

CALL AND NOTICE OF SPECIAL MEETING

CITY OF HUNTINGTON PARK PLANNING COMMISSION Special Meeting Agenda

Wednesday, March 29, 2017 at 6:30 p.m.
Huntington Park City Hall, City Council Chambers
6550 Miles Avenue, Huntington Park, California 90255

CALL TO ORDER

ROLL CALL

Chair Efren Martinez
Vice Chair Carlos Cordova
Commissioner Eduardo Carvajal
Commissioner Angelica Montes
Commissioner Vacant

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

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

CONSENT ITEMS

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

REGULAR AGENDA

1. **DETERMINATION OF SIMILARITY** – A request to determine if an auto accessory retail store is similar to an auto parts supply which is conditionally permitted within the Commercial General (CG) zone.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Determine that auto accessory is similar to other permitted retail uses under the C-G Zone of the Huntington Park Municipal Code;
2. Determine that auto accessory retail sales are similar to auto part stores and require a Conditional Use Permit within the C-G Zone;
3. Continue the item and request additional information

2. **CASE NO. 2016-06 CUP – CONDITIONAL USE PERMIT** – A request for a time extension for a previously approved Conditional Use Permit (PC Case No. 2016-06) for the on-site sale of beer and wine in conjunction with a restaurant located at 2667 Florence Avenue, Suite A, in the Downtown Specific Plan (DTSP) zone.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Take public testimony; and
2. Consider the following options:
 - 2-1 Approve an extension, not to exceed one year, to Planning Commission entitlement Case No. 2016-06.
 - 2-2 Deny the proposed extension to Planning Commission entitlement Case No. 2016-06.

PUBLIC HEARING

1. **CASE NO. 2016-15 DP – DEVELOPMENT PERMIT** – A request to allow a change in use from automotive repair to commercial retails stores and a tenant improvement to an existing building on property located at 2319 Randolph Street within the Commercial General (CG) Zone.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing; and
 2. Take public testimony; and
 3. Consider PC Resolution No. 2016-15, approving a Development Permit in connection with property located at 2319 Randolph Street within the Commercial General (CG) Zone.
2. **CASE NO. 2016-16 DP/CUP – DEVELOPMENT PERMIT/CONDITIONAL USE PERMIT** – A request to establish a convenience store with the off-sale of beer and wine (type-20 license) for property located at 2319 Randolph Street within the Commercial General (CG) Zone.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing; and

2. Take public testimony; and

3. Consider one of the options:

3-1 Approve Development Permit and Conditional Use Permit Case No. 2016-16; subject to conditions;

3-2 Deny Development Permit and Conditional Use Permit Case No. 2016-16;

3-3 Continue the item and request additional information.

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to the Regular Meeting on Wednesday, April 19, 2017 at 6:30 p.m.

I, Carlos Luis, hereby certify under penalty of perjury under the laws of the State of California that the foregoing notice/agenda was posted at City of Huntington City Hall and made available at www.hpca.gov on the 23rd of March 2017.



Carlos Luis



CITY OF HUNTINGTON PARK

SPECIAL PLANNING COMMISSION AGENDA REPORT

DATE: MARCH 29, 2017

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: RODRIGO PELAYO, ASSISTANT PLANNER

SUBJECT: DETERMINATION OF SIMILARITY

REQUEST: To determine if an auto accessory retail store is similar to an auto parts supply which is conditionally permitted within the Commercial General (CG) zone.

APPLICANT: Ma. G. Ayala
8322 Puritan Street
Downey, CA 90242

BACKGROUND: On February 28, 2017, the Planning Division received a business license application from Ma. G. Ayala requesting approval to establish an "auto accessories retail" store. After reviewing the application, business description, and the Huntington Park Municipal Code (HPMC), Planning Staff determined that the products proposed to be sold are similar to auto parts. Therefore, the use is similar in operating characteristics to an "auto parts supply" use. The applicant considers her business to be a retail store of auto accessories rather than automobile parts.

DISCUSSION: Pursuant to Huntington Park Municipal an "auto parts supply" use is conditionally permitted within the Commercial General (CG) Zone of the City. It is worth noting that car-related uses such as auto repair shops, car washes, and body shops are conditionally permitted. The HPMC also identifies other retail uses such as variety stores and hardware stores as permitted uses.

ANALYSIS: The Planning Division raised concerns for the proposed use as it would pose a challenge to ensure that the business limits its sales to auto accessories and not auto parts. After review of the application, Planning Staff has determined that

SPECIAL PLANNING COMMISSION AGENDA REPORT

Determination of Similarity

March 29, 2017

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proposed business has operating characteristics and offers products similar to an “auto parts supply” use, which is conditionally permitted within the Commercial General (CG) Zone of the City.

RECOMMENDATION:

1. Determine that auto accessory retail sales is similar to other permitted retail uses listed under the CG Zone of HPMC;
2. Determine that auto accessory retail sales are similar to auto parts stores and require a Conditional Use Permit within the CG Zone;
3. Continue the item and request additional information.

EXHIBITS:

Business License Application with Business Description



CITY OF HUNTINGTON PARK
Finance Department | License Division
6550 Miles Avenue, #127 Huntington Park, CA 90255
Tel: (323) 584-6232 | Fax: (323) 588-2657
license@hpca.gov



BUSINESS LICENSE APPLICATION

Account No. _____

*The Huntington Park Municipal Code requires that all businesses operating in the City obtain a license.
It is the responsibility of the applicant to maintain an active business license by renewing each year.*

Type of Application:	<input type="checkbox"/> New Business	<input type="checkbox"/> Change of Ownership
<input checked="" type="checkbox"/> Change of Address	<input type="checkbox"/> Change of Business Name	<input type="checkbox"/> Change of Business Description
Type of License:	<input checked="" type="checkbox"/> Commercial/Industrial	<input type="checkbox"/> Non-Profit Organization
<input type="checkbox"/> Contractor	<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Property Rental
Type of Ownership:	<input checked="" type="checkbox"/> Sole	<input type="checkbox"/> Partnership
<input type="checkbox"/> LLC	<input type="checkbox"/> Corporation	<input type="checkbox"/> Trust

Business Information	Business Name / DBA	<u>06/26 Motorsports</u>	
	Business Address	<u>2519 Stauson Av</u>	City, State, Zip <u>Huntington Park CA 90255</u>
	Mailing Address	[REDACTED]	City, State, Zip <u>[REDACTED]</u>
	Business Phone	<u>(213) 239-0462</u>	Email <u>sayague22@gmail.com</u>
	Federal ID No.	_____	State Tax No. _____
	State Class & License No.	_____	Board of Equalization No. _____
Estimated Gross Receipts for First Year of Business _____			

Owners Information	Owner's Name/ Corporate Officer	<u>Ma. G Ayala</u>	Date of Birth	<u>06/15/54</u>
	Owner's Address	<u>8322 Puritan St</u>	City, State, Zip	<u>Downey CA 90242</u>
	Owner's Phone	_____	Email	_____
	Driver's License No.	[REDACTED]	SSN	[REDACTED]
	2 nd Owner's Name	_____	Date of Birth	_____
	Owner's Address	_____	City, State, Zip	_____
	Owner's Phone	_____	Email	_____
	Driver's License No.	_____	SSN	_____

Business Description	Business operation statement. Include products/services offered or produced as well as any parts of the business that are incidental to the primary use.					
	<u>Accessories</u>					
	<u>Car and Truck</u>					
	Number of Employees	<u>2 or 3</u>	Hours of Operation	<u>9:00 AM - 8:00 PM</u>	Gross Floor Area	<u>6,100 FT</u>
	Making Tenant Improvements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Any existing business signs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Sharing Tenant Space	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, business name <u>[REDACTED]</u>				
Status of Business	<input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Occupied	Current Business _____				



CITY OF HUNTINGTON PARK
BUSINESS LICENSE APPLICATION
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Supplemental		Will the business include any of the following? (Check all that apply)				
Supplemental	Adult-oriented items or activities	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Cyber cafe	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Pawn brokering	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Alcohol sales	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Dance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Precious metals purchase	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Alcohol/drug counseling	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Entertainment	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Restaurant with seating	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Auto title loans	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Firearm/weapons sales	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Short-term/payday loans	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Banquet facility	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Fortune telling	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Tobacco sales	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Check cashing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Gaming	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Used merchandise	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Currency exchange	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Medical marijuana	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Vending machines	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
			Money transfer	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Video machines	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Affidavit	
I hereby certify under penalty of perjury that the information provided herein is to the best of my knowledge and belief, a true and complete statement. I understand that this application is not a license and that no business activity may commence until a business license is issued.	
Signature	<u>M. G. Ayala</u> Date <u>2/21/17</u>
Printed Name and Title _____	

If processing by mail please include the following:

- ✓ Completed Application Form
- ✓ All applicable schedules
- ✓ Check payable to City of Huntington Park
- ✓ Mail to the attention of:

City of Huntington Park – Business License Division
6550 Miles Avenue, #127
Huntington Park, CA 90255

PLANNING (OFFICE USE ONLY)	
General Plan: <u>COMMERCIAL</u>	Zone: <u>CG</u> SIC Code: _____
Previous Use/Business: <u>RETAIL FURNITURE STORE</u>	
Note: _____	
<input type="checkbox"/> Permitted <input type="checkbox"/> Permitted with Entitlement (CUP/DP# _____) <input type="checkbox"/> Pending <input type="checkbox"/> Prohibited	
Planning Approval: _____	Date: _____

BUILDING / FIRE (OFFICE USE ONLY)	
Building Approval: _____	Fire Approval: _____
Date: _____	Date: _____

FINANCE (OFFICE USE ONLY)						
Business License Fee: \$	Occupancy Fee: \$	Misc. Fee: \$	Application Fee: \$	Change of Location Fee: \$	Penalty Fee: \$	Total: \$0

0626 Motorsports

CAR & TRUCK Accessories.

To Whom It May Concern:

With this letter, I would like to explain to you what my business's purpose is. Over the years we have worked to serve our accessorizing customer's needs. We provide our customers OE and aftermarket autolighting as a such of performance lighting accessories.

All of the parts are new and never being refurbished we do not repair reconstruct or fix existing issues, all we do is sell the parts according to our customer's car and needs.

We do not provide any installation service to our customers simply the selling and advice in order help customer's make the best decisions on accessorize their car and trucks.

I hope that with this explanation you are able to understand what my business is about and what we accomplish every day with and for our customers. Please advise if there is anything else you need from me and if there is any way in which I can further aid with this process.

Sincerely

Ma. G. Ayala.



0626 Motorsports
CAR & TRUCK ACCESSORIES



Fender
Mirrors
Grilles
Head Lights
Fog Lights
Door Handles
Accessories
Chrome Accents
Billet Accessories
Custom Grilles
Seat covers
Steering wheel covers
After market lights
LED Tail Lights
LED Head Lights
LED Lights Bars
HID Lights
Running Boards
Step Bars
Fender covers
Bull Bars
Floor Mats
window visors
Mesh Grilles
Light Bulbs
LED Light Bulbs
Chrome Accents Accessories
Bumpers plastic
Polyurethane Bumpers
after market lights
after market Auto Lights and Accessories
after market Truck Lights and Accessories
Front Grille guards
custom seat covers



CITY OF HUNTINGTON PARK

SPECIAL PLANNING COMMISSION AGENDA REPORT

DATE: March 29, 2017

TO: Chairperson and Members of the Planning Commission

ATTENTION: Carlos Luis, Senior Planner

FROM: Juan Arauz, Associate Planner

SUBJECT: **PLANNING COMMISSION CASE NO. 2016-06 CUP
(CONDITIONAL USE PERMIT)**

REQUEST: A request for a time extension for a previously approved Conditional Use Permit (PC Case No. 2016-06) for the on-site sale of beer and wine in conjunction with a restaurant located at 2667 Florence Avenue, Suite A, in the Downtown Specific Plan (DTSP) Zone.

APPLICANT: Kevin Zhu & Xue Jiao Chen
2667 Florence Avenue, Suite A
Huntington Park, CA 90255

PROJECT LOCATION: 2667 Florence Avenue, Suite A

BACKGROUND: On March 16, 2016, the Planning Commission approved Resolution No. 2016-06 CUP, granting a Conditional Use Permit "CUP" for the on-site sale of beer and wine within a restaurant located at 2667 Florence Avenue, Suite A, in the DTSP Zone. Since receiving approval, the Applicant has submitted his application to the California State Department of Alcoholic and Beverages Control (ABC) for beer and wine; however, the Applicant has not been able to successfully complete the process.

Extension Request

On March 16, 2017, Planning staff received a written request from Mr. Kevin Zhu requesting a time extension for PC Case No. 2016-06 CUP. According to the written request, Mr. Zhu is still waiting for ABC to process his application.

SPECIAL PLANNING COMMISSION AGENDA REPORT

Time Extension: PC CASE NO. 2016-06 CUP

March 29, 2017

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DISCUSSION:

Per the HPMC Section 9-2.1110 (Time Extension), the Planning Commission may grant a time extension not to exceed one year increments. A time extension request shall be filed no later than ninety (90) days after expiration and for good cause. Prior to granting an extension, the Planning Commission shall ensure that the CUP complies with all current Code provisions. If granted, the CUP shall be extended from the date of expiration.

RECOMMENDATION:

That the Planning Commission hear all testimony and **approve a time extension, not exceed one year, for PC Case No. 2016-06 CUP.**

EXHIBITS:

A: Planning Commission Staff Report and Resolution from March 16, 2016

B: Time Extension Request

**PLANNING COMMISSION STAFF REPORT
MARCH 16, 2016**

EXHIBIT A

CASE NO. 2016-06 CUP



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: MARCH 16, 2016

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: JUAN ARAUZ, ASSOCIATE PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2016-06 CUP
(CONDITIONAL USE PERMIT)**

REQUEST: A REQUEST FOR PLANNING COMMISSION APPROVAL OF CONDITIONAL USE PERMIT (CUP) FOR THE ON-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH A RESTAURANT LOCATED AT 2667 FLORENCE AVENUE, WITHIN THE DOWNTOWN SPECIFIC PLAN (DTSP) ZONE.

APPLICANTS: Kevin Zhu & Xue Jiao Chen
2667 Florence Avenue, Suite A
Huntington Park, CA 90255

PROPERTY OWNER: Watson and Associates
101 Main Street, Suite A
Seal Beach, CA 90740

PROJECT LOCATION: 2667 Florence Avenue, Suite A

**ASSESSOR'S
PARCEL NUMBER:** 6322-025-049

PRESENT USE: Commercial

PROJECT SIZE: 1,675 sq. ft.

BUILDING SIZE: Building 1: 16,387 sq. ft.
Building 2: 11,742 sq. ft.
Building 3: 9,705 sq. ft.
Total: 37,834 sq. ft.

SITE SIZE: 95,131 sq. ft.

GENERAL PLAN: Downtown Specific Plan (DTSP)

ZONE: DTSP

**SURROUNDING
LAND USES:** North: Residential
West: Commercial
South: Commercial (Unincorporated Los Angeles County)
East: Commercial

**MUNICIPAL CODE
REQUIREMENTS FOR A
CONDITIONAL USE PERMIT:** A restaurant with the on-sale of alcoholic beverages is permitted in the CG Zone provided a Conditional Use (CUP) has been granted by the Planning Commission.

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

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

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

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

**ENVIRONMENTAL
REVIEW:**

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

**PROJECT
ANALYSIS:**

The Applicants, Kevin Chen Zhu and Xue Jiao Chen (Applicants), are requesting Planning Commission approval of a Conditional Use Permit for the on-site sale of beer and wine within a restaurant located at 2667 Florence Avenue, Suite A, in the DTSP Zone.

The Applicants established their restaurant, Hot Mariscos, at 2667 Florence Avenue, Suite A in July of 2015 and was approved with a dining area. The Applicants have made interior improvements to their tenant space since operating their restaurant, consisting primarily of cosmetic repairs. The Applicants state that there is a demand for beer and wine from their customers, however, they are not able to serve alcoholic beverages because a CUP is required. According to the Applicants, the ability to serve beer and wine would improve their sales and make their restaurant more competitive with other restaurants that serve alcohol.

Since the Applicants have already invested in interior tenant improvements, no new construction is being proposed. No modifications are necessary as the restaurant is equipped with all the necessary amenities: kitchen, seating area, storage, and a restroom.

Site Description

The project site is located on the northern side of Florence Avenue, between Rita Avenue and Seville Avenue. It is

bordered by commercial uses to the east, west, and south, and by residential uses to the north. The commercial uses to the south are within the jurisdiction of unincorporated Los Angeles County.

The subject tenant space consists of an existing 1,675 square foot bona-fide restaurant, within an existing 37,834 square foot commercial shopping center. The shopping center is comprised of three buildings, each with its own parcel, however, the center is all under one ownership. The shopping center has a mix of tenants including restaurants, retail, and office uses.

The site is physically suitable for the type and intensity of the proposed restaurant expansion with the on-sale of alcoholic beverages. There are adequate provisions for public access along Florence Avenue, Rita Avenue, and Seville Avenue. The buildings, landscape and parking lot are in good condition, therefore no significant site improvements are required by the Planning Division.

Parking Analysis

Per the Huntington Park Municipal Code (HPMC) Section 9-3.801, the off-street parking requirement for a restaurant is one parking space per every 400 square feet of non-seating area and one parking space per every 100 square feet of seating area. Based on the parking calculation for all the uses, including the restaurant, the property requires 154 parking spaces. Presently, the site consists of 151 parking spaces. However, the property owner is willing to help the Applicants meet the required off-street parking requirement by restriping a portion of the parking lot to provide an additional 7 off-street parking spaces. With the restriping of the parking lot, the Applicants proposal will have a surplus of 4 off-street parking spaces. The table below summarizes this parking calculation.

OFF-STREET PARKING CALCULATION FOR SUBJECT SHOPPING CENTER		
USE	REQUIRED	PROVIDED
Restaurant Seating Area	<u>7,930 sf/100</u> 79.3	-
Restaurant Non-Seating Area	<u>9,457 sf/400</u> 23.6	-
Standard Office and Retail	<u>16,612 sf/400</u> 41.5	-
Medical Office	<u>2,247 sf/300</u> 7.5	-
Beauty Salon	<u>924 sf/600</u> 1.5	-
Total	154	158
158 provided - 154 required = 4 surplus parking space		

Conditional Use Permit Findings

In granting a Conditional Use Permit to allow the on-sale of alcoholic beverages at an existing bona-fide restaurant, the Planning Commission must make findings in connection with the Conditional Use Permit, as set forth in the Huntington Park Municipal Code (HPMC). A Conditional Use Permit may be approved only if all of the following findings are made:

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

Finding: The proposed use of on-site sale of beer and wine is conditionally permitted within the subject zoning district. The subject zoning district, DTSP, is intended to provide for restaurants, general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. The proposed use complies with all HPMC

development standards including; zoning, parking, and compatibility and would not impair the integrity and character of the DTSP zoning district.

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

Finding: The proposed use of on-site sale of beer and wine is consistent with the General Plan and meets all the zoning and development standards such as zoning and parking. The land uses for the General Plan and Zoning map have the same DTSP designation and thus consistent. This proposed development also fulfills the goals and objectives of the General Plan, which include providing a mix of land uses which meets the diverse needs of the City.

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

Finding: The proposed use of on-site sale of beer and wine is Categorically Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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

Finding: The subject restaurant has been in business since July of 2015 and has created no nuisances to the City or surrounding properties. The design, location, size, and operating characteristics of the proposed restaurant with alcohol sales is not expected to be detrimental to the public health, safety and welfare of the City. The proposed request for on-site sale of beer and wine is harmonious and compatible with the existing

commercial and service uses presently located within the vicinity and zoning district. Additionally, the site has adequate vehicle circulation and suitable access.

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

Finding: The subject site is physically suitable for the proposed restaurant with on-site sale of beer and wine. The lot size of the site is over 95,000 square feet and provides sufficient parking and vehicle circulation. The site is accessible by Florence Avenue, Rita Avenue, and Seville Avenue.

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

Finding: Vehicular and pedestrian access to the site would be provided through Florence Avenue, Rita Avenue, and Seville Avenue. The proposed request for on-site sale of beer and wine will not significantly intensify public access, water, sanitation, and public utilities and services. The project will not require changes to existing public utilities. Given that the surrounding area is already completely developed with public access, water, sanitation, and other public utilities, the proposed project would not affect these infrastructures or require any types of modifications. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and services.

Conclusion

Based on the above analysis, staff has determined that the Applicants' proposed project satisfies all of the required findings for approval of a Conditional Use Permit. Therefore staff recommends approval of the Applicants' request to allow the on-site sale of beer and wine, subject to conditions, at 2667 Florence Avenue, Suite A.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission

adopt the Categorical Exemption, make the required findings and requirements set forth in the Huntington Park, Municipal Code, and **adopt PC Resolution No. 2016-06 CUP**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING

1. That the property owner and Applicants shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and Applicants of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and Applicants shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the Applicants shall pay for all costs of enforcement, including legal fees.
2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. That the proposed use shall comply with all applicable City, County, State and Federal codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License.
4. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. That the business be operated in compliance with the City of Huntington Park Noise Ordinance.
6. That all graffiti be removed from all exterior walls and/or surfaces prior to the commencement of alcohol sales.
7. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2016-06 CUP 2667 Florence Avenue

March 16, 2016

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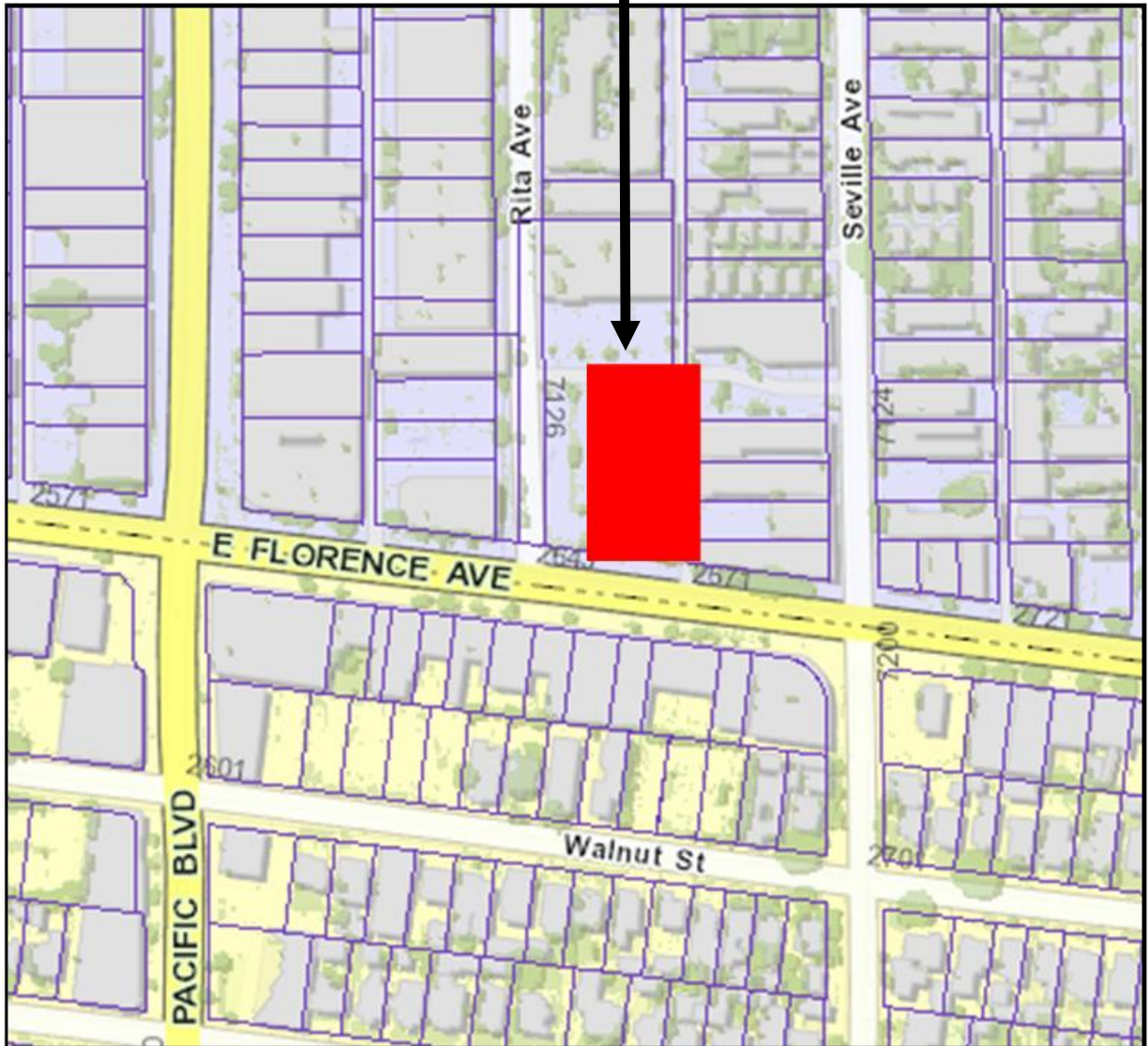
8. That the operator shall obtain/amend its City of Huntington Park Business License prior to commencing business operations.
9. That the Applicants obtain and maintain a valid alcohol beverage license for the on-site sale of beer and wine from the State Department of Alcoholic Beverage Control (ABC) and comply with all requirements, and should at any time the required license or permits, issued by the ABC, be surrendered, revoked or suspended, this Conditional Use Permit shall automatically become null and void.
10. That if the business ceases to operate as a bona fide public eating establishment (restaurant) as defined under the Huntington Park Municipal Code Section 9-4.203(2)(A)(1), then the entitlement shall be null and void.
11. That business operation be limited to a restaurant only and that beer and wine only be served in conjunction with meals during regular business hours.
12. That alcohol shall only be served and/or consumed within the designated dining area as shown on the floor plan.
13. That if any signs are proposed, such signs shall be installed in compliance with the City's sign regulations and that approval be obtained through a Sign Design Review prior to installation and that any existing non-permitted signs either apply for proper permits or be removed.
14. That all existing and/or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to the commencement of alcohol sales.
15. That any proposed on-site utilities, including electrical and telephone, be installed underground and be completely concealed from public view as required by the Planning Division prior to the commencement of alcohol sales.
16. That the existing trash enclosure with a gate and overhead trellis be maintained in compliance with HPMC Section 9-3.103(24).
17. That the Applicants comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicants shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.

18. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
19. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
20. That this entitlement may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
21. That the Applicants be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
22. That this entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
23. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
24. 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.
25. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
26. That the business owner (Applicants) and property owner agree in writing to the above conditions.

EXHIBITS:

- A: Vicinity Map
- B: Site Plan
- C: Floor Plan
- D: Elevations
- E: Conditional Use Permit Application/Environmental Assessment Checklist
- F: PC Resolution No. 2016-06 CUP

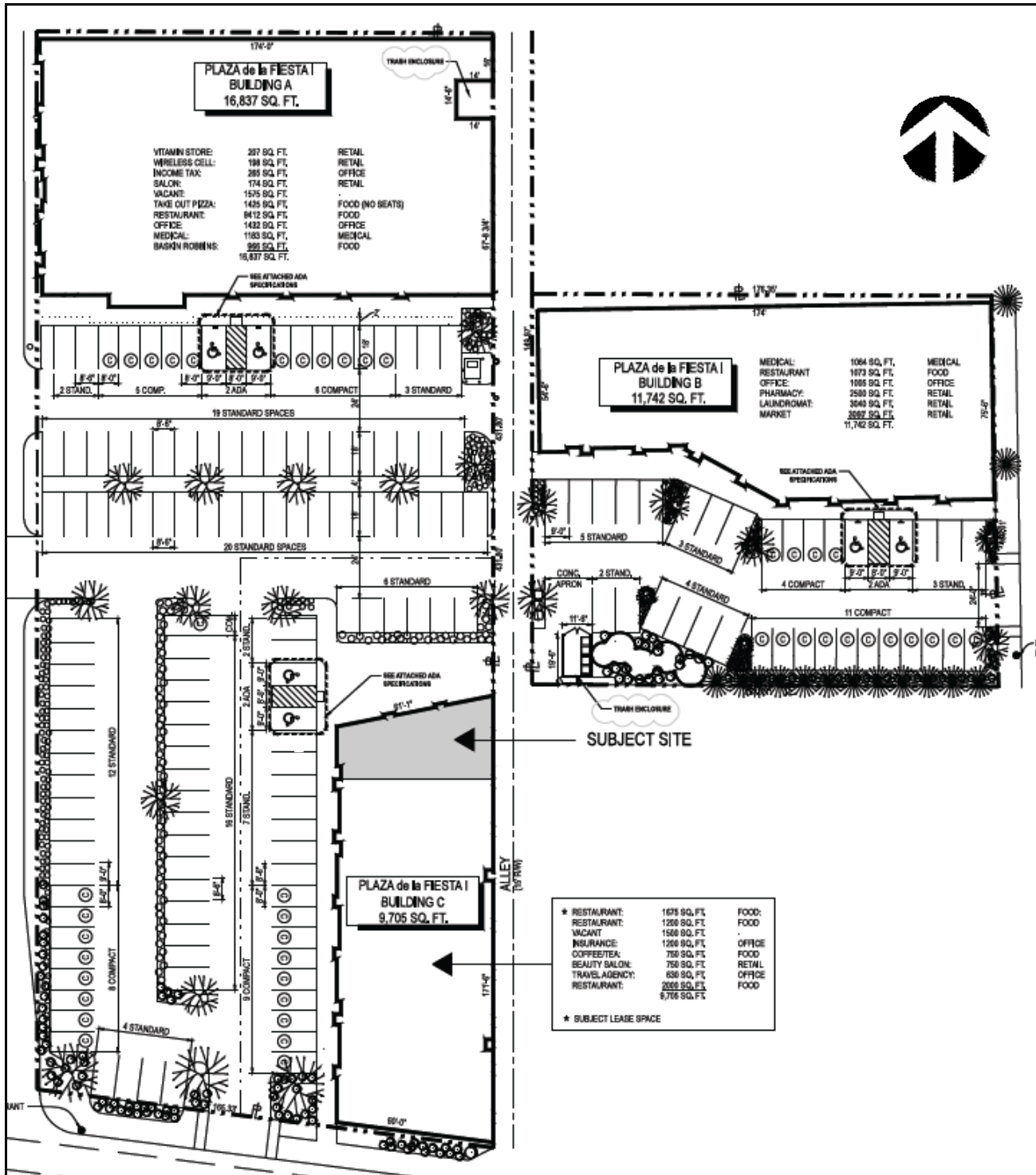
SUBJECT SITE:
6901 Alameda Street
Huntington Park, CA 90255



VICINITY MAP

EXHIBIT A

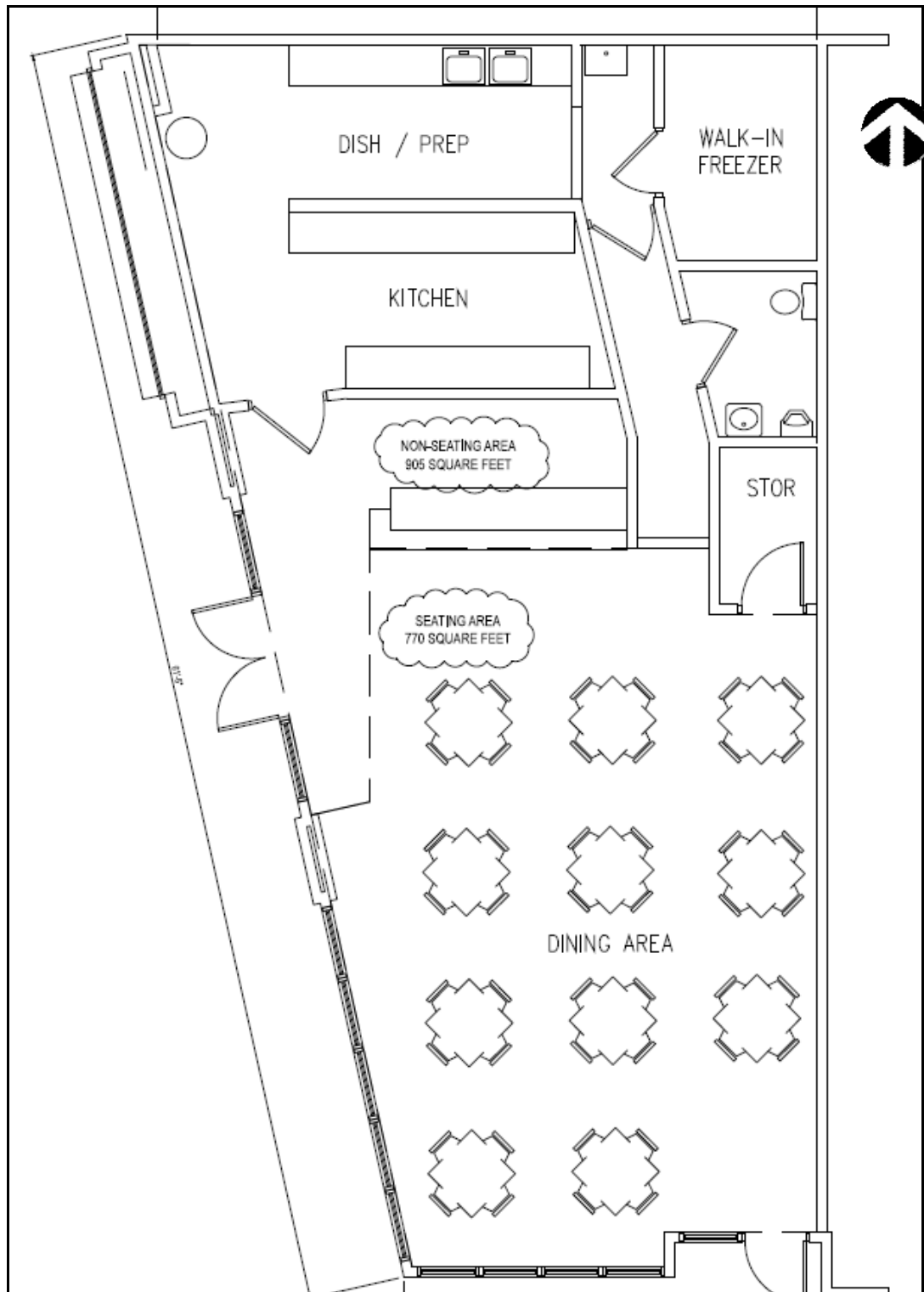
CASE NO. 2016-06



SITE PLAN

EXHIBIT B

CASE NO. 2016-06



FLOOR PLAN

EXHIBIT C

CASE NO. 2016-06



ELEVATIONS

EXHIBIT D

CASE NO. 2016-06

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

EXHIBIT E

CASE NO. 2016-06

**CITY OF HUNTINGTON PARK**

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

**CONDITIONAL USE PERMIT
APPLICATION****FOR OFFICE USE ONLY**

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

PROJECT INFORMATION

Project Address: 2667 E. Florence Ave., Suite A, Huntington Park, CA

General Location: Florence Ave. and Rita

Assessors Parcel Number (APN): 6322 - 025 - 047

APPLICANT'S INFORMATION

Applicant: Ms. Xue Jiao Chen and Kevin Zhu

Mailing Address: 2667 E. Florence Avenue, Suite A, Huntington Park, CA

Phone 1: (323) 589-1388 Phone 2: (626) 993-5583 Fax: (323) 589-1383

PROPERTY OWNER'S INFORMATION

Property Owner: Fiesta 1, LLC C/O Watson and Associates

Mailing Address: 101 Main Street, Suite A, Seal Beach, CA 90740

Phone 1: (562) 430-0503 Phone 2: _____ Fax: (562) 493-5860

REQUEST

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

We request a CUP to allow the sale of beer and wine
with the operation of an existing sit down restaurant.
This would be on Premises sale of beer and wine.

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 existing 1,675 square foot restaurant is located in an
existing 38,284 square foot neighborhood shopping center on
2.44 acres.

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

The site is located at the corner of Florence and Rita. It
has access of Rita Ave, Florence Ave, Alley access and access
off Seville Avenue. All are adequate city access points.

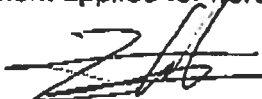
3. The proposed use will not be materially detrimental, nor have an adverse effect upon adjacent uses, buildings, or structures. (Explain)

The sale of beer and wine with the existing restaurant would provide a nice complimentary choice of beverages with the existing restaurant menu. The sale of beer and wine would not be detrimental or adverse, as it would be sold similar to other sit down restaurants in neighborhood shopping centers like Plaza de la Fiesta.

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

The proposed use is consistent with General Plan as it would cater to the needs of the public and is a compatible use within this existing approved shopping center which was developed in accordance with General Plan and with this type of use in mind. In addition the development of the 250 car parking garage which is under utilized was intended to cater to this shopping center.

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 2/2/16

Shu Zhu

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.

Dean L. McC...

Authorized Agent

Robert L. McC...

Dea. President

Property Owner Signature (Required)

Date 2/1/16

Robert L. McC...

Print Name



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

ENVIRONMENTAL INFORMATION FORM

FOR OFFICE USE ONLY

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

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

Name: Ms. Xue Jiao Chen

Address: 2667 E. Florence Avenue, Suite A, Huntington Park

Telephone: (323) 589-1388

Fax: (323) 589-1383

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

Name: Kevin Zhu

Address: 2661 E. Florence Avenue, Suite D, Huntington Park

Telephone: (626) 993-5583

Fax: (323) 589-1383

3. **Address of project:** 2667 E. Florence Avenue, Suite A, Huntington Park

4. **Assessor's Parcel Number (APN):** 6322-025-047

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

Conditional Use Permit for the On Premises sale of beer and wine with a bonafide sit down restaurant.

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:**

ABC License

7. **Existing Zone:** DTSP

8. **Proposed use of site:** Existing 1,675 square foot restaurant within an existing 38,284 square foot retail shopping center.

9. **Site size** (lot dimensions and square footage):
See Attached Site plan. Total property encompasses approximately 2.44 acres.
-
10. **Project size:**
Square feet to be added/constructed to structure(s):
None
Total square footage of structure(s): Approximately 38,284 square feet.
-
11. **Number of floors of construction:**
Existing: One
Proposed: One
-
12. **Parking:**
Amount required: 153 retail parking spaces.
Amount provided: 158 parking spaces, plus underutilized 250 car parking garage.
-
13. **Anticipated time scheduling of project:** As soon as possible.
-
14. **Proposed phasing of development:** N/A
-
15. **If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:**
N/A
-
16. **If commercial, indicate the type of commercial use, estimated employment per shift, proposed hours of operations, indicate whether neighborhood, City or Regionally oriented, square footage of sales area, and loading locations:**
This is an existing 1,675 square foot restaurant use with 2 - 4 employees per shift.
The hours of operation are 11am to 9pm. This restaurant will be regionally oriented. The sales area has about 730 square feet.
The loading area will be off the north entrance to the restaurant.
-

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

N/A

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

N/A

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

A) Potentially
Significant
Impact

B) Potentially
Significant Impact
Unless Mitigation
Incorporated

C) Less than
Significant
Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

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

AIR QUALITY

20. Would the proposed project:

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

BIOLOGICAL RESOURCES

21. Would the proposed project:

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

CULTURAL RESOURCES:

22. Would the proposed project:

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

GEOLOGY AND SOILS

23. Would the proposed project:

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

HAZARDS

24. Would the proposed project:

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

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

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

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

LAND USE AND PLANNING

26. Would the proposed project:

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

MINERAL AND ENERGY RESOURCES

27. Would the proposed project:

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

NOISE

28. Would the proposed project result in:

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

POPULATION AND HOUSING

29. Would the proposed project:

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

PUBLIC SERVICES

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

- a. Fire protection? D

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

RECREATION

31. Would the proposed project:

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

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

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

UTILITIES AND SERVICE SYSTEMS

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

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

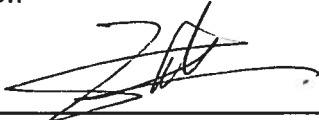
- 34. Describe the project site as it exists before the project, including any existing structures on the site, and the use of the structures (i.e. residential, commercial, industrial, etc.) Attach photographs of the site and of the surrounding land uses.**

The proposed beer and wine license would be used in conjunction with an existing sit down restaurant. This location has been the site of a sit down restaurant for over 28 years within the existing neighborhood shopping center. An underutilized 250 car parking garage is located adjacent to this shopping center and was developed for the purpose of serving the needs of this shopping center.

- 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.).**

This is an existing single story neighborhood shopping center. No new construction is proposed with this application.

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)

1/27/2016.

Date



Subject Property
2667 E. Florence Ave, Ste A
Huntington Park, 90255

250 Space
Parking
Structure

Subject Site
2667 E. Florence Ave, Ste A, Huntington Park, 90255



Subject Site
2667 E. Florence Ave, Ste A, Huntington Park, 90255



Surrounding Property
2661 E. Florence Ave, Huntington Park, 90255



Surrounding Property
7119 Seville Ave, Huntington Park, 90255



Surrounding Property
2661 E. Florence Ave, Huntington Park, 90255



P.C. RESOLUTION NO. 2016-06 CUP

EXHIBIT F

CASE NO. 2016-06

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WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, March 16, 2016 at 6:30 p.m. pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code (HPMC), upon an application from Kevin Zhu and Xue Jiao Chen, requesting Planning Commission approval of a Conditional Use Permit to allow the on-site sales of beer and wine within a restaurant located at 2667 Florence Avenue, Suite A, in the Downtown Specific Plan (DTSP) Zone at the property described below:

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

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

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

1

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

SECTION 2: The Planning Commission hereby finds that all of the following required findings can be made for a Conditional Use Permit in connection with Case No. 2016-06 CUP:

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

Finding: The proposed use of on-site sale of beer and wine is conditionally permitted within the subject zoning district. The subject zoning district, DTSP, is intended to provide for restaurants, general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. The proposed use complies with all HPMC development standards including; zoning, parking, and compatibility and would not impair the integrity and character of the DTSP district.

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

Finding: The proposed use of on-site sale of beer and wine is consistent with the General Plan and meets all the zoning and development standards such as zoning and parking. The land uses for the General Plan and Zoning map have the same DTSP designation and thus consistent. This proposed development also fulfills the goals and objectives of the General Plan, which include providing a mix of land uses which meets the diverse needs of the City.

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

Finding: The proposed use of on-site sale of beer and wine is Categorically Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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

Finding: The subject restaurant has been in business since July of 2015 and has created no nuisances to the City or surrounding properties. The design, location, size, and operating characteristics of the proposed restaurant with alcohol sales is not expected to be detrimental to the public health, safety and welfare of the City. The proposed request for on-site sale of beer and wine is harmonious and compatible with the existing commercial and service uses presently located within the vicinity and zoning district. Additionally, the site has adequate vehicle circulation and suitable access.

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

Finding: The subject site is physically suitable for the proposed restaurant with on-site sale of beer and wine. The lot size of the site is over 95,000 square feet and provides sufficient parking and vehicle circulation. The site is accessible by Florence Avenue, Rita Avenue, and Seville Avenue.

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

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

Florence Avenue, Rita Avenue, and Seville Avenue. The proposed request for on-site sales of beer and wine will not significantly intensify public access, water, sanitation, and public utilities and services. The project will not require changes to existing public utilities. Given that the surrounding area is already completely developed with public access, water, sanitation, and other public utilities, the proposed project would not affect these infrastructures or require any types of modifications. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and services.

SECTION 3: The Planning Commission hereby approves Case No. 2016-06 CUP, a request for approval of a Conditional Use Permit to allow the on-site sale of beer and wine within a restaurant located at 2667 Florence Avenue, Suite A, in the DTSP Zone, subject to the execution and fulfillment of the following conditions:

1. That the property owner and Applicants shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and Applicants of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and Applicants shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the Applicants shall pay for all costs of enforcement, including legal fees.
2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. That the proposed use shall comply with all applicable City, County, State and Federal codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License.
4. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.

- 1 5. That the business be operated in compliance with the City of Huntington Park Noise
2 Ordinance.
- 3 6. That all graffiti be removed from all exterior walls and/or surfaces prior to the
4 commencement of alcohol sales.
- 5 7. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code
6 Section 5-27.02(d), shall be diligently removed within a reasonable time period.
- 7 8. That the operator shall obtain/amend its City of Huntington Park Business License prior
8 to commencing business operations.
- 9 9. That the Applicants obtain and maintain a valid alcohol beverage license for the on-site
10 sale of beer and wine from the State Department of Alcoholic Beverage Control (ABC)
11 and comply with all requirements, and should at any time the required license or permits,
12 issued by the ABC, be surrendered, revoked or suspended, this Conditional Use Permit
13 shall automatically become null and void.
- 14 10. That if the business ceases to operate as a bona fide public eating establishment
15 (restaurant) as defined under the Huntington Park Municipal Code Section 9-
16 4.203(2)(A)(1), then the entitlement shall be null and void.
- 17 11. That business operation be limited to a restaurant only and that beer and wine only be
18 served in conjunction with meals during regular business hours.
- 19 12. That alcohol shall only be served and/or consumed within the designated dining area as
20 shown on the floor plan.
- 21 13. That if any signs are proposed, such signs shall be installed in compliance with the City's
22 sign regulations and that approval be obtained through a Sign Design Review prior to
23 installation and that any existing non-permitted signs either apply for proper permits or
24 be removed.
- 25 14. That all existing and/or proposed mechanical equipment and appurtenances, including
26 satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on
27 the property shall be completely shielded/enclosed so as not to be visible from any public
28 street and/or adjacent properties. Such shielding/enclosure of facilities shall be of
compatible design related to the building structure for which such facilities are intended
to serve and shall be installed prior to the commencement of alcohol sales.
15. That any proposed on-site utilities, including electrical and telephone, be installed
underground and be completely concealed from public view as required by the Planning
Division prior to the commencement of alcohol sales.
16. That the existing trash enclosure with a gate and overhead trellis be maintained in
compliance with HPMC Section 9-3.103(24).

- 1 17. That the Applicants comply with all of the provisions of Title 7, Chapter 9 of the
2 Huntington Park Municipal Code relating to Storm Water Management. The Applicants
3 shall also comply with all requirements of the National Pollutant Discharge Elimination
4 System (NPDES), Model Programs, developed by the County of Los Angeles Regional
5 Water Quality Board. This includes compliance with the City's Low Impact Development
6 (LID) requirements.
- 7 18. That this entitlement shall be subject to review for compliance with conditions of the
8 issuance at such intervals as the City Planning Commission shall deem appropriate.
- 9 19. That the violation of any of the conditions of this entitlement may result in a citation(s)
10 and/or the revocation of the entitlement.
- 11 20. That this entitlement may be subject to additional conditions after its original issuance.
12 Such conditions shall be imposed by the City Planning Commission as deemed
13 appropriate to address problems of land use compatibility, operations, aesthetics,
14 security, noise, safety, crime control, or to promote the general welfare of the City.
- 15 21. That the Applicants be required to apply for a new entitlement if any alteration,
16 modification, or expansion would increase the existing floor area of the establishment.
- 17 22. That this entitlement shall expire in the event it is not exercised within one (1) year from
18 the date of approval, unless an extension has been granted by the Planning
19 Commission.
- 20 23. That if the use ceases to operate for a period of six (6) months the entitlement shall be
21 null and void.
- 22 24. That should the operation of this establishment be granted, deemed, conveyed,
23 transferred, or should a change in management or proprietorship occur at any time, this
24 Conditional Use Permit shall be reviewed.
- 25 25. The Director of Community Development is authorized to make minor modifications to
26 the approved preliminary plans or any of the conditions if such modifications shall
27 achieve substantially the same results, as would strict compliance with said plans and
28 conditions.
26. That the business owner (Applicants) and property owner agree in writing to the above
conditions.

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

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

PASSED, APPROVED, AND ADOPTED this 16th day of March, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

HUNTINGTON PARK PLANNING COMMISSION

Chair

ATTEST:

Secretary

CUP 2016-06 TIME EXTENSION REQUEST

EXHIBIT B

CASE NO. 2016-06 CUP

Date: 3/17/2017

Hot Mariscos Restaurant
2667 E Florence Ave. #A
Huntington Park, CA 90255

RE: Request for Extension of Conditional Use Permit No. 2016-06

Dear Mr. Commissioner,

I am writing this letter to request an extension for above mentioned beer and wine conditional use permit.

Due to I am still waiting to hear back from the California Alcoholic and Beverages Control. For this reason, I wish to seek an extended deadline to complete this application proceeding. Please let me know if this is a possibility on your end.

Thank you very much in advance for your prompt response.

Best regards,



Kevin Shu Zhu



CITY OF HUNTINGTON PARK

SPECIAL PLANNING COMMISSION AGENDA REPORT

DATE: MARCH 29, 2017

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: RODRIGO PELAYO, ASSISTANT PLANNER

SUBJECT: PLANNING COMMISSION CASE NO. 2016-15 DP
(DEVELOPMENT PERMIT)

REQUEST: For a Development Permit to allow a change in use from automotive repair to commercial retail stores and tenant improvements to an existing building on property located at 2319 Randolph Street, within the Commercial General (CG) Zone.

APPLICANT: Mr. Leonardo Corona of Corona Construction
3340 Gage Avenue
Huntington Park, CA 90255

PROPERTY OWNER: Mr. Fred Rader
550 S Orange Grove Circle
Pasadena, CA 91105

PROJECT LOCATION: 2319 Randolph Street

**ASSESSOR'S
PARCEL NUMBER:** 6321-004-047

PRESENT USE: Vacant automotive repair building

BUILDING SIZE: 5,532 sq. ft.

SITE SIZE: 14,570 sq. ft.

GENERAL PLAN: General Commercial

ZONE: Commercial General (CG)

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SURROUNDING

LAND USES:

North: Industrial

West: Industrial/Residential

South: Industrial/Residential/ Rail Transportation

East: Commercial

MUNICIPAL CODE

REQUIREMENTS FOR A DEVELOPMENT PERMIT:

Pursuant to the City of Huntington Park Municipal Code (HPMC) Section 9-2.1003 approval of a Development Permit shall be required for the expansion or conversion of an existing structure or use, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure.

REQUIRED FINDINGS FOR A DEVELOPMENT PERMIT:

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

1. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards;
2. The proposed development is consistent with the General Plan;
3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property;
4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
5. The subject site is physically suitable for the type and density/intensity of use being proposed;
6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that

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the proposed development would not be detrimental to public health, safety and general welfare; and

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

ENVIRONMENTAL REVIEW:

Categorical Exemption, CEQA Article 19, Section 15301, Existing Facilities.

BACKGROUND:

- ***Site Description***

The subject site is located at the northwest corner of Santa Fe Avenue and Randolph Street surrounded by industrial warehouses to the north; a residence to the west; an industrial warehouse to the south, and a commercial shopping center to the east.

The site is comprised of three lots totaling 14,570 square feet. The site is developed with an automotive repair building and is currently vacant.

- ***Project Proposal***

The applicant, Corona Construction, is proposing tenant improvements for a change in use from automotive repair to commercial retail stores to the existing 5,532 square foot building. The project proposes to subdivide the existing building and create four new tenant spaces which will host retail stores.

Other improvements include a façade remodel, resurfacing and restriping of the parking area to provide the required off-street parking and a new loading space. The project also proposes decorative stamped concrete at the driveway entrances, landscaping throughout the setback areas, and a trash enclosure area to complement the building design.

- ***Business Operation***

One of the tenant spaces is proposed to operate as a retail ice store with a total of four employees. The business will operate Monday through Friday, from 8:00am to 4:00pm. Merchandise will be delivered to the proposed business

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from Monday through Friday between the hours of 7:00am and 8:00am. The deliveries are proposed to be conducted at the rear area of the subject tenant space, adjacent to the existing public right-of-way (alley).

ANALYSIS:

- ***Project Description***

The project proposes tenant improvements for a change in use of an existing 5,532 square foot one-story building. The building is proposed to be used for commercial uses.

The proposed tenant improvements will consist of subdividing the building into four tenant spaces which will host retail businesses. The parking area will be resurfaced and restriped to accommodate off-street parking and one designated loading space. Drought-tolerant landscaping is also proposed along southerly and easterly boundaries of the site.

A required trash storage area has been incorporated to the proposed building design in order to conceal trash and make it accessible during pick-up times. In addition, decorative stamped concrete is proposed at the two driveway entrances of the site to complement the architectural style of the building.

The allowable floor area ratio (FAR) within the CG zone is 2:1, which allows 2 square feet of gross floor area per 1 square foot of lot area, therefore the existing one-story building is in compliance with FAR requirements of the Code.

FLOOR AREA RATIO 2:1		
Lot Size	Allowable Floor Area Ratio	Proposed Floor Area Ratio
14,570 sq. ft.	2 sq. ft. of G.F.A : 1 sq. ft. of Lot Area = 29,140 sq. ft.	5,532 sq. ft./ 14,570 sq. ft. = .38 ≤ 2 = OK

- ***Architectural Design***

The exterior design of the proposed building will be contemporary in style. The contemporary design will consist of exterior stucco finish walls and variation in wall planes

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with the use of reveal moldings to break the long horizontal wall planes of the building. The facades are proposed to incorporate the contemporary architectural style with raised parapets and cornice elements at the edges.

- ***Landscaping***

Landscaping is proposed along the front setback areas of the property. The landscaping consists of shrubs and ground cover that will complement the proposed architectural theme of the building. In addition, the proposed landscaping material will be drought tolerant. A condition of approval has been included requiring a maintenance plan (irrigation plan) for the proposed landscaping.

- ***Floor Plan***

The proposed retail ice store will be located in the northwest corner of the building. As a result, the tenant space will not be a conventional rectangular shape. The floor plan will be divided into a storage area toward the rear with an adjacent freezer area. A corridor will provide access between the freezer/storage areas and the customer service area. The customer area is where all purchase transactions will take place and ice packages be given to the customers.

- ***Access/ Circulation***

The subject site is accessible from three existing driveways. Two driveways are located along Santa Fe Avenue and one is located along Randolph Street. However, the northerly driveway along Santa Fe Avenue will be demolished and replaced with a new sidewalk. In addition, the existing driveway along Randolph Street will be reduced to a 24-foot width. Decorative stamped concrete is also proposed at the entrances of the driveways to complement the architectural design of the building. Deliveries to the store are also proposed within the customer service area.

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- ***Off-Street Parking***

Pursuant to HPMC Section 9-3.804, the parking requirement for “Retail commercial” uses is one space for each 400 square feet of gross floor area.

In accordance with the City’s parking standards, it was determined that a total of 14 off-street parking spaces are required. The “retail commercial” parking ratio was applied in order to calculate the required parking for the subject site.

The project proposes a 1,396 square foot ice retail store for one of the tenant spaces, leaving the remaining area of building vacant for prospect tenants. A total of 14 off-street parking spaces are proposed as part of the parking lot area improvements. As a result, there will be no surplus parking spaces.

Planning Staff informed the applicant that future uses that require more than the number of parking spaces for “retail commercial” uses, would create a parking deficiency. Therefore, the uses would not be allowed at the subject site unless they comply with the additional off-street parking requirements. The applicant acknowledged staff comments and has self-selected to restrict the site for retail uses only.

The proposed parking layout would also incorporate one new loading space within the parking area. The loading space is proposed to measure 10 feet in width and 25 feet in length. Pursuant to the HPMC, one loading space is required for a building measuring less than 10,000 square feet. As a result, the site will be in compliance with parking and loading space requirements.

Deliveries are proposed to be conducted at the rear area of the subject tenant space, adjacent to the existing public right-of-way (alley). However, Planning Staff has determined that the minimum required loading space dimensions would encroach into the alley. As a result, Planning Staff will include a condition of approval requiring all loading and unloading to be conducted within the designated loading space as approved by the Planning Division.

The parking calculations are summarized in the following table:

STANDARD OFF-STREET PARKING CALCULATION		
Type	Required	Proposed
Ice Retail Store	Ratio: 1/400 sf (1,396 sf/400) = 3.49	
Unknown (General Retail)	Ratio: 1/400 sf (896 sf/400) = 2.24	
Unknown (General Retail)	Ratio: 1/400 sf (845 sf/400) = 2.11	
Unknown (General Retail)	Ratio: 1/400 sf (2,251 sf/400) = 5.62	
Total	13.47 = 14 spaces	14 spaces
Surplus of 0 spaces / Deficiency of 0 spaces		

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

According to the Los Angeles County Assessor's Parcel Map, the subject site is comprised of one parcel with internal lot ties. A condition of approval has been included requiring the Lot Line Adjustment/Lot Merger in order to eliminate the lot ties.

- ***Development Permit Analysis***

In granting a Development Permit for the change in use and tenant improvements of an existing building, the Planning Commission must make findings in connection with the Development Permit, as set forth in the Huntington Park Municipal Code (HPMC). A Development Permit may be approved only if all of the following findings are made:

1. That the proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards ***in that the subject zoning district, CG, is intended to provide for general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. Per Section***

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9-4.202 of the HPMC, retail, café/restaurants, and offices are permitted uses within the subject zoning district. In addition, the proposed development complies with all Commercial Zone Standards of Section 9-4.203 of the HPMC.

2. The proposed development is consistent with the General Plan ***in that the proposed project is consistent with Goal 1.0; Policy 1.2 of the General Plan due to the fact that project will provide for a mix of land uses which meets the diverse needs of all Huntington Park residents, offer a variety of employment opportunities, and allows for the capture of regional growth. In addition, the project will encourage community-oriented retail in Huntington Park.***
3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property ***in that it is anticipated that the existing and future development of the zoning district will continue as commercial. The surrounding properties within the vicinity are built for commercial or industrial uses. The proposed development will be similar and compatible with existing surrounding uses, therefore, will not adversely impact the subject site or surrounding area. The proposed use would not be of greater intensity than the existing surrounding uses.***
4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines ***in that the proposed project has been reviewed and determined to be Categorically Exempt from CEQA requirements pursuant to Article 19, Section 15301, Existing Facilities.***
5. The subject site is physically suitable for the type and density/intensity of use being proposed ***in that the subject site is surrounded by other similar commercial uses. Neighboring businesses along Santa Fe Avenue include retail stores, restaurants, offices, and other industrial uses. The proposed***

development meets all of the minimum development standards as set forth in the HPMC Sections 9-4.202 and 9-4.203. Thereby, the subject site is suitable for the proposed project.

6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare ***in that vehicular and pedestrian access to the site would be provided along Santa Fe Avenue and Randolph Street. The subject site is connected to public utilities. The surrounding area is completely developed with public access, water, sanitation, and other public utilities. The tenant improvements will connect to the existing infrastructure and will not impede the accessibility to public access, water, sanitation, or other public utilities and services. It is expected that the proposed tenant improvements will not be detrimental to public health, safety and general welfare.***
7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City ***in that the subject site is located along Santa Fe Avenue, which serves as one of the commercial land use corridors of the City. The site is suitable for commercial uses given that most of the surrounding uses are commercial and industrial. The proposed design would enhance the appearance of the site and surrounding properties. The subject site will have adequate off-street parking for the proposed use. Therefore, it is expected that the proposed development will not be detrimental to the public health, safety, or welfare of the City.***

- **Conclusion**

Based on the above analysis, it has been determined that the required findings can be made for the proposed project. In addition, the proposed project has been determined to meet the minimum requirements of the HPMC. Lastly, the proposed project would enhance the community and provide additional retail services to the area.

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RECOMMENDATION:

The Planning Commission conduct a public hearing, consider all public testimony and adopt PC Resolution No. 2016-15, subject to the proposed conditions of approval and/or additional conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING

1. That the property owner and applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the applicant shall pay for all costs of enforcement, including legal fees.
2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. That all architectural detailing, including building materials, lighting, colors, façade improvements, finishes and other details be consistent with the submitted plans as approved by the Planning Division.
4. That the proposed project shall comply with all applicable codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License Regulations of the City of Huntington Park.
5. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Title 8, Chapter 9, and Section 9-3.103.18 of the Huntington Park Municipal Code.
6. That any violation of the conditions of this entitlement may result in the revocation of the entitlement.
7. That the applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.

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8. That this entitlement expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
9. All proposed signage shall be reviewed and approved by the Planning Division under a separate permit. All proposed signage shall comply with the requirements of the Huntington Park Municipal Code and/or Master Sign Program of the subject site.
10. That all existing and/or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to issuance of the Certificate of Occupancy.
11. That any proposed on-site utilities, including electrical and telephone, be installed underground and be completely concealed from public view as required by the Planning Division.
12. That an anti-graffiti finish, as approved by the Planning Division, shall be applied to all exterior surfaces that are visible to the public and likely to attract graffiti prior to the issuance of the Certificate of Occupancy.
13. That any existing and/or future graffiti as defined by Huntington Park Municipal Code Section 5-27.02(d) shall be diligently removed within a reasonable time period.
14. That prior to the issuance of the Certificate of Occupancy, the property owner shall grant either by the covenants, conditions and restrictions for the subject property, or by a separate covenant recorded against the subject property, the right of entry for authorized City employees or agents for the purpose of removing or painting over graffiti from structures on the subject property.
15. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code and obtain the Planning Division's approval prior, to the issuance of the Certificate of Occupancy.
16. All outdoor display shall be reviewed and approved by the Planning Division. An outdoor uses application shall be submitted to the Planning Division along with a completed application, submittal requirements, and all applicable fees shall be paid at the time of submittal.
17. That the business be operated in compliance with the City of Huntington Park Noise Ordinance.
18. That all required on-site 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.

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19. That a landscape plan design stamped by a licensed landscape architect 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 being issued the certificate of occupancy, and shall thereafter be continuously and permanently maintained.
20. That landscape planters with 6" curbing and permanent irrigation be provided within the parking area, and that landscaping be provided in areas not used for vehicle parking, vehicle circulation or pedestrian access.
21. That a lighting plan be provided for all outdoor areas of the property. Such lighting shall be decorative and installed per approved plans to the satisfaction of the building official and Planning Division prior to issuing a Certificate of Occupancy.
22. That the applicant provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of Occupancy.
23. 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) and the SUSUMP requirements when applicable.
24. That the Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
25. That the operator shall obtain its City of Huntington Park Business License prior to commencing business operations.
26. That the parking areas be resurfaced, slurry sealed, and striped as approved by the Planning Division.
27. That no vending machines, including, but not limited to, water, movie/DVD/Blu Ray, newspapers, candy, etc., shall be permitted on the exterior of the building.
28. No outside storage shall be permitted.
29. No payphones shall be allowed on the site.
30. Decorative stamped concrete shall be provided along the driveway entrances in width not less than the required setbacks.

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31. That the retail ice store operator conduct all loading and unloading of merchandise within the designated loading space as approved by the Planning Division.
32. That a Lot Line Adjustment/Lot Merger shall be required in order to eliminate the internal lot ties of the parcel. Lot Line Adjustment/Lot Merger shall be submitted to the Planning Division along with a completed application, submittal requirements, and all applicable fees shall be paid at the time of submittal.
33. That the applicant and property owner agree in writing to the above conditions.

CODE ENFORCEMENT

34. Keep trash enclosure and storage area locked at all times when not in use.
35. That "NO LOITERING" and "NO OVERNIGHT PARKING" signs be displayed throughout the parking area as approved by the Planning Division.
36. Any and all temporary signs and banners shall be approved by the Planning Division.

PUBLIC WORKS

37. Prior to issuance of grading, building or other permits as appropriate, the applicant shall pay all necessary fees to the City.
38. If a new sewer line/connection is installed, a fee will be required in addition to the fees paid to the County of Los Angeles Sanitation District, and shall be paid prior to building permit issuance.
39. A separate public works permit and payment of fee is required for all work in the public right-of-way.

Randolph Street

40. Remove and replace broken and off grade sidewalk and construct new concrete sidewalk along the length of the property frontage in accordance with SPPWC standard plan 113-2, and as directed by the City Engineer or his/her designee.
41. Remove and replace broken and off grade curb and gutter and construct new curb and gutter along the length of the property frontage in accordance with SPPWC Standard Plan 120-2, and as directed by the City Engineer or his/her designee.
42. Existing parkway trees shall be trimmed along the property frontage as directed by the Public Works Department.
43. Existing driveway shall be reconstructed as Commercial per the corresponding Public Works Standards as directed by the City Engineer.

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44. Remove abandoned Water Meter in the parkway.

45. Rehabilitate existing street pavement on the west bound barrel of Randolph Street by cold milling the existing pavement to a depth of 3" along the length of the property frontage.

46. Underground all services to the property.

Alley

47. Rehabilitate existing alley by cold milling the existing pavement to a depth of 3" along the length of the property frontage as directed by the City Engineer.

48. The fence blocking the alley entrance shall be removed immediately.

Santa Fe Avenue

49. Remove and replace broken and off grade sidewalk as directed by the Public Works Inspector.

50. Remove and replace broken and off grade curb and gutter as directed by the Public Works Inspector.

51. Close existing driveway apron in the northerly end of the property as directed by the Public Works Inspector.

52. Reconstruct existing driveway apron on the southerly end of the property to align with the proposed striping of the parking lot as directed by the Public Works Inspector.

53. Reconstruct the existing Access Ramp to meet the new ADA Standard and as directed by the Public Works Inspector.

54. Reconstruct existing street pavement along the property frontage to the Center Line of the Street by cold milling the existing pavement to a depth of 3".

55. Replace all the affected striping as directed by the Public Works Inspector.

COUNTY OF LOS ANGELES FIRE DEPARTMENT

56. Review and approval by the County of Los Angeles Fire Department Fire Prevention Engineering Section Building Plan Check Unit shall be required for this project prior to building permit issuance.

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EXHIBITS:

- A: PC Resolution No. 2016-15
- B: Business Description
- C: Vicinity Map
- D: Assessor's Parcel Map
- E: Site Plan
- F: Floor Plan
- G: Elevations
- H: Applications and Environmental Assessment Checklist

PC RESOLUTION NO. 2016-15

EXHIBIT A

CASE NO. 2016-15 DP

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WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, March 29, 2017 at 6:30 p.m. pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code (HPMC), upon an application from Corona Construction, requesting Planning Commission approval of a Development Permit to allow a change in use from automotive repair to commercial retail stores and tenant improvements to an existing building on property located at 2319 Randolph Street, within the Commercial General (CG) Zone on the following described property:

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

WHEREAS, the Planning Commission has considered the environmental impact
 nation relative to the proposed request; and

WHEREAS, all persons appearing for or against the approval of the Development Permit 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 comments, were reviewed by the Planning Commission: and

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

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

SECTION 1: Based on the evidence in the Environmental Assessment Questionnaire, the Planning Commission adopts the findings in said Questionnaire and determines that the project, as proposed, will have no significant adverse effect on the environment and adopts an Environmental Categorical Exemption (CEQA Guidelines, Article 19, Section 15301, Existing Facilities.

SECTION 2. The Planning Commission hereby makes the following findings in connection with the proposed Development Permit:

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

Finding: The subject zoning district, CG, is intended to provide for general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. Per Section 9-4.202 of the HPMC, retail, café/restaurants, and offices are permitted uses within the subject zoning district. In addition, the proposed development complies with all Commercial Zone Standards of Section 9-4.203 of the HPMC.

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

Finding: The proposed project is consistent with Goal 1.0; Policy 1.2 of the General Plan due to the fact that project will provide for a mix of land uses which meets the diverse needs of all Huntington Park residents, offer a variety of employment opportunities, and allows for the capture of regional growth. In addition, the project will encourage community-oriented retail in Huntington Park.

- 3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and**

1 **general area, as well as with the land uses presently on the subject**
2 **property.**

3 **Finding:** It is anticipated that the existing and future development of the zoning
4 district will continue as commercial. The surrounding properties within the vicinity
5 are built for commercial or industrial uses. The proposed development will be
6 similar and compatible with existing surrounding uses, therefore, will not adversely
7 impact the subject site or surrounding area. The proposed use would not be of
8 greater intensity than the existing surrounding uses.

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

12 **Finding:** The proposed project has been reviewed and determined to be
13 Categorically Exempt from CEQA requirements pursuant to Article 19, Section
14 15301, Existing Facilities.

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

17 **Finding:** The subject site is surrounded by other similar commercial uses.
18 Neighboring businesses along Santa Fe Avenue include retail stores, restaurants,
19 offices, and other industrial uses. The proposed development meets all of the
20 minimum development standards as set forth in the HPMC Sections 9-4.202 and
21 9-4.203. Thereby, the subject site is suitable for the proposed project.

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

25 **Finding:** Vehicular and pedestrian access to the site would be provided along
26 Santa Fe Avenue and Randolph Street. The subject site is connected to public
27 utilities. The surrounding area is completely developed with public access, water,
28 sanitation, and other public utilities. The tenant improvements will connect to the

existing infrastructure and will not impede the accessibility to public access, water, sanitation, or other public utilities and services. It is expected that the proposed tenant improvements will not be detrimental to public health, safety and general welfare.

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

Finding: The subject site is located along Santa Fe Avenue, which serves as one of the commercial land use corridors of the City. The site is suitable for commercial uses given that most of the surrounding uses are commercial and industrial. The proposed design would enhance the appearance of the site and surrounding properties. The subject site will have adequate off-street parking for the proposed use. Therefore, it is expected that the proposed development will not be detrimental to the public health, safety, or welfare of the City.

SECTION 3: The Planning Commission hereby approves Resolution No. 2016-15 DP, subject to the execution and fulfillment of the following conditions:

Planning Division

1. That the property owner and applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the applicant shall pay for all costs of enforcement, including legal fees.
2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.

3. That all architectural detailing, including building materials, lighting, colors, façade improvements, finishes and other details be consistent with the submitted plans as approved by the Planning Division.
4. That the proposed project shall comply with all applicable codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License Regulations of the City of Huntington Park.
5. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Title 8, Chapter 9, and Section 9-3.103.18 of the Huntington Park Municipal Code.
6. That any violation of the conditions of this entitlement may result in the revocation of the entitlement.
7. That the applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
8. That this entitlement expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
9. All proposed signage shall be reviewed and approved by the Planning Division under a separate permit. All proposed signage shall comply with the requirements of the Huntington Park Municipal Code and/or Master Sign Program of the subject site.
10. That all existing and/or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to issuance of the Certificate of Occupancy.
11. That any proposed on-site utilities, including electrical and telephone, be installed underground and be completely concealed from public view as required by the Planning Division.
12. That an anti-graffiti finish, as approved by the Planning Division, shall be applied to all exterior surfaces that are visible to the public and likely to attract graffiti prior to the issuance of the Certificate of Occupancy.
13. That any existing and/or future graffiti as defined by Huntington Park Municipal Code Section 5-27.02(d) shall be diligently removed within a reasonable time period.

14. That prior to the issuance of the Certificate of Occupancy, the property owner shall grant either by the covenants, conditions and restrictions for the subject property, or by a separate covenant recorded against the subject property, the right of entry for authorized City employees or agents for the purpose of removing or painting over graffiti from structures on the subject property.
15. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code and obtain the Planning Division's approval prior, to the issuance of the Certificate of Occupancy.
16. All outdoor display shall be reviewed and approved by the Planning Division. An outdoor uses application shall be submitted to the Planning Division along with a completed application, submittal requirements, and all applicable fees shall be paid at the time of submittal.
17. That the business be operated in compliance with the City of Huntington Park Noise Ordinance.
18. That all required on-site 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.
19. That a landscape plan design stamped by a licensed landscape architect 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 being issued the certificate of occupancy, and shall thereafter be continuously and permanently maintained.
20. That landscape planters with 6" curbing and permanent irrigation be provided within the parking area, and that landscaping be provided in areas not used for vehicle parking, vehicle circulation or pedestrian access.
21. That a lighting plan be provided for all outdoor areas of the property. Such lighting shall be decorative and installed per approved plans to the satisfaction of the building official and Planning Division prior to issuing a Certificate of Occupancy.
22. That the applicant provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of Occupancy.
23. 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) and the SUSUMP requirements when applicable.

- 1 24. That the Director of Community Development is authorized to make minor
2 modifications to the approved preliminary plans or any of the conditions if such
3 modifications shall achieve substantially the same results, as would strict
4 compliance with said plans and conditions.
- 5 25. That the operator shall obtain its City of Huntington Park Business License prior to
6 commencing business operations.
- 7 26. That the parking areas be resurfaced, slurry sealed, and striped as approved by
8 the Planning Division.
- 9 27. That no vending machines, including, but not limited to, water, movie/DVD/Blu
10 Ray, newspapers, candy, etc., shall be permitted on the exterior of the building.
- 11 28. No outside storage shall be permitted.
- 12 29. No payphones shall be allowed on the site.
- 13 30. Decorative stamped concrete shall be provided along the driveway entrances in
14 width not less than the required setbacks.
- 15 31. That the retail ice store operator conduct all loading and unloading of
16 merchandise within the designated loading space as approved by the Planning
17 Division.
- 18 32. That a Lot Line Adjustment/Lot Merger shall be required in order to eliminate the
19 internal lot ties of the parcel. Lot Line Adjustment/Lot Merger shall be submitted to
20 the Planning Division along with a completed application, submittal requirements,
21 and all applicable fees shall be paid at the time of submittal.
- 22 33. That the applicant and property owner agree in writing to the above conditions.

Code Enforcement

- 23 34. Keep trash enclosure and storage area locked at all times when not in use.
- 24 35. That "NO LOITERING" and "NO OVERNIGHT PARKING" signs be displayed
25 throughout the parking area as approved by the Planning Division.
- 26 36. Any and all temporary signs and banners shall be approved by the Planning
27 Division.

Public Works

- 28 37. City to issuance of grading, building or other permits as appropriate, the applicant
shall pay all necessary fees to the City.
38. If a new sewer line/connection is installed, a fee will be required in addition to the
fees paid to the County of Los Angeles Sanitation District, and shall be paid prior
to building permit issuance.

39. A separate public works permit and payment of fee is required for all work in the public right-of-way.

Randolph Street

40. Remove and replace broken and off grade sidewalk and construct new concrete sidewalk along the length of the property frontage in accordance with SPPWC standard plan 113-2, and as directed by the City Engineer or his/her designee.

41. Remove and replace broken and off grade curb and gutter and construct new curb and gutter along the length of the property frontage in accordance with SPPWC Standard Plan 120-2, and as directed by the City Engineer or his/her designee.

42. Existing parkway trees shall be trimmed along the property frontage as directed by the Public Works Department.

43. Existing driveway shall be reconstructed as Commercial per the corresponding Public Works Standards as directed by the City Engineer.

44. Remove abandoned Water Meter in the parkway.

45. Rehabilitate existing street pavement on the west bound barrel of Randolph Street by cold milling the existing pavement to a depth of 3" along the length of the property frontage.

46. Underground all services to the property.

Alley

47. Rehabilitate existing alley by cold milling the existing pavement to a depth of 3" along the length of the property frontage as directed by the City Engineer.

48. The fence blocking the alley entrance shall be removed immediately.

Santa Fe Avenue

49. Remove and replace broken and off grade sidewalk as directed by the Public Works Inspector.

50. Remove and replace broken and off grade curb and gutter as directed by the Public Works Inspector.

51. Close existing driveway apron in the northerly end of the property as directed by the Public Works Inspector.

52. Reconstruct existing driveway apron on the southerly end of the property to align with the proposed striping of the parking lot as directed by the Public Works Inspector.

1 53.Reconstruct the existing Access Ramp to meet the new ADA Standard and as
2 directed by the Public Works Inspector.

3 54.Reconstruct existing street pavement along the property frontage to the Center
4 Line of the Street by cold milling the existing pavement to a depth of 3".

5 55.Replace all the affected striping as directed by the Public Works Inspector.

6 **County of Los Angeles Fire Department**

7 56.Review and approval by the County of Los Angeles Fire Department Fire
8 Prevention Engineering Section Building Plan Check Unit shall be required for this
project prior to building permit issuance.

9 **SECTION 6:** This resolution shall not become effective until 15 days after the date of
10 decision rendered by the Planning Commission, unless within that period of time it is
11 appealed to the City Council. The decision of the Planning Commission shall be stayed until
12 final determination of the appeal has been effected by the City Council.

13 **SECTION 7:** The Secretary of the Planning Commission shall certify to the adoption
14 of this resolution and a copy thereof shall be filed with the City Clerk.

15
16 **PASSED, APPROVED, AND ADOPTED this 29th day of March, 2017 by the**
17 **following vote:**

18 AYES:

19 NOES:

20 ABSENT:

21
22 HUNTINGTON PARK PLANNING COMMISSION

23
24 _____
25 Efren Martinez, Chairperson

26 ATTEST:

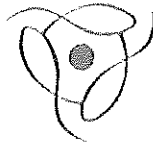
27
28 _____
Carlos Luis, Secretary

BUSINESS DESCRIPTION

EXHIBIT B

CASE NO. 2016-15 DP

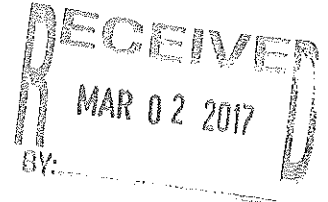
CENTRAL
LOS ANGELES
TRADING, INC.



[Redacted line]

[Redacted line]

March 2, 2017



Business Schedule for Central Los Angeles Trading, Inc

Hours of Operation: Central Los Angeles Trading, Inc will operate Monday through Friday from 8:00a.m. to 4:00p.m.

Hours for Receiving: Central Los Angeles Trading, Inc will have one truck deliver Monday through Friday from 7:00a.m. to 8:00a.m.

Employees: Central Los Angeles Trading, Inc will have 4 employees on premise.

Alarm System: Central Los Angeles Trading, Inc will have a 24hour Monday through Friday Alarm Monitor Service connected to the Police Department and to the Fire Department.

Sincerely,

Esther Guzman
Secretary / Treasury



VICINITY MAP

EXHIBIT C

CASE NO. 2016-15DP

ASSESSOR'S PARCEL MAP

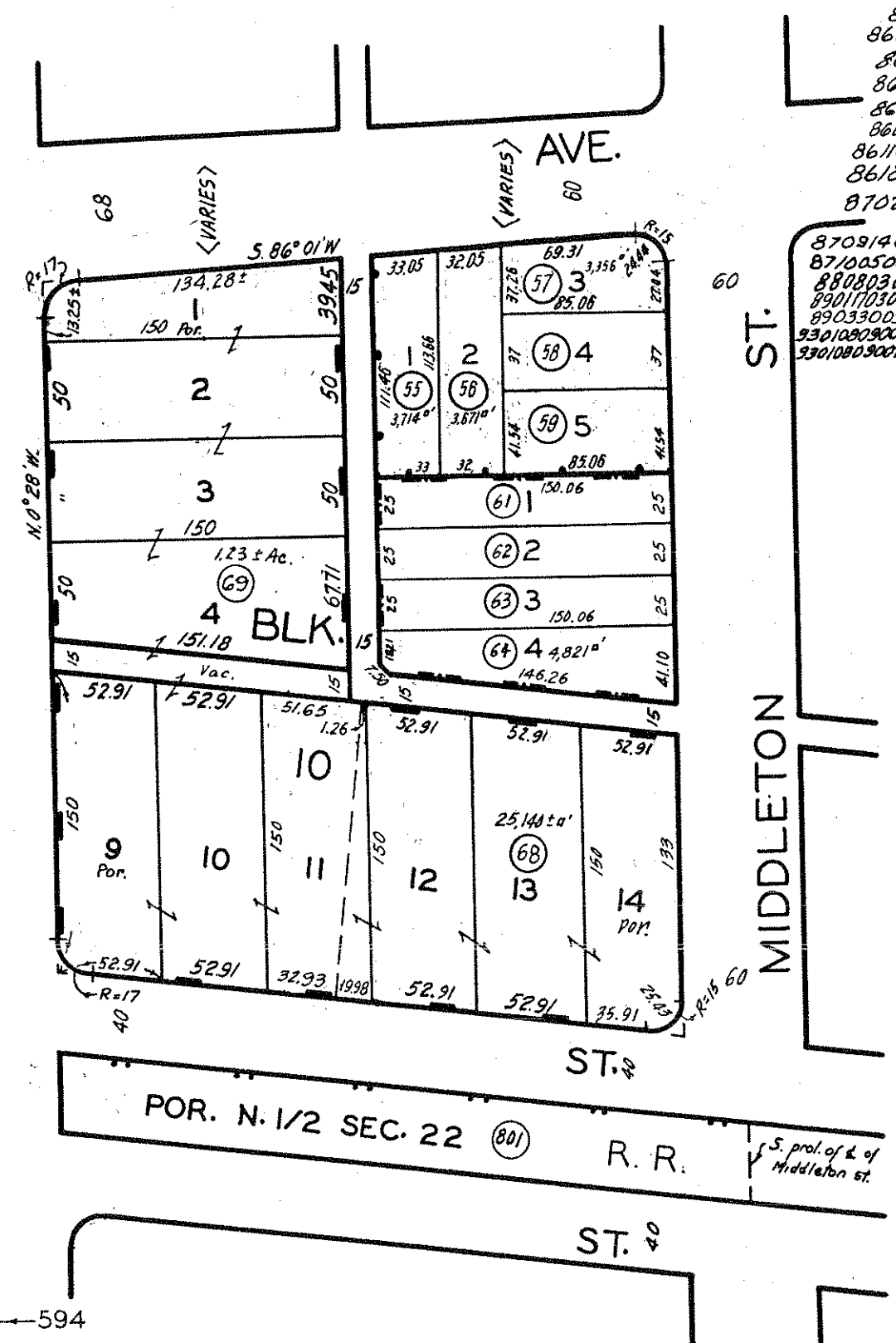
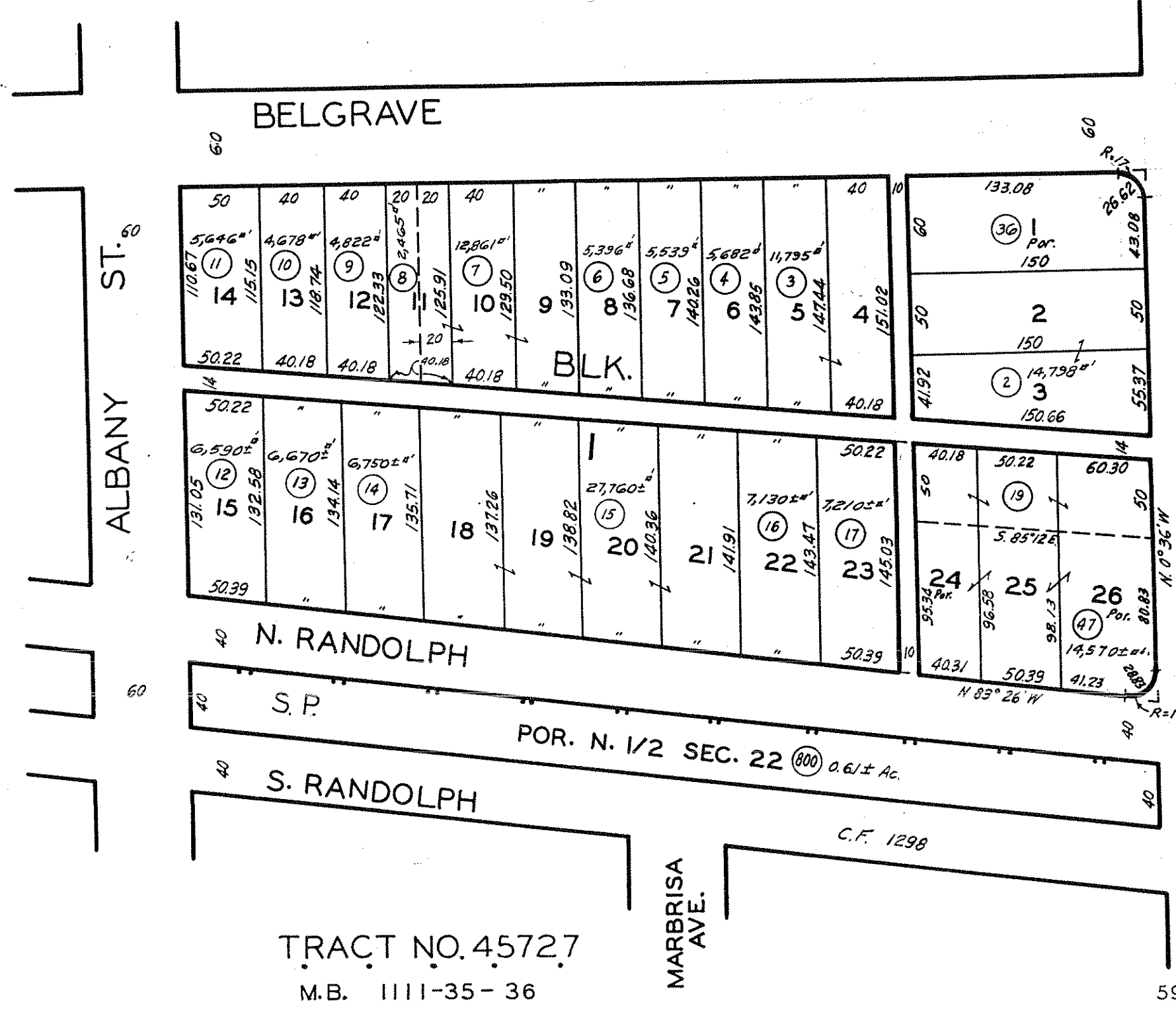
EXHIBIT D

CASE NO. 2016-15 DP

1995

94062904005001-12 66/201
95012005002001-12 770915

REV
9-21
80102
8511/98
86010680
8602276
86032006
8606026
86082500
861105852
861202817
87021960
870914080201
8710050801100
8808030401301
89011703029003
8903300301200
93010809002001-12
93010809002002-12



TRACT NO. 4572.7
M.B. 1111-35-36

TRACT NO. 2510
M.B. 27-26

TRACT NO. 4588.7
M.B. 1125-21-22

T. 2S., R. 13 W.

REPLAT OF PART OF BLOCKS 10 & 27
OF HUNTINGTON PARK INCLUDING LOT 153
OF NADEAU VINEYARD TRACT NO. 2

M.B. 4-47

CODE
594
590


FOR PREV. ASSM'T. SEE: 395-23, 32 & 34

SITE PLAN

EXHIBIT E

CASE NO. 2016-15 DP



SYMBOL	LEGEND
	LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION.

SYMBOL	LEGEND
	N. LANDSCAPE TO BE CALIFORNIA NATURE LOW WATER CONSUMPTION

FOR LIGHTING AT SITE PLAN SEE LIGHTING PLAN

N83°26'00"W 685.35' MEAS.
N RANDOLPH STREET

NEW SITE PLAN

FD. BRASS CAP
IN WELL

JOB NO. 16-022

DRAWN BY: I.R.

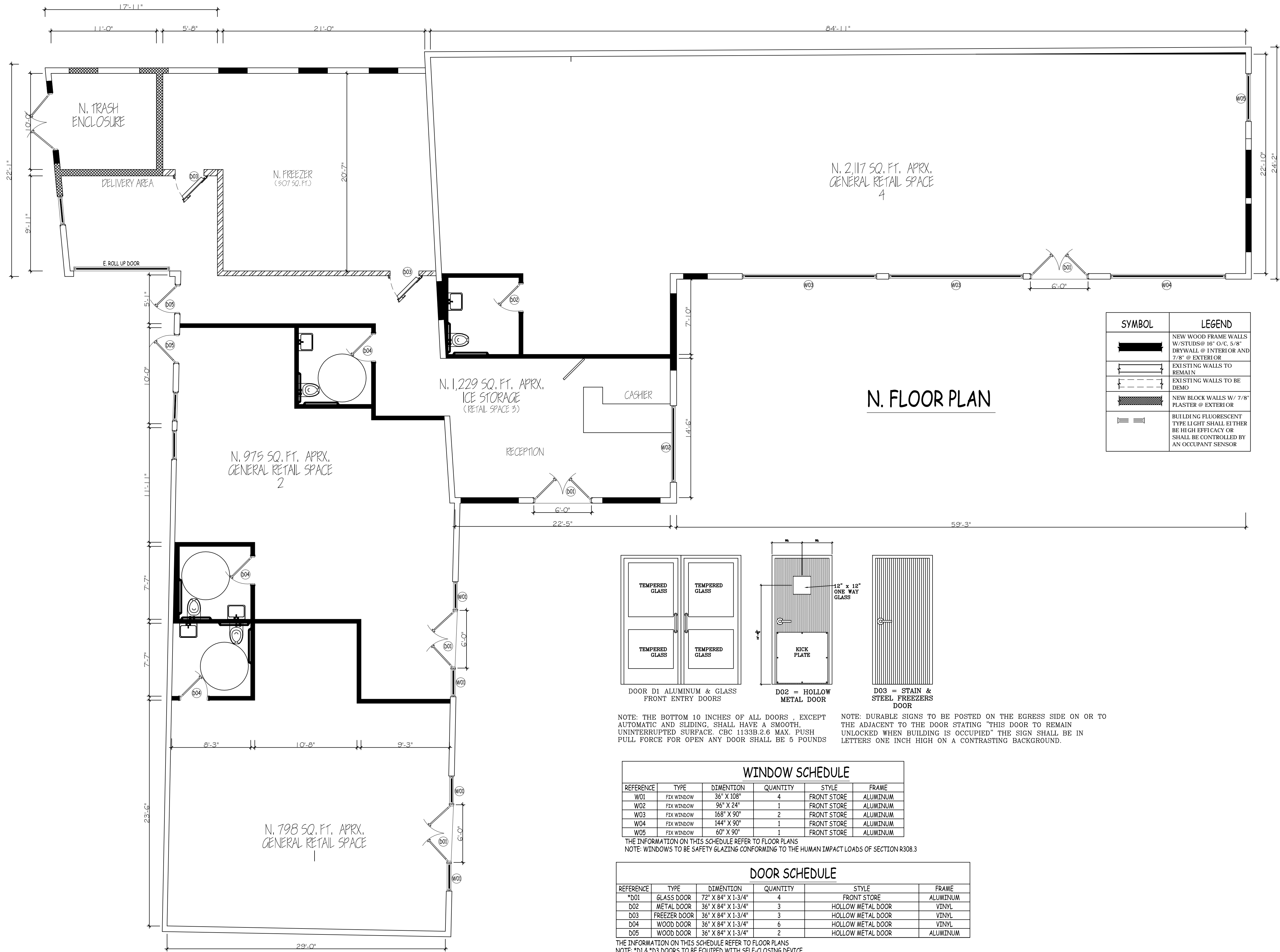
DATE: Apr. 2016

A-1.2

FLOOR PLAN

EXHIBIT F

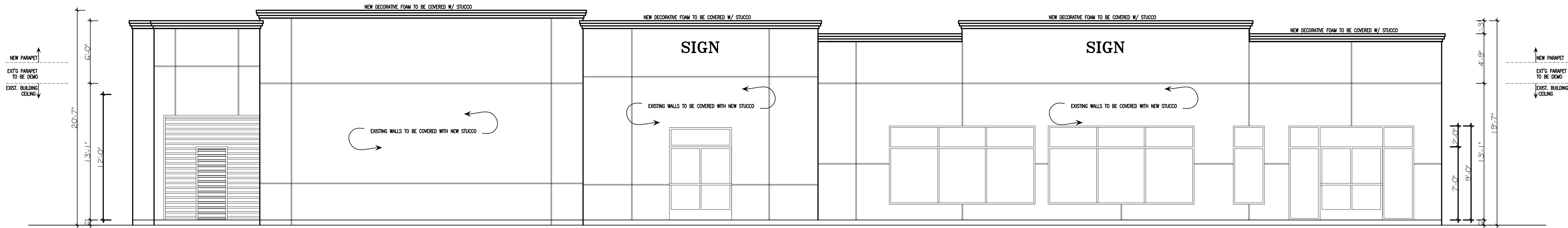
CASE NO. 2016-15 DP



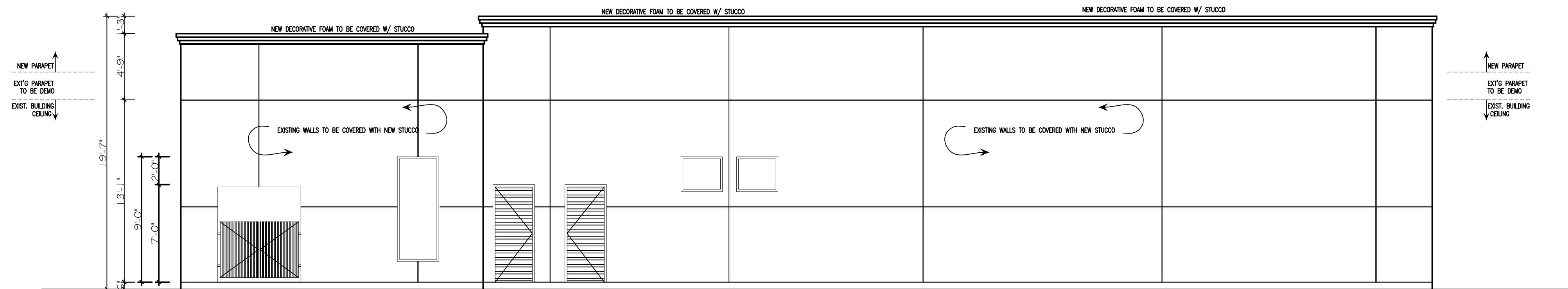
ELEVATIONS

EXHIBIT G

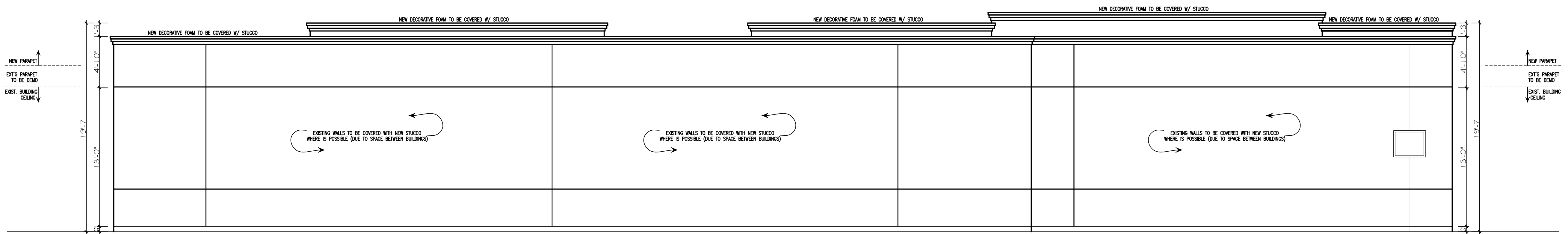
CASE NO. 2016-15 DP



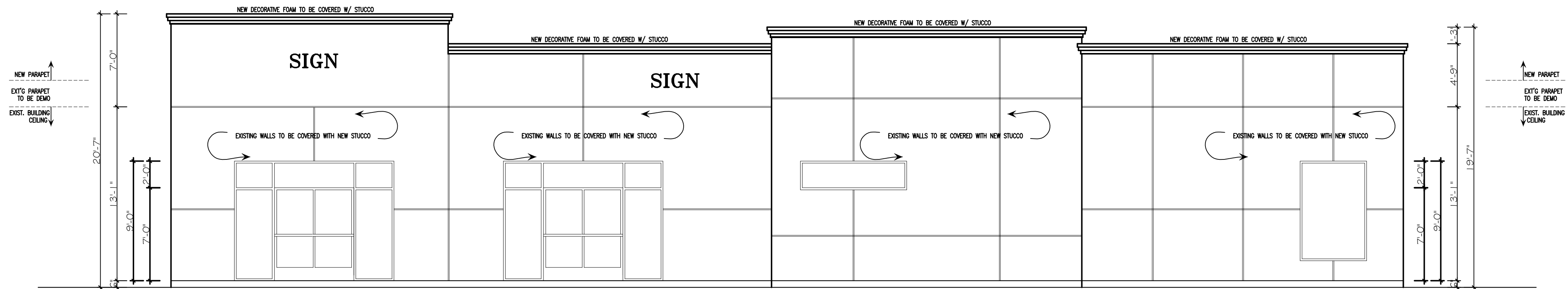
SOUTH ELEVATION



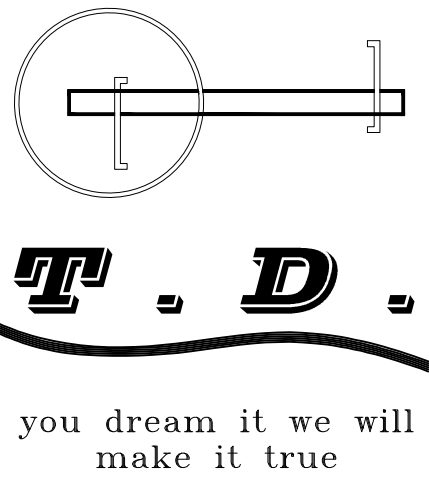
WEST ELEVATION



NORHT ELEVATION



EAST ELEVATION



5003 T...gra...Rd. L...A...g...CA.
90022
t...g...@...a...
T: (562) 479-5805
Fa: (800) 878 8275

CORONA
CONSTRUCTIONS
Tel (323) 216-1160
Fax (323) 584-3202

10/22/2016 8:43:42 PM
DATE
REVISIONS:
1
2
3
4
5
6

OWNER: FRED RADER
PH: (213) 995-0079
ASSESSOR #: 6321 - 004 - 047
EXISTING BUILDING TO BE DIVIDED IN
TO 4 GENERAL RETAIL SPACES

JOB ADDRESS: 2319 RANDOLPH ST
HUNTINGTON PARK, CA 90255
NEW ELEVATIONS

JOB NO. 16-022
DRAWN BY: I.R.
DATE: Apr. 2016

A-3.2

APPLICATION AND ENVIORNMENTAL ASSESSMENT CHECKLIST

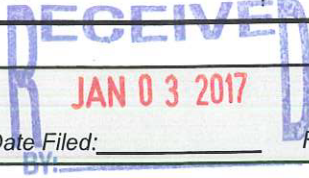
EXHIBIT I

CASE NO. 2016-15 DP



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

DEVELOPMENT PERMIT APPLICATION



FOR OFFICE USE ONLY

Date Filed: _____ File No.: 2016-15 D Fee/Receipt No.: _____ Initials: RP

PROJECT INFORMATION

Project Address: 2319 Randolph Street
General Location: Northwest Corner of Randolph Street and Santa Fe Avenue
Assessors Parcel Number (APN): 6321-004-047 -

APPLICANT'S INFORMATION

Applicant: coronaconstruction
Mailing Address: [REDACTED] huntington park ca 90255
Phone 1: [REDACTED] Phone 2: _____ Fax: _____

PROPERTY OWNER'S INFORMATION

Property Owner: Fred Rader
Mailing Address: [REDACTED] Pasadena, CA 91105
Phone 1: [REDACTED] Phone 2: _____ Fax: _____

PROJECT DESCRIPTION (Check as Appropriate):

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

Other Improvements (Describe): Parking lot and facade improvements

Describe in detail the proposed development:

use a less intensive use from industrial automotive repair to a comercial shopping center at 2319 Randolph Street in the C-G Zone. (HPMC 9-2. 1004) Interior & Exteror tendant improvements.

TYPE OF USE (Check as Appropriate):

Residential ☐ Retail/Office ☐ ☒ Commercial ☐ Restaurant ☐ Industrial/Manufacturing ☐

Other (Describe): _____

Square Footage of New Development/Addition: 2,117 sf

Total Square Footage: Lot: 14,570 sf Building: 5,532 sf

Lot Coverage: 35.7% Off-Street Parking Spaces Provided: 14 No. of Floors: 1

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

[REDACTED]
Signature of Applicant

1/3/16
Date



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

ENVIRONMENTAL INFORMATION FORM

RECEIVED
JAN 03 2017

FOR OFFICE USE ONLY

BY: _____ Date Filed: _____ File No.: 2016-15 DP Fee/Receipt No.: _____ Initials: RP

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

Name: Leonardo Corona

Address: [REDACTED] Ave.

Telephone: [REDACTED]

Fax: _____

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

Name: Leonardo Corona

Address: [REDACTED]

Telephone: [REDACTED]

Fax: _____

3. **Address of project:** 2319 Randolph Street, Huntington Park, CA 90255

4. **Assessor's Parcel Number (APN):** 6321-004-047

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

Conditional Use Permit , and development permit

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

Building and Safety, Health Department, California Department of Alcoholic Beverage Control la fire department la sanitation district

7. **Existing Zone:** C-G

8. **Proposed use of site:** Multi-tenant comercial building

9. **Site size** (lot dimensions and square footage):

14,570 square feet.

10. **Project size:**

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

Proposed tenant space: 2,251 square feet outline (existing construction; no new square footage)

Total square footage of structure(s): 5,532 square feet

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

Existing: 1

Proposed: 1

12. **Parking:**

Amount required: 14 spaces

Amount provided: 13 spaces for the entire site

13. **Anticipated time scheduling of project:** 6 months

14. **Proposed phasing of development:** one phase

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

N / A

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

Revise and explain proposed T.I. and specifically any known uses.

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

N/A

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

N/A

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

A) Potentially
Significant
Impact

B) Potentially
Significant Impact
Unless Mitigation
Incorporated

C) Less than
Significant
Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

a. Affect a scenic vista?

D

b. Have a demonstrable negative aesthetic effect?

D

c. Create light or glare?

D

AIR QUALITY

20. Would the proposed project:

a. Affect air quality or contribute to an existing or projected air quality violation?

D

b. Create or cause smoke, ash, or fumes in the vicinity?

D

c. Create objectionable odors?

D

BIOLOGICAL RESOURCES

21. Would the proposed project:

- a. Remove of any existing trees or landscaping?

D

CULTURAL RESOURCES:

22. Would the proposed project:

- a. Affect historical resources?

D

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

D

GEOLOGY AND SOILS

23. Would the proposed project:

- a. Result in erosion, changes in topography or unstable soil conditions from excavation, grading or fill?

D

- b. Be located on expansive soils?

D

- c. Result in unique geologic or physical features?

D

HAZARDS

24. Would the proposed project:

- a. Create a risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?

D

- b. The use or disposal of potentially hazardous materials (i.e. toxic or flammable substances)?

D

- c. The creation of any health hazard or potential health hazard?

D

- d. Exposure of people to existing sources of potential health hazards?

D

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

- a. Change water drainage patterns?

D

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

D

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

LAND USE AND PLANNING

26. Would the proposed project:

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

MINERAL AND ENERGY RESOURCES

27. Would the proposed project:

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

NOISE

28. Would the proposed project result in:

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

POPULATION AND HOUSING

29. Would the proposed project:

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

PUBLIC SERVICES

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

- a. Fire protection? D

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

RECREATION

31. Would the proposed project:

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

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

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

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? | <u>D</u> |
| b. | Communications systems? | <u>D</u> |
| c. | Local or regional water treatment or distribution facilities? | <u>D</u> |
| d. | Sewer or septic tanks? | <u>D</u> |
| e. | Storm water drainage? | <u>D</u> |
| f. | Solid waste disposal? | <u>D</u> |
| g. | Local or regional water supplies? | <u>D</u> |


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

The lot size of the proposed site is 14,570 square feet. The shape of the lot is rectangular. The site has an approximately 5,532 square foot existing industrial/commercial one-story structure that was previously used for vehicle repair services (three vehicle bays, storage and office). There is a open parking lot at the corner of the property with two driveway aprons.

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

The proposed land use meets the development standards prescribed by the HPMC for commercial developments (shopping center) located in the C-G zone. The building for the proposed use has an overall height of approximately 20 feet. Along Santa Fe Avenue, the building has a 25-foot front setback.

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


Applicant (Signature)

1/3/16
Date



CITY OF HUNTINGTON PARK

SPECIAL PLANNING COMMISSION AGENDA REPORT

DATE: MARCH 29, 2017

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: RODRIGO PELAYO, ASSISTANT PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2016-16 DP / CUP
(DEVELOPMENT PERMIT / CONDITIONAL USE PERMIT)**

REQUEST: For a Development Permit and Conditional Use Permit to establish a convenience store with the off-sale of beer and wine (type-20 license) at 2319 Randolph Street, in the Commercial General (CG) zone.

APPLICANT: Mr. Leonardo Corona of Corona Construction
3340 Gage Avenue
Huntington Park, CA 90255

PROPERTY OWNER: Mr. Fred Rader
550 S Orange Grove Circle
Pasadena, CA 91105

PROJECT LOCATION: 2319 Randolph Street

**ASSESSOR'S
PARCEL NUMBER:** 6321-004-047

PRESENT USE: Vacant automotive repair building

BUILDING SIZE: 5,532 sq. ft.

SITE SIZE: 14,570 sq. ft.

GENERAL PLAN: General Commercial

ZONE: Commercial General (CG)

SPECIAL PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2016-16 DP/CUP: 2319 Randolph Street

March 29, 2017

Page 2 of 14

SURROUNDING

LAND USES:

North: Industrial

West: Industrial/Residential

South: Industrial/Residential/ Rail Transportation

East: Commercial

MUNICIPAL CODE

REQUIREMENTS FOR

CONVENIENCE STORES:

Pursuant to Municipal Code Section 9-4.203(2)(F), the retail sales of groceries, staples, sundry items and/or alcoholic beverages within structures of less than 5,000 square feet of gross floor area are subject to the approval of a Development Permit and shall be developed/operated in the following manner:

1. The minimum site area for a new convenience store shall be 10,000 square feet;
2. The site shall have direct frontage along a major or secondary street;
3. One access drive may be permitted for each street frontage. The design and location of the access drive(s) shall be subject to the approval of the Director;
4. No convenience store shall be located less than 1000 feet from an existing or previously approved convenience store, or an existing elementary, junior high school, or high school, as measured from one property line to another;
5. All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way;
6. All landscaping shall be installed and permanently maintained in compliance with Chapter 3, Article 8 (Landscaping Standards);
7. All on-site signs shall be in compliance with Chapter 3 Article 12 (Sign Standards);
8. All on-site parking shall be in compliance with Chapter 3, Article 8 (Off-Street Parking Standards). A specific parking plan shall be developed as part of the permit review process;

SPECIAL PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2016-16 DP/CUP: 2319 Randolph Street

March 29, 2017

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9. The premises shall be kept in a neat, clean and orderly condition at all times;
10. Every parcel with a structure shall have trash receptacle(s) on the premises in compliance with Section 9-3.103;
11. If on-site dispensing of automotive fuels is provided, the design, location, and operation of these facilities shall be consistent with the provisions of Subsection 9-4.203.N (Service Station Standards). Additionally, the cashier location shall provide direct visual access to the pump islands and the vehicles parked adjacent to the islands;
12. Each convenience store shall provide a minimum of one public, disabled-accessible restroom located within the store;
13. Public pay telephones provided on-site shall not be set up for incoming calls. Public telephones shall be featured with "call out" service only;
14. Up to four (4) video games may be installed and operated on the premises;
15. The design of the convenience store and its construction materials shall be in compliance with the design guidelines contained in the General Plan; and
16. A convenience store adjacent to any residential zoning district/use shall have a six (6)-foot-high decorative masonry wall along all property lines adjacent to the district(s). The design of the wall and its construction materials shall be subject to the approval of the Director.

MUNICIPAL CODE REQUIREMENTS FOR A DEVELOPMENT PERMIT:

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

**REQUIRED FINDINGS
FOR A DEVELOPMENT
PERMIT:**

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

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

**MUNICIPAL CODE
REQUIREMENTS FOR A
CONDITIONAL USE PERMIT:**

Pursuant to the Huntington Park Municipal Code (HPMC) section 9-4.202, alcoholic beverage sales and may be permitted provided a Conditional Use (CUP) has been granted by the Planning Commission.

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

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

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

**ENVIRONMENTAL
REVIEW:**

Categorical Exemption, CEQA Article 19, Section 15301, Existing Facilities.

BACKGROUND:

- ***Planning Commission Meeting of March 15, 2017***

The proposed project was originally scheduled for the regular Planning Commission meeting of March 15, 2017. However, due to a lack of quorum, the meeting was canceled.

On March 20, 2017, supplemental information consisting of a business, security plan, and site photos was submitted to the Planning Division.

- ***Site Description***

The site is located at the northwest corner of Santa Fe Avenue and Randolph Street surrounded by industrial warehouses to the north; a residence to the west; an industrial warehouse to the south, and a commercial shopping center to the east.

The subject site is comprised of three lots totaling 14,570 square feet. The site is developed with an automotive repair building that is currently vacant.

- ***Associated Project***

A separate project (PC Case No. 2016-15 DP) was proposed by the applicant (Mr. Leonardo Corona) for a change in use, interior tenant improvements, and façade enhancements to the existing building within the subject site. The proposed upgrades are to accommodate four new tenant spaces for retail uses including a convenience store. The project is currently pending Planning Commission approval.

- ***Project Proposal***

The applicant, Corona Construction, is requesting approval of a Development Permit and a Conditional Use Permit to establish a convenience store with the off-sale of beer and wine within a multi-tenant commercial building located at 2319 Randolph Street within the Commercial General (CG) Zone.

- ***Business Operation***

The proposed convenience store will be operated by Circle K. According to the business description dated March 2, 2017, Circle K “is known as neighborhood store which carries all kind of different products for daily use and food for people working any shift of the day. (Coffee, hot dog, all kinds of drinks)”.

Circle K proposes to operate 24 hours per day, seven days a week. The off-sale of beer and wine (Type 20 ABC License) is also proposed in conjunction with the convenience store.

ANALYSIS:

- ***Convenience Stores with alcohol sales***

The applicant is requesting to establish a convenience store with the off-sale of beer and wine (Type 20 ABC License) within a 2,551 square foot tenant space located at the northeast corner of the existing building. Convenience stores are required to be developed in compliance with HPMC Code Section 9-4.203(2)(F).

The development standards for the off-sale of beer and wine within a convenience store require that the establishment be located a minimum of 100 feet from a residential zone; 300 feet from a school, park, religious organization, or discotheque/nightclub; and 1,000 feet from any other convenience stores, as measured from property line to property line. In addition, the off-sale of beer and wine within a convenience store requires a Conditional Use Permit, which may only be granted by the Planning Commission only if all the required findings are made. Planning Staff has determined that the project meets the minimum development standards for convenience stores pursuant to HPMC Section 9-4.203(2)(F) including minimum distances from sensitive receptors (shown in Exhibit G).

A moratorium established by the California Department of Alcoholic Beverage Control (ABC), in accordance with the Business and Professions Code Section 23817.5, is in effect and prohibits the issuance of off-sale beer and wine licenses (Type 20) in cities and counties where the ratio of Type 20 licenses exceeds one for each 2,500 inhabitants. The City of Huntington Park is listed as a moratorium city under Section

SPECIAL PLANNING COMMISSION AGENDA REPORT

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23817.5 of the Business and Professions Code due to the oversaturation of Type 20 licenses. As a result, new (Type 20) licenses may not be issued by ABC for establishments serving alcohol.

- ***Business Operation***

The supplemental information submitted on March 20, 2017 states that the "Circle K franchise has voiced their agreement with all city requirements and further reiterates the commitment to continue to work with the city to be in compliance with all desired requirements. Although the applicant has stated that the operation of the convenience store will be Circle K, no formal documentation has been submitted by the corporation.

The proposed Circle K will provide additional retail services by offering a variety of products including snacks, beverages, dry and fresh foods on a 24-hour basis for the convenience of the community and in which the Huntington Park residents may benefit from.

The operator will have two employees during each shift of the day with one store manager available during a portion of each day. As part of the security measures, the operator proposes to locate 24-hour security cameras inside the store with a 30-day recording back up system. A total of 22 security cameras are proposed throughout the interior and exterior of the store. In addition, an alarm system connected to the police and fire departments will be installed. The applicant proposes to sell alcohol during the hours imposed by ABC and the City. However, the hours imposed by ABC were not specified by the applicant. However, in the supplemental information submitted, the applicant proposes the alcohol sales to be from 7:00am to 2:00am.

- ***Floor Plan***

The proposed 2,251 square foot convenience store floor plan will be divided into a retail display area, cooler area, and manager's office. Planning Staff has raised concerns of where the alcohol is proposed to be stored, displayed, and where the purchase transactions will be conducted within the proposed store. The supplemental information submitted on March 20, 2017 states that alcohol products will be kept "behind the register/counter or in a cooler area

in the rear corner of the proposed store". In addition, items may be displayed on posters or paper cut-outs within the store.

- ***Alcohol Sales***

During meetings with the applicant, Planning Staff informed the applicant to submit a description of the security measures and handling of the proposed alcohol sales. On March 20, 2017 supplemental information was submitted.

As part of age verification measures, a computer system will scan the alcohol products for sale and immediately block a transaction until a valid identification is scanned to verify a customer's age.

The supplemental information also states that signage will be posted in the parking area to prohibit loitering or panhandling. However, the alcohol sales component of the project proposal has raised concerns for Planning Staff because alcohol sales have the potential to become detrimental to the surrounding properties and neighborhood. The proposed convenience store with alcohol sales has the potential to attract illicit activities, crime, and loitering if not properly maintained.

According to the supplemental information, the proposed convenience store will operate similarly to the existing convenience store located at 5943 State Street, Huntington Park, CA.

- ***Off-Street Parking***

Pursuant to HPMC Section 9-3.804, the parking requirement for commercial, retail, and service uses is one space for each 400 square feet of ground floor area.

In accordance with the City's parking standards, it was determined that the total off-street parking required for the proposed and unknown uses is 14 parking spaces. The project proposes a 2,251 square foot convenience store for one of the tenant spaces.

The parking calculations are summarized in the following table:

STANDARD OFF-STREET PARKING CALCULATION		
Type	Required	Proposed
Ice Retail Store	Ratio: 1/400 sf (1,396 sf/400) = 3.49	
Unknown (General Retail)	Ratio: 1/400 sf (896 sf/400) = 2.24	
Unknown (General Retail)	Ratio: 1/400 sf (845 sf/400) = 2.11	
Convenience Store	Ratio: 1/400 sf (2,251 sf/400) = 5.62	
Total	13.47 = 14 spaces	14 spaces
Surplus of 0 spaces / Deficiency of 0 spaces		

- ***Department/Agency Comments***

The Huntington Park Police Department reviewed the project proposal, however, did not have any opposition.

The Planning Division received Crime Reporting District & Census Tract/Undue Concentration information from the California Department of Alcoholic Beverage Control (ABC). ABC reported that only two licenses (Type 20) are allowed within the subject census tract and currently there are two existing licenses. If approved, the number of existing licenses would exceed the number allowed. Therefore, a Public Convenience or Necessity (PCN) letter from the City is required by ABC to allow an additional license within the subject tract.

A Public Convenience Necessity Letter may be granted by the Huntington Park City Council. If the Planning Commission approves the project, a condition of approval will be included requiring the issuance of a Public Convenience or Necessity letter by City Council.

- ***Development Permit and Conditional Use Permit Analysis***

In granting a Development Permit and a Conditional Use Permit to establish a new convenience store, the Planning Commission must make findings in connection with the Development Permit, as set forth in the Huntington Park Municipal Code (HPMC).

The Planning Commission may make the findings approving the proposed project. A resolution with findings in support of the project will be brought back to the Planning Commission at the next available meeting. If the Planning Commission denies the proposed project, the findings for the denial of the project will also be brought back to the Planning Commission at the next available meeting.

- ***Conclusion***

After review of the application and supplemental information, if the Planning Commission approves the proposed project, Staff recommends conditions including but not limited to; the requirement of a Public Convenience or Necessity letter issued by the City Council; and that the convenience store be operated as a franchise of Circle K.

RECOMMENDATION:

The Planning Commission has the following options:

1. Approve Development Permit and Conditional Use Permit Case No. 2016-16; subject to conditions (attached).
2. Deny Development Permit and Conditional Use Permit Case No. 2016-16.
3. Continue the item and request additional information.

CONDITIONS OF APPROVAL:

PLANNING

1. That the property owner and applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and

SPECIAL PLANNING COMMISSION AGENDA REPORT

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March 29, 2017

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applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the applicant shall pay for all costs of enforcement, including legal fees.

2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. That all architectural detailing, including building materials, lighting, colors, façade improvements, finishes and other details be consistent with the submitted plans as approved by the Planning Division.
4. That the proposed project shall comply with all applicable codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License Regulations of the City of Huntington Park.
5. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Title 8, Chapter 9, and Section 9-3.103.18 of the Huntington Park Municipal Code.
6. That any violation of the conditions of this entitlement may result in the revocation of the entitlement.
7. That the applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
8. That this entitlement expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
9. All proposed signage shall be reviewed and approved by the Planning Division under a separate permit. All proposed signage shall comply with the requirements of the Huntington Park Municipal Code and/or Master Sign Program of the subject site.
10. That all existing and/or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to issuance of the Certificate of Occupancy.

SPECIAL PLANNING COMMISSION AGENDA REPORT

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March 29, 2017

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11. That any proposed on-site utilities, including electrical and telephone, be installed underground and be completely concealed from public view as required by the Planning Division.
12. That an anti-graffiti finish, as approved by the Planning Division, shall be applied to all exterior surfaces that are visible to the public and likely to attract graffiti prior to the issuance of the Certificate of Occupancy.
13. That any existing and/or future graffiti as defined by Huntington Park Municipal Code Section 5-27.02(d) shall be diligently removed within a reasonable time period.
14. That prior to the issuance of the Certificate of Occupancy, the property owner shall grant either by the covenants, conditions and restrictions for the subject property, or by a separate covenant recorded against the subject property, the right of entry for authorized City employees or agents for the purpose of removing or painting over graffiti from structures on the subject property.
15. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code and obtain the Planning Division's approval prior, to the issuance of the Certificate of Occupancy.
16. That no vending machines, including, but not limited to, water, movie/DVD/Blu Ray, newspapers, candy, etc., shall be permitted on the exterior of the building.
17. No outside storage shall be permitted.
18. No payphones shall be allowed on the site.
19. Operation of business shall not take place until successfully obtaining a letter of Public Convenience or Necessity issued by the City Council.
20. That the convenience store be operated as a franchise of Circle K.
21. All outdoor display shall be reviewed and approved by the Planning Division. An outdoor uses application shall be submitted to the Planning Division along with a completed application, submittal requirements, and all applicable fees shall be paid at the time of submittal.
22. That the business be operated in compliance with the City of Huntington Park Noise Ordinance.
23. That all required on-site 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.

SPECIAL PLANNING COMMISSION AGENDA REPORT

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24. That a lighting plan be provided for all outdoor areas of the property. Such lighting shall be decorative and installed per approved plans to the satisfaction of the building official and Planning Division prior to issuing a Certificate of Occupancy.
25. That the applicant provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of Occupancy.
26. 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) and the SUSUMP requirements when applicable.
27. That the Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
28. That the operator shall obtain its City of Huntington Park Business License prior to commencing business operations.
29. That the applicant and property owner agree in writing to the above conditions.

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (ABC)

30. A Public Convenience or Necessity (PCN) letter from the City of Huntington Park shall be provided by the applicant.

COUNTY OF LOS ANGELES FIRE DEPARTMENT

31. Review and approval by the County of Los Angeles Fire Department Fire Prevention Engineering Section Building Plan Check Unit shall be required for this project prior to building permit issuance.

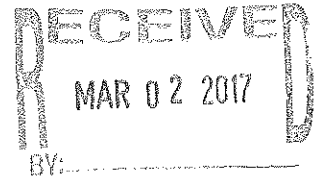
EXHIBITS:

- A: Business Description
- B: Vicinity Map
- C: Assessor's Parcel Map
- D: Site Plan
- E: Floor Plan
- F: Buffer Maps (Minimum Distance from sensitive Receptors)
- G: Applications and Environmental Assessment Checklist

BUSINESS DESCRIPTION

EXHIBIT A

CASE NO. 2016-16 DP/CUP



CIRCLE K

Hours of Operation: 24 Hours Monday - Sunday

Here is the Detail Business Operation for Circle K store 24 hour security cameras with 30 day back up back up

Two employees each shift

One store manager during day time

Delivery only Day time.

Alarm System will have 24 hours Monday- Sunday connected to the Police Department & Fire Department

Circle K is known as neighborhood store which carries all kind of different products for daily use and food for people working any shift of the day. (Coffee, hot dog, all kinds of drinks)

Please call me if you have any questions (562)787-9191

Thanks

Dell



VICINITY MAP

EXHIBIT B

CASE NO. 2016-16 DP/CUP

ASSESSOR'S PARCEL MAP

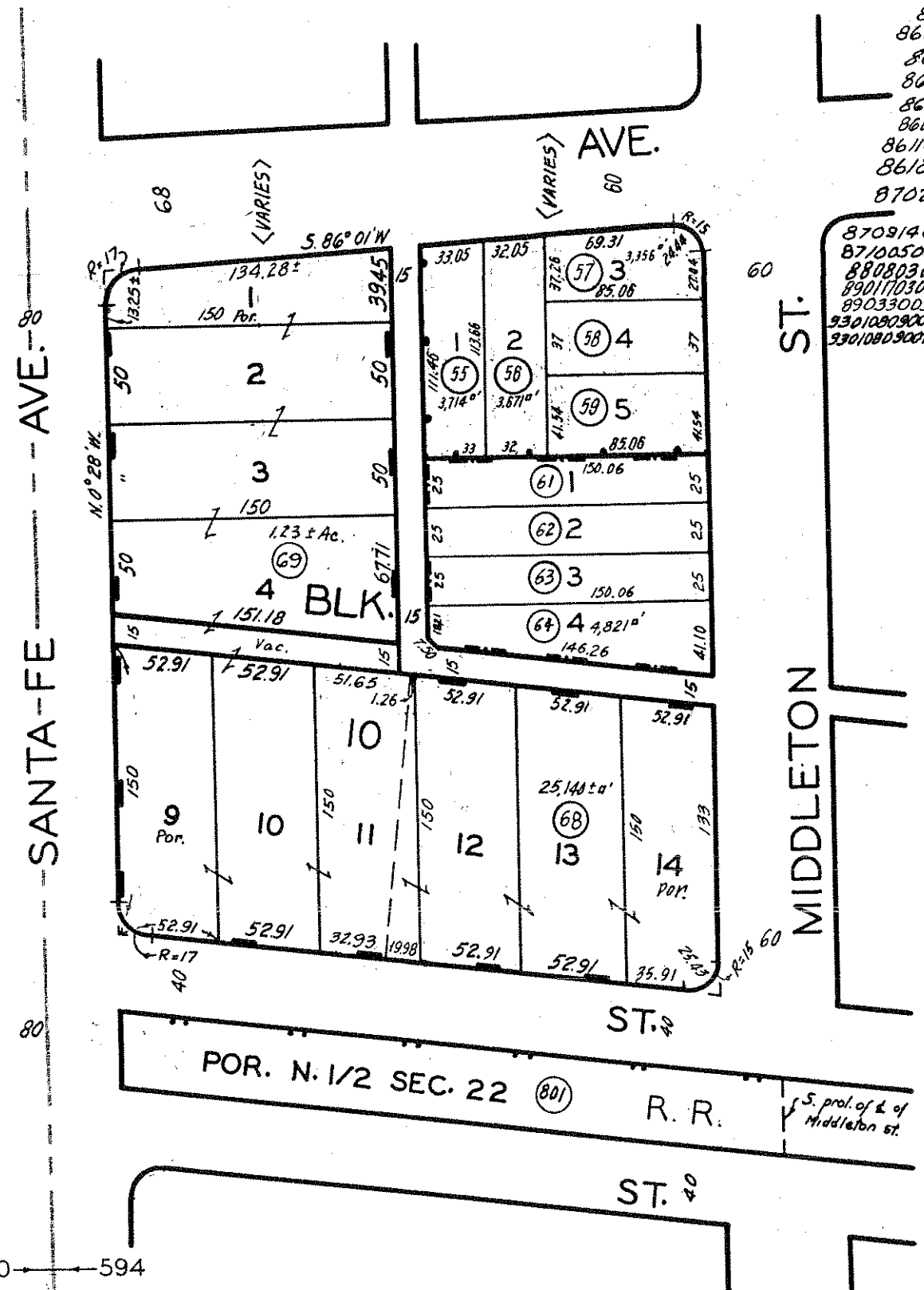
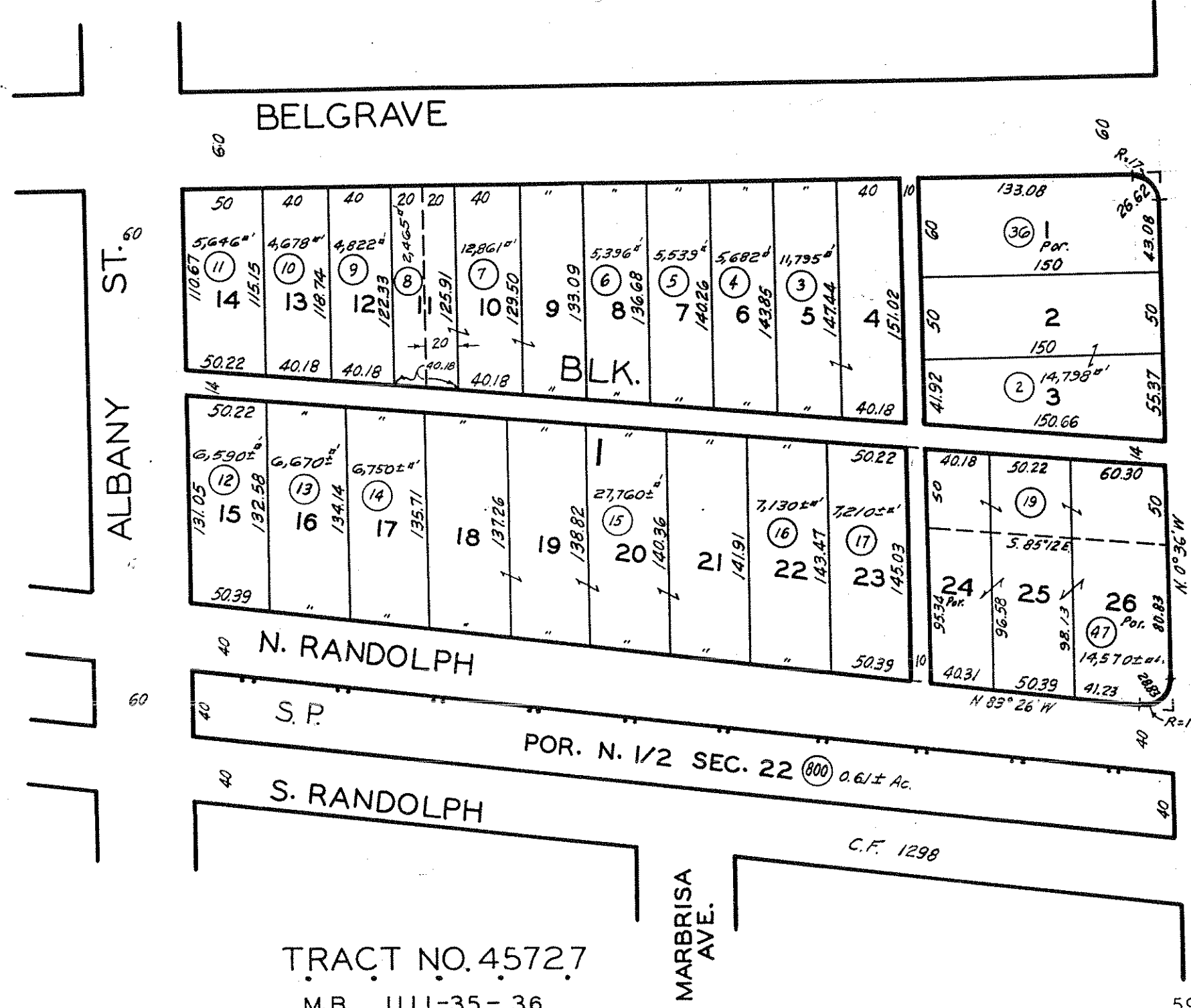
EXHIBIT C

CASE NO. 2016-16 DP/CUP

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REPLAT OF PART OF BLOCKS 10 & 27
OF HUNTINGTON PARK INCLUDING LOT 153
OF NADEAU VINEYARD TRACT NO. 2

CODE
594
590

FOR PREV. ASSM'T. SEE: 395-23, 32 & 34

SITE PLAN

EXHIBIT D

CASE NO. 2016-16 DP/CUP

FLOOR PLAN

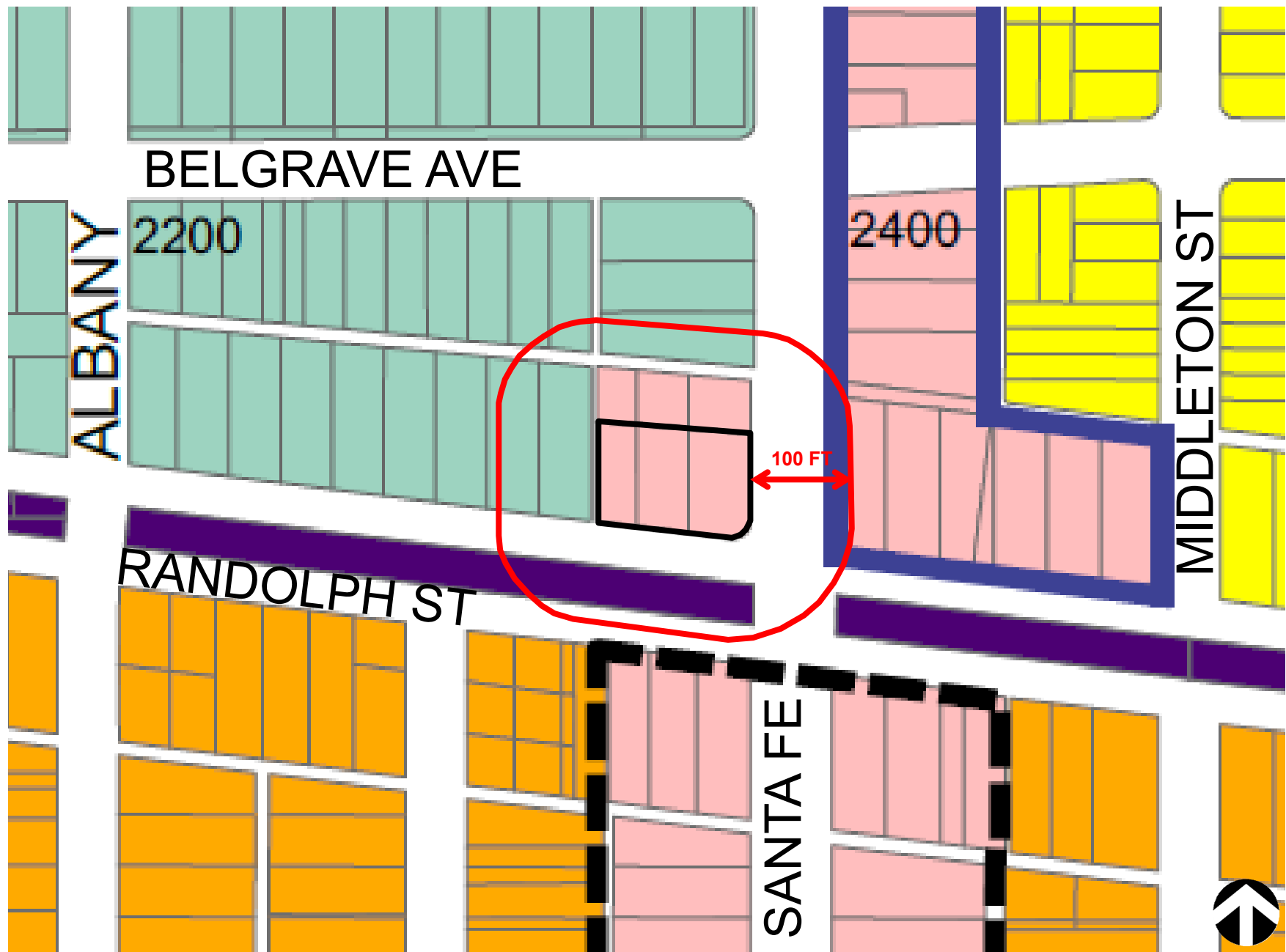
EXHIBIT E

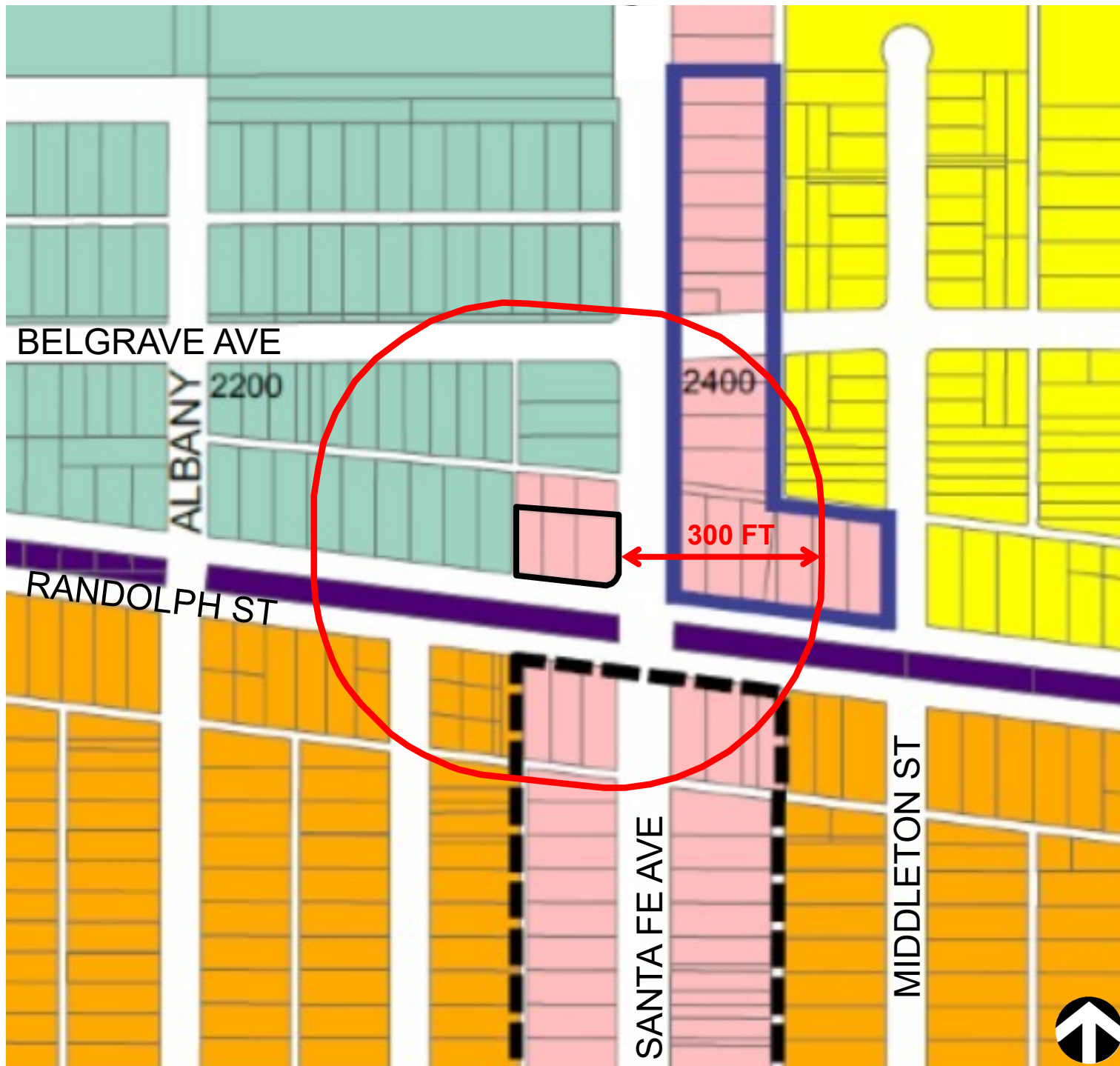
CASE NO. 2016-16 DP/CUP

**BUFFER MAPS
(MINIMUM DISTANCE
FROM SENSITIVE RECEPTORS)**

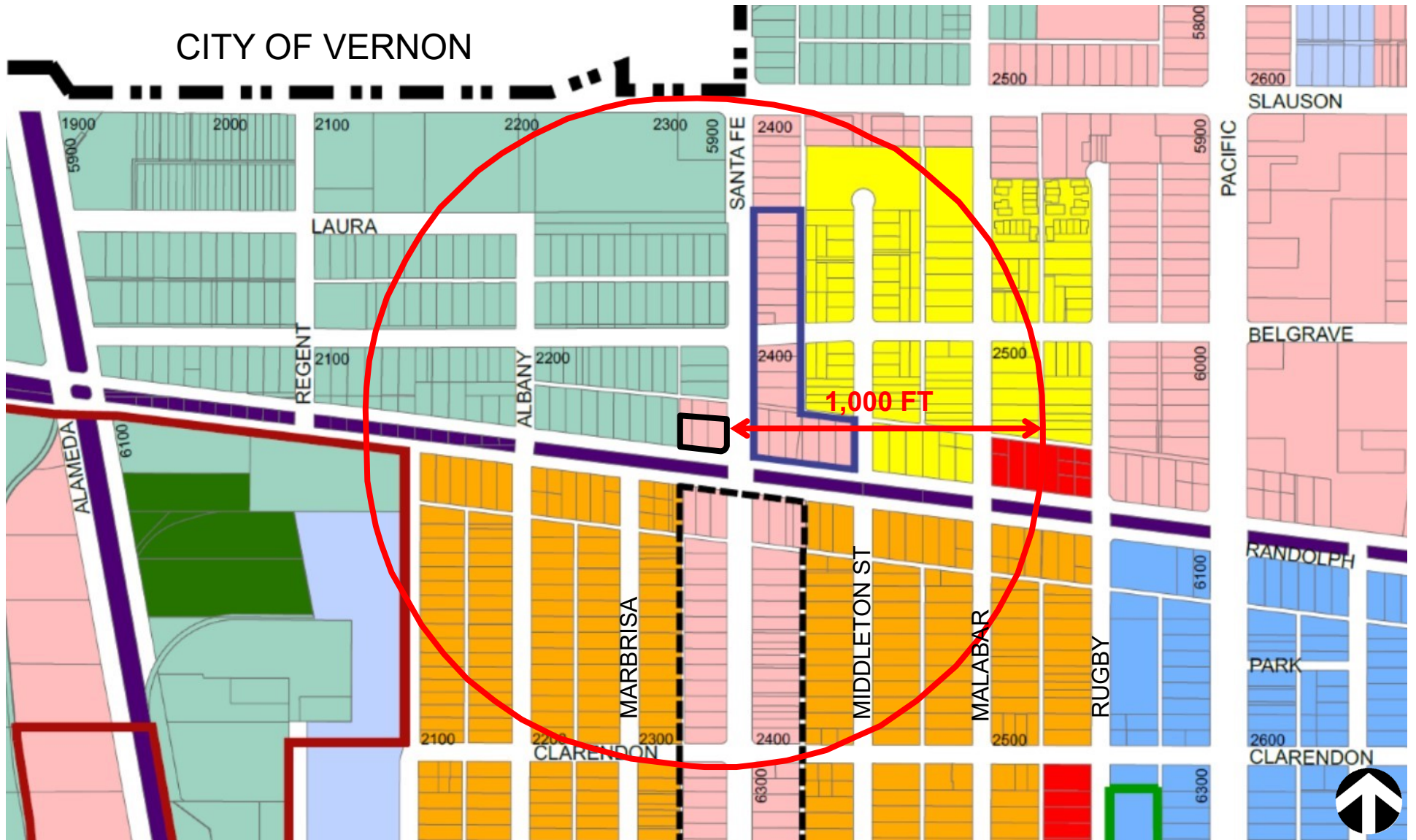
EXHIBIT F

CASE NO. 2016-16 DP/CUP





CITY OF VERNON



APPLICATIONS AND ENVIORNMENTAL ASSESSMENT CHECKLIST

EXHIBIT G

CASE NO. 2016-16 DP/CUP



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

DEVELOPMENT PERMIT APPLICATION



FOR OFFICE USE ONLY

Date Filed: JAN 04 2017 File No.: 2016-16 Fee/Receipt No.: _____ Initials: RF
BY: _____

PROJECT INFORMATION

Project Address: 2319 Randolph Street
General Location: Northwest Corner of Randolph Street and Santa Fe Avenue
Assessors Parcel Number (APN): 6321-004-047 - & -8321-004-016

APPLICANT'S INFORMATION

Applicant: Corona Construction
Mailing Address: [REDACTED] ave huntington park ca 90255
Phone 1: [REDACTED] Phone 2: _____ Fax: _____

PROPERTY OWNER'S INFORMATION

Property Owner: Fred Rader
Mailing Address: [REDACTED] Pasadena, CA 91105
Phone 1: [REDACTED] Phone 2: _____ Fax: _____

PROJECT DESCRIPTION (Check as Appropriate):

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

Other Improvements (Describe): Parking lot and facade improvements

Describe in detail the proposed development:

Approval of a CUP and DP to establish and operate a 2,117 square foot convenience store with the off-sale of beer and wine located at 2319 Randolph Street in the C-G (Commercial General) Zone.

TYPE OF USE (Check as Appropriate):

Residential ☐ Retail/Office ☐ ☒ Commercial ☐ Restaurant ☐ Industrial/Manufacturing ☐
Other (Describe): _____

Square Footage of New Development/Addition: 2, sf

Total Square Footage: Lot: 14,570 sf Building: 5,495 sf

Lot Coverage: 35.7% Off-Street Parking Spaces Provided: 14 No. of Floors: 1

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

[REDACTED]
Signature of Applicant

1/4/16
Date

**CITY OF HUNTINGTON PARK**

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

**CONDITIONAL USE PERMIT
APPLICATION**

RECEIVED
JAN 04 2017

Date Filed: _____

File No.: _____

2016-16

Fee/Receipt No.: _____

BY: _____

Initials: _____

RP

FOR OFFICE USE ONLY

PROJECT INFORMATIONProject Address: 2319 Randolph StreetGeneral Location: Northwest Corner of Randolph Street and Santa Fe AvenueAssessors Parcel Number (APN): 6321-004-047 & 6321-004-016**APPLICANT'S INFORMATION**Applicant: Corona ConstructionMailing Address: [REDACTED] Huntington Park Ca.Phone 1: [REDACTED] Phone 2: _____ Fax: _____**PROPERTY OWNER'S INFORMATION**Property Owner: Fred RaderMailing Address: [REDACTED] Pasadena, CA 91105Phone 1: [REDACTED] Phone 2: _____ Fax: _____**REQUEST**

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

Approval of a Conditional Use Permit to establish and operate a 2,117 square foot convenience store with the off-sale of beer and wine located at 2319 Randolph Street in the C-G (Commercial General) Zone.

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 proposed site for the convenience store with off-sale of beer and wine is adequate in size and shape. The lot size is 14,570 square feet. The shape of the lot is rectangular. The site currently has an approximately 5,200 square foot structure that will be improved to accommodate the proposed use. The size of the tenant space for the proposed use is 2,117 square feet.

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

The site has sufficient access to streets that are adequate to carry the traffic associated to the proposed convenience store. The property is located at the NW intersection of Santa Fe Avenue and Randolph Street. Additionally, the property is bounded to the west by a 15-foot

public alley way. There is an additional 15-foot alley to the north of the property. Santa Fe Avenue is considered a primary arterial running north and south through the city. Randolph is a two lane road that runs east and west through the city.

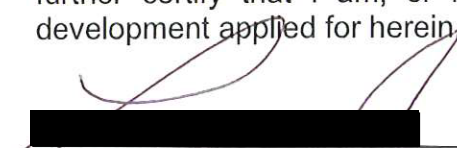
3. The proposed use will not be materially detrimental, nor have an adverse effect upon adjacent uses, buildings, or structures. (Explain)

The proposed convenience store will not be materially detrimental, nor have any adverse impacts on surrounding uses or structures. The site of the proposed use was formerly used for industrial automotive repair purposes. The site has been abandoned/vacant for many years. The proposed use will improve the visual appearance of the dilapidated building. The property owner is also proposing to make several site improvements, such as installing landscape planters and repaving the parking lot area. The proposed use and improvements are allowed in the C-G zone. Additionally, the proposed use will be compatible with existing commercial uses located in the shopping centers across the street on Santa Fe Avenue.

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

The proposed use is conditionally permitted within the C-G zone. The proposed convenience store project complies with all of the provisions of the General Plan and HPMC. Specifically, the proposed use satisfies the minimum distance requirements to sensitive receptors such as, residential uses (100 feet), schools, parks, churches and nightclub/ discotheques (300 feet), and other convenience stores (1,000 feet). Therefore, the use would not be in conflict with the integrity and character with the City's General Plan, nor the subject site's land use and zoning designations.

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 1/3/16

LEONARDO CORONA
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)

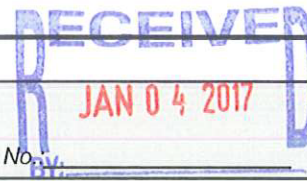
Date 1/3/16

FRED RAIDER
Print Name



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

ENVIRONMENTAL INFORMATION FORM



FOR OFFICE USE ONLY

Date Filed: _____

File No.: 2016-16

Fee/Receipt No.: _____

Initials: RP

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

Name: Leonardo Corona

Address: [REDACTED] Huntington Park Ca.

Telephone: [REDACTED]

Fax: _____

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

Name: Corona Construction

Address: [REDACTED] Huntington Park Ca.

Telephone: [REDACTED]

Fax: _____

3. **Address of project:** 2319 Randolph Street, Huntington Park, CA 90255

4. **Assessor's Parcel Number (APN):** 6321-004-047 & 6321-004-016

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

Conditional Use Permit

CONDITIONAL USE Development Permit w/c
L.C. PERMIT

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

Building and Safety, Health Department, California Department of Alcoholic Beverage Control, SANITATION DISTRICT AND FIRE DEPARTMENT

7. **Existing Zone:** C-G

8. **Proposed use of site:** Convenience Store with Off-Site Sales of Beer and Wine

9. **Site size** (lot dimensions and square footage):

7,672 SQ FT

10. **Project size:**

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

Proposed tenant space: 2,117 square feet (existing construction; no new square footage)

Total square footage of structure(s): 5,495 square feet

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

Existing: 1

Proposed: 1

12. **Parking:**

Amount required: 13.47 spaces

Amount provided: 14 spaces for the entire site; 6 exclusively reserved for the proposed use.

13. **Anticipated time scheduling of project:** 6 months

14. **Proposed phasing of development:** one phase

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

N/A

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

The proposed commercial use is a convenience store with the off-sale of beer and wine (Type 20 ABC License). The estimated employment per shift is a maximum of two employees. The proposed hours of operation are 24 hours. Beer and wine sales will be limited to hours imposed by ABC. The business will cater to the needs of the immediate surrounding city population, as well as regional commuters travelling through the city along Santa Fe Avenue.

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

N/A

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

N/A

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

A) Potentially
Significant
Impact

B) Potentially
Significant Impact
Unless Mitigation
Incorporated

C) Less than
Significant
Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

a. Affect a scenic vista?

D

b. Have a demonstrable negative aesthetic effect?

D

c. Create light or glare?

D

AIR QUALITY

20. Would the proposed project:

a. Affect air quality or contribute to an existing or projected air quality violation?

D

b. Create or cause smoke, ash, or fumes in the vicinity?

D

c. Create objectionable odors?

D

BIOLOGICAL RESOURCES

21. Would the proposed project:

- a. Remove of any existing trees or landscaping?

D

CULTURAL RESOURCES:

22. Would the proposed project:

- a. Affect historical resources?

D

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

D

GEOLOGY AND SOILS

23. Would the proposed project:

- a. Result in erosion, changes in topography or unstable soil conditions from excavation, grading or fill?

D

- b. Be located on expansive soils?

D

- c. Result in unique geologic or physical features?

D

HAZARDS

24. Would the proposed project:

- a. Create a risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?

D

- b. The use or disposal of potentially hazardous materials (i.e. toxic or flammable substances)?

D

- c. The creation of any health hazard or potential health hazard?

D

- d. Exposure of people to existing sources of potential health hazards?

D

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

- a. Change water drainage patterns?

D

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

D

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

LAND USE AND PLANNING

26. Would the proposed project:

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

MINERAL AND ENERGY RESOURCES

27. Would the proposed project:

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

NOISE

28. Would the proposed project result in:

- | | | |
|----|--|----------|
| a. | Increase to existing noise levels? | <u>D</u> |
| b. | Exposure of people to severe noise levels? | <u>D</u> |

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)? | <u>D</u> |
| b. | Displace existing housing, especially affordable housing? | <u>D</u> |

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? | <u>D</u> |
|----|------------------|----------|

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

RECREATION

31. Would the proposed project:

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

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

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

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? | <u>D</u> |
| b. | Communications systems? | <u>D</u> |
| c. | Local or regional water treatment or distribution facilities? | <u>D</u> |
| d. | Sewer or septic tanks? | <u>D</u> |
| e. | Storm water drainage? | <u>D</u> |
| f. | Solid waste disposal? | <u>D</u> |
| g. | Local or regional water supplies? | <u>D</u> |


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

The lot size of the proposed site is 7,672 square feet. The shape of the lot is rectangular. The site has an approximately 5,495 square foot existing industrial/commercial one-story structure that was previously used for vehicle repair services (three vehicle bays, storage and office). There is a open parking lot at the corner of the property with two driveway aprons.

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

The proposed land use meets the development standards prescribed by the HPMC for commercial developments (shopping center) located in the C-G zone. The building for the proposed use has an overall height of approximately 20 feet. Along Santa Fe Avenue, the building has a 25-foot front setback.

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


[Redacted Signature] _____
Applicant (Signature)


Date 1/3/16