

# CALL AND NOTICE OF SPECIAL MEETING

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## CITY OF HUNTINGTON PARK Planning Commission

**CALLED BY CHAIR JONATHAN SANABRIA**

**NOTICE IS HEREBY GIVEN** That a Special Meeting of the City of Huntington Park Planning Commission will be held on Tuesday, May 25, 2021, at 6:00 p.m. at City Hall Council Chambers, 6550 Miles Avenue, Huntington Park, CA 90255

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

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

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

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

## AGENDA

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

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

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

### **CALL TO ORDER**

### **ROLL CALL**

Chair Jonathan Sanabria  
Commissioner Angelica Montes  
Commissioner Eduardo Carvajal  
Commissioner Erika Nuno  
Commissioner Ricardo Barba-Ochoa

### **PLEDGE OF ALLEGIANCE**

### **PUBLIC COMMENT**

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

## **CONSENT ITEMS**

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

## **REGULAR AGENDA**

### **1. PLANNING COMMISSION CASE NO. 2019-07 CUP/DP (CONDITIONAL USE PERMIT/DEVELOPMENT PERMIT**

A REQUEST FOR A TIME EXTENSION TO A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT (CASE No. 2019-07) TO ALLOW CONSTRUCTION OF A 3,167 SQUARE-FOOT ART MANUFACTURING BUILDING; AND THE ADOPTION OF AN ASSOCIATED NEGATIVE DECLARATION UNDER THE UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR PROPERTY LOCATED AT 2547 57<sup>TH</sup> STREET, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.

#### **RECOMMENDATION OF ITEM UNDER CONSIDERATION:**

1. That the Planning Commission hear all public comment and approve a one-year time extension for CUP/DP for Case No. 2019-07 CUP/DP; and
2. Adopts Planning Commission Resolution No. 2019-07A.

## **STAFF COMMENTS**

### **PLANNING COMMISSION COMMENTS**

## **ADJOURNMENT**

The City of Huntington Park Planning Commission will adjourn to a regular meeting on Wednesday, June 16, 2021 at 6:30 p.m.

I, Sergio Infanzon, hereby certify under penalty of perjury under the laws of the State of California that the foregoing notice and agenda was posted at City of Huntington Park's City Hall and made available at [www.hpca.gov](http://www.hpca.gov) on the 24th of May 2021.



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Sergio Infanzon





# CITY OF HUNTINGTON PARK

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## SPECIAL PLANNING COMMISSION AGENDA REPORT

**DATE:** May 25, 2021

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

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

**FROM:** MALIA DURAND, ASSOCIATE PLANNER

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

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

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

**PROPERTY OWNER:** Nathan Hunt

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

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

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

## **SPECIAL PLANNING COMMISSION AGENDA REPORT**

Time Extension: Case No. 2019-07 CUP/DP

May 25, 2021

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### **BACKGROUND:**

- ***Planning Commission***

On March 18, 2020, the Planning Commission approved Resolution No. 2019-07, for a Conditional Use Permit and Development Permit (Case No. 2019-07) to allow construction of a 3,167 square-foot Art Manufacturing Building; and the adoption of an associated Negative Declaration under the California Environmental Quality Act (CEQA) for the property located at 2547 57<sup>th</sup> Street, within the Manufacturing Planned Development (MPD) zone, subject to conditions.

Since receiving approval, the Applicant has signed the action letter and has been drafting the finalized plans to submit for plan check with the Planning Division.

Pursuant to Huntington Park Municipal Code (HPMC) 9-2.1109 and 9-2.1010, a CUP and a DP shall be exercised within one year from the date of approval or the permit shall become void. The CUP and DP approval lapsed on March 18, 2021.

- ***Extension Request***

On February 12, 2021 the Planning Division received a written request from the property owner, Nathan Hunt, requesting a one year time extension of Case No. 2019-07 CUP/DP. According to the written request, due to the pandemic, preparation of construction documents has taken longer than anticipated and additional time is required in order to provide a final set of plans to the city.

The project plans are currently pending submittal and approval from the Planning Division. Once the plans have been approved. Project plans will be submitted to the Building and Safety Division for final review and approval. Upon approval from the Building and Safety Division, permits will be ready to be issued.

As a result, it is recommended that the Planning Commission consider the one year time extension request.

## **SPECIAL PLANNING COMMISSION AGENDA REPORT**

Time Extension: Case No. 2019-07 CUP/DP

May 25, 2021

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### **DISCUSSION:**

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

### **RECOMMENDATION:**

That the Planning Commission hear all public comment and **approve a one year time extension for Case No. 2019-07 CUP/DP.**

### **EXHIBITS:**

- A: PC Resolution No. 2019-07A
- B: March 18, 2020 Planning Commission Staff Report
- C: Time Extension Request





**PC RESOLUTION NO. 2019-07A**



## PC RESOLUTION NO. 2019-07A

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

**WHEREAS**, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Thursday, May 25, 2021 at 6:00 p.m., in City Hall, 6550 Miles Avenue, Huntington Park, California upon an application from Nathan Hunt (Property Owner), requesting a one year time extension for a Conditional Use Permit and Development Permit to allow the construction of a 3,167 square foot art manufacturing building for the property located at 2547 57<sup>th</sup> Street, within the Manufacturing Planned Development (MPD) Zone at the property described below:

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

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

**WHEREAS**, the Planning Commission approved a one year time extension for Case No. 2019-07 CUP/DP, extending the expiration date to March 18, 2022; and

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

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

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

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

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

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

**SECTION 2:** The Planning Commission hereby makes the following findings in connection with the proposed 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 all of the applicable provisions of this Code in that ***the proposed use of art manufacturing utilizing Ceramic and Stone and conditionally permitted within the subject zoning district, pursuant to the Huntington Park Municipal Code, Section 9-4.302. The Manufacturing Planned Development zone is intended to provide for service commercial, business and industrial uses. The proposed project will provided a new art manufacturing facility within the subject zone and community. The project complies with setback requirements, FAR, parking and all other development standards. The proposed project is compatible with the surrounding uses within the vicinity area.***
2. The proposed use is consistent with the General Plan in that ***the proposed project is consistent with the General Plan, specifically, the proposed use is consistent with Goal 1.0; Policy 1.3 of the Land Use Element of the General***

*Plan by improving existing industry and providing for an expanded industrial base by creating new areas for compatible industrial uses through both redevelopment and private enterprise. The applicant is proposing to redevelop the subject site. Currently, the site is a vacant lot. The entire lot will be demolished and a new one story manufacturing building will be built with a new parking lot.*

3. The approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines in that ***an environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA). Upon completion of the Environmental Assessment Initial Study, the City of Huntington Park has determined that the proposed project will not have a significant effect on the environment and has prepared a Negative Declaration for the proposed project. The Negative Declaration (ND) was prepared in accordance with the California Environmental Quality Act (CEQA) Article 1. Sec. 15000 et. Seq..***
4. The design, location, size and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience or welfare of the City in that ***the design, location, size, and operating characteristics of the proposed art manufacturing facility is not expected to be detrimental to the public health, safety, and welfare of the City, due to the fact that the proposed project will be of similar intensity as those known to occupy the surrounding area. The proposed project will be compatible to the surrounding industrial uses.***
5. The subject site is physically suitable for the type and density/intensity of use being

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

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

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

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

*with the surrounding uses within the vicinity area.*

2. The proposed development is consistent with the General Plan in that *the proposed project is consistent with the General Plan, specifically, the proposed use is consistent with Goal 1.0; Policy 1.3 of the Land Use Element of the General Plan by improving existing industry and providing for an expanded industrial base by creating new areas for compatible industrial uses through both redevelopment and private enterprise. The applicant is proposing to redevelop the subject site. Currently, the site is a vacant lot. The entire lot will be demolished and a new one story manufacturing building will be built with a new parking lot.*
3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property in that *the size and operating characteristics of the proposed art manufacturing facility is not expected to be detrimental to the public health, safety, and welfare of the City, due to the fact that the proposed project will be of similar intensity as those known to occupy the surrounding area. The proposed project will be compatible to the surrounding industrial uses. In addition, as conditioned, the project is in compliance with all City and zoning development standards.*
4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines in that *an environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA). Upon completion of the Environmental Assessment Initial Study, the City of Huntington Park has determined that the proposed project will not have a significant effect on the environment and has prepared a Negative Declaration for the proposed project. The Negative Declaration (ND) was prepared in accordance with the California Environmental Quality Act*

**(CEQA) Article 1. Sec. 15000 et. Seq..**

5. The subject site is physically suitable for the type and density/intensity of use being proposed in that ***the site is compatible with surrounding buildings. The proposed project also meets setback requirements. In addition it has been reviewed by various departments and meets their departmental standards.***
6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare in that ***the size and operating characteristics of the proposed art manufacturing facility is not expected to be detrimental to the public health, safety, and welfare of the City, due to the fact that the proposed project will be of similar intensity as those known to occupy the surrounding area. The proposed project will be compatible to the surrounding industrial uses. In addition, as conditioned, the project is in compliance with all City and zoning development standards.***
7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City in that ***the design, location, size, and operating characteristics of the proposed art manufacturing facility is not expected to be detrimental to the public health, safety, and welfare of the City, due to the fact that the proposed project will be of similar intensity as those known to occupy the surrounding area. The proposed project will be compatible to the surrounding industrial uses.***

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

**PLANNING**

1. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the



City, City Council, or Planning Commission. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. The proposed project shall comply with all applicable federal, state and local agency codes, laws, rules, and regulations, including Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.
4. The property be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. All proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and/or routed along the ground floor and shall be completely concealed from public view as required by the City prior to authorization to operate.
6. Any existing and/or future graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within 72 hours.
7. The operator shall obtain a City of Huntington Park Business License prior to commencing business operations.
8. The Applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicants shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
9. This entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
10. The violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
11. This entitlement may be subject to additional conditions after its original issuance, upon a duly noticed public hearing item. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
12. No outside storage of material, equipment, art pieces, etc. shall be permitted on the subject site.

13. No payphones shall be allowed on the subject site.
14. No instructional art classes shall be allowed on the subject site.
15. No art gallery shows/showings/openings shall be allowed at the subject site.
16. All loading of goods, materials, art pieces, etc. shall take place within the designated loading area.
17. The facility shall maintain adequate refuse containers on-site for the disposal of nonhazardous waste. Provide trash enclosure(s) for the refuse containers per HPMC 9-3.103.24.B. The trash enclosure(s) shall be of decorative material and have a decorative trellis.
18. All debris residuals, extra materials, etc. relating to the art manufacturing shall be properly disposed of and comply with all local, state, and federal regulations.
19. Decorative paving shall be provided and maintained within the first five (5) feet of the driveway entrance adjacent to 57<sup>th</sup> Street.
20. The business be operated in compliance with the City of Huntington Park Noise Ordinance 9-3.5.
21. A six (6) foot high solid decorative masonry wall, except for points of ingress and egress and the front 10 feet, shall be installed. Decorative pilasters placed at even intervals throughout the entire perimeter of the property will be required. All fencing and decorative pilasters shall be finished to match the building and shall incorporate a decorative cap.
22. Site drainage shall be redesigned to be within private property and continue to accept water runoff from the neighboring lot to the west. Revise plans shall be prepared by a licensed engineer and submitted to the Planning Division and Engineering Division for review and approval.
23. A landscape and irrigation plan shall be submitted for Planning review and approval. The landscape and irrigation plan shall be prepared by a licensed landscape architect. The landscape plan shall include a table that identifies the legend, size, quantity, scientific name, and common name of all landscape material proposed. Provide planting details, showing how the trees will be planted. All landscape shall comply with HPMC section 9.3.4, landscaping standards.
24. A Photometric Plan shall be submitted for review and approval. The Photometric Plan shall identify the location of all outdoor lighting and the foot candle calculations. A foot candle of zero shall be required at all property lines and adjacent to all public right of ways. The photometric plan shall include shielding details and details of all proposed light fixtures. All light fixtures shall be decorative and consistent with the proposed architecture.

25. The applicant shall provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of Building Permits, or if art is installed it must be installed prior to obtaining Certificate of Occupancy.
26. All proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property shall be completely screened/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.
27. No vending machines, including, but not limited to, water, movie/DVD/Blue Ray, newspapers, candy, etc. shall be permitted on the exterior of the manufacturing building.
28. All proposed signage shall be reviewed and approved by the Planning Division under a separate permit. All proposed signage shall comply with the requirements of the Huntington Park Municipal Code.
29. The applicant shall be subject to all fees and requirements from the California Department of Fish and Wildlife, as stated in the CEQA Environmental Document Filing fee schedule.
30. This entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
31. If the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
32. If the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.
33. That the Applicant shall comply with all applicable property development standards including, but not limited to, outdoor storage, fumes and vapors, property maintenance, and noise.
34. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
35. The Director of Community Development has the authority to approve or defer to the Planning Commission any changes to the plans, including but not limited to the square footage, architectural design, parking configuration, site drainage etc.
36. The applicant shall comply with all departmental conditions.

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

### **BUILDING AND SAFETY**

38. The initial plan check fee will cover the initial plan check and one recheck **only**. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule.
39. The cover sheet of building plans (G-001) is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
40. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
41. Art fee shall be paid to the City prior to issuance of the building permit.
42. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.
43. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
44. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
45. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
- a. Observation of cleared areas and benches prepared to receive fill;
  - b. Observation of the removal of all unsuitable soils and other materials;
  - c. The approval of soils to be used as fill material;
  - d. Inspection of compaction and placement of fill;
  - e. The testing of compacted fills; and
  - f. The inspection of review of drainage devices.
46. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.
47. Prior to permit issuance the pdf copy of the soils report shall be provided by the applicant.

48. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
49. Land disturbing activity that results in the creation or addition or replacement of 5,000 square feet or more of impervious surface area on an already developed site on planning priority project categories shall comply with City's Low Impact Development (LID) requirements.
- a. Where redevelopment results in an alteration to more than fifty (50%) percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, the entire project must be mitigated.
  - b. Where redevelopment results in an alteration of less than fifty (50%) percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, only the alteration must be mitigated, and not the entire development.
50. The building permit will not be issued until the property has been surveyed and the boundaries marked by a land surveyor licensed by the State of California.
51. The building shall comply with all the applicable provisions for accessibility.
52. Electrical plan check is required.
53. Mechanical plan check is required.
54. Plumbing plan check is required.
55. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code.
56. Project shall comply with the CalGreen Non Residential mandatory requirements.
57. Demolition permit is required for any existing buildings which are to be demolished.
58. Fire Sprinkler System (If is required): (a) All fire sprinkler hangers must be designed and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250 pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit. (b) Separate permit is required for Fire Sprinklers (c) Fire sprinkler and alarm systems must be reviewed and approved by the LA County Fire Department.
59. Sheet G001, Occupant Load Classification, indicating the project is H5 Occupancy. If this is true, provide a note on the plans, indicating if any hazardous materials that will

be stored and/or used within the building, which will exceed the quantities listed in CBC Tables 307.1 (1) and 307.1(2).

60. Provide separate Floor Plans identifying hazardous material quantities, types and locations prepared by a qualified person in accordance with 414.1.3 CBC.
61. The percentage of maximum allowable quantities of hazardous materials per control area for each floor, and the total number of control areas shall comply with CBC Table 4.2.2.
62. Sheet G001, Use Classification, indicating F2 Low-Hazard Factory Industry Group. Please confirm whether F2 or H5 occupancy or both shall be applicable and then, adjust the occupant load and other building code requirements accordingly.
63. Sheet AO2, indicating one unisex restroom will be provided, this does not in compliance with the required fixtures in Plumbing Fixture Analysis on Sheet G-00.
64. Sheet A101 indicating the roof slope towards to the west property line with 0 setback, this shall be revised.
65. Sheet A101, indicating Sculpture under separate approval shall include over flows.
66. Since all the exterior walls will be 1 hour fire rated for this facility, therefore, the exterior doors must be fire rated to be compatible with the 1 hour fire wall.
67. Please specify the minimum height for the continuous parapet around this facility.

### **PUBLIC WORKS**

68. Assessor's Parcel Number (APN) 6309-014-006 (2555 E. 57<sup>th</sup> Street) drains into APN 6309-014-007 (2547 57<sup>th</sup> Street). The addition of the building structure will block the existing drainage pattern.
  - a. Applicant/developer must continue to accept the drainage from APN 6309-014-006.
  - b. Additionally, APN 6309-014-007 must treat the surface runoff via filtration and infiltration per the Los Angeles County NPDES Permit No. CAS004001, Order No. ORDER NO. R4-2012-0175.
69. Applicant/developer shall file PW Engineering plan-check applications for grading plans and offsite street improvement plan-check and post fees per City Fee Schedule.
70. Upon approval of grading and improvement plans, Applicant/developer agrees to obtain necessary PW grading permits & encroachment permits and post permit/inspection fees.

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

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

- c. Drainage shall be directed away from the faces of cut and fill slopes or into approved drainage structures. The faces of cut and fill slopes shall also be manufactured to control against erosion. This control may consist of stepping or another surface protection, as approved by the City Engineer. The protection for the slopes shall be installed within 15 days after completion of the rough grading.
- d. No grading permit shall be issued without an erosion control plan approved by the City Engineer. The erosion control plan shall include details of protective measures, including desilting basins or other temporary drainage or control measures, or both, as may be necessary to protect the water quality of receiving water bodies or to protect adjoining public and private property from damage from erosion, flooding or the deposition of mud or debris which may originate from the site or result from such grading operations.
- e. Grading Plans shall incorporate a Construction BMP plan, designating construction storage, trash bin etc.
- f. Onsite Groundwater Monitoring Wells, including legally removed, permanent, temporary and active wells, must be depicted on all site plans, grading plans, and all other relevant plans. Include a legend that demonstrates ownership, date installed, and type of monitoring well and all other relevant information.
- g. Engineer to show the location of the sewer mainline, nearest manholes, lateral serving the project and configuration of the onsite sewer including diameter and material of the onsite sewer.
  - i. Sewer cleanouts must be positioned at 100-foot intervals on the lateral coming off the main sewer line.
  - ii. Applicant must obtain County Sanitations District of Los Angeles clearance for connection to the sewer system.
- h. All parking lots and driveways shall be surfaced with asphaltic concrete to a minimum thickness of three (3) inches over a minimum aggregate base of six (6) inches or surfaced with Portland Cement concrete with a minimum thickness of five (5) inches over a three (3) inch aggregate base. After review of the probable vehicular traffic and the soils report for the project, additional material may be required at the discretion of the City Engineer.
- i. Public improvements will be generated on the basis of the approved site plan. P.C.C. pavement and asphalt-concrete (A.C.) thicknesses and strengths will be determined by the Registered Civil Engineer (project engineer of record) preparing the street plans and utility improvement plans.
  - i. City Engineer requires pavement resurfacing of half the roadway width along 57<sup>th</sup> Street frontage.

- ii. All traffic markings, street striping, street signs, legends and curb painting on streets adjacent to the proposed development shall be restored.
  - j. All drive approaches shall be ADA compliant and follow APWA standard plans and specifications.
  - k. Remove and replace all of the sidewalk adjacent to the development. All curb & gutter that is lifted, depressed and damaged must be removed and replaced. Use APWA standard plans and specifications.
  - l. Comply with the City's ordinance pertaining to construction debris recycling. Contact the Building & Safety Department for additional information pertaining to the Construction & Demolition Debris Diversion Program. The Construction Historical & Demolition Debris Diversion Program is also applicable with respect to the grading process.
  - m. The drainage patterns from adjacent properties shall be identified and maintained. The project shall accept and include in the drainage design any current drainage from adjacent properties.
  - n. Preserve existing survey monuments (property corners, centerline ties, etc.) in the public right of way. All disturbed and removed survey monuments in the public right of way shall be re-established and record of survey shall be filed with the County surveyor in accordance with applicable provisions of the state law.
  - o. All USA/Dig Alert graffiti markings must be removed by the contractor from the public right-of-way prior to final approval.
73. It is the applicants' responsibility to contact the City's Water Purveyor (Inframark) to obtain approval of service and that the purveyor has adequate water to provide such service. Provide acceptable analysis to verify sufficient water pressure and flow for:
- p. General conditions
  - q. During MID (maximum instantaneous demand) conditions
  - r. During fire flow and MID conditions
  - s. Water supply system serving the development shall be adequately sized to accommodate the total required commercial water requirements and fire flows, in compliance with the Water Purveyor and Los Angeles County Fire Department requirements.
  - t. All existing water services (meters) no longer required as part of this development shall be abandoned at the mainline.
  - u. Reduced Pressure Backflow Preventers will be required for all water services. An approved reduced pressure principal back-flow prevention device shall be installed above grade in the customer's service line by his contractor as close as practical to the water meter and shall be between the water meter and the first point of connection to the service. The device shall be located onsite fronting the property.
74. Low Impact Development (LID) is a requirement of the NPDES Permit No. CAS004001, Order No. ORDER NO. R4-2012-0175. This permit was issued by the State of California Regional Water Quality Control Board, Los Angeles Region on December 28, 2012. The LID is a narrative report that explains the type of development and drainage of the site. It must address the post-construction water



quality and habitat impact issues. Once the site has been developed, how will runoff be maintained? Was there a system that was designed to treat the runoff prior to discharging into the public system? Best Management Practices (BMPs) should be implemented to address storm water pollution and peak flow discharge impacts. All BMPs must be sized to meet specified water quality design and/or peak flow discharge criteria.

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

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

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

76. Geological investigation prepared by a licensed Engineering Geologist.

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

77. Hydrology and Hydraulic Report for any drainage devices.

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

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

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

## **CODE ENFORCEMENT**

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

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

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

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

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

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

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

**LOS ANGELES COUNTY FIRE DEPARTMENT**

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

**TRIBAL CONSULTATION (ASSEMBLY BILL 54)**

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

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

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

**PASSED, APPROVED, AND ADOPTED** this 25<sup>th</sup> day of May, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

**HUNTINGTON PARK PLANNING COMMISSION**

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**Jonathan Sanabria, Chairperson**

**ATTEST:**

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**Sergio Infanzon, Secretary**



# **MARCH 18, 2020 PC STAFF REPPORT**





## **CITY OF HUNTINGTON PARK**

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### **PLANNING DIVISION AGENDA REPORT**

**DATE:** MARCH 18, 2020

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

**ATTN:** CARLOS LUIS, PLANNING MANAGER

**FROM:** DEBRA MARTINEZ, PLANNING TECHNICIAN

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

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

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

**PROPERTY OWNER:** Nathan Hunt

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

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

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

**PRESENT USE:** Vacant Lot

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

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

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

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

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

**MUNICIPAL CODE  
APPLICABILITY OF  
REQUIREMENTS FOR  
A CONDITIONAL  
PERMIT:**

In accordance with Chapter 4, Article 3, Section 9-4.302; the use of ceramic and stone within the Manufacturing Planned Development Zone is subject to the approval of a Conditional Use Permit.

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

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

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



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

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

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

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

**REQUIRED FINDINGS  
FOR A DEVELOPMENT  
PERMIT:**

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

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

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

### **ENVIRONMENTAL REVIEW:**

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

### **PROJECT BACKGROUND:**

#### **• *Project Proposal***

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

#### **• *Site Description***

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

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- ***Business Operation***

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

### **ANALYSIS:**

- ***Project Proposal***

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

- ***Operation Plan***

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

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

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

- ***Development Standards***

- **Floor Area Ratio**

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

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

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

- **Set Backs**

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

- **Lighting**

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

➤ Refuse

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

- ***Architectural Design***

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

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

- ***Floor Plan***

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

- ***Access/Circulation***

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

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

- ***Off-Street Parking and Loading***

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

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

The parking calculations is summarized in the following table:

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

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

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

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

- ***Site Drainage***

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

- ***Access Agreement***

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

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

- ***Conditional Use Permit Findings***

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

- ***Development Permit Findings***

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**CONCLUSION:**

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

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**RECOMMENDATION:**

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

**CONDITIONS OF APPROVAL:**

**PLANNING**

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

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

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

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22. Site drainage shall be redesigned to be within private property and continue to accept water runoff from the neighboring lot to the west. Revise plans shall be prepared by a licensed engineer and submitted to the Planning Division and Engineering Division for review and approval.
23. A landscape and irrigation plan shall be submitted for Planning review and approval. The landscape and irrigation plan shall be prepared by a licensed landscape architect. The landscape plan shall include a table that identifies the legend, size, quantity, scientific name, and common name of all landscape material proposed. Provide planting details, showing how the trees will be planted. All landscape shall comply with HPMC section 9.3.4, landscaping standards.
24. A Photometric Plan shall be submitted for review and approval. The Photometric Plan shall identify the location of all outdoor lighting and the foot candle calculations. A foot candle of zero shall be required at all property lines and adjacent to all public right of ways. The photometric plan shall include shielding details and details of all proposed light fixtures. All light fixtures shall be decorative and consistent with the proposed architecture.
25. The applicant shall provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of Building Permits, or if art is installed it must be installed prior to obtaining Certificate of Occupancy.
26. All proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property shall be completely screened/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.
27. No vending machines, including, but not limited to, water, movie/DVD/Blue Ray, newspapers, candy, etc. shall be permitted on the exterior of the manufacturing building.
28. All proposed signage shall be reviewed and approved by the Planning Division under a separate permit. All proposed signage shall comply with the requirements of the Huntington Park Municipal Code.
29. The applicant shall be subject to all fees and requirements from the California Department of Fish and Wildlife, as stated in the CEQA Environmental Document Filing fee schedule.
30. This entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.

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31. If the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
32. If the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.
33. That the Applicant shall comply with all applicable property development standards including, but not limited to, outdoor storage, fumes and vapors, property maintenance, and noise.
34. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
35. The Director of Community Development has the authority to approve or defer to the Planning Commission any changes to the plans, including but not limited to the square footage, architectural design, parking configuration, site drainage etc.
36. The applicant shall comply with all departmental conditions.
37. The business owner (Applicant) and property owner agree in writing to the above conditions.

**BUILDING AND SAFETY**

38. The initial plan check fee will cover the initial plan check and one recheck **only**. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule.
39. The cover sheet of building plans (G-001) is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
40. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
41. Art fee shall be paid to the City prior to issuance of the building permit.
42. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.
43. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.



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44. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
45. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
  - a. Observation of cleared areas and benches prepared to receive fill;
  - b. Observation of the removal of all unsuitable soils and other materials;
  - c. The approval of soils to be used as fill material;
  - d. Inspection of compaction and placement of fill;
  - e. The testing of compacted fills; and
  - f. The inspection of review of drainage devices.
46. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.
47. Prior to permit issuance the pdf copy of the soils report shall be provided by the applicant.
48. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
49. Land disturbing activity that results in the creation or addition or replacement of 5,000 square feet or more of impervious surface area on an already developed site on planning priority project categories shall comply with City's Low Impact Development (LID) requirements.
  - a. Where redevelopment results in an alteration to more than fifty (50%) percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, the entire project must be mitigated.
  - b. Where redevelopment results in an alteration of less than fifty (50%) percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, only the alteration must be mitigated, and not the entire development.
50. The building permit will not be issued until the property has been surveyed and the boundaries marked by a land surveyor licensed by the State of California.
51. The building shall comply with all the applicable provisions for accessibility.

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

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

**PUBLIC WORKS**

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

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

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

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

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

### **CODE ENFORCEMENT**

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

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

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

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

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

### **EXHIBITS:**

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

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E: Vicinity Map

F: Applications





# **TIME EXTENSION REQUEST**

EXHIBIT C

CASE NO. 2019-07 CUP/DP



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**HUNT** STUDIOS

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SF: 1888 Illinois St, San Francisco CA, 94124  
323 • 761 • 9716    [www.huntstonecarving.com](http://www.huntstonecarving.com)



2/12/21

Hunt Studios  
2547 E 57th Street  
Huntington Park  
CA 90255

Case No. 2019-07/DP 2547 57th street

Dear Sir/Madam,

Due to unforeseen circumstances we have had some delays in our development plans for the project at 2547 E. 57th Street. I am writing to ask for an extension of one year to the planning approval issued in May of 2020 so we can finalize our plans for plan check.

Sincerely,  
Nathan Hunt

[www.huntstonecarving.com](http://www.huntstonecarving.com)  
[nathan@huntstonecarving.com](mailto:nathan@huntstonecarving.com)

