



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, December 19, 2018 at 6:30 p.m.

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

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the City Clerk's Office either in person at 6550 Miles Avenue, Huntington Park, California or by telephone at (323) 584-6230. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

NOTE: Any person who has a question concerning any agenda item may contact the Community Development Department at (323) 584-6210. Materials related to an item on this agenda are available for inspection in the office of the Community Development Department at 6550 Miles Avenue, Huntington Park, California during the hours of 7:00 a.m. to 5:30 p.m., Monday through Thursday.

Assembly Bill No. 2674 amended several provisions of the Ralph M. Brown Act (Section 54950 et seq. of the Government Code) effective January 1, 1987. This bill prohibits the legislative body from taking any action on any item, which did not appear on the agenda, which was posted 24 hours prior to the Planning Commission meeting. If action is necessary on subject matter, which the public presents, the matter should be presented in writing to the Planning Division for placement on the agenda by Thursday noon prior to the next Planning Commission meeting.

CALL TO ORDER

ROLL CALL

Chair Angelica Montes
Vice Chair Luz Gomez
Commissioner Eduardo Carvajal
Commissioner Irving Pacheco
Commissioner Vacant

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

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

CONSENT ITEMS

REGULAR AGENDA

PUBLIC HEARING

1. **(Continued from the October 17, 2018 Planning Commission Meeting) CASE NO. 2018-07 CUP/DP/MCUP – CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT (DP) / MINOR CONDITIONAL USE PERMIT (MCUP)** – A request for a Conditional Use Permit, a Development Permit, and a Minor Conditional Use Permit to legalize unpermitted construction and outdoor seating area to an existing restaurant with a drive-thru facility on property located at 3340 Gage Avenue within the Commercial General (CG) Zone.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;
2. Take public testimony; and
3. Approval of Resolution No. 2018-07, approving Conditional Use Permit, Development Permit, and Minor Conditional Use Permit in connection with property located at 3340 Gage Avenue.

2. **(Continued from the October 17, 2018 Planning Commission Meeting) CASE NO. 2018-08 CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT (CUP/DP)** – A request for a Conditional Use Permit and a Development Permit to allow the construction of a new industrial building for art fabrication on property located at 2547 57th Street, within the Manufacturing Planned Development (MPD) Zone.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Receive and File application withdrawal.

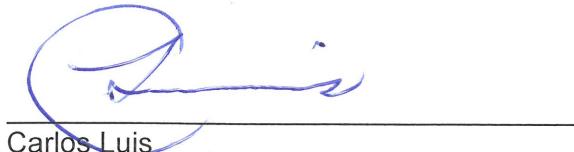
STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to the Regular Meeting on Wednesday, January 16, 2019 at 6:30 p.m.

I, Carlos Luis, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at City of Huntington City Hall and made available at www.hpca.gov on the 13th of December 2018.



Carlos Luis



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: DECEMBER 19, 2018

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: JORDAN MARTINEZ, GRADUATE MANAGEMENT INTERN

SUBJECT: PLANNING COMMISSION CASE NO. 2018-07 CUP/DP/MCUP
(CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT / MINOR
CONDITIONAL USE PERMIT)
(CONTINUED FROM NOVEMBER 21, 2018)

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT, A DEVELOPMENT PERMIT, AND MINOR CONDITIONAL USE PERMIT TO LEGALIZE UNPERMITTED CONSTRUCTION AND OUTDOOR SEATING AREA TO AN EXISTING RESTAURANT WITH A DRIVE-THRU FACILITY ON PROPERTY LOCATED AT 3340 GAGE AVENUE, WITHIN COMMERCIAL GENERAL (CG) ZONE.

APPLICANT: Leonardo Corona
3340 Gage Avenue
Huntington Park, CA 90255

PROPERTY OWNER: Manzanita LLC Property
3850 Wilshire Boulevard #201
Los Angeles, CA 90010

PROJECT LOCATION: 3340 Gage Avenue

**ASSESSOR'S
PARCEL NUMBER:** 6324-015-020

PRESENT USE: Commercial

PROJECT SIZE: 811 sq. ft. New Interior Seating
597 sq. ft. New Non-seating Area
200 sq. ft. New Outdoor Seating

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180 sq. ft. Existing Office to be legalized
60 sq. ft. New Trash Enclosure
100 sq. ft. Existing Storage to be legalized
Total 1948 sq. ft.

BUILDING SIZE:

1,095 sq. ft. (Existing Building)
361.625 sq. ft. addition
Total 1457 sq. ft. (not including Outdoor Seating, Storage and Trash Enclosure)

SITE SIZE:

12,670 sq. ft.

GENERAL PLAN:

General Commercial

ZONE:

Commercial General (CG)

SURROUNDING LAND USES:

North: Commercial
West: Public Facilities
South: Public Facilities
East: Commercial

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

Pursuant to the HPMC Section 9-4.203, a restaurant with a drive-thru facility is permitted in the C-G 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;

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

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

Pursuant to HMPC Section 9-2.1003, a Development Permit is required when an expansion of an existing structure, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure is proposed.

**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

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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
MINOR CONDITIONAL
USE PERMIT:**

Pursuant to HMPC Section 9-2.803, a Minor Conditional Use Permit is required when outdoor seating is proposed to be legalized.

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

Pursuant to HMPC Section 9-2.806, a Minor 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 the purpose/intent of this Code;
2. The proposed use is consistent with the intent of the General Plan;
3. The approval of the Minor 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;

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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 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, Class 1, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

PROJECT

BACKGROUND:

• ***November 21, 2018 Planning Commission Meeting***

The November 21, 2017 Planning Commission Meeting was cancelled due to lack of quorum. Items were continued to the next regular Planning Commission Meeting of December 19, 2018.

• ***Site Description***

The subject site is located on the southeast corner of Bissell Street and Gage Avenue. It is bordered by commercial uses to the north and east, and by public facilities uses to the west and south. The subject site measures 12,670 square feet and is currently developed with a 900 square foot restaurant and parking lot.

• ***Project Proposal***

The Applicant is requesting to legalize an approximate 478 square feet addition to an existing restaurant that was built

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without planning approval or building permits. Also proposed to be legalized is an office space that measures 180 square feet. In addition, a new trash enclosure measuring 60 square feet is proposed. The existing restaurant and proposed expansion will measure 1,457 square feet. A Conditional Use Permit is required for the approval of a restaurant with a drive-thru facility. A Development permit is required when 25% of the floor ratio area is affected by an expansion of an existing structure. A Minor Conditional Use Permit is required for the legalization of the unpermitted modifications to the outdoor seating area. The unpermitted addition will continue to be utilized as both indoor and outdoor seating area for the existing restaurant.

- ***Business Operation***

The existing restaurant, Las Corona Grill, has been in operation since September of 2014. The restaurant provides traditional Mexican cuisine that includes soups, burritos, and tacos. Soft drinks are offered as well. According to the restaurant's official website, they are open Monday through Sunday from 8:00 am to 10:00 pm. The business also provides a delivery service where customers may order online or over the phone.

The restaurant also includes a drive-thru facility, which is located on the easterly portion of the property adjacent to the restaurant. A menu board along with an order speaker are located on the southern portion of the drive-thru. Customers can pick up their orders at the window located on the westerly side of the drive-thru. Vehicles utilizing the drive-thru enter through Bissell Street and exit on Gage Avenue.

PROJECT ANALYSIS:

- ***Floor Plan***

The existing restaurant has approximately 484 square feet of dining area for indoor seating and approximately 719 square feet of outdoor seating. The applicant proposed the legalization of unpermitted additions that includes a total of 811 square feet of seating area. Of the total 1011 square feet of seating area, 200 square feet is designated for outdoor seating and 811 is for indoor seating. In addition, 180 square feet of office, each 90 square feet designated for restaurant management is to be legalized. Furthermore, a 100 square

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feet storage structures is to be legalized that is located on the southern part of the property with a proposed 60 square feet trash enclosure located adjacent to it.

The proposed indoor seating area is located on the northern and easterly side of the restaurant. The kitchen, storage area, and restrooms are located on the westerly and southern portion of the restaurant. The outdoor seating area is located in the northern portion of the restaurant and is comprised of lightweight moveable furniture, which is 2 tables with 4 seats each. The furniture is made of corrosion-resistant aluminum. The indoor seating area located on the easterly side is unpermitted. The unpermitted addition requires the removal of 5 feet in order to comply with the street side yard setback requirement. Per HPMC 9-4.203 Table IV-6, the side setback for the street side requires a setback of 5 feet. A condition of approval has been included to require modification of the Conditional Use Permit if the seating area is modified or expanded in the future.

- ***Off- Street Parking***

Per the HPMC Section 9-3.804, the parking requirement for a restaurant is one parking space for every 400 square feet of non-seating area, one parking space for every 100 square feet of seating area, and one parking space for every 400 square feet of outdoor seating area when outdoor seating area is less than 400 square feet. The required number of parking spaces for the restaurant is 11 spaces. A total of 12 functional parking spaces are provided on the site, which results in a surplus of 1 parking space.

OFF-STREET PARKING CALCULATION FOR SUBJECT SITE		
USE	REQUIRED	PROVIDED
Restaurant Seating Area	<u>811 sf/100</u> = 8.11	9
Restaurant Non-Seating Area	<u>777 sf/400</u> = 1.94	2
Restaurant Non-Seating Area (Storage)	<u>100 sf/400</u> = 0.25	1
Total	11	12

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Based on the reconfiguration of the drive-thru, the adjacent parking spaces will be removed, due to lack of adequate back up distances for 90 degree angled parking stalls. The 11 parking spaces provided will comply with adequate vehicle circulation and backup space requirements.

- ***Conditional Use Permit Findings***

In granting a Conditional Use Permit to allow the expansion of an existing restaurant with the legalization of unpermitted addition and drive-thru facility, 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: A restaurant expansion with a drive-thru facility is conditionally permitted within the subject zoning district. 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. In addition the proposed project includes conditions of approval that will ensure compliance with the requirements of the HPMC.

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

Finding: The proposed project is consistent with the General Plan's Goal 1.0; Policy 1.2 of the Land Use Element that encourages community-oriented retail in Huntington Park while contributing to revitalize Pacific Boulevard as a regional retail destination.

The proposed project is also consistent with Goal 3.0; Policy 3.2 of the Land Use Element of the General Plan

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by promoting vigorous enforcement of City codes, including building, zoning, and health and safety, to promote property maintenance by providing all new infrastructure to meet development standards in the designated zone. Applicant will provide additional maintenance to the subject property, to prevent the deterioration of the existing building.

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 addition and drive-thru facility is Categorically Exempt pursuant to Article 19, Class 1, 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 September of 2014. The design, location, size, and operating characteristics of the existing restaurant with expansion and drive-thru is not expected to be detrimental to the public health, safety and welfare of the City. The proposed request for the expansion of seating area to an existing restaurant is harmonious and compatible with the existing commercial and service uses presently located within the vicinity and zoning district. In addition, conditions of approval have been included that will require the proposed project to provide a vehicle queuing plan to ensure compliance with adequate vehicle circulation and access.

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

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Finding: Pursuant to HPMC Parking Standards, the restaurant is required 11 parking spaces. The applicant is proposing to provide 12 parking spaces. The parking spaces provided will provide adequate clearance and back up requirements as to not impede the circulation of vehicles utilizing the drive-thru, as a result, the subject site is compliant to code. In addition, the proposed addition will comply with all building codes.

- 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 will be provided through Gage Avenue and Bissell Street. The proposed request for an expansion of seating area and drive-thru 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.

- ***Development Permit Findings***

Pursuant to HPMC Section 9-2.1004, a Development Permit is required when a project proposes an expansion or conversion of an existing structure or use, affecting or involving twenty-five (25) percent of the total gross floor area of the structure. If the expansion or the change of use does not exceed 25% of the existing total gross floor area, then the Director may approve the application; however, pursuant to HPMC 9-2.102, when multiple permit applications are filed concurrently, the highest level of Review Authority shall render the final decision. In this instance, the expansion is also subject to review by the Planning Commission.

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In granting a Development Permit, the Planning Commission must make findings in connection with the Development Permit, as set forth in the Huntington Park Municipal Code. Pursuant to 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.**

Finding: A restaurant expansion with a drive-thru facility is conditionally permitted within the subject zoning district. 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. In addition the proposed project includes conditions of approval that will ensure compliance with the requirements of the HPMC.

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

Finding: The proposed project is consistent with the General Plan's Goal 1.0; Policy 1.2 of the Land Use Element that encourages community-oriented retail in Huntington Park while contributing to revitalize Pacific Boulevard as a regional retail destination.

The proposed project is also consistent with Goal 3.0; Policy 3.2 of the Land Use Element of the General Plan by promoting vigorous enforcement of City codes, including building, zoning, and health and safety, to promote property maintenance by providing all new infrastructure to meet development standards in the designated zone. Applicant will provide additional maintenance to the subject property, to prevent the deterioration of the existing building.

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

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area, as well as with the land uses presently on the subject property.

Finding: The subject restaurant has been in business since September of 2014. The design, location, size, and operating characteristics of the existing restaurant with expansion and drive-thru is not expected to be detrimental to the public health, safety and welfare of the City. The proposed request for the expansion of seating area to an existing restaurant 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 access.

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

Finding: The proposed addition and drive-thru facility is Categorically Exempt pursuant to Article 19, Class 1, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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

Finding: Pursuant to HPMC Parking Standards, the restaurant is required 11 parking spaces. The applicant is proposing to provide 12 parking spaces. The parking spaces provided will provide adequate clearance and back up requirements as to not impede the circulation of vehicles utilizing the drive-thru, as a result, the subject site is compliant to code. In addition, the proposed addition will comply with all building codes.

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

Finding: Vehicular and pedestrian access to the site will be provided through Gage Avenue and Bissell Street.

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The proposed request for an expansion of seating area and drive-thru 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.

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 restaurant has been in business since September of 2014. The design, location, size, and operating characteristics of the existing restaurant with expansion and drive-thru is not expected to be detrimental to the public health, safety and welfare of the City. The proposed request for the expansion of seating area to an existing restaurant is harmonious and compatible with the existing commercial and service uses presently located within the vicinity and zoning district. In addition, conditions of approval have been included that will require the proposed project to provide a vehicle queuing plan to ensure compliance with adequate vehicle circulation and access.

• *Minor Conditional Use Permit Findings*

Pursuant to HMPC Section 9-2.1004, a Minor Conditional Use Permit is required when a project proposes the legalization of nonpermitted structures and uses in compliance with Chapter 3, Article 6.

In granting a Development Permit, the Planning Commission must make findings in connection with the Development Permit, as set forth in the Huntington Park Municipal Code. Pursuant to HMPC Section 9-2.806, a Minor Conditional Use Permit may be approved only if all of the following findings are made:

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

Finding: A restaurant expansion with a drive-thru facility is conditionally permitted within the subject zoning district. 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. In addition the proposed project includes conditions of approval that will ensure compliance with the requirements of the HPMC.

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

Finding: The proposed project is consistent with the General Plan's Goal 1.0; Policy 1.2 of the Land Use Element that encourages community-oriented retail in Huntington Park while contributing to revitalize Pacific Boulevard as a regional retail destination.

The proposed project is also consistent with Goal 3.0; Policy 3.2 of the Land Use Element of the General Plan by promoting vigorous enforcement of City codes, including building, zoning, and health and safety, to promote property maintenance by providing all new infrastructure to meet development standards in the designated zone. Applicant will provide additional maintenance to the subject property, to prevent the deterioration of the existing building.

- 3. The approval of the Minor 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 addition and drive-thru facility is Categorically Exempt pursuant to Article 19, Class 1, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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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 September of 2014. The design, location, size, and operating characteristics of the existing restaurant with expansion and drive-thru is not expected to be detrimental to the public health, safety and welfare of the City. The proposed request for the expansion of seating area to an existing restaurant is harmonious and compatible with the existing commercial and service uses presently located within the vicinity and zoning district. In addition, conditions of approval have been included that will require the proposed project to provide a vehicle queuing plan to ensure compliance with adequate vehicle circulation and access.

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

Finding: Pursuant to HPMC Parking Standards, the restaurant is required 11 parking spaces. The applicant is proposing to provide 12 parking spaces. The parking spaces provided will provide adequate clearance and back up requirements as to not impede the circulation of vehicles utilizing the drive-thru, as a result, the subject site is compliant to code. In addition, the proposed addition will comply with all building codes.

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

Finding: Vehicular and pedestrian access to the site will be provided through Gage Avenue and Bissell Street. The proposed request for an expansion of seating area

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and drive-thru 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 with the recommended conditions of approval, the Applicant's proposed project satisfies all of the required findings for approval of a Conditional Use Permit, a Development Permit, and a Minor Conditional Use Permit. Therefore, staff recommends approval of the Applicants' request to expand an existing restaurant with the legalization of unpermitted additions and a drive-thru facility, subject to conditions, at 3340 Gage Avenue.

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. 2018-07 CUP/DP/MCUP**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING

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

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

2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. That the proposed use shall comply with all applicable City, County, State and Federal codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License.
4. That 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 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.
7. That the operator shall obtain/amend its City of Huntington Park Business License prior to commencing business operations.
8. 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.
9. No alcohol shall be served, consumed, or taken into restaurant.
10. Pick-up windows, order areas, drive-thru aisles, any outdoor seating area shall be oriented so as to minimize potential noise impacts to adjacent residential zoning districts/uses.
11. Site plan shall be revised to identify the location of the menu board and order speaker.
12. The max number of outdoor tables and seats shall not exceed 2 tables and 8 seats as shown in the floor plan dated November 11, 2018. All outdoor furniture shall be stored inside the restaurant at the close of each business day.
13. No outside vending machines shall be allowed on the exterior of the building.
14. No outside food preparation shall be permitted on the subject site.

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15. No outside display shall be permitted.
16. No payphones shall be allowed on the subject property.
17. The applicant shall revise existing area analysis table to be consistent with site plan and floor plan dimensions and total square footage.
18. The applicant shall revise parking analysis table to include parking calculations for existing and proposed additions.
19. The applicant shall submit a vehicle queuing plan to ensure compliance with adequate vehicle circulation and access for the drive –thru and parking.
20. 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.
21. 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.
22. 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.
23. All unpermitted signs, including electronic signs, should be removed from the subject site.
24. 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.
25. 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.
26. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.

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27. 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.
28. 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.
29. 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.
30. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
31. 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.
32. 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.
33. That the business owner (Applicants) and property owner agree in writing to the above conditions.

BUILDING AND SAFETY

34. This legalization of the unpermitted construction and the outdoor seating area is subject to the approvals from other departments including and may not be limited to Planning Division, Engineering, Code Enforcement, LA County Health Department & Fire Department.
35. The plans for legalizing the unpermitted construction must be wet stamped and signed by a California registered or civil engineer and shall be in complying with the governing 2016 California Building Codes and LA County Fire Code. The plans shall be supported by any prudent reports and/or calculations (prepared, stamped and signed by a California registered or civil engineer) to justify or validate the designs outlined in the plans.
36. The above-mentioned plans must be submitted to the City for plan checking approval to ensure all building and safety requirements including the requirements for accessibility & parking are met. Then, a permit and certificate of use and occupancies (after inspection is complete and finalized) will be issued for the intended uses.
37. This review shall not be construed as Plan Check Approval due to lack of construction details and calculations.

FIRE DEPARTMENT

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38. Submit a completed LACoFD Fire Flow Availability Form #196 (original, wet signature copy), to the County of Los Angeles Fire Prevention Land Development Unit.

EXHIBITS:

A: PC Resolution No. 2018-07 CUP/DP/MCUP

B: Project Plans

C: Conditional Use Permit Application & Development Permit Application & Minor Conditional Use Permit & Environmental Information Form Applications

PC RESOLUTION NO. 2018-07 CUP/DP/MCUP

EXHIBIT A

CASE NO. 2018-07 CUP/DP/MCUP

PC RESOLUTION NO. 2018-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, APPROVING A REQUEST FOR A CONDITIONAL USE PERMIT, A DEVELOPMENT PERMIT, AND MINOR CONDITIONAL USE PERMIT TO LEGALIZE UNPERMITTED CONSTRUCTION AND OUTDOOR SEATING AREA TO AN EXISTING RESTAURANT WITH A DRIVE-THRU FACILITY ON PROPERTY LOCATED AT 3340 GAGE AVENUE, WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.

WHEREAS, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, November 21, 2018 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 and continued to the Wednesday, December 19, 2018 meeting, upon an application from Leonardo Corona, requesting approval of a Conditional Use Permit, a Development Permit, and a Minor Conditional Use Permit to legalize unpermitted construction and outdoor seating area to an existing restaurant with a drive-thru facility for property located at 3340 Gage Avenue, within the commercial general (CG) zone, described as:

Assessor's Parcel No. 6324-015-020, City of Huntington Park, County of Los Angeles; and

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

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

WHEREAS, all persons appearing for or against the approval of the Conditional Use Permit, Development Permit, and Minor Conditional Use 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 such comments, were reviewed by the Planning Commission; and

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

1 recommendations.

2 //

3 //

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

7 **SECTION 1:** Based on the evidence within staff report and the Environmental
8 Assessment Questionnaire, the Planning Commission adopts the findings in said
9 Questionnaire and determines that the project, as proposed, will have no significant
10 adverse effect on the environment and adopts an Environmental Categorical Exemption
11 (CEQA Guidelines, Section 15332(32), In-Fill Development).

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

14 1. The proposed use is conditionally permitted within, and would not impair the
15 integrity and character of, the subject zoning district and complies with all of the
16 applicable provisions of this Code in that ***a restaurant expansion with a drive-***
thru facility is conditionally permitted within the subject zoning district. 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. In addition the proposed project includes
conditions of approval that will ensure compliance with the requirements of
the HPMC.

24 2. The proposed use is consistent with the General Plan in that ***the proposed project***
25 ***is consistent with the General Plan's Goal 1.0; Policy 1.2 of the Land Use***
26 ***Element that encourages community-oriented retail in Huntington Park while***
27 ***contributing to revitalize Pacific Boulevard as a regional retail destination.***
28 ***The proposed project is also consistent with Goal 3.0; Policy 3.2 of the Land***

1 **Use Element of the General Plan by promoting vigorous enforcement of City**
2 **codes, including building, zoning, and health and safety, to promote property**
3 **maintenance by providing all new infrastructure to meet development**
4 **standards in the designated zone. Applicant will provide additional**
5 **maintenance to the subject property, to prevent the deterioration of the**
6 **existing building.**

7 3. The approval of the Conditional Use Permit for the proposed use is in compliance
8 with the requirements of the California Environmental Quality Act (CEQA) and the
9 City's Guidelines in that ***an environmental assessment has been conducted for***
10 ***this project in compliance with the California Environmental Quality Act***
11 ***(CEQA). The proposed addition and drive-thru facility is Categorically Exempt***
12 ***pursuant to Article 19, Class 1, Section 15301 (Existing Facilities) of the***
13 ***California Environmental Quality Act (CEQA) Guidelines.***

14 4. The design, location, size and operating characteristics of the proposed use are
15 compatible with the existing and planned future land uses within the general area in
16 which the proposed use is to be located and will not create significant noise, traffic
17 or other conditions or situations that may be objectionable or detrimental to other
18 permitted uses operating nearby or adverse to the public interest, health, safety,
19 convenience or welfare of the City in ***the subject restaurant has been in***
20 ***business since September of 2014. The design, location, size, and operating***
21 ***characteristics of the existing restaurant with expansion and drive-thru is not***
22 ***expected to be detrimental to the public health, safety and welfare of the City.***
23 ***The proposed request for the expansion of seating area to an existing***
24 ***restaurant is harmonious and compatible with the existing commercial and***
25 ***service uses presently located within the vicinity and zoning district. In***
26 ***addition, conditions of approval have been included that will require the***
27 ***proposed project to provide a vehicle queuing plan to ensure compliance***
28 ***with adequate vehicle circulation and access.***

1 5. The subject site is physically suitable for the type and density/intensity of use being
2 proposed in that ***pursuant to HPMC Parking Standards, the restaurant is***
3 ***required 11 parking spaces. The applicant is proposing to provide 12 parking***
4 ***spaces. The parking spaces provided will provide adequate clearance and***
5 ***back up requirements as to not impede the circulation of vehicles utilizing the***
6 ***drive-thru, as a result, the subject site is compliant to code. In addition, the***
7 ***proposed addition will comply with all building codes.***

8 6. There are adequate provisions for public access, water, sanitation and public
9 utilities and services to ensure that the proposed use would not be detrimental to
10 public health, safety and general welfare in that ***vehicular and pedestrian access***
11 ***to the site will be provided through Gage Avenue and Bissell Street. The***
12 ***proposed request for an expansion of seating area and drive-thru will not***
13 ***significantly intensify public access, water, sanitation, and public utilities and***
14 ***services. The project will not require changes to existing public utilities.***
15 ***Given that the surrounding area is already completely developed with public***
16 ***access, water, sanitation, and other public utilities, the proposed project***
17 ***would not affect these infrastructures or require any types of modifications.***
18 ***In addition, the proposed project would not impede the accessibility to public***
19 ***access, water, sanitation, or other public utilities and services.***

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

22 1. The proposed development is one permitted within the subject zoning district and
23 complies with all of the applicable provisions of this Code, including prescribed
24 development/site standards in that ***a restaurant expansion with a drive-thru***
25 ***facility is conditionally permitted within the subject zoning district. The***
26 ***subject zoning district, CG, is intended to provide for general retail,***
27 ***professional office, and service-oriented business activities serving a***
28 ***community-wide need under design standards that ensure compatibility and***

1 **harmony with adjoining land uses. In addition the proposed project includes**
2 **conditions of approval that will ensure compliance with the requirements of**
3 **the HPMC.**

4 2. The proposed development is consistent with the General Plan in that **the**
5 **proposed project is consistent with the General Plan's Goal 1.0; Policy 1.2 of**
6 **the Land Use Element that encourages community-oriented retail in**
7 **Huntington Park while contributing to revitalize Pacific Boulevard as a**
8 **regional retail destination.**

9 **The proposed project is also consistent with Goal 3.0; Policy 3.2 of the Land**
10 **Use Element of the General Plan by promoting vigorous enforcement of City**
11 **codes, including building, zoning, and health and safety, to promote property**
12 **maintenance by providing all new infrastructure to meet development**
13 **standards in the designated zone. Applicant will provide additional**
14 **maintenance to the subject property, to prevent the deterioration of the**
15 **existing building.**

16 3. The proposed development would be harmonious and compatible with existing and
17 planned future developments within the zoning district and general area, as well as
18 with the land uses presently on the subject property in that **the subject restaurant**
19 **has been in business since September of 2014. The design, location, size,**
20 **and operating characteristics of the existing restaurant with expansion and**
21 **drive-thru is not expected to be detrimental to the public health, safety and**
22 **welfare of the City. The proposed request for the expansion of seating area**
23 **to an existing restaurant is harmonious and compatible with the existing**
24 **commercial and service uses presently located within the vicinity and zoning**
25 **district. Additionally, the site has adequate vehicle circulation and access.**

26 4. The approval of the Development Permit for the proposed project is in compliance
27 with the requirements of the California Environmental Quality Act (CEQA) and the
28 City's Guidelines in that **an environmental assessment has been conducted for**

1 ***this project in compliance with the California Environmental Quality Act***
2 ***(CEQA). The proposed addition and drive-thru facility is Categorically***
3 ***Exempt pursuant to Article 19, Class 1, Section 15301 (Existing Facilities) of***
4 ***the California Environmental Quality Act (CEQA) Guidelines.***

- 5 5. The subject site is physically suitable for the type and density/intensity of use being
6 proposed in that ***pursuant to HPMC Parking Standards, the restaurant is***
7 ***required 11 parking spaces. The applicant is proposing to provide 12 parking***
8 ***spaces. The parking spaces provided will provide adequate clearance and***
9 ***back up requirements as to not impede the circulation of vehicles utilizing***
10 ***the drive-thru, as a result, the subject site is compliant to code. In addition,***
11 ***the proposed addition will comply with all building codes.***
- 12 6. There are adequate provisions for public access, water, sanitation and public
13 utilities and services to ensure that the proposed development would not be
14 detrimental to public health, safety and general welfare in that ***vehicular and***
15 ***pedestrian access to the site will be provided through Gage Avenue and***
16 ***Bissell Street. The proposed request for an expansion of seating area and***
17 ***drive-thru will not significantly intensify public access, water, sanitation, and***
18 ***public utilities and services. The project will not require changes to existing***
19 ***public utilities. Given that the surrounding area is already completely***
20 ***developed with public access, water, sanitation, and other public utilities, the***
21 ***proposed project would not affect these infrastructures or require any types***
22 ***of modifications. In addition, the proposed project would not impede the***
23 ***accessibility to public access, water, sanitation, or other public utilities and***
24 ***services.***
- 25 7. The design, location, size and operating characteristics of the proposed
26 development would not be detrimental to the public health, safety, or welfare of the
27 City in that ***the subject restaurant has been in business since September of***
28 ***2014. The design, location, size, and operating characteristics of the existing***

restaurant with expansion and drive-thru is not expected to be detrimental to the public health, safety and welfare of the City. The proposed request for the expansion of seating area to an existing restaurant is harmonious and compatible with the existing commercial and service uses presently located within the vicinity and zoning district. In addition, conditions of approval have been included that will require the proposed project to provide a vehicle queuing plan to ensure compliance with adequate vehicle circulation and access.

SECTION 4: The Planning Commission hereby makes the following findings in connection with the proposed Minor Conditional Use Permit:

1. The proposed use is conditionally permitted within and would not impair the integrity and character of the subject zoning district and complies with the purpose/intent of this Code, in that ***a restaurant expansion with a drive-thru facility is conditionally permitted within the subject zoning district. 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. In addition the proposed project includes conditions of approval that will ensure compliance with the requirements of the HPMC.***
2. The proposed development is consistent with the General Plan in that ***the proposed project is consistent with the General Plan's Goal 1.0; Policy 1.2 of the Land Use Element that encourages community-oriented retail in Huntington Park while contributing to revitalize Pacific Boulevard as a regional retail destination***
The proposed project is also consistent with Goal 3.0; Policy 3.2 of the Land Use Element of the General Plan by promoting vigorous enforcement of City codes, including building, zoning, and health and safety, to promote property

maintenance by providing all new infrastructure to meet development standards in the designated zone. Applicant will provide additional maintenance to the subject property, to prevent the deterioration of the existing building.

3. The approval of the Minor 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 in that ***the proposed addition and drive-thru facility is Categorically Exempt pursuant to Article 19, Class 1, 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 in that ***the subject restaurant has been in business since September of 2014. The design, location, size, and operating characteristics of the existing restaurant with expansion and drive-thru is not expected to be detrimental to the public health, safety and welfare of the City. The proposed request for the expansion of seating area to an existing restaurant is harmonious and compatible with the existing commercial and service uses presently located within the vicinity and zoning district. In addition, conditions of approval have been included that will require the proposed project to provide a vehicle queuing plan to ensure compliance with adequate vehicle circulation and access.***
5. The subject site is physically suitable for the type and density/intensity of use being proposed in that ***pursuant to HPMC Parking Standards, the restaurant is required 11 parking spaces. The applicant is proposing to provide 12 parking***

1 ***spaces. The parking spaces provided will provide adequate clearance and***
2 ***back up requirements as to not impede the circulation of vehicles utilizing***
3 ***the drive-thru, as a result, the subject site is compliant*** to code. In addition, the
4 proposed addition will comply with all building codes.

5 6. There are adequate provisions for public access, water, sanitation and public
6 utilities and services to ensure that the proposed development would not be
7 detrimental to public health, safety and general welfare in that ***vehicular and***
8 ***pedestrian access to the site will be provided through Gage Avenue and***
9 ***Bissell Street. The proposed request for an expansion of seating area and***
10 ***drive-thru will not significantly intensify public access, water, sanitation, and***
11 ***public utilities and services. The project will not require changes to existing***
12 ***public utilities. Given that the surrounding area is already completely***
13 ***developed with public access, water, sanitation, and other public utilities, the***
14 ***proposed project would not affect these infrastructures or require any types***
15 ***of modifications. In addition, the proposed project would not impede the***
16 ***accessibility to public access, water, sanitation, or other public utilities and***
17 ***services.***

18 **SECTION 4:** The Planning Commission hereby approves Resolution No. 2018-07
19 CUP/DP, subject to the execution and fulfillment of the following conditions:

20 **PLANNING**

21 1. That the property owner and Applicant shall indemnify, protect, hold harmless and
22 defend the City and any agency or instrumentality thereof, its officers, employees and
23 agents from all claims, actions, or proceedings against the City to attack, set aside, void,
24 annul, or seek damages arising out of an approval of the City, or any agency or
25 commission thereof, concerning this project. City shall promptly notify both the property
26 owner and Applicant of any claim, action, or proceeding to which this condition is
27 applicable. The City shall cooperate in the defense of the action, while reserving its right
28 to act as it deems to be in the best interest of the City and the public. The property owner
 and Applicant shall defend, indemnify and hold harmless the City for all costs and fees
 incurred in additional investigation or study, or for supplementing or revising any
 document, including, without limitation, environmental documents. If the City's legal
 counsel is required to enforce any condition of approval, the Applicant shall pay for all
 costs of enforcement, including legal fees.

2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. That the proposed use shall comply with all applicable City, County, State and Federal codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License.
4. That 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 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.
7. That the operator shall obtain/amend its City of Huntington Park Business License prior to commencing business operations.
8. 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.
9. No alcohol shall be served, consumed, or taken into restaurant.
10. Pick-up windows, order areas, drive-thru aisles, any outdoor seating area shall be oriented so as to minimize potential noise impacts to adjacent residential zoning districts/uses.
11. Site plan shall be revised to identify the location of the menu board and order speaker.
12. The max number of outdoor tables and seats shall not exceed 2 tables and 8 seats as shown in the floor plan dated November 11, 2018. All outdoor furniture shall be stored inside the restaurant at the close of each business day.
13. No outside vending machines shall be allowed on the exterior of the building.
14. No outside food preparation shall be permitted on the subject site.
15. No outside display shall be permitted.
16. No payphones shall be allowed on the subject property.
17. The applicant shall revise existing area analysis table to be consistent with site plan and floor plan dimensions and total square footage.

1 18. The applicant shall revise parking analysis table to include parking calculations for
2 existing and proposed additions.

3 19. The applicant shall submit a vehicle queuing plan to ensure compliance with adequate
4 vehicle circulation and access for the drive –thru and parking.

5 20. That if any signs are proposed, such signs shall be installed in compliance with the City's
6 sign regulations and that approval be obtained through a Sign Design Review prior to
7 installation and that any existing non-permitted signs either apply for proper permits or
8 be removed.

9 21. That all existing and/or proposed mechanical equipment and appurtenances, including
10 satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on
11 the property shall be completely shielded/enclosed so as not to be visible from any public
12 street and/or adjacent properties. Such shielding/enclosure of facilities shall be of
13 compatible design related to the building structure for which such facilities are intended
14 to serve and shall be installed prior to the commencement of alcohol sales.

15 22. That any proposed on-site utilities, including electrical and telephone, be installed
16 underground and be completely concealed from public view as required by the Planning
17 Division prior to the commencement of alcohol sales.

18 23. All unpermitted signs, including electronic signs, should be removed from the subject
19 site.

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

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

28 26. That the violation of any of the conditions of this entitlement may result in a citation(s)
29 and/or the revocation of the entitlement.

30 27. That this entitlement may be subject to additional conditions after its original issuance.
31 Such conditions shall be imposed by the City Planning Commission as deemed
32 appropriate to address problems of land use compatibility, operations, aesthetics,
33 security, noise, safety, crime control, or to promote the general welfare of the City.

34 28. That the Applicants be required to apply for a new entitlement if any alteration,
35 modification, or expansion would increase the existing floor area of the establishment.

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

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

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

8 32. The Director of Community Development is authorized to make minor modifications to
9 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.

10 33. That the business owner (Applicants) and property owner agree in writing to the above
11 conditions.

12 **BUILDING AND SAFETY**

13 34. This legalization of the unpermitted construction and the outdoor seating area is subject
14 to the approvals from other departments including and may not be limited to Planning
15 Division, Engineering, Code Enforcement, LA County Health Department & Fire
16 Department.

17 35. The plans for legalizing the unpermitted construction must be wet stamped and signed
18 by a California registered or civil engineer and shall be in complying with the governing
19 2016 California Building Codes and LA County Fire Code. The plans shall be supported
by any prudent reports and/or calculations (prepared, stamped and signed by a
California registered or civil engineer) to justify or validate the designs outlined in the
plans.

20 36. The above-mentioned plans must be submitted to the City for plan checking approval to
21 ensure all building and safety requirements including the requirements for accessibility &
22 parking are met. Then, a permit and certificate of use and occupancies (after inspection
is complete and finalized) will be issued for the intended uses.

23 37. This review shall not be construed as Plan Check Approval due to lack of construction
24 details and calculations.

25 **FIRE DEPARTMENT**

26 38. Submit a completed LACoFD Fire Flow Availability Form #196 (original, wet signature
27 copy), to the County of Los Angeles Fire Prevention Land Development Unit.

28 **SECTION 5:** This resolution shall not become effective until 15 days after the date

1 of decision rendered by the Planning Commission, unless within that period of time it is
2 appealed to the City Council. The decision of the Planning Commission shall be stayed
3 until final determination of the appeal has been effected by the City Council.

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

7 **PASSED, APPROVED, AND ADOPTED** this 19th day of December, 2018 by the
8 following vote:

9 AYES:

10 NOES:

11 ABSENT:

12 ABSTAIN:

13 HUNTINGTON PARK PLANNING COMMISSION

17 Angelica Montes, Chairperson

18 ATTEST:

22 Carlos Luis, Secretary

PROJECT PLANS

EXHIBIT B

CASE NO. 2018-07 CUP/DP/MCUP

LAS CORONAS GRILL RESTAURANT

RESTAURANT REMODEL

3340 E. GAGE AVENUE
HUNTINGTON PARK, CA 90255

GENERAL NOTES:

CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND BY SUBMITTING A BID, EACH CONTRACTOR AND SUBCONTRACTOR ACCEPTS THE CONDITIONS UNDER WHICH HE/SHE WILL BE REQUIRED TO WORK.

THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF THE CITY OF HUNTINGTON PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND FEDERAL INCLUDING BUT NOT LIMITED TO THE FOLLOWING CALIFORNIA ADMINISTRATIVE CODES:

CODE INFORMATION COMPLIANCE AND LOCAL AMENDMENTS:

TITLE 24 BUILDING STANDARDS
CITY F HUNTINGTON PARK PLANNING/ZONING DEPARTMENT
HUNTINGTON PARK MUNICIPAL CODE
CITY OF HUNTINGTOP PARK PUBLIC WORKS DEPARTMENT
2010 CALIFORNIA BUILDING CODE
2010 CALIFORNIA ELECTRICAL CODE
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA PLUMBING CODE
2010 CALIFORNIA FIRE CODE
2010 GREEN BUILDING CODE

IN THE EVENT OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE ACTUAL SITE CONDITION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

THESE DRAWINGS MAY NOT BE TO SCALE AND ARE FOR ILLUSTRATION PURPOSES ONLY. THE CONTRACTOR IS REQUIRED TO VERIFY DIMENSIONS AND CONDITIONS IN THE FIELD, EACH SUBCONTRACTOR SHALL ALSO MAKE AND SHALL BE RESPONSIBLE FOR THEIR ACCURACY.

DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.

CONTRACTOR SHALL PROVIDE SANITARY FACILITIES FOR CONSTRUCTION.

OPENINGS SHALL NOT BE PLACED IN BEAMS, JOISTS, COLUMNS, BEARING WALLS, UNLESS SPECIFICALLY DETAILED OR NOTED ON THE STRUCTURAL DRAWINGS, BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN DRAWINGS BY OTHERS SHOW OR REQUIRE SUCH OPENINGS, CHASES, ETC.

THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL TRASH WASTE, RUBBISH AND DEBRIS RESULTING FROM HIS/HER WORK AND OR OPERATION.

EXISTING AREA ANALYSIS

LOT SIZE: 12,670 S.F.
(E) RESTAURANT(INCLUDES INDOOR SITTING): 1,095 S.F.
-NO EXISTING OUTDOOR SITTING AREA:
(N) OUTDOOR SITTING AREA: 175 S.F.
(E) INDOOR SITTING AREA: 444 S.F.
(N) INDOOR SITTING AREA: 660 S.F.
(E) OFFICES TO BE LEGALIZED: 180 S.F.

LOT COVERAGE ANALYSIS

(E) LOT COVERAGE: 1,730 S.F.
(N) LOT COVERAGE: 1,756 S.F.
EXISTING TOTAL: (FOOTPRINT) 1,730 S.F. / (LOT) 12,670 = 13.65% FOOT PRINT LOT COVERAGE
NEW TOTAL: (FOOTPRINT) 1,756 S.F. / (LOT) 12,620 13.91% FOOT PRINT LOT COVERAGE

PARKING ANALYSIS

REQUIRED PARKING
RESTAURANT SEATING

(N) OUTDOOR SEATING AREA: 175 S.F./100= 2 STALLS
(N) INDOOR SEATING: 660 S.F./100= 7 STALLS
(E) NON-SEATING AREA: 636 S.F./400= 2 STALLS
TOTAL= 11 STALLS

11 PARKING SPACES REQUIRED

PARKING PROVIDED: 11 STANDARD
1 ADA
TOTAL 12 PARKING SPACES PROVIDED

SCOPE OF WORK

1. LEGALIZE 478 S.F. UNPERMITTED ADDITION TO RESTAURANT FOR SEATING AREA
2. LEGALIZE (E) OFFICE SPACE OF 180 S.F.
3. NEW 200 S.F. OUTDOOR SEATING AREA

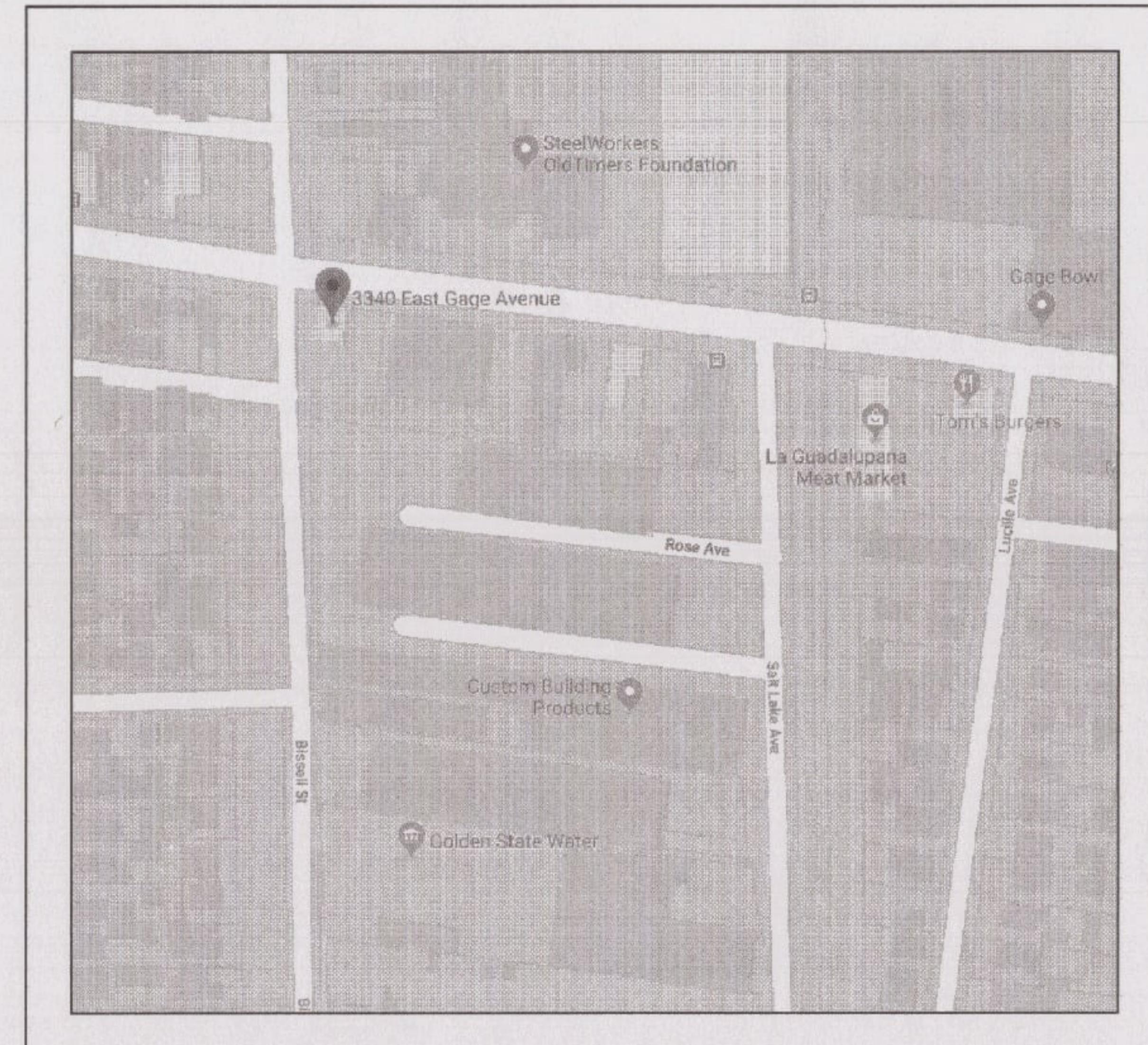
DRAWING SCHEDULE:

T-1	TITLE PAGE
A-1.1	(E) SITE PLAN
A-1.2	(N) SITE PLAN
A-2	(E & N) FLOOR PLAN
A-3	ELEVATIONS
A-4	DETAILS

BUILDING DATA:

(A) PARCEL #: 6324-015-020
(B) ZONING: COMMERCIAL GENERAL (CG)
(C) CONSTRUCTION TYPE: V-B
(D) OCCUPANCY: COMMERCIAL
(E) USE DESCRIPTION: RESTAURANT
(F) REGION / CLUSTER: 26/26619

VICINITY MAP:



ADDITIONAL REQUIRED APPROVALS


- DEVELOPMENT PERMIT (T.I. LEGALIZATION OF UNPERMITTED ADDITION)
- MINOR C.U.P. FOR OUTDOOR SEATING
- C.U.P. FOR MODIFICATION OF RESTAURANT W/ DRIVE THRU
- HEALTH DEPARTMENT
- FIRE DEPARTMENT

REVISIONS:	DATE
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△	
△	
DESIGNER/CONTACT:	LILIAN DIAZ (909) 520-9180
CLIENT / OWNER:	LEONARDO CORONA (323) 216-1160
ENGINEER:	
CONTRACTOR:	CORONA CONSTRUCTION (323) 216-1160
PROJECT:	LAS CORONAS GRILL RESTAURANT 3340 E. GAGE AVENUE HUNTINGTON PARK, CA 90255
STAMP:	NOVEMBER 2018
SHEET TITLE:	TITLE SHEET
SHEET NO.:	T-1
DRAWN BY:	L. D.
DATE ISSUED:	NOVEMBER 11, 2018

GAGE AVE.

THIS IS THE
BOTTLE
WASHING
SCHOOL

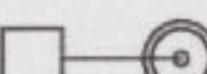
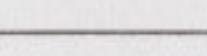
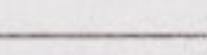
A diagram of a fire hydrant. It consists of a circular base with a smaller circle inside, representing the cap. A curved line extends from the top of the base, representing the hydrant body. Two parallel lines extend from the top left of the body, representing the hose connection. A leader line with an arrow points from the text '(E) FIRE HYDRANT' to the top of the hydrant body.



(E) SITE PLAN

SCALE: 1 / 8" = 1'-0"


LEGEND

- ☒ (E) 12X12 CONCRETE COLUMN
- (N) 4" STEEL BUMPER POST
-  (E) LIGHT
- ☒ (E) FENCE W/ COLUMNS SEE DET.
-  (E) BUILDING WALL
-  PROPOSED NEW STOREFRONT

2
A4

PROJECT:	LAS CORONAS GRILL	
STAMP:	DRAWN BY: L. D.	
SHEET NO.:	A-1	
DATE ISSUED:	NOVEMBER 11, 2018	
<p>CLIENT / OWNER: LEONARDO CORONA (323) 216-1160</p> <p>DESIGNER/CONTACT: LILIAN DIAZ (909) 520-9180</p> <p>CONTRACTOR: CORONA CONSTRUCTION (323) 216-1160</p>		
<p>REVISIONS: DATE</p> <p>SHEET TITLE: SITE PLAN</p>		

GAGE AVE.



(N) SITE PLAN

SCALE: 1/8" = 1'-0"

LEGEND

- (E) 12X12 CONCRETE COLUMN
- (N) 4" STEEL BUMPER POST
- (E) LIGHT
- (E) FENCE W/ COLUMNS SEE DET.
- (E) BUILDING WALL
- PROPOSED NEW STOREFRONT

1

PROJECT:	LAS CORONAS GRILL RESTAURANT	
CLIENT / OWNER:	LEONARDO CORONA (323) 216-1160	
ENGINEER:	DESIGNER/CONTACT: LILIAN DIAZ (909) 520-9180	
CONTRACTOR:	CORONA CONSTRUCTION (323) 216-1160	
STAMP:	NOVEMBER 11, 2018	
SHEET TITLE:	SITE PLAN	
SHEET NO.:	A-1.2	
DRAWN BY:	L. D.	
DATE ISSUED:	NOVEMBER 11, 2018	

REVISIONS: DATE	
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DESIGNER/CONTACT:
LILIAN DIAZ
(909) 520-9180

CLIENT / OWNER:
LEONARDO CORONA
(323) 216-1160

PROJECT:
LAS CORONAS GRILL
RESTAURANT
3340 E. GAGE AVENUE
HUNTINGTON PARK, CA 90255

STAMP:

SHEET TITLE:
**(E) & (N)
FLOOR PLAN**

SHEET NO:

A-2

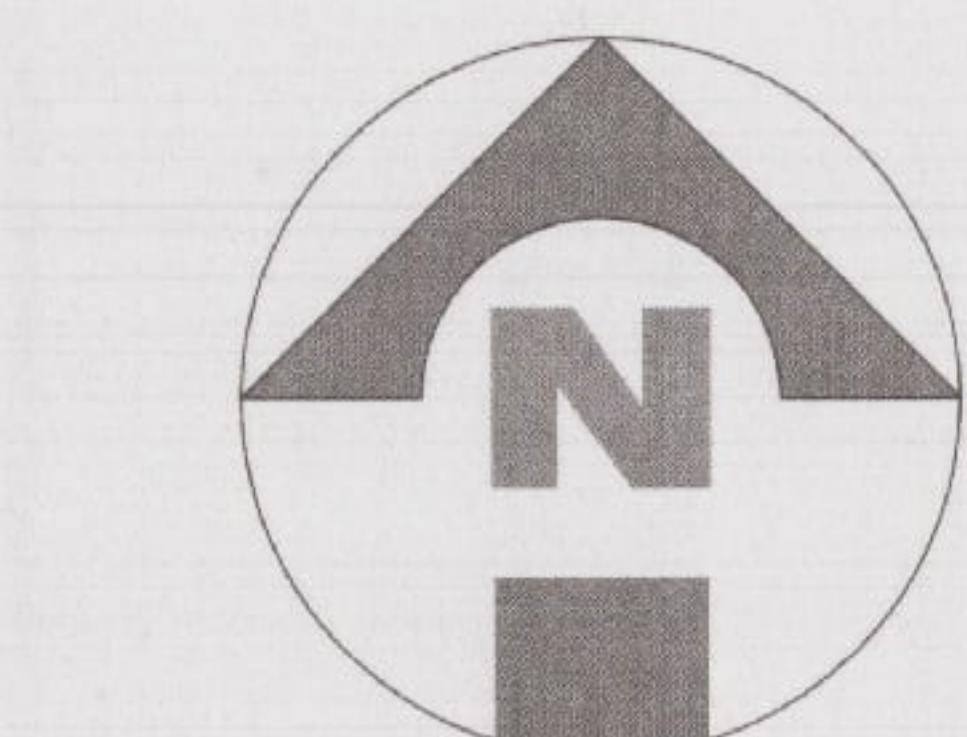
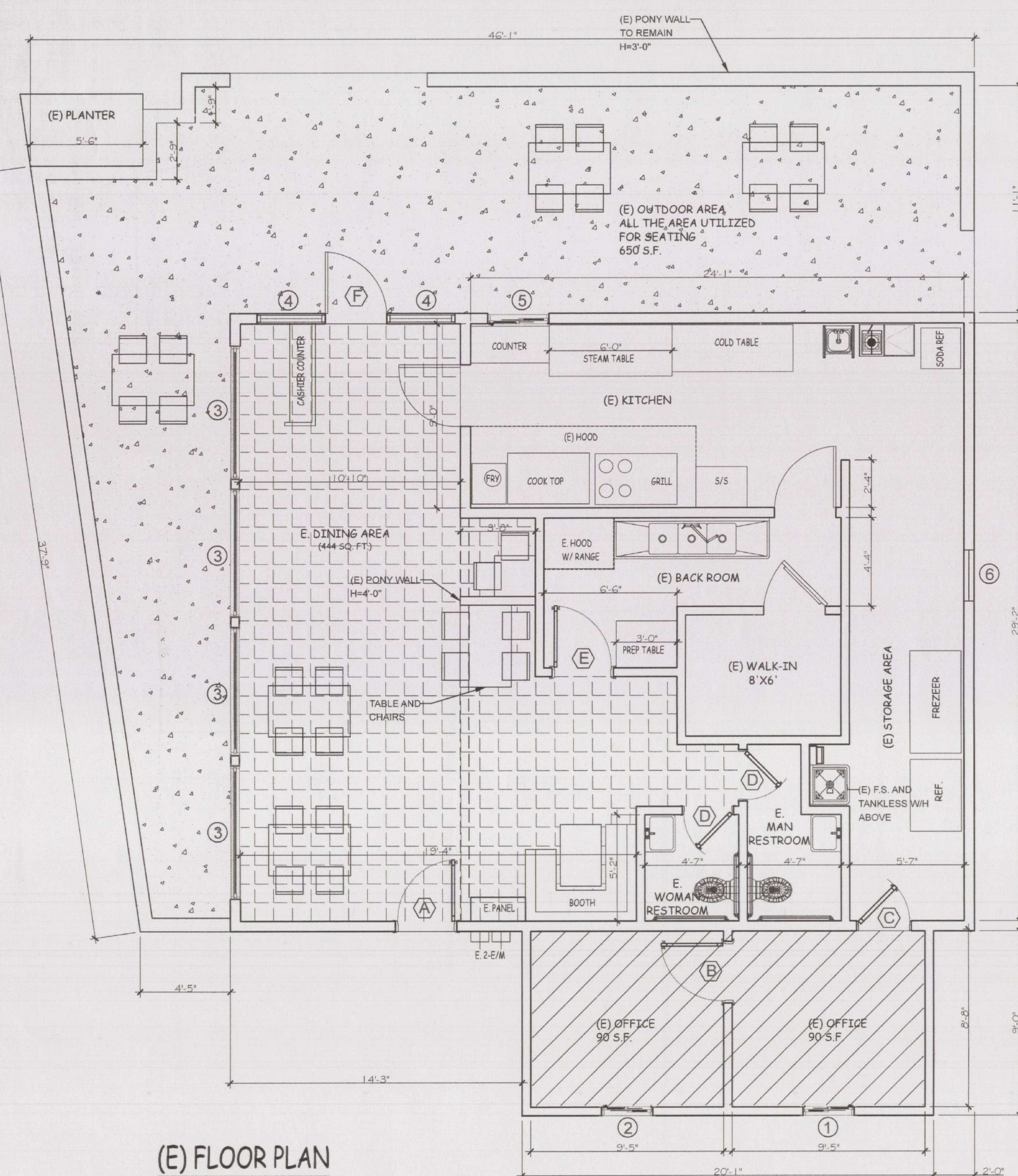
DRAWN BY: L. D.
DATE ISSUED:
NOVEMBER 11, 2018

DOOR SCHEDULE

ID	WIDTH	HEIGHT	TYPE	REMARKS
A	3'-0"	7'-0	SWING	(E) DOOR W/ SELF CLOSING & LEVER HRDWR
B	3'-0"	6'-8"	SWING	(E) DOOR W/ SELF CLOSING & LEVER HRDWR
C	2'-8"	6'-8"	SWING	(E) DOOR W/ SELF CLOSING & LEVER HRDWR
D	2'-6"	6'-8"	SWING	(E) DOOR W/ SELF CLOSING & LEVER HRDWR
E	3'-0"	6'-8"	SWING	(E) DOOR W/ SELF CLOSING & LEVER HRDWR
F	3'-0"	7'-0	SWING	(E) TEMPERED GLASS DOOR W/ PUSH & PULL HRDWR, H/C ACCESSIBLE
G	(2) 3'-0"	7'-0	SWING	(N) TEMPERED GLASS DOORS W/ PUSH & PULL HRDWR, H/C ACCESSIBLE
H	3'-0"	7'-0	SWING	(N) TEMPERED GLASS DOOR W/ PUSH & PULL HRDWR, H/C ACCESSIBLE

WINDOW SCHEDULE

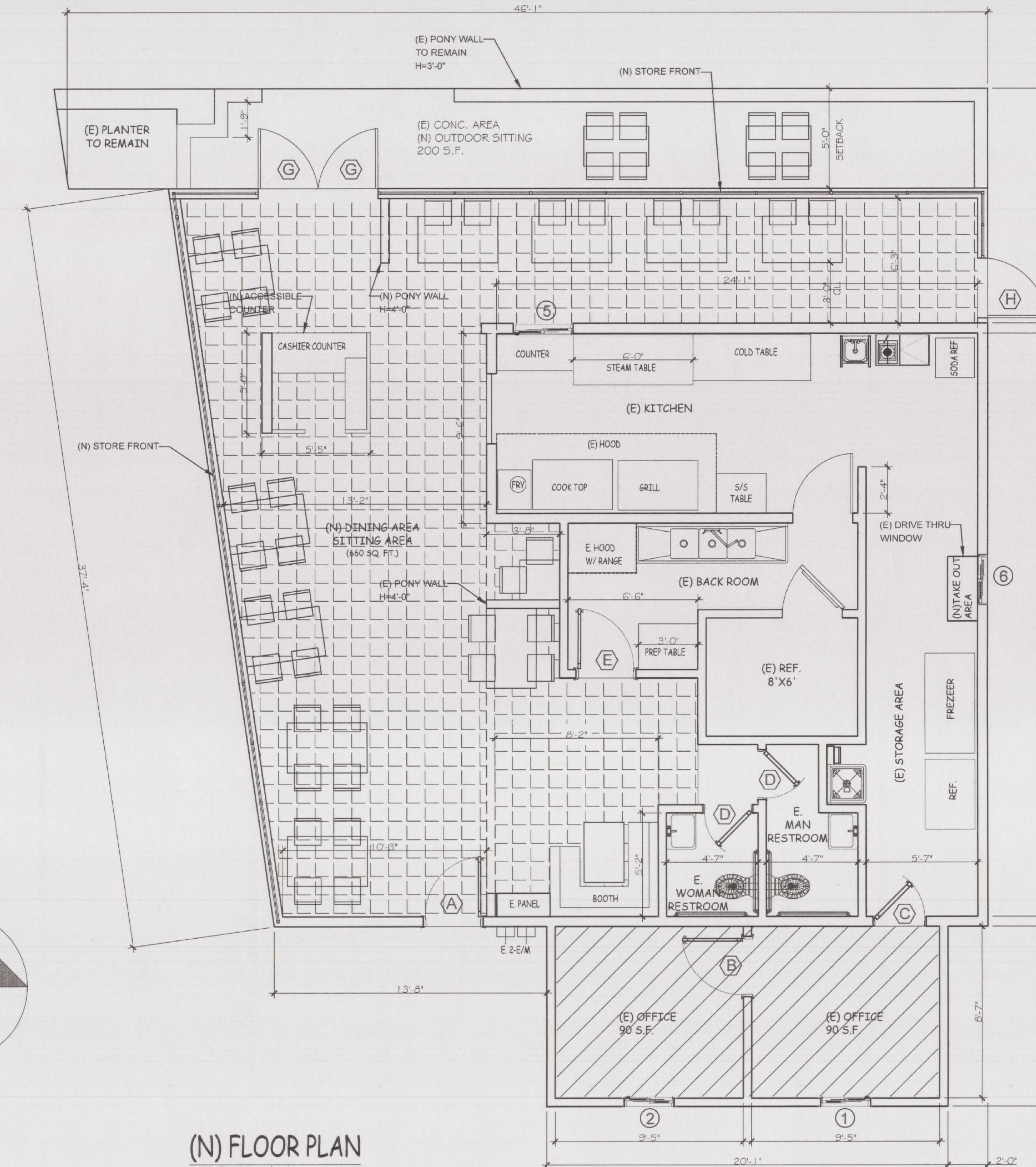
ID	WIDTH	HEIGHT	TYPE	LOCATION
1	2'-0"	3'-0"	SLIDER	(E) OFFICE
2	1'-6"	3'-0"	SLIDER	(E) OFFICE
3	6'-6"	5'-6"	FIXED	(E) DINING AREA. TO BE DEMO.
4	3'-6"	5'-0"	FIXED	(E) DINING AREA. TO BE DEMO.
5	3'-0"	3'-4"	SLIDER	(E) SERVICE WIN. TO REMAIN
6	2'-6"	4'-0"	SLIDER	(E) DRIVE THRU-C.U.P. NEEDED
7				
8				
9				

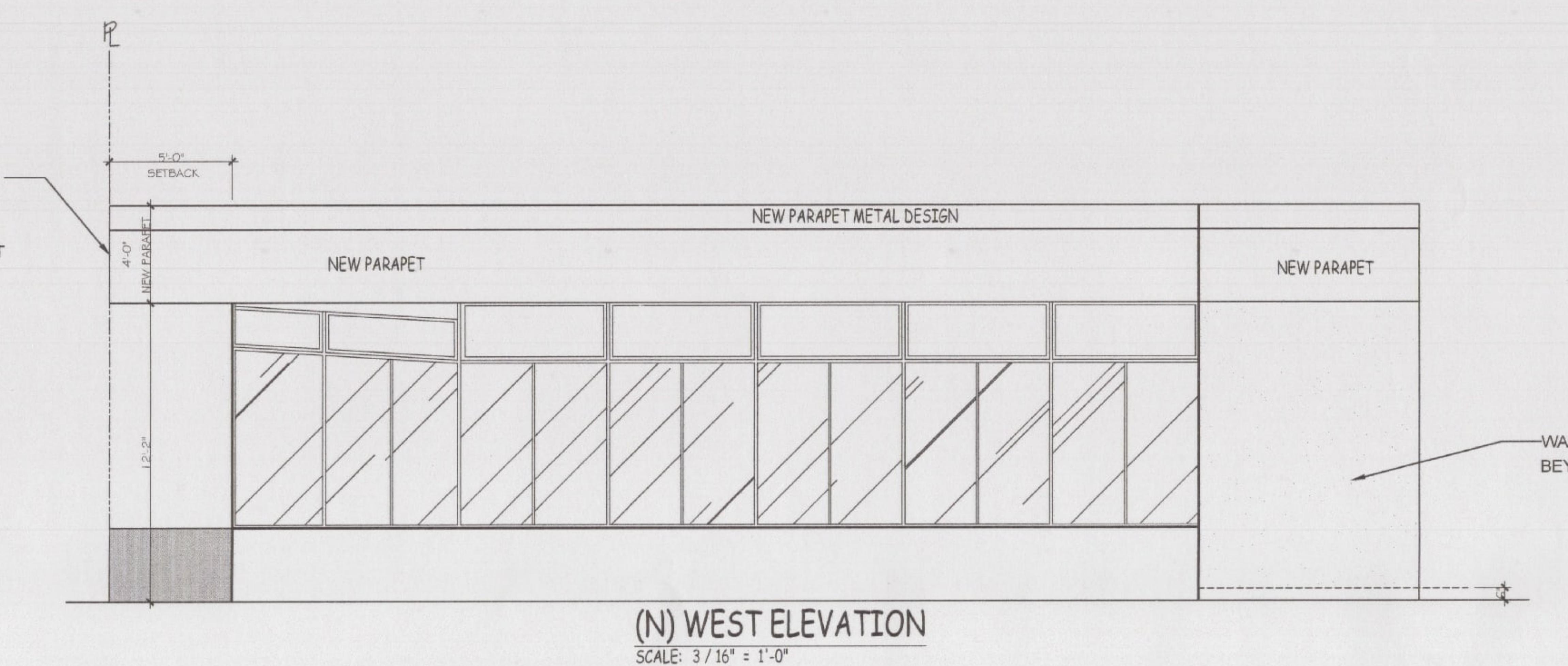
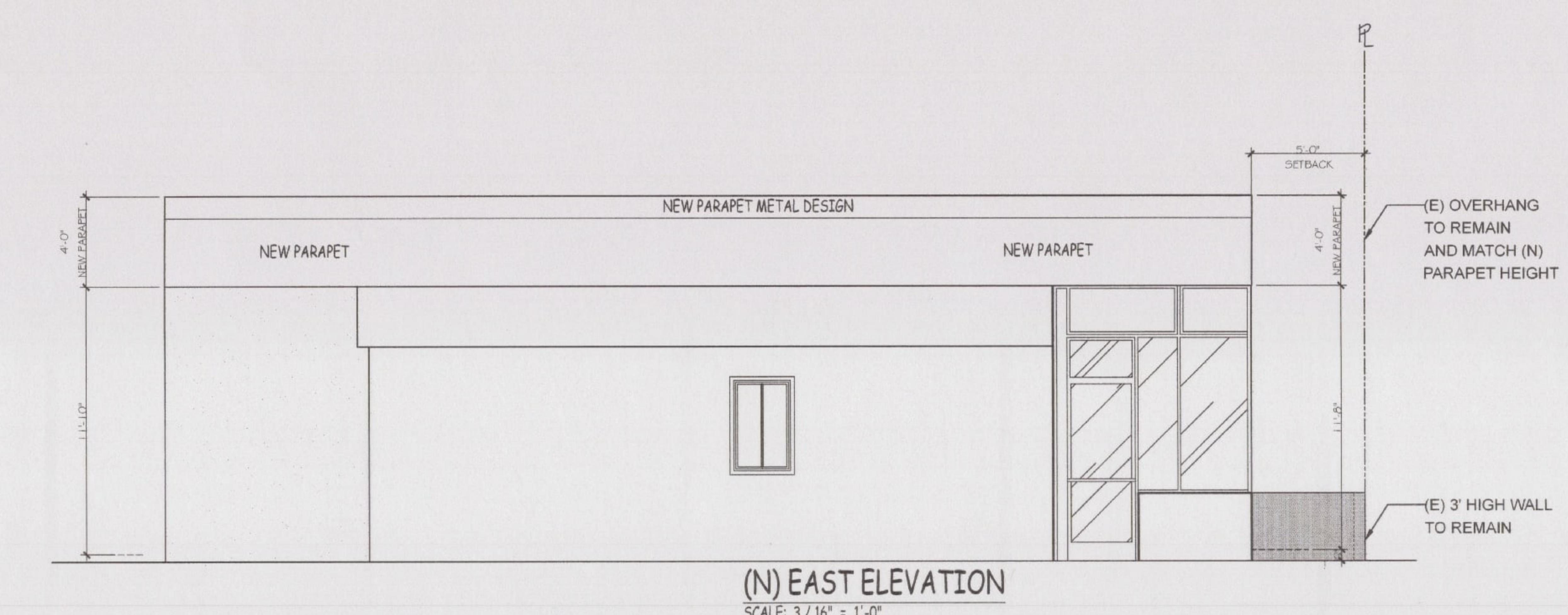
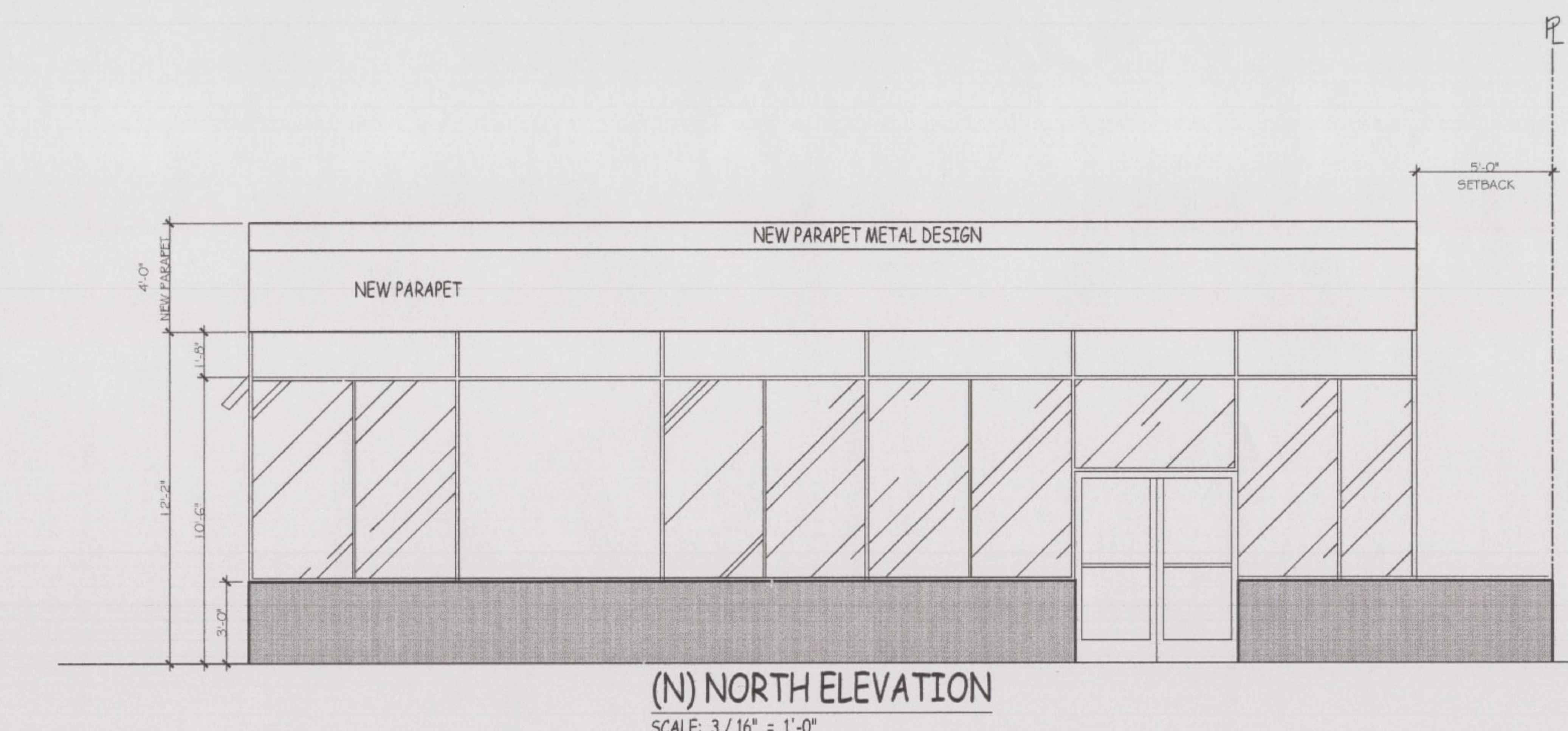
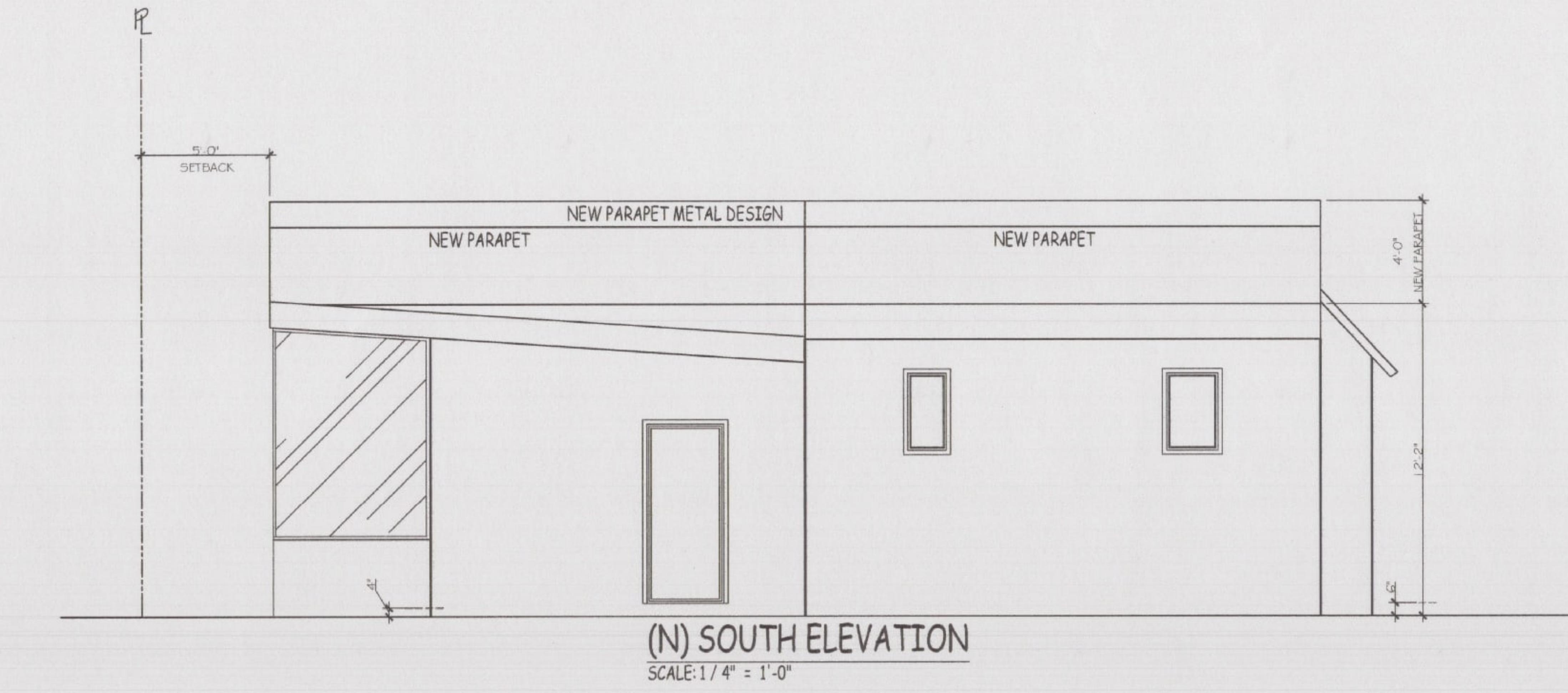
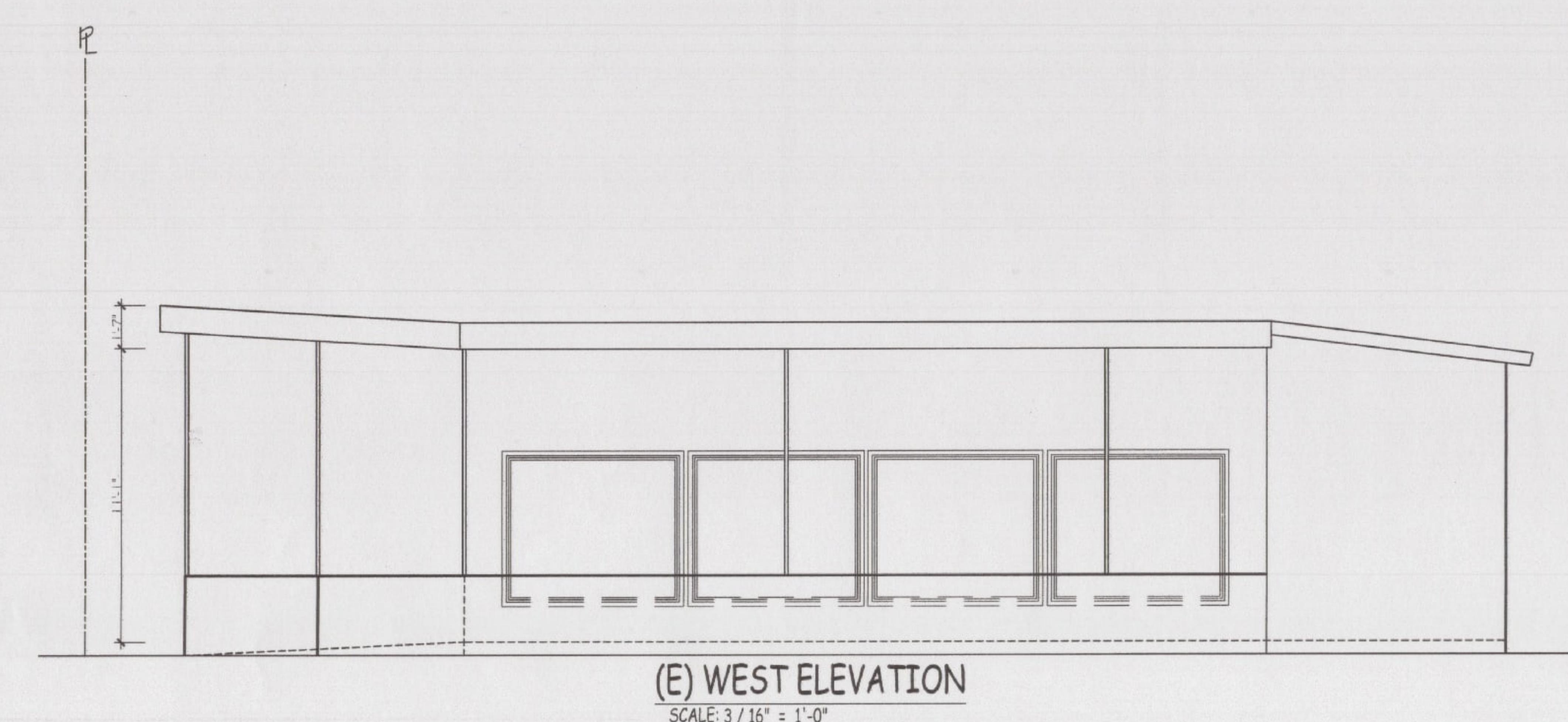
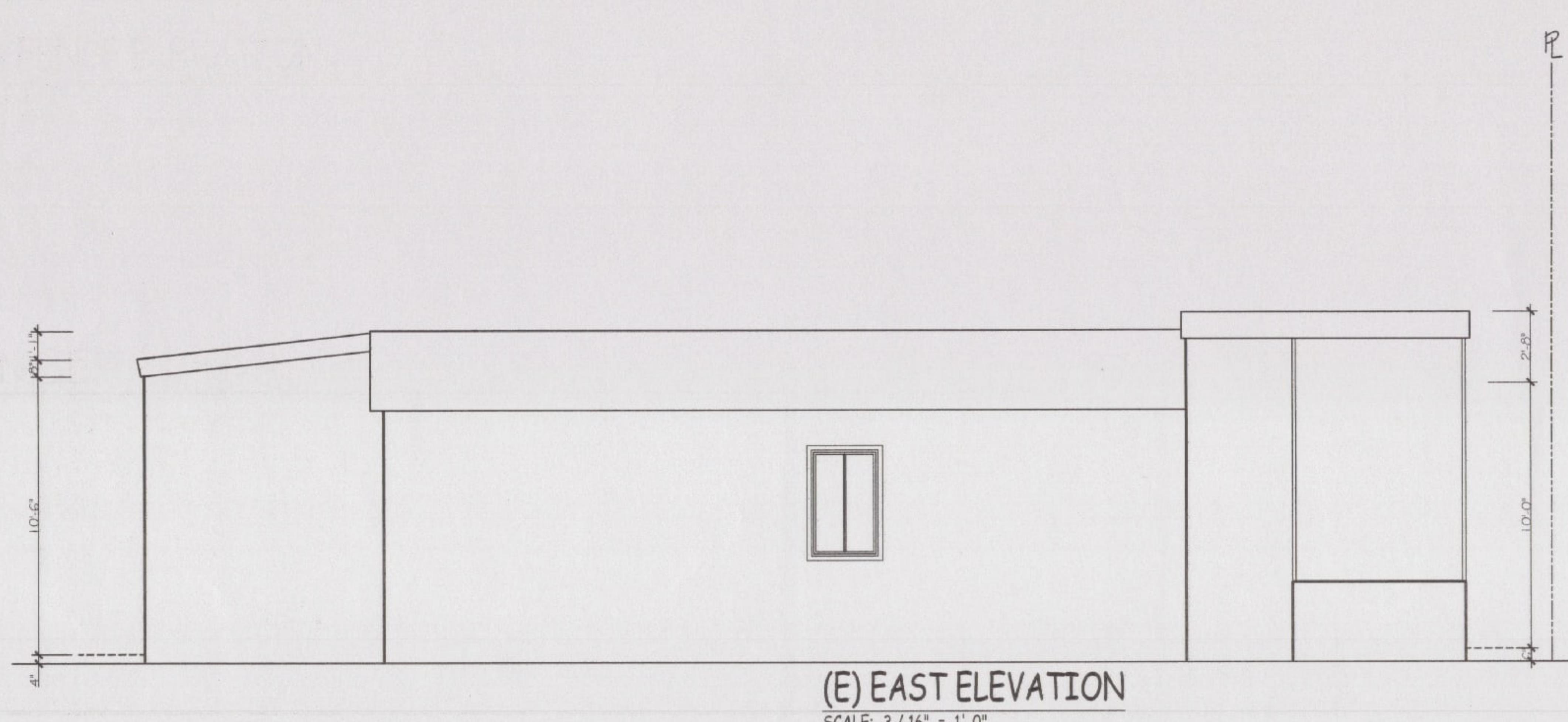
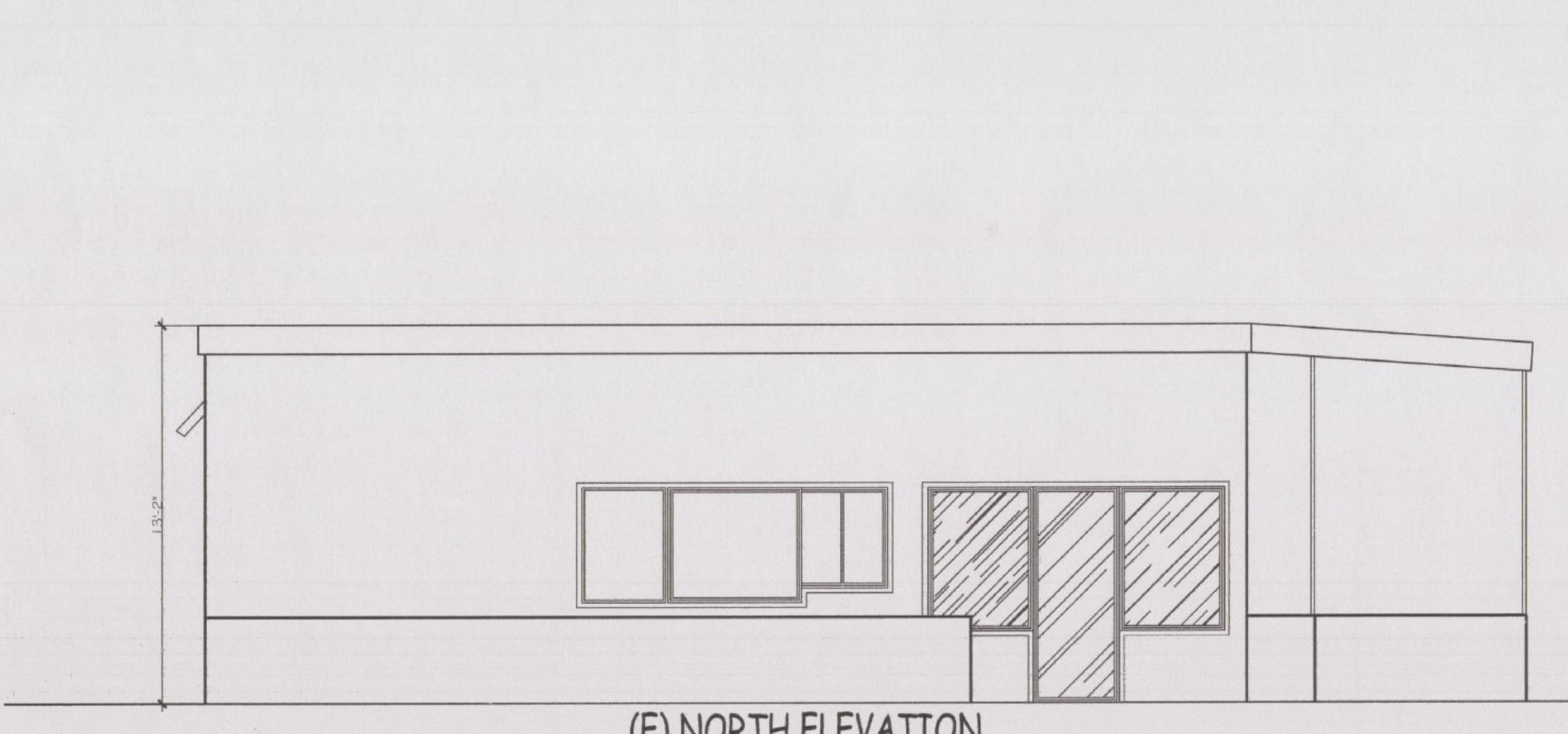


(N) FLOOR PLAN

SCALE: 1/4" = 1'-0"

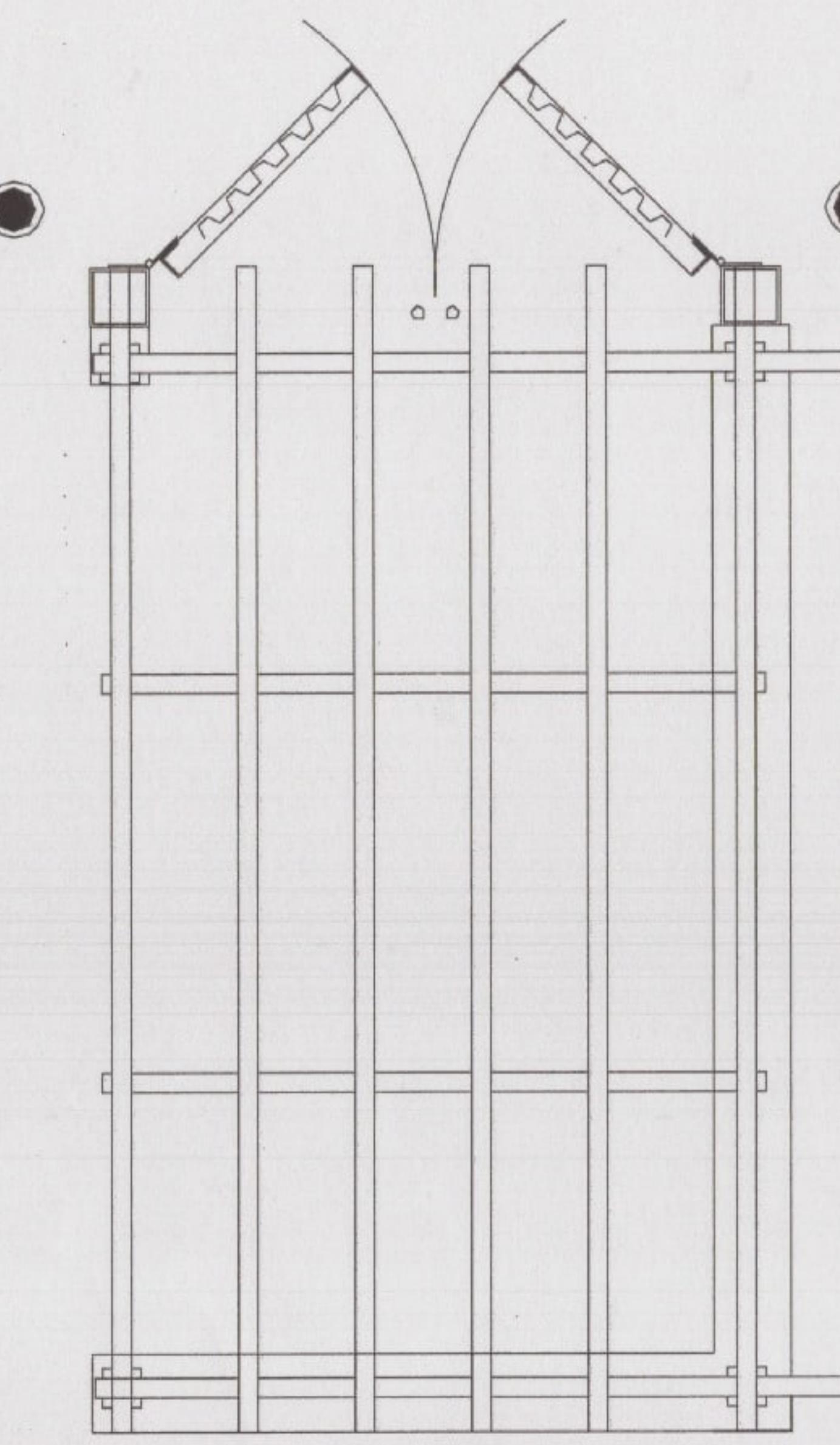
(E) 456 S.F. KITCHEN/ PREP. AREA/ STORAGE/ TOILET
(N) 920 S.F. INSIDE SITTING AREA
(E) 180 S.F. UNPERMITTED TO BE LEGALIZED





REVISIONS: DATE	
△	△
△	△
△	△
△	△
DESIGNER/CONTACT: LILIAN DIAZ (909) 520-9180	ENGINEER: LEONARDO CORONA (323) 216-1160
CONTRACTOR: CORONA CONSTRUCTION (323) 216-1160	PROJECT: LAS CORONAS GRILL RESTAURANT 3340 E. GAGE AVENUE HUNTINGTON PARK, CA 90255
SHEET TITLE: ELEVATIONS	STAMP:
SHEET NO: A-3	DRAWN BY: L. D. DATE ISSUED: NOVEMBER 11, 2018

REVISIONS:	DATE
△	△
△	△
△	△
DESIGNER/CONTACT: LILIAN DIAZ (909) 520-9180	
CONTRACTOR: CORONA CONSTRUCTION (323) 216-1160	



(N) TRASH ENCLOSURE AERIAL VIEW

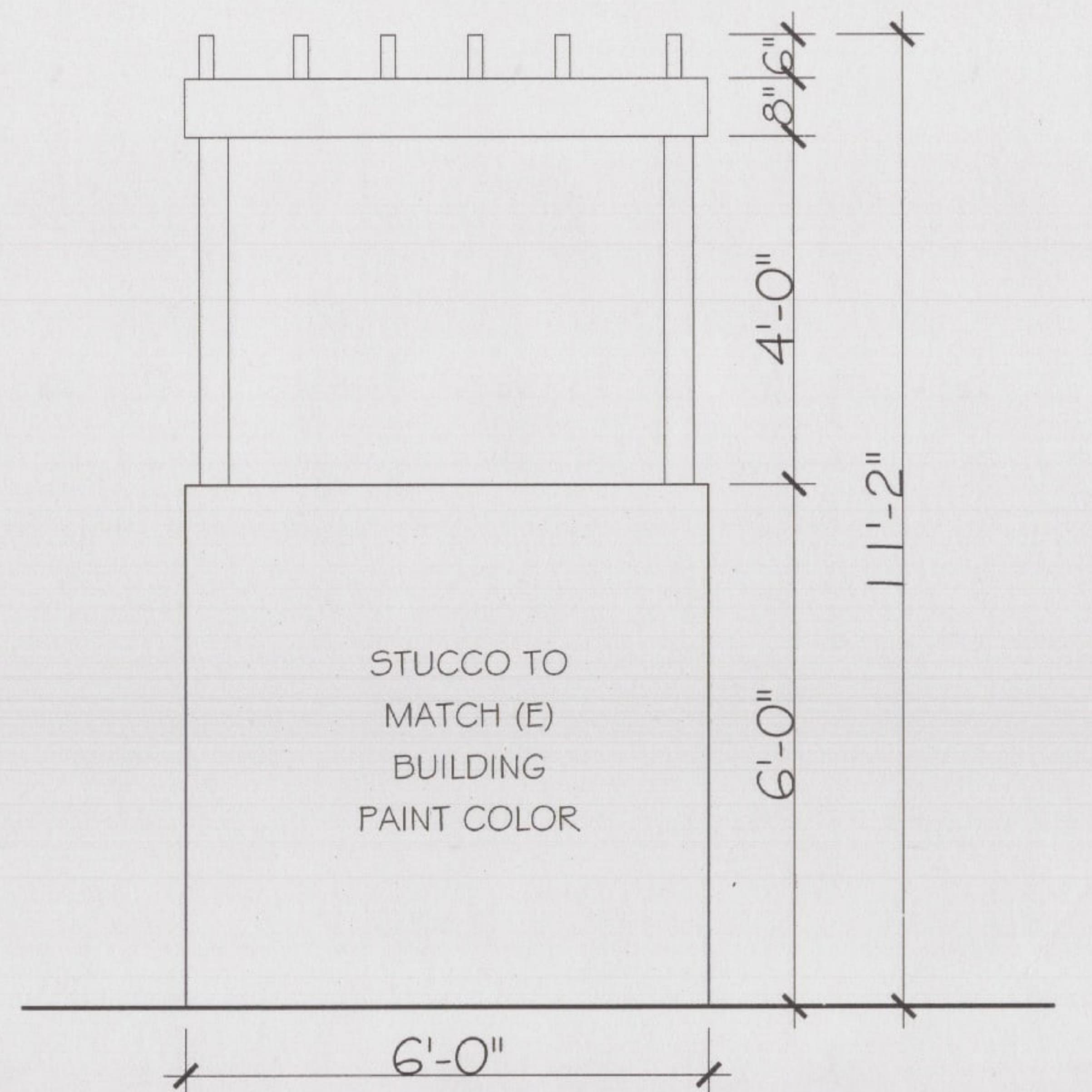
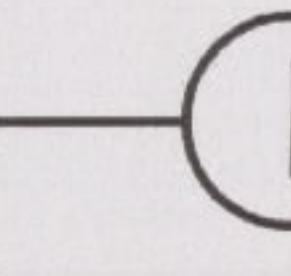
SCALE: 1/2" = 1'-0"



(N) TRASH ENCLOSURE NORTH ELEVATION

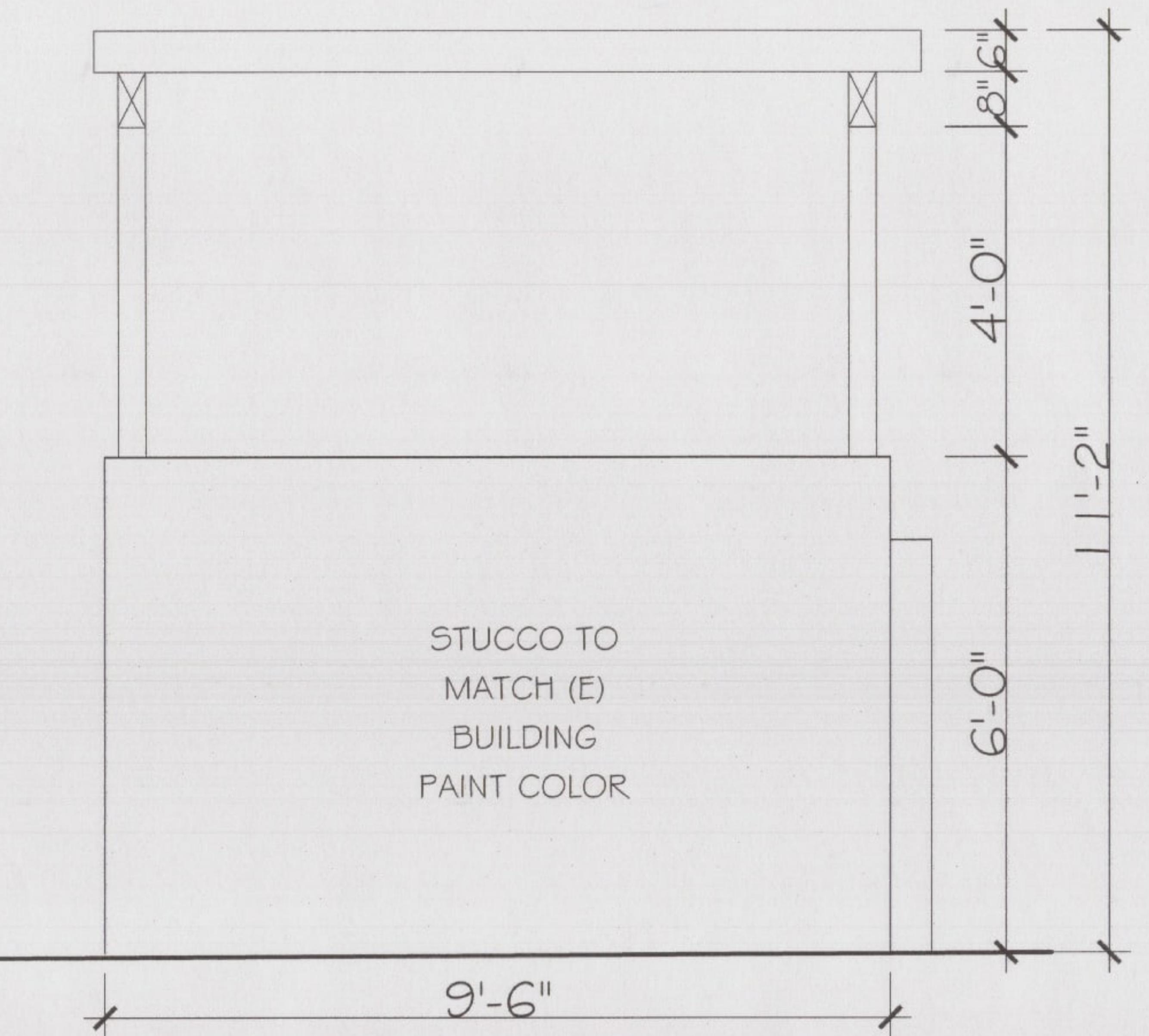
SCALE: 1/2" = 1'-0"

(N) TRASH ENCLOSURE



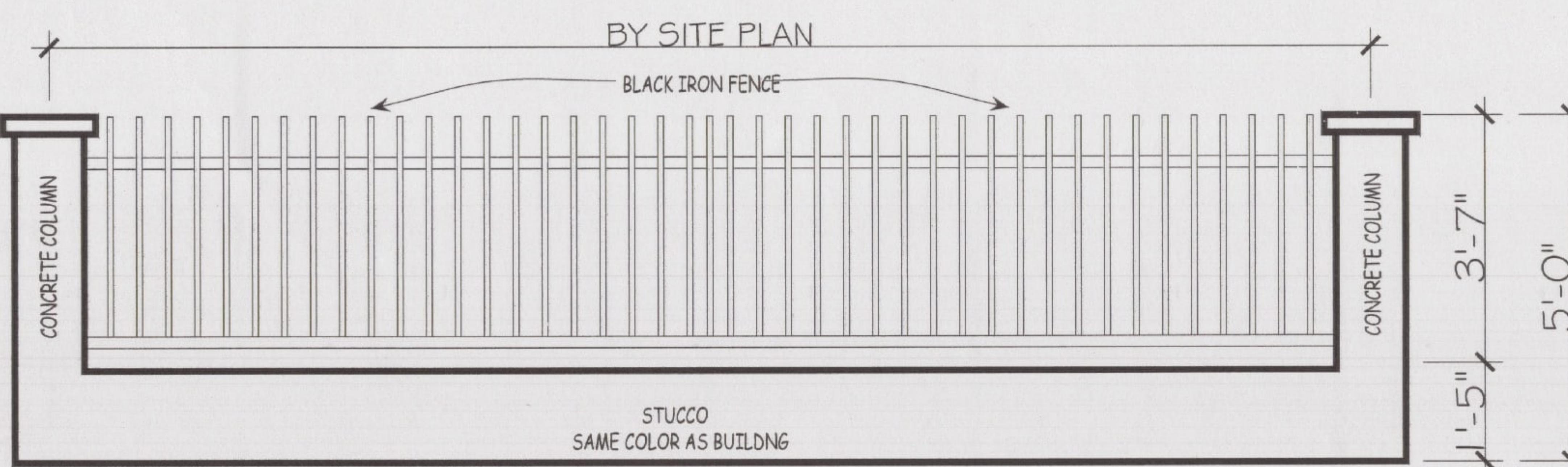
(N) TRASH ENCLOSURE SOUTH ELEVATION

SCALE: 1/2" = 1'-0"



(N) TRASH ENCLOSURE EAST ELEVATION

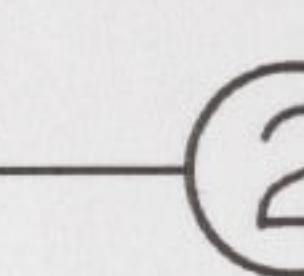
SCALE: 1/2" = 1'-0"



(E) FENCE ELEVATION

SCALE: 1/2" = 1'-0"

(E) FENCE



PROJECT: LAS CORONAS GRILL RESTAURANT 3340 E. GAGE AVENUE HUNTINGTON PARK, CA 90255	STAMP:
SHEET TITLE:	

A-4

DRAWN BY: L. D.
DATE ISSUED:
NOVEMBER 11, 2018

CONDITIONAL USE PERMIT, DEVELOPMENT PERMIT, MINOR CONDITIONAL USE PERMIT, AND ENVIRONMENTAL INFORMATION FORM APPLICATIONS

EXHIBIT C

CASE NO. 2018-07 CUP/DP/MCUP



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: 5.08.18

File No.: PC 2018-07

Fee/Receipt No.: _____

Initials: JK

PROJECT INFORMATION

Project Address: 3340 Gage Avenue

General Location: Southeast Corner of Gage Avenue and Bissell Street

Assessors Parcel Number (APN): 6324-015-020

APPLICANT'S INFORMATION

Applicant: Leo Corona

Mailing Address: 3340 Gage Avenue

Phone 1: 323.216.1160 Phone 2: _____ Fax: _____

PROPERTY OWNER'S INFORMATION

Property Owner: Manzanita LLC Property

Mailing Address: Wilshire Blvd., Los Angeles, CA

Phone 1: 213.447.3879 Phone 2: _____ Fax: _____

REQUEST

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

Approval of a Conditional Use Permit to add the on-sale of beer and wine to an existing 1,700 square foot restaurant located at 3340 Gage Avenue 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 site for the proposed on-sale of beer and wine within an existing restaurant is adequate in size and shape. The lot size is 12,670 square feet. The shape of the lot is irregular. The site currently has an approximately 1,700 square foot structure that will be improved to accommodate the proposed use.

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 existing use. The property is located at the SE intersection of Gage Avenue and Bissell Street.

Gage Avenue is considered a primary arterial running east and west through the city. Bissell Street is a two lane residential road that runs north and south through the city.

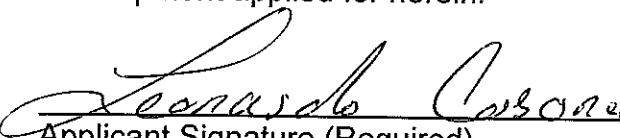
3. The proposed use will not be materially detrimental, nor have an adverse effect upon adjacent uses, buildings, or structures. (Explain)

The existing restaurant with the on-sale of beer and wine will not be materially detrimental, nor have any adverse impacts on surrounding uses or structures. The subject site was originally established as a restaurant and has operated as such continuously since its establishment many years ago. The proposed use will improve the visual appearance of the property and existing building. The existing tenant is also proposing to make several site improvements. The proposed use and improvements are allowed in the C-G zone. Additionally, the proposed use will be compatible with existing uses located in the neighboring vicinity.

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 project complies with all of the provisions of the General Plan and HPMC. Since the proposed use is for the addition of on-sale beer and wine within an existing restaurant there are no minimum distance requirements to sensitive receptors. 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.

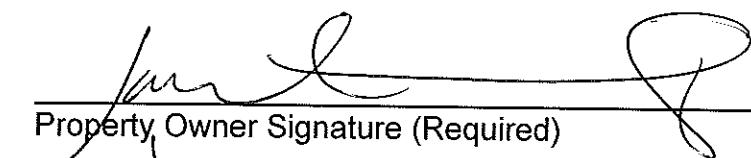


Applicant Signature (Required)

Date 4/17/2018

LEONARDO CORAZON
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 4/16/2018

JANET KANG
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

DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY

Date Filed: 5-22-18

File No.: PL 2018-07

Fee/Receipt No.:

Initials: JK

PROJECT INFORMATION

Project Address: 3340 GAGE AVE

General Location: CORNER OF GAGE AVE AND BISCH AVE

Assessors Parcel Number (APN): 6324-015-020

APPLICANT'S INFORMATION

Applicant: LEONARDO CORONA

Mailing Address: 3340 GAGE AVE

Phone 1: 323 216 1160 Phone 2: _____ Fax: _____

PROPERTY OWNER'S INFORMATION

Property Owner: MANZANITA LLC PROPERTY MGMT

Mailing Address: 3850 WILSHIRE AVE BLUD # 201

Phone 1: _____ Phone 2: _____ Fax: _____

PROJECT DESCRIPTION (Check as Appropriate):

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

Other Improvements (Describe): NEW SEATING AREA

Describe in detail the proposed development:

NEW OFFICES AND FAÇADE IMPROVEMENT.

TYPE OF USE (Check as Appropriate):

Residential Retail/Office Commercial Restaurant Industrial/Manufacturing

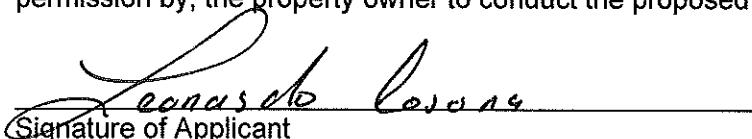
Other (Describe): NEW SEATING AREA AND NEW OFFICES w/ BEER SALE

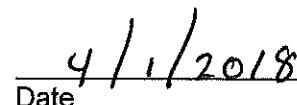
Square Footage of New Development/Addition: 600 SF (624)

Total Square Footage: 2102

Lot Coverage: 16.79% Off-Street Parking Spaces Provided: 20 No. of Floors: 1

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


Signature of Applicant


Date



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

MINOR CONDITIONAL USE PERMIT (MCUP) APPLICATION

FOR OFFICE USE ONLY

Date Filed: 5.08.18

File No.: TC 208-07

Fee/Receipt No.: _____

Initials: HC

PROJECT INFORMATION

Project Address: 3340 Gage Avenue

General Location: Southeast Corner of Gage Avenue and Bissell Street

Assessors Parcel Number (APN): 6324-015-020

APPLICANT'S INFORMATION

Applicant: Leo Corona

Mailing Address: 3340 Gage Avenue

Phone 1: 323.216.1160

Phone 2: _____

Fax: _____

PROPERTY OWNER'S INFORMATION

Property Owner: Manzanita LLC Property

Mailing Address: Wilshire Blvd., Los Angeles, CA

Phone 1: 213.447.3879

Phone 2: _____

Fax: _____

REQUEST

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

Approval of a Minor Conditional Use Permit to expand a 1,000 square foot existing restaurant by 700 square feet. The property is located at 3340 Gage Avenue in the C-G (Commercial General) Zone. HPMC Section 9-3.612. MCUP FOR PROPOSED OUTDOOR SEATING.

In order for the Community Development Director to approve a MCUP, 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 Minor 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 Community Development Director to determine if these findings are present in your case, the following questions must be answered by the applicant:

1. The site for this proposed use is adequate in size and shape. (Explain)
 - The site for the proposed expansion to the existing restaurant is adequate in size and shape.
 - The lot size is 12,670 square feet. The shape of the lot is irregular. The site currently has an approximately 1,000 square foot structure that will be improved with an additional 700 square feet to accommodate the proposed use.
 -
 -

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 with the existing use. The property is located at the SE intersection of Gage Avenue and Bissell Street.
 -
 -
 -

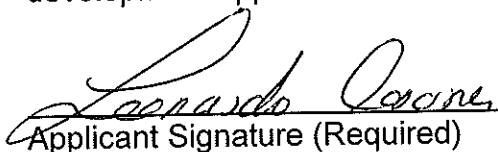
3. The proposed use will not be materially detrimental, nor have an adverse effect upon adjacent uses, buildings, or structures. (Explain)

The existing restaurant with the proposed expansion will not be materially detrimental, nor have any adverse impacts on surrounding uses or structures. The subject site was originally established as a restaurant and has operated as such continuously since its establishment many years ago. The proposed use will improve the visual appearance of the property and existing building. The existing tenant is also proposing to make several site improvements. The proposed use and improvements are allowed in the C-G zone. Additionally, the proposed use will be compatible with existing uses located in the neighboring vicinity.

4. The proposed Minor 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 project complies with all of the provisions of the General Plan and HPMC. 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.

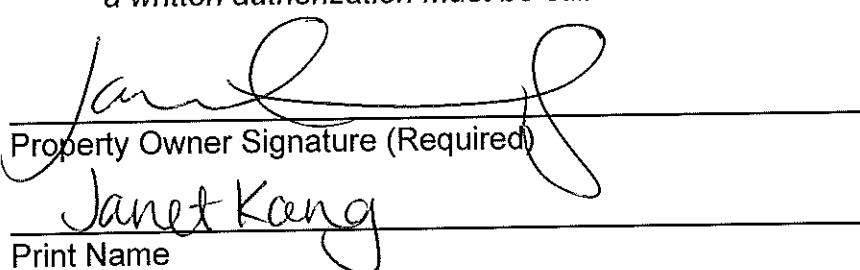


Leonardo Lacane
Applicant Signature (Required)

Date 4/17/18

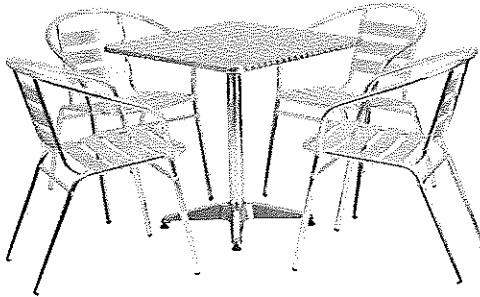
Leonardo
Print Name

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.



Janet Kang
Property Owner Signature (Required)
Janet Kang
Print Name

Date 4/16/2018



- ✓ Adds a sleek, professional look and feel to indoor and outdoor dining areas
- ✓ Made of polished, corrosion-resistant aluminum
- ✓ Lightweight for easy maneuverability
- ✓ Table's top has a smooth surface that makes it simple to wipe down between guests
- ✓ Wide base ensures optimal stability to prevent wobbling while in use
- ✓ 4 included chairs boast integrated arm rests for optimal relaxation
- ✓ Slotted backs and seats prevent water from collecting
- ✓ Has plastic glides to keep floor surfaces in pristine condition

889142012658

New

Shipping:

Usually Ships in 1-2 Business Days

UPC Code:

Condition:



FLASH FURNITURE TLH-ALUM-28SQ-017BCHR4-GG SPECS

Width	27 1/2 Inches
Depth	27 1/2 Inches
Height	27 1/2 Inches
Height Style	Standard Height
Color	Silver

FLASH FURNITURE TLH-ALUM-28SQ-017BCHR4-GG SPECS

Frame Color	Silver
Frame Material	Aluminum
Padded Seat	No
Seat Material	Aluminum
Shape	Square
Stackable	Yes
Tabletop Material	Stainless Steel
Type	Table / Chair Sets
Usage	Indoor / Outdoor
With Arms	Yes
With Back	Yes

Flash Furniture TLH-ALUM-28SQ-017BCHR4-GG Details

Instantly add a sleek, professional look and feel to your indoor or outdoor dining area with this Flash Furniture TLH-ALUM-28SQ-017BCHR4-GG 27 1/2" square table with 4 chairs! Made of polished, corrosion-resistant aluminum, this set is built strong to withstand daily, heavy-duty use, yet lightweight enough to provide easy maneuverability around your facility. The table's top features a smooth stainless steel surface that makes it simple to wipe down between guests, and its wide base ensures optimal stability to prevent wobbling while in use.

Not only do the 4 included chairs boast integrated arm rests for optimal relaxation, they also feature slotted backs and seats that prevent water from collecting, ensuring they dry fast after it rains sleet, or snows. The backs are also curved so your guests can comfortably enjoy your signature drinks, appetizers, entrees and desserts. For cleaning and storage purposes, the chairs can be stacked together with up to 16 additional chairs. Coming with plastic glides to help keep floor surfaces in pristine condition, this square aluminum table with 4 chairs is sure to enhance your patio or deck's theme!

Overall Dimensions:



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: 5-08-18

File No.: PL 298-07

Fee/Receipt No.: _____

Initials: JK

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

Name: Leo Corona (Leasee)

Address: 3340 Gage Avenue

Telephone: 323.216.1160

Fax: _____

2. Contact Person concerning this project:

Name: Same as above

Address: _____

Telephone: _____

Fax: _____

3. Address of project: 3340 Gage Avenue, Huntington Park, CA 90255

4. Assessor's Parcel Number (APN): 6324-015-020

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

Conditional Use Permit

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

Building and Safety, Health Department, California Department of Alcoholic Beverage Control

7. Existing Zone: C-G

8. Proposed use of site: Restaurant with On-Site Sales of Beer and Wine

9. **Site size** (lot dimensions and square footage):
12,670 square feet.

10. **Project size:**
Square feet to be added/constructed to structure(s):
Existing tenant space: 1,700 square feet
Total square footage of structure(s): _____

11. **Number of floors of construction:**
Existing: 1
Proposed: 1

12. **Parking:**
Amount required: _____
Amount provided: _____

13. **Anticipated time scheduling of project:** immediately

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:**

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 commercial use is a Restaurant with the proposed on-sale of beer and wine. The estimated employment per shift is a maximum of two employees. The proposed hours of operation are 6am to 12am. 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.

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

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:

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
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AESTHETICS

19. Would the proposed project:

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

AIR QUALITY

20. Would the proposed project:

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

BIOLOGICAL RESOURCES

21. Would the proposed project:

a. Remove of any existing trees or landscaping?

D

CULTURAL RESOURCES:

22. Would the proposed project:

a. Affect historical resources?

D

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

D

GEOLOGY AND SOILS

23. Would the proposed project:

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

D

b. Be located on expansive soils?

D

c. Result in unique geologic or physical features?

D

HAZARDS

24. Would the proposed project:

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

D

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

D

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

D

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

D

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

a. Change water drainage patterns?

D

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

D

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

LAND USE AND PLANNING

26. Would the proposed project:

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

MINERAL AND ENERGY RESOURCES

27. Would the proposed project:

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

NOISE

28. Would the proposed project result in:

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

POPULATION AND HOUSING

29. Would the proposed project:

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

PUBLIC SERVICES

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

- a. Fire protection? D

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

RECREATION

31. Would the proposed project:

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

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

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

UTILITIES AND SERVICE SYSTEMS

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

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

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

The lot size of the proposed site is 12,670 square feet. The shape of the lot is irregular. The site has an approximately 1,700 square foot existing commercial one-story structure that has always been used as a restaurant since its establishment. There is an open parking lot at the rear and side of the property with two driveway aprons. One driveway apron is located along Gage Avenue. The second driveway apron is located along Bissell Street.

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 restaurants with the on-sale of beer and wine located in the C-G zone.

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



Applicant (Signature)



Date



Community Development Department

MEMORANDUM

DATE: DECEMBER 19, 2018

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: CARLOS LUIS, SENIOR PLANNER

FROM: DEBRA MARTINEZ, PLANNING TECHNICIAN

RE: **PLANNING COMMISSION CASE NO. 2018-08 – CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT**

BACKGROUND

The item was scheduled for the November 21, 2018 Planning Commission meeting; however, due to lack quorum the item was continued to the December 19, 2018 meeting.

On May 31, 2018, the Planning Division received a Conditional Use Permit application and Development Permit application to allow the construction of a new industrial building for art fabrication on a vacant lot.

Subsequently, the item was published in the local newspaper and scheduled for the October 17, 2018 Planning Commission meeting.

During the review process, the Los Angeles County Fire Department did not clear the project for public hearing. In addition, the Fire Department is requiring that the project be redesigned to comply with the Fire Department access requirements.

On November 14, 2018, the property owner submitted his request to withdraw his application for the industrial building for art fabrication. According to the applicant, additional time is necessary in order to address the Fire Department requirements.

The applicant may re-apply for a Conditional Use Permit and Development permit at a later time for the construction of a new industrial building for art fabrication once they obtain Fire Department approval.

EXHIBITS:

A. Withdrawal Email

Debra Martinez

From: NATHAN HUNT <huntcarving@gmail.com>
Sent: Wednesday, November 14, 2018 8:15 AM
To: Debra Martinez
Cc: joseph wedding; Susana Martinez
Subject: Re: 2547 57th , 2018-08 CUP/DP

Hi Debra,

I would like to withdraw my application pending a re-application once we make the adjustments we have to make to meet fire code.

Thank you,

Nathan Hunt

On Nov 5, 2018, at 10:02 AM, Debra Martinez <DMartinez@h pca.gov> wrote:

Hello Nathan,

I wanted to follow up with you regarding 2547 57th. The meeting is coming up within the next few weeks and no plans have been submitted for review and to be routed to the Fire Department. Please let me know of the status when you have a chance.

If you have any questions, feel free to contact me. Thank you.

Debra Martinez | Planning Technician | City of Huntington Park
Community Development Department | Planning Division
6550 Miles Avenue | Huntington Park, CA 90255
☎ (323) 584-6324
✉ dmartinez@h pca.gov
💻 www.h pca.gov

From: Debra Martinez
Sent: Thursday, October 11, 2018 5:46 PM
To: NATHAN HUNT <huntcarving@gmail.com>; joseph wedding <jowedding@gmail.com>
Subject: 2547 57th , 2018-08 CUP/DP

Hello Nathan,

Attached is the continuation memo for the proposed Commercial Building at 2547 57th St.

If you have any questions, feel free to contact me. Thank you.

Debra Martinez | Planning Technician | City of Huntington Park
Community Development Department | Planning Division
6550 Miles Avenue | Huntington Park, CA 90255
☎ (323) 584-6324 | 💻 (323) 584-6244