



CITY OF HUNTINGTON PARK

SPECIAL PLANNING COMMISSION AGENDA REPORT

DATE: FEBRUARY 3, 2021

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: SERGIO INFANZON, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: GABRIEL DIAZ, ASSOCIATE PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2020-06 CUP
(CONDITIONAL USE PERMIT)**

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT TO INSTALL AN ADDITIONAL ATM MACHINE AND A NEW DRIVE-THRU LANE AT THE EXISTING COMMERCIAL USE (BANK) AND ASSOCIATED TENANT IMPROVEMENTS ON PROPERTY LOCATED AT 5931 PACIFIC BLVD, WITHIN THE COMMERCIAL GENERAL (CG) ZONE

APPLICANT: Ben Jones c/o Curtom Dunsmuir
1128 N. La Brea Ave.
Inglewood, CA 90302

PROPERTY OWNER: Bank of America
101 N Tryon St.
Charlotte, NC 28255

PROJECT LOCATION: 5931 Pacific Blvd

**ASSESSOR'S
PARCEL NUMBER:** 6320-003-022

PRESENT USE: Commercial

PROJECT AREA: 1,400 square feet (approximately)

BUILDING SIZE: 10,402 square feet (existing)

SITE SIZE: 37,500 square feet (0.86 acres)

GENERAL PLAN: General Commercial

ZONE: Commercial General (CG)

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

**MUNICIPAL CODE
REQUIREMENTS FOR A
CONDITIONAL USE PERMIT:** Pursuant to the Huntington Park Municipal Code (HPMC) section 9-4.202, accessory drive-thru establishments may be permitted provided a Conditional Use (CUP) has been granted by the Planning Commission.

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

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

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

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

**ENVIRONMENTAL
REVIEW:**

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

**PROJECT
BACKGROUND:**

- ***Project Proposal***

The applicant, Curton-Dunsmuir, is proposing an additional ATM machine and new drive-thru lane to an existing commercial bank site.

Other project related tenant improvements include: new lane bollards, a new integrated ATM canopy, a relocated landscaped concrete median, a new trash receptacle, new lighting, a new clearance bar, and a redesign of adjacent parking stalls.

- ***Business Operation***

The proposed ATM and drive-thru would be operated by the existing commercial tenant; Bank of America. Bank of America proposes to operate the new ATM seven days a week, 24-hours a day to match the existing ATM operations.

There are currently seven existing ATM machines at the building; two at the north elevation of the building, four at the east elevation of the building along Pacific Blvd., and one at the south elevation of the building at the existing drive-thru lane.

- ***Site Description***

The subject site is located on the west side of Pacific Blvd between Slauson Avenue and Belgrave Avenue. The subject site measures approximately 37,500 square feet (0.86 acres). It is bordered by commercial uses to the south, north, east, and west. The subject site is currently developed with a single tenant commercial building which measures approximately 10,402 square feet. Two adjacent parcels, located northeast of the subject site, are also owned by Bank of America and are used for additional parking for the commercial use. A public alley is located between the subject site and the additional parking. The three parcels operate as one contiguous site with driveways that cross over the alley.

- ***Drive-Thru, Circulation, and Off-Street Parking***

An additional drive-thru lane is proposed that will provide automated banking services to patrons. The proposed ATM machine would be located on a landscaped median that separates the existing drive-thru lane from the proposed drive-thru lane. The proposed drive-thru will be an accessory use to the existing commercial bank.

Customers would continue to access the ATM drive-thru lanes from the westerly alley and across the driveways at the adjacent parking lot. Vehicles would continue to exit the property via the one-way drive-thru lanes onto Pacific Blvd.

The property would have a parking lot consisting of a total of 87 parking spaces and two one-way drive aisles that are 12 feet wide.

**PROJECT
ANALYSIS:**

- ***Business Operation***

The proposed ATM machine will provide additional automated banking services to the community on a 24-hour basis. The proposed ATM will offer the same services that the existing seven ATM machines currently offer. It is reasonable to assume that Huntington Park residents may benefit from the additional services due to decreased wait times and queueing of patrons and vehicles.

- ***Drive-thru, Circulation, and Off-Street Parking***

The existing concrete median with landscaping would be reduced in width and relocated to maintain adequate aisle widths. Included on the concrete median are a new trash receptacle, a new light pole, a new clearance bar, and the proposed ATM machine and canopy. The project is also proposing new lane bollards to separate the proposed drive-thru lane and proposed one-way vehicle access lane. The circulation and queuing plan for the proposed accessory drive-thru lane has been reviewed and indicates that sufficient circulation and queuing will be provided throughout the site.

It is reasonable to assume that the addition of a new drive-thru lane and ATM will reduce queueing and wait times at the existing ATM machine. This should result in less cars lining up into the existing alley and reduced traffic throughout the site.

The proposed site plan will require removal of the ten existing angled parking stalls along the southerly portion of the property adjacent to the drive-thru. The stalls would be replaced by four parallel parking stalls. This results in a net reduction of six parking spaces. However, the site would provide 87 parking spaces which exceeds the required 26 spaces required per the Huntington Park Municipal Code (HPMC). As noted, the subject site has a total of 86 parking spaces for the comprehensive site. The number of parking spaces have been determined to be sufficient based on the fact there is no change in use or additional square footage proposed.

- ***Conditional Use Permit Findings***

In granting a Conditional Use Permit to allow the new ATM and drive-thru lane, the Planning Commission must make findings in connection with the Conditional Use Permit, as set forth in the Huntington Park Municipal Code (HPMC). A Conditional Use Permit may be approved only if all of the following findings are made:

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

Finding: The proposed accessory drive-thru is conditionally permitted within the subject zoning district. The subject zoning district, Commercial General (CG), is intended to provide for restaurants, general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. In addition, the proposed project complies 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, specifically, the proposed use is consistent with Goal 1.0; Policy 1.2 of the Land Use Element of the General Plan by encouraging community-oriented service in Huntington Park while continuing to revitalize Pacific Boulevard as a regional retail destination. The proposed ATM drive-thru will provide the community with enhanced service-oriented options.

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

Finding: The proposed use of an accessory drive-thru is Categorically Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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

Finding: The proposed project is located on a lot that measures approximately 37,500 square feet. The design, location, size, and operating characteristics of the proposed drive-thru facility is not expected to be detrimental to the public health, safety and welfare of the City. The proposed project will be harmonious and compatible with the existing commercial and service uses presently located within the vicinity and zoning district. The design, materials, and aesthetics of the proposed ATM match the existing building. Additionally, the site has adequate vehicle circulation, parking, and access. The addition of a new drive-thru lane and ATM will reduce queueing and wait times at the existing ATM machine. The operation of the proposed ATM and drive-thru lane will match the operation of the existing ATMs. The proposed project should result in less cars lining up into the existing alley and reduced traffic throughout the site.

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

Finding: The proposed project is located on a lot that measures approximately 37,500 square feet. In addition, the subject site is currently developed with an existing single tenant commercial building measuring 10,402 square feet. The project does not propose any additional square footage. The subject tenant space has historically been utilized as a commercial banking use with multiple ATMs and an existing drive-thru lane. Therefore, the subject site is physically suitable for the type and density/intensity of the use being proposed.

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

Finding: Vehicular and pedestrian access to the site would be provided through Pacific Blvd, a public alley, and the existing driveways. The proposed request for the accessory drive-thru component 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 proposed project complies with the HPMC and all of the required findings in support of a Conditional Use Permit can be made. Therefore staff recommends approval of the applicant's request to allow an additional ATM machine, a new drive-thru lane, and the associated improvements to the existing commercial bank site, subject to conditions, at 5931 Pacific Blvd.

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. 2020-06 CUP**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING

1. That the property owner and Applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and Applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and Applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the Applicant shall pay for all costs of enforcement, including legal fees.
2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. That 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 graffiti be removed from all exterior walls and/or surfaces prior to final inspection.
7. That any future graffiti, as defined by Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
8. That the operator shall maintain its City of Huntington Park Business License prior to commencing business operations.
9. No outside storage shall be permitted.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2020-06 CUP 5931 Pacific Blvd

February 3, 2021

Page 10 of 12

10. Any proposed signage shall be reviewed and approved by the Planning Division under a separate permit. All proposed signage shall comply with the requirements of the Huntington Park Municipal Code and/or Master Sign Program of the subject site.
11. That all existing and/or proposed mechanical equipment and appurtenances, 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.
12. A separate Landscape Plan, prepared by a licensed design professional shall be submitted to the Planning Division for review. Landscape plan shall be revised to identify new landscaping material. An application along with all submittal requirements shall be submitted. All applicable fees shall be paid at the time of submittal.
13. 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.
14. 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.
15. 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.
16. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
17. 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.
18. 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.
19. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2020-06 CUP 5931 Pacific Blvd

February 3, 2021

Page 11 of 12

20. 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.
21. 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.
22. That the applicant and property owner agree in writing to the above conditions.

BUILDING AND SAFETY

23. The initial plan check fee will cover the initial plan check and one recheck only. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule.
24. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
25. Applicant shall secure permits including and may not be limited to Demolition, Building, Mechanical and Electrical permits for the proposed improvements
26. The proposed installation of a new ATM machine and an additional ATM drive-through lane in the existing Bank of America parking lot shall be in compliance with 2019 CBC Chapter 11B.
27. The construction of these improvements must be in compliance with the NPDES and BMP requirements for erosion control.
28. The proposed additional outdoor lighting must be in compliance with 2019 California Energy Code.
29. The review of the submittal for the CUP application shall not be construed as plan check review for permits issued by Building and Safety.
30. All work must be in compliance with 2019 CBC, 2019 CEC and 2019 California Energy Code.
31. All State of California disability access regulations for accessibility and adaptability shall be complied with.
32. All site work at the parking lot shall ensure the site drainage and traffic circulation after the remodeling will comply with the current governing codes.

PUBLIC WORKS

33. All requirements, as deemed necessary by the Department of Public Works during the Plan Check process, shall be complied with.

EXHIBITS:

- A: PC Resolution No. 2020-06 CUP
- B: Assessor Parcel Map
- C: Site Plan
- D: Floor Plan
- E: Elevation Plan
- F: Conditional Use Permit Application

PC RESOLUTION NO. 2020-06 CUP

EXHIBIT A

CASE NO. 2020-06 CUP

1
2
3
4
5
6
7
8
9
1
1
1
1
1
1
1
1
1
1
2
2
2
2
2
2
2
2
2

WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, February 3, 2021 at 6:30 p.m. pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code (HPMC), upon an application from Curtom-Dunsmuir, requesting Planning Commission approval of a Conditional Use Permit to allow an accessory drive-thru and ATM for a bank located at 5931 Pacific Blvd., within the Commercial General (CG) zone at the property described below:

WHEREAS, a Special Planning Commission meeting was held on February 3, 2021
in accordance with the provisions of the Huntington Park Municipal Code (HPMC); and

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

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

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF

HUNTINGTON PARK DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS FOLLOWS:

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

SECTION 2: The Planning Commission hereby finds that all of the following required findings can be made for a Conditional Use Permit in connection with Case No. 2020-06 CUP:

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

Finding: The proposed accessory drive-thru is conditionally permitted within the subject zoning district. The subject zoning district, Commercial General (CG), is intended to provide for restaurants, general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. In addition, the proposed project complies 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, specifically, the proposed use is consistent with Goal 1.0; Policy 1.2 of the Land Use Element of the General Plan by encouraging community-oriented service in Huntington Park while continuing to revitalize Pacific Boulevard as a regional retail destination. The proposed ATM drive-thru will provide the community with enhanced service-oriented options.

- 3. The approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act**

(CEQA) and the City's Guidelines.

Finding: The proposed use of an accessory drive-thru is Categorically Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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

Finding: The proposed project is located on a lot that measures approximately 37,500 square feet. The design, location, size, and operating characteristics of the proposed drive-thru facility is not expected to be detrimental to the public health, safety and welfare of the City. The proposed project will be harmonious and compatible with the existing commercial and service uses presently located within the vicinity and zoning district. The design, materials, and aesthetics of the proposed ATM match the existing building. Additionally, the site has adequate vehicle circulation, parking, and access. The addition of a new drive-thru lane and ATM will reduce queueing and wait times at the existing ATM machine. The operation of the proposed ATM and drive-thru lane will match the operation of the existing ATMs. The proposed project should result in less cars lining up into the existing alley and reduced traffic throughout the site.

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

Finding: The proposed project is located on a lot that measures approximately 37,500 square feet. In addition, the subject site is currently developed with an existing single tenant commercial building measuring 10,402 square feet. The

project does not propose any additional square footage. The subject tenant space has historically been utilized as a commercial banking use with multiple ATMs and an existing drive-thru lane. Therefore, the subject site is physically suitable for the type and density/intensity of the use being proposed.

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

Finding: Vehicular and pedestrian access to the site would be provided through Pacific Blvd, a public alley, and the existing driveways. The proposed request for the accessory drive-thru component will not significantly intensify public access, water, sanitation, and public utilities and services. The project will not require changes to existing public utilities. Given that the surrounding area is already completely developed with public access, water, sanitation, and other public utilities, the proposed project would not affect these infrastructures or require any types of modifications. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and services.

SECTION 4: The Planning Commission hereby approves Case No. 2020-06 CUP, subject to the execution and fulfillment of the following conditions:

PLANNING

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

2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. That 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 graffiti be removed from all exterior walls and/or surfaces prior to final inspection.
7. That any future graffiti, as defined by Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
8. That the operator shall maintain its City of Huntington Park Business License prior to commencing business operations.
9. No outside storage shall be permitted.
10. Any proposed signage shall be reviewed and approved by the Planning Division under a separate permit. All proposed signage shall comply with the requirements of the Huntington Park Municipal Code and/or Master Sign Program of the subject site.
11. That all existing and/or proposed mechanical equipment and appurtenances, 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.
12. A separate Landscape Plan, prepared by a licensed design professional shall be submitted to the Planning Division for review. Landscape plan shall be revised to identify new landscaping material. An application along with all submittal requirements shall be submitted. All applicable fees shall be paid at the time of submittal.
13. 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.
14. 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.

15. 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.

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

17. 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.

18. 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.

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

20. 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.

21. 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.

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

BUILDING AND SAFETY

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

24. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.

25. Applicant shall secure permits including and may not be limited to Demolition, Building, Mechanical and Electrical permits for the proposed improvements

- 1 26. The proposed installation of a new ATM machine and an additional ATM drive-through
2 lane in the existing Bank of America parking lot shall be in compliance with 2019 CBC
3 Chapter 11B.
- 4 27. The construction of these improvements must be in compliance with the NPDES and
5 BMP requirements for erosion control.
- 6 28. The proposed additional outdoor lighting must be in compliance with 2019 California
7 Energy Code.
- 8 29. The review of the submittal for the CUP application shall not be construed as plan check
9 review for permits issued by Building and Safety.
- 10 30. All work must be in compliance with 2019 CBC, 2019 CEC and 2019 California Energy
11 Code.
- 12 31. All State of California disability access regulations for accessibility and adaptability shall
13 be complied with.
- 14 32. All site work at the parking lot shall ensure the site drainage and traffic circulation after
15 the remodeling will comply with the current governing codes.

14 PUBLIC WORKS

- 15 33. All requirements, as deemed necessary by the Department of Public Works during the
16 Plan Check process, shall be complied with.

17
18 **SECTION 5:** This resolution shall not become effective until 15 days after the date
19 of decision rendered by the Planning Commission, unless within that period of time it is
20 appealed to the City Council. The decision of the Planning Commission shall be stayed
21 until final determination of the appeal has been effected by the City Council.

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

24
25
26
27
28

PASSED, APPROVED, AND ADOPTED this 3rd day of February, 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

HUNTINGTON PARK PLANNING COMMISSION

Jonathan Sanabria, Chair

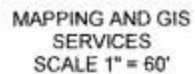
ATTEST:

Sergio Infanzon, Secretary

ASSESSOR PARCEL MAP

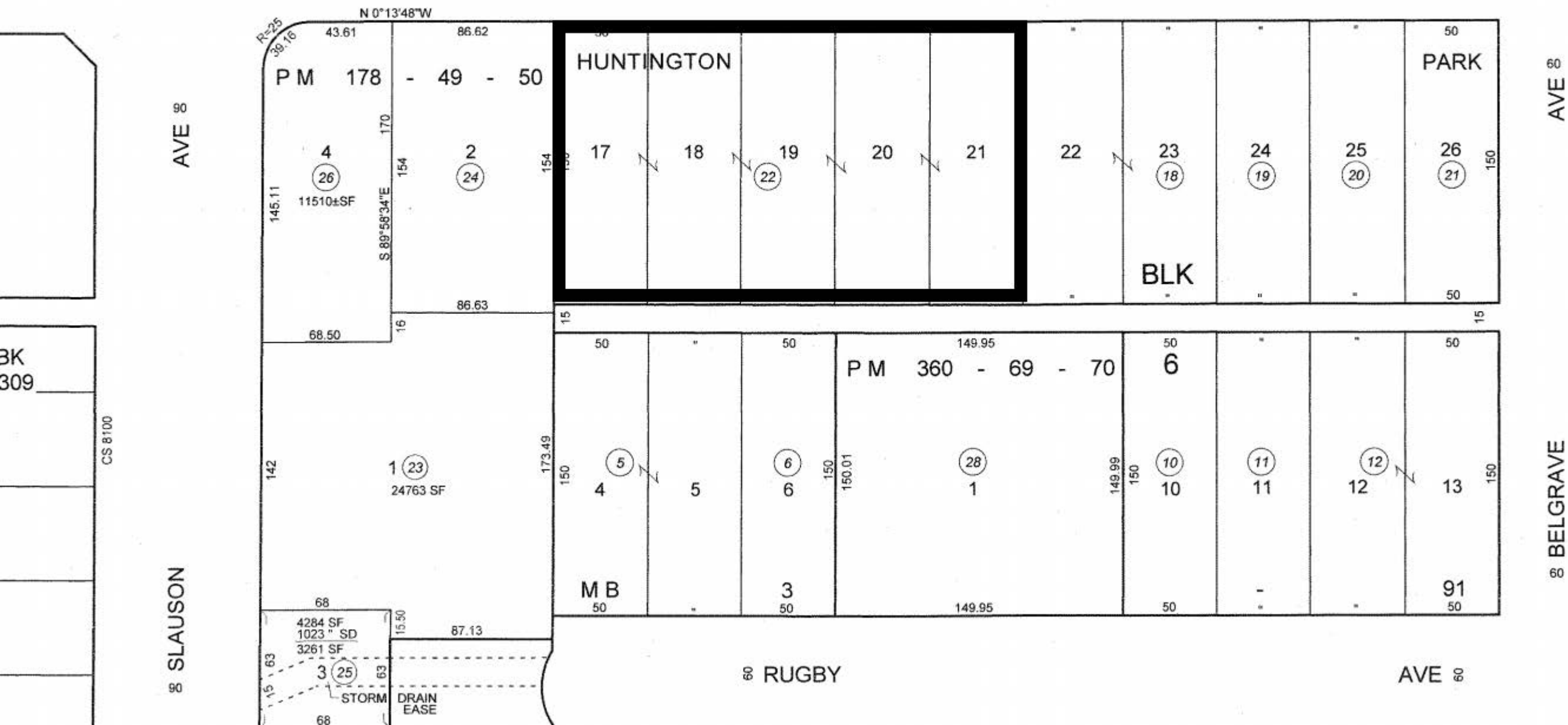
EXHIBIT B

CASE NO. 2020-06 CUP



120 PACIFIC

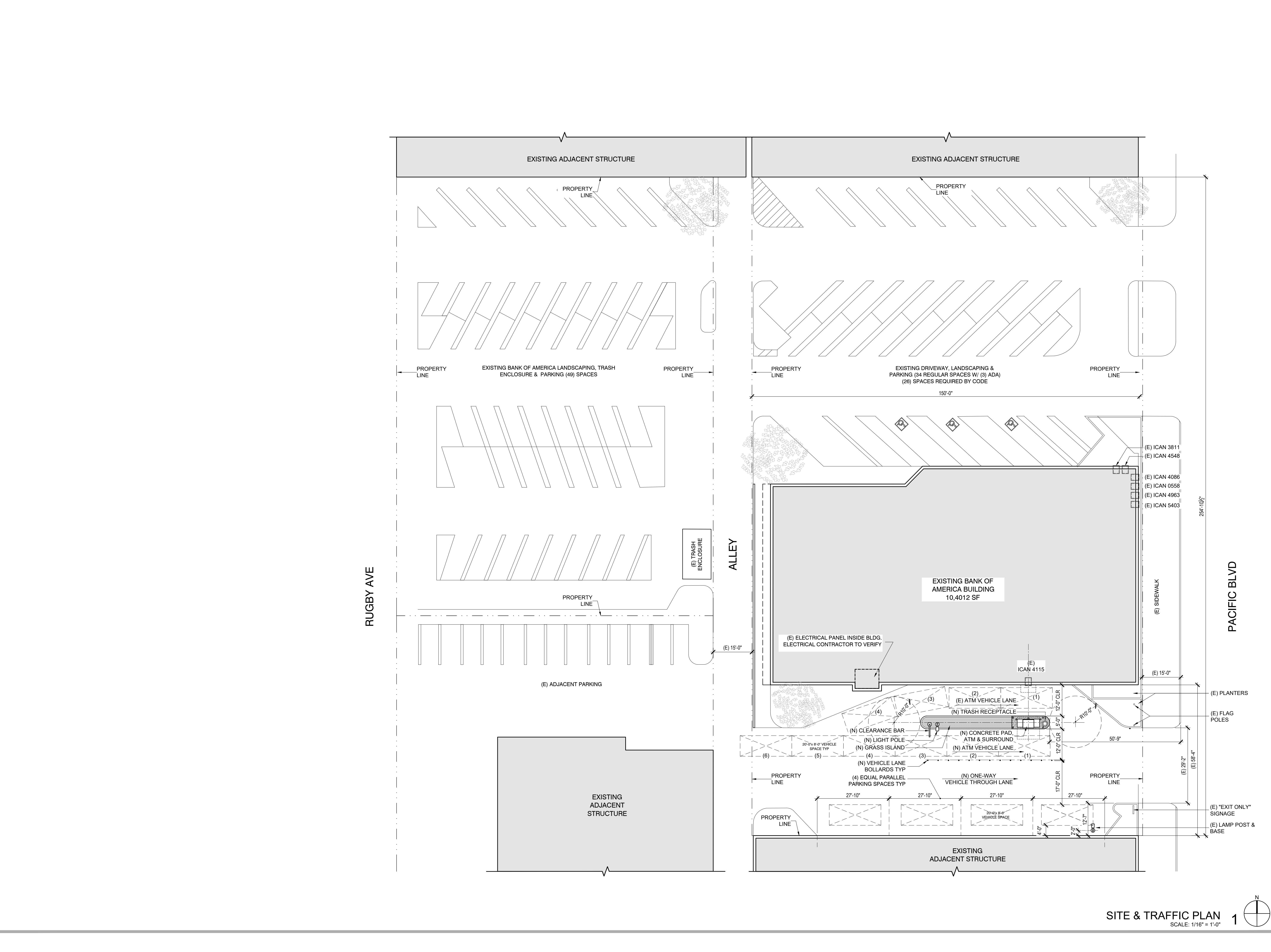
BLVD 120



SITE PLAN

EXHIBIT C

CASE NO. 2020-06 CUP



CLIENT:



Bank of America

CONSULTANT:



CURTOM - DUNSMUIR

1128 N La Brea Avenue
Inglewood, CA 90302
310-674-5696

CONSULTANT STAMP OR STATE APPROVAL:

PROJECT DESCRIPTION

Bank of America
5931 Pacific Blvd
Huntington Park, CA 90255

SLAUSON-PACIFIC ATMC TEST FIT

ISSUE RECORD:		
4/30/20	CUP REVIEW SUBMITTAL	
11/03/19	CONDITIONAL USE REVIEW	
05/20/19	90% CD	
04/30/19	50% CD	
DATE	REVISION	DESCRIPTION

PROJECT NUMBER

SHEET DESCRIPTION:

SITE & TRAFFIC PLAN

SHEET NUMBER:

A100

FLOOR PLAN

EXHIBIT D

CASE NO. 2020-06 CUP

ELEVATION PLAN

EXHIBIT E

CASE NO. 2020-06 CUP

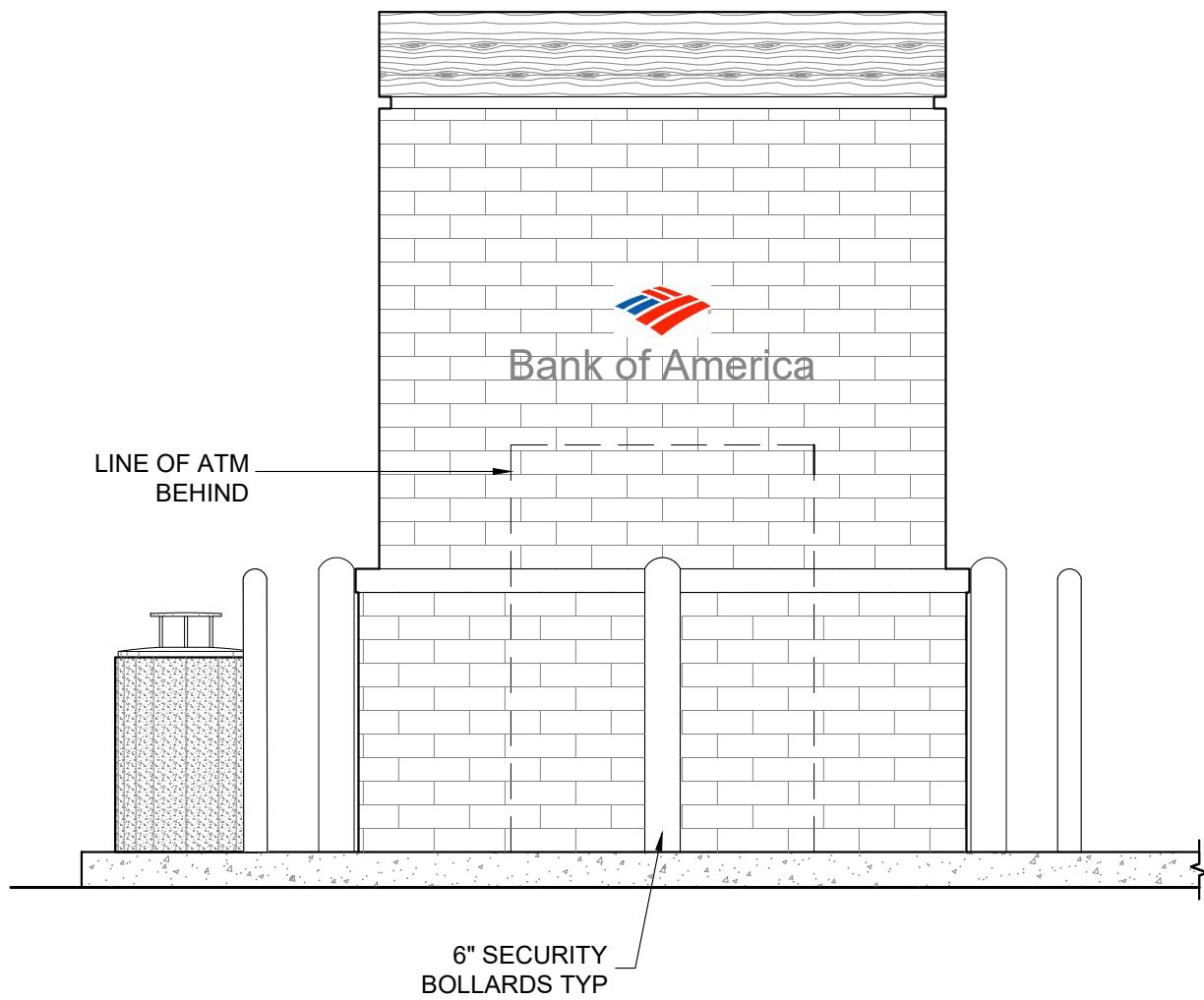


- wood panel cladding at sides and canopy
- split-face brick watertable and sill to match existing building

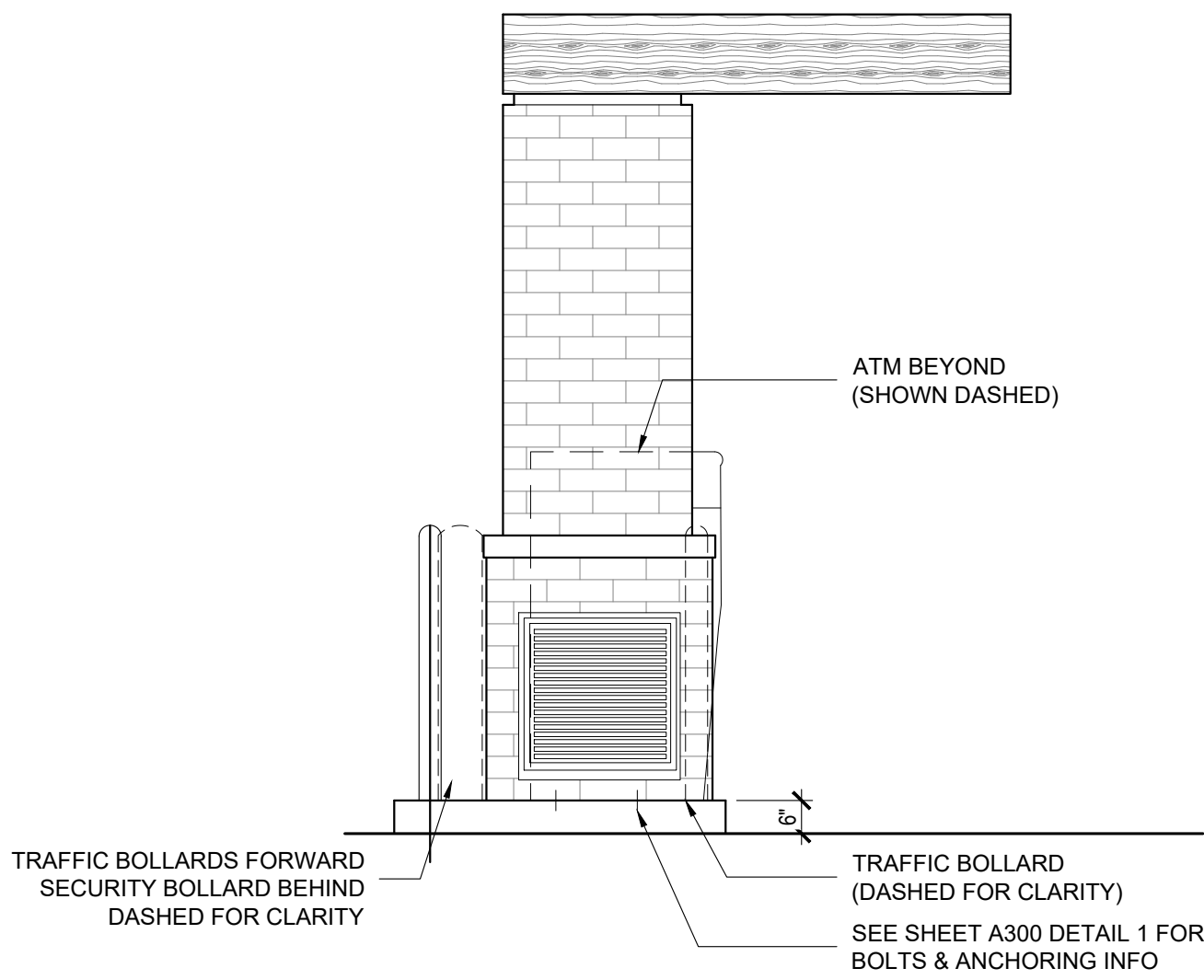
3 BOA | Huntington Park UB Option 3



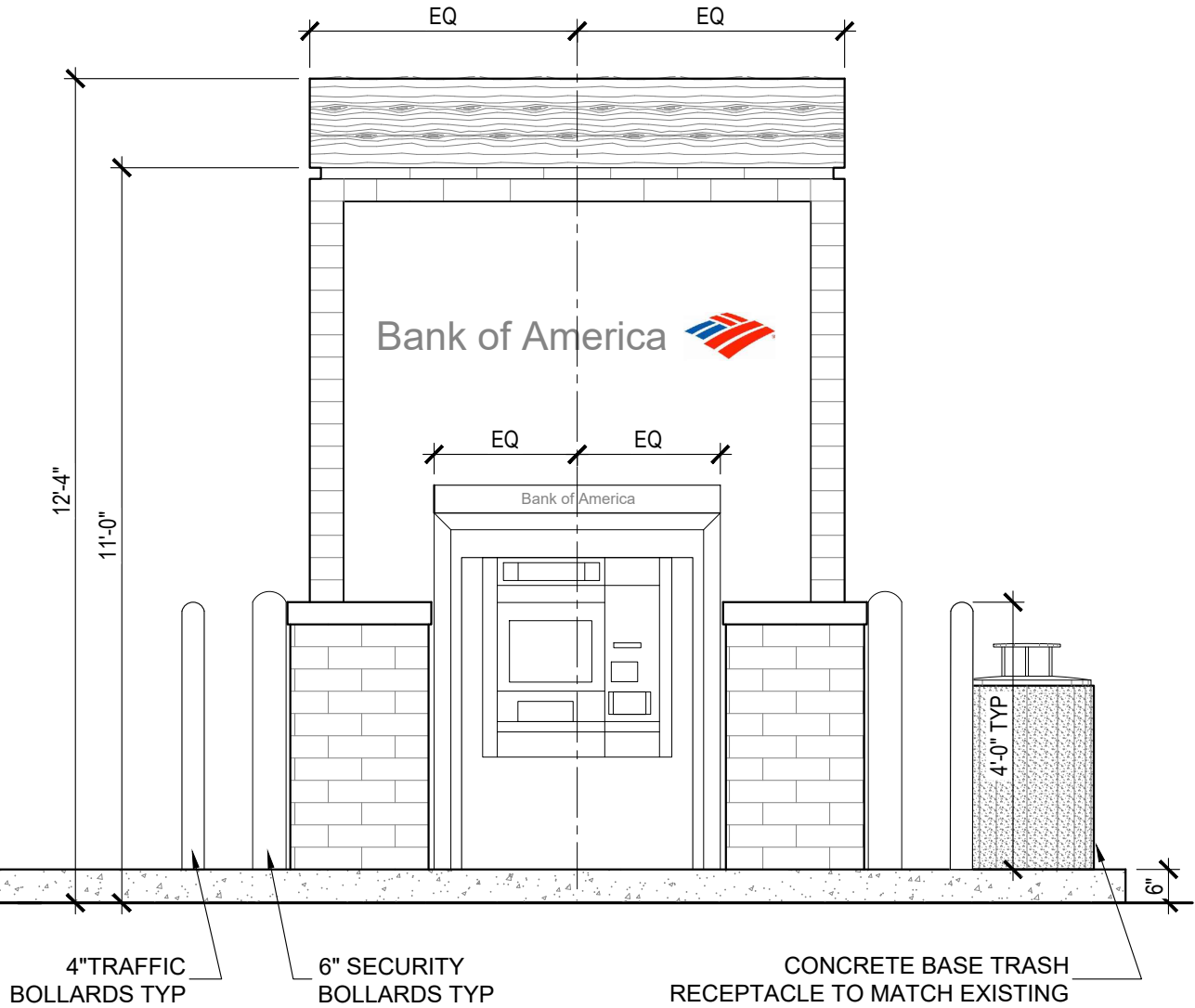
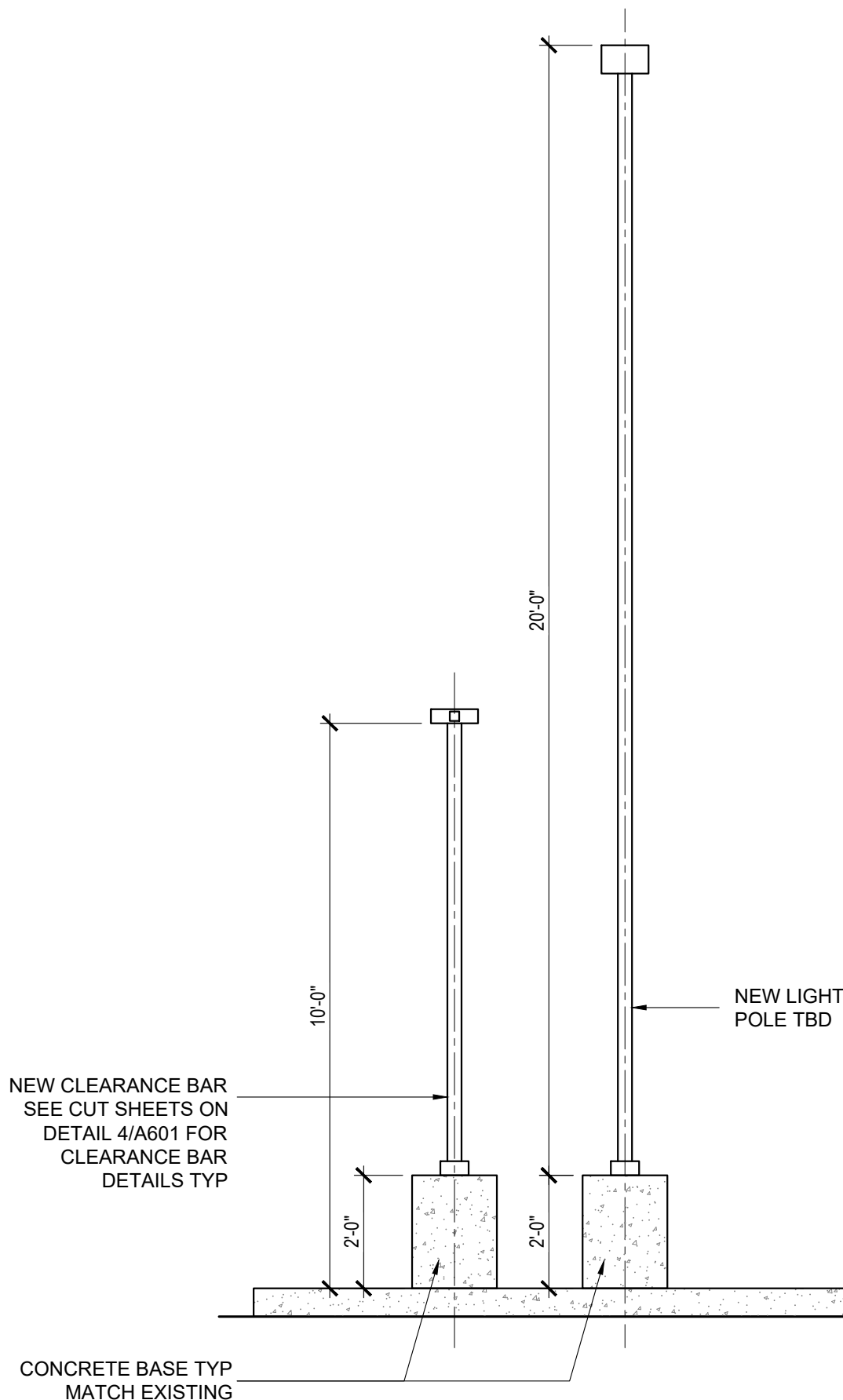
COLOR RENDERING
SCALE: NTS 4



ELEVATION - ATM SURROUND - REAR VIEW
SCALE: 3/8"= 1'-0" 2



ELEVATION - ATM SURROUND - SIDE VIEW
SCALE: 3/8"= 1'-0" 7



ELEVATIONS - ATM SURROUND & ISLAND - FRONT VIEW
SCALE: 3/8"= 1'-0" 1

CLIENT:



CONSULTANT:



1128 N La Brea Avenue
Inglewood, CA 90302
310-674-5696

CONSULTANT STAMP OR STATE APPROVAL:

PROJECT DESCRIPTION

Bank of America
5931 Pacific Blvd
Huntington Park, CA 90255

SLAUSON-PACIFIC ATMC TEST FIT

ISSUE RECORD:

4/30/20	CUP REVIEW SUBMITTAL	
11/03/19	CONDITIONAL USE REVIEW	
05/20/19	90% CD	
04/30/19	50% CD	
DATE	REVISION	DESCRIPTION

PROJECT NUMBER

SHEET DESCRIPTION:

ELEVATIONS &
RENDERING

SHEET NUMBER:

A600

CONDITIONAL USE PERMIT APPLICATION

EXHIBIT F

CASE NO. 2020-06 CUP

CONDITIONAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY

Date Filed: _____ File No.: _____ Fee/Receipt No.: **\$4,972.00** Initials: _____

PROJECT INFORMATION Project

Address: 5931 Pacific Boulevard, Huntington Park, CA 90255

General Location: 5931 Pacific Boulevard, Huntington Park, CA 90255

Assessor's Parcel Number (APN): 6320-003-022

APPLICANT'S INFORMATION

Applicant: Ben Jones

Mailing Address: 1128 N. La Brea Avenue, Inglewood, CA 90302

Phone 1: (424) 702-2272 Phone 2: (310) 674-5696 Email: bjones@dunsmuirassociates.com

PROPERTY OWNER'S INFORMATION

Property Owner: Bank of America

Mailing Address: 5931 Pacific Boulevard, Huntington Park, CA 90255

Phone 1: (323) 395-9641 Phone 2: Email: louis.larin@am.jll.com

REQUEST

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

To install (1) additional new ATM machine and (1) additional ATM drive-thru lane in the existing parking lot.

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

In order for the Planning Commission to determine if these findings are present in your case, the following questions must be answered by the **applicant**:

1. The site for this proposed use is adequate in size and shape. (Explain)

The existing site currently has (1) ATM lane, a 7'0" wide grass island with concrete curb, diagonal parking and a vehicle access lane. We propose relocating and reducing the width of grass island
to 5'0" wide and adding (1) new ATM machine, light pole, and clearance bar. We will remove the diagonal parking spaces and create (4) new parallel parking spaces.

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)

All existing street access will remain and is adequate for the proposed use.

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

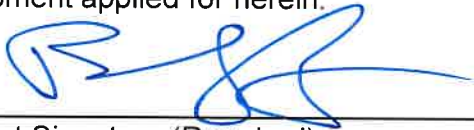
Our proposal does not change the use of the existing space. We are expanding the ATM

accessibility by adding (1) additional ATM access lane and alleviating traffic back-up in the existing parking lot and alley.

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

The General Plan identifies this site as located in a high commercial zone. This proposed project does not alter the existing use.

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 5-18-2020

Ben Jones

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.

(Signature is on file)

Property Owner Signature (Required)

Date _____

Print Name



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

ENVIRONMENTAL INFORMATION FORM

FOR OFFICE USE ONLY

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

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

Name: Ben Jones

Address: 1128 N. La Brea Avenue, Inglewood, CA 90302

Telephone: (424) 702-2272

Fax: (310) 674-5616

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

Name: Same as above

Address: _____

Telephone: _____

Fax: _____

3. **Address of project:** 5931 Pacific Boulevard, Huntington Park, CA 90255

4. **Assessor's Parcel Number (APN):** 6320-003-022

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 & Safety Permit

7. **Existing Zone:** HPCG

8. **Proposed use of site:** Existing ATM machine and parking and vehicle access lane to remain and add (1) new ATM machine and access lane.

9. **Site size** (lot dimensions and square footage):
254'-10" x 150'-0"
38,536 SF
10. **Project size:**
Square feet to be added/constructed to structure(s):
Zero
Total square footage of structure(s): 10,402 SF
11. **Number of floors of construction:**
Existing: 2
Proposed: N/A
12. **Parking:**
Amount required: 26
Amount provided: 87
13. **Anticipated time scheduling of project:** ASAP
14. **Proposed phasing of development:** Single phase.
15. **If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:**
N/A
16. **If commercial, indicate the type of commercial use, estimated employment per shift, proposed hours of operations, indicate whether neighborhood, City or Regionally oriented, square footage of sales area, and loading locations:**
N/A

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

N/A

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

N/A

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

A) Potentially
Significant
Impact

B) Potentially
Significant Impact
Unless Mitigation
Incorporated

C) Less than
Significant
Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

- | | |
|---|--------------|
| a. Affect a scenic vista? | <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)? C
- b. Displace existing housing, especially affordable housing? D

PUBLIC SERVICES

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

- a. Fire protection? D

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

RECREATION

31. Would the proposed project:

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

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

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

UTILITIES AND SERVICE SYSTEMS

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

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

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

Existing bank ATM lane with grass island, vehicle access lane and (10) diagonal parking spaces.

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.).

Existing high commercial use, Bank of America branch, parking lot and ATM access lane.

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)

5-18-2020

Date