUNTY OF _____)

On _____ before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
(NOTARY SEAL)

My Commission Expires: _____

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____ before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
(NOTARY SEAL)

My Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The land referred to herein is situated in the State of California, County of Los Angeles, City of Huntington Park, and described as follows:

Lot(s) 17 in Block 31 of Huntington Park in the City of Huntington Park, County of Los Angeles, State of California, as per map recorded in Book 3, Page(s) 91, of Maps, in the office of the County Recorder of said County.

Assessor's Parcel No. 6320-031-022

EXHIBIT B

AGREEMENT REGARDING PARKING EASEMENT

[TO BE ADDED]

ATTACHMENT “B”

EXHIBIT C

A.P.N # _____
6325 Pacific Blvd.

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

CITY OF HUNTINGTON PARK
6650 Miles Avenue
Huntington Park, California 90255
Attn: Mr. Rene Bobadilla, City Manager

Space Above Line for Recorder's Use

[Recordation of this Public Document is Exempt from all Recording Fees and Filing Fees Pursuant to Government Code Sections 6103 and 27383]. No Documentary Transfer Tax Required: Revenue and Taxation Code Section 11922

PEDESTRIAN EASEMENT DEED AND AGREEMENT

For valuable consideration, receipt of which is hereby acknowledged, PAC HP Holdings, LLC, a California limited liability company ("Grantor"), hereby grants to the CITY OF HUNTINGTON PARK, a California municipal corporation ("Grantee") and its successors and assigns, a non-exclusive pedestrian access easement on, to and over that certain real property that is paved and located in the area depicted on Attachment 1 attached hereto (the "Easement Area"), which real property is a portion of and located upon that certain real property located in the County of Los Angeles, State of California, as more particularly described on Attachment 2 attached hereto and incorporated herein by this reference (the "Grantor Property"), for use by Grantee and the general public for access between Pacific Boulevard and the public parking facility located on the real property described and depicted on Attachment 3, attached hereto and incorporated herein by this reference (the "Parking Facility").

1. Maintenance. As of the date of this Pedestrian Easement Deed and Agreement, there is a pedestrian walkway (the "Walkway"), approximately five (5) feet wide, located on the Easement Area, which Walkway is paved, and in daily use by Grantor, the tenants and other occupants of the Grantor Property and their employees, customers, visitors, and invitees, and by the general public. Grantor, on behalf of itself and its successors and assigns, shall maintain the Walkway in a clean, safe and attractive condition, with adequate lighting and

ADA compliant, such that the general public may traverse it in a safe, secure, and efficient manner. Grantor shall repair all damage to the Walkway as expeditiously as possible, and in any event within thirty (30) days of receipt of notice from City of the need for any such repair or maintenance.

2. Indemnity. Grantor shall indemnify, defend, and hold harmless Grantee and its officers, employees, agents, invitees, successors and assigns (individually and collectively, "Grantee Indemnitees"), from and against all loss, liability, claims, demands, suits, liens, claims of lien, damages (including consequential damages), costs and expenses (including, without limitation, any fines, penalties, judgments, litigation expenses, and experts' and attorneys' fees), that are incurred by or asserted against Grantee Indemnitees arising out of or connected in any manner with the (i) negligence or willful misconduct of Grantor or its employees, agents, contractors, licensees, customers, visitors, invitees, and tenants (collectively, "Grantee's Permittees"); (ii) negligent use by Grantor or Grantor's Permittees of the Easement Area; or (iii) non-performance or breach by Grantor or Grantor's Permittees of any term or condition of this Agreement. Claims against the Grantee Indemnitees by Grantor's Permittees shall not limit the Grantor's indemnification obligations hereunder in any way, whether or not such claims against Grantee Indemnitees may result in any limitation on the amount or type of damages, compensation, or benefits payable by or for any Grantor's Permittees under Worker's Compensation acts, disability benefit acts or other employee benefit acts or insurance.

All of the provisions hereof are binding upon Grantor's and Grantee's respective successors and assigns.

GRANTOR

PAC HP HOLDINGS, LLC, a California limited liability company

By: _____

Name: _____

Title: _____

Date: _____

GRANTEE

CITY OF HUNTINGTON PARK,
a California municipal corporation

By: _____

Name: _____

Title: _____

Date: _____

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, before me, _____, a
Notary Public, personally appeared _____

_____, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, before me, _____, a
Notary Public, personally appeared _____

_____, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in the real property conveyed by the foregoing Easement Deed and Agreement from **PAC HP HOLDINGS, LLC**, a California limited liability company to the **CITY OF HUNTINGTON PARK**, a California municipal corporation (Grantee) is hereby accepted by the undersigned on behalf of the Grantee pursuant to authority conferred by resolution of the City Council of Grantee, and the Grantee hereby consents to the recordation of this Deed by its duly authorized officer.

Dated this ____ day of _____, 2014

By: _____
Name: _____
Title: _____

ATTACHMENT 1
DEPICTION OF PEDESTRIAN EASEMENT
[TO BE ADDED]

ATTACHMENT 2
LEGAL DESCRIPTION OF GRANTOR PROPERTY

The land referred to herein is situated in the State of California, County of Los Angeles, City of Huntington Park, and described as follows:

Lot(s) 17 in Block 31 of Huntington Park in the City of Huntington Park, County of Los Angeles, State of California, as per map recorded in Book 3, Page(s) 91, of Maps, in the office of the County Recorder of said County.

Assessor's Parcel No. 6320-031-022

ATTACHMENT 3
LEGAL DESCRIPTION OF PARKING FACILITY SITE
[TO BE ADDED]