



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, July 21, 2021 at 6:30 p.m.

Huntington Park City Hall
City Council Chambers
6550 Miles Avenue
Huntington Park, California 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@hpcg.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 2nd 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 in advance at (562) 584-6210, for any questions and to make the correspondent arrangements.

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

PUBLIC HEARING

- 1. PLANNING COMMISSION CASE NO. 2021-01 CUP (CONDITIONAL USE PERMIT) - A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW AUTO BODY AND FENDER REPAIR SERVICES TO AN EXISTING LEGAL NON-CONFORMING AUTO REPAIR SHOP AND INSTALL A SPRAY BOOTH WITHIN AN EXISTING SERVICE BAY; AND THE ADOPTION OF AN ASSOCIATED NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR PROPERTY LOCATED AT 3332 E FLORENCE AVENUE, WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a Public Hearing;
2. Take public testimony; and
3. Consider one of the following options:
 - a. Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission adopt the Categorical

Exemption, make the required findings and requirements set forth in the Huntington Park Municipal Code, and adopt PC Resolution No. 2021-01 CUP, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose; and

- b. Deny the proposed Planning Commission Case No. 2020-01 CUP.

2. PLANNING COMMISSION CASE NO. 2021-06 CUP (CONDITIONAL USE PERMIT) - A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A MEDICAL OFFICE WITHIN 4,845 SQUARIE FEET OF AN EXISTING BUILDING LOCATED AT 5421 PACIFIC BOULEVARD, WITHIN THE MANUFACTURING PLAN DEVELOPMENT (MPD) ZONE.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a Public Hearing;
2. Take public testimony; and
3. Consider one of the following options:
 - a. Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission adopt the Categorical Exemption, make the required findings and requirements set forth in the Huntington Park Municipal Code, and adopt PC Resolution No. 2021-06 CUP, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose; and
 - b. Deny the proposed Planning Commission Case No. 2021-06 CUP.

3. PLANNING COMMISSION CASE NO. 2021-07 CUP (CONDITIONAL USE PERMIT) - A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OFF-SALES OF ALCOHOL FOR A NEW RETAIL STORE LOCATED WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING AT 5731 BICKET STREET, WITHIN THE COMMERCIAL GENERAL (CG) ZONE.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a Public Hearing;
2. Take public testimony; and
3. Consider one of the following options:
 - a. Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission adopt the Categorical Exemption, make the required findings and requirements set forth in the Huntington Park Municipal Code, approve Conditional Use Permit Case

No. 2021-07 and adopt PC Resolution No. 2021-07 subject to the following proposed conditions of approval and/ or other conditions that the Planning Commission may wish to impose; and

b. Deny the proposed Planning Commission Case No. 2020-07 CUP

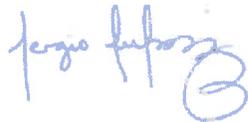
STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to a regular meeting on Wednesday, August 18, 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 on the 17th of July 2021.



Sergio Infanzon



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: JULY 21, 2021

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: SERGIO INFANZON, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: SUSANA MARTINEZ, ASSISTANT PLANNER

SUBJECT: PLANNING COMMISSION CASE NO. 2021-01 CUP
(CONDITIONAL USE PERMIT)

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW AUTO BODY AND FENDER REPAIR SERVICES TO AN EXISTING LEGAL NON-CONFORMING AUTO REPAIR SHOP AND INSTALL A SPRAY BOOTH WITHIN AN EXISTING SERVICE BAY; AND THE ADOPTION OF AN ASSOCIATED NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR PROPERTY LOCATED AT 3332 E FLORENCE AVENUE, WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.

APPLICANT: Mr. Miguel Santini
3332 E Florence Avenue,
Huntington Park, CA 90255

PROPERTY OWNER: Mr. Miguel Santini

PROPERTY OWNER'S MAILING ADDRESS: 3332 E Florence Avenue,
Huntington Park, CA 90255

PROJECT LOCATION: 3332 E Florence Avenue

ASSESSOR'S PARCEL NUMBER: 6213-002-001

PRESENT USE: Auto Repair and Tire Shop

PROPOSED IMPROVEMENT: None.

SITE SIZE: 17,544 square feet

GENERAL PLAN: General Commercial (C-G)

ZONE: Commercial General (C-G)

SURROUNDING LAND USES:
North: Residential/Open Space
West: Commercial
South: Residential
East: Commercial

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

In accordance with Chapter 4, Article 2, Section 9-4.202; Auto Repair, Tire, Bodywork, Fender Shops (Automotive Repair Specialty Shops) are allowable in the Commercial General Zone 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 which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;
5. The subject site is physically suitable for the type and density/intensity of use being proposed; and
6. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

**ENVIRONMENTAL
REVIEW:**

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:**

- ***Site Description***

The subject site is located on the southerly side of Florence Avenue between State Street and California Avenue. The subject site measures approximately 17,544 square-feet. The subject site is developed with an existing two-story multi-tenant commercial building at the northwesterly side of the property and one story bay docks along the southerly side of the property. A portion of the first floor of the existing commercial building is occupied by a retail mobile phone business. The remainder area of the first floor and entire second floor is utilized by the existing auto repair shop as office space. The subject site is surrounded by residential/open space to the north, residential to the south, commercial to the east and west.

- ***Project Proposal***

The applicant, Mr. Miguel Santini, is proposing to include auto body and fender repair services to an existing legal non-conforming auto repair and tire shop. The project proposes to install spray booth equipment to an existing dock bay and utilize another dock bay for the body and fender repair.

- ***Business Operation***

The existing auto repair and tire shop is operated as “Impact Tire Service”, which has been in operation for twenty-three (23) years. According to the business operation plan submitted, the business currently offers a variety of services, including oil changes, brake inspections, filter replacements, tire installations, tire replacements, engine tune-ups, etc. The business currently has a staff of four (4) employees, one (1) office administrator and three (3) automotive technicians. Hours of operation for the business are Monday through Friday 8:00 am to 6:00 pm, Saturdays 8:00 am to 3:00 pm, and closed on Sundays.

ANALYSIS:

- ***Project Proposal***

The project proposes to add auto body and fender repair services to the existing auto repair and tire shop. The expansion of services includes the installation of a spray booth. The applicant is proposing to utilize existing dock bays within the existing foot print of the structure. The project does not propose any additional square footage. One dock bay, that is currently utilizes for alignments, will be converted into the spray booth area. A second dock bay will be utilized for the auto body and fender repairs. The other two (2) bay areas will continue to be utilized for auto repair and tire services.

Pursuant to HPMC section 9-4.203.D, automobile repair specialty shops require a minimum site area of 15,000 square feet. The subject site measures approximately 17,544 square feet and complies with this requirement. The proposed project also will require the re-striping of the parking lot. Restriping the parking lot will provide the

number of parking spaces required. The parking lot shall be slurry sealed and then restriped to eliminate any “ghosting” of previous parking stalls.

In addition, the proposed project proposes improvements to the subject site. Lighting is proposed around the perimeter of the building. All light fixtures will be decorative and consistent with the architecture of the building. Other improvements to the site include a brand new trash enclosure with a decorative trellis along the southerly side of the commercial building. Lastly, no exterior alterations to the building are proposed.

- ***Business Operation Plan***

The applicant is proposing to provide auto body and fender repair services to their existing auto repair and tire shop. According to the business operation plan, the applicant is proposing to provide collision repair, aluminum repairs, auto paints, dent and scratch removal, and fender repair. Automobile repair services will be provided to all patrons and is not limited to only auto collision vehicles. Vehicle repairs will not take more than five (5) consecutive days. A condition of approval has been included to ensure that vehicle storage on site is no more than five (5) consecutive days and within an enclosed structure.

- ***Access/Circulation***

The subject site will have vehicular access from Florence Avenue, which is located on the northerly side of the property. The site has two existing driveways, the first one measuring twenty-seven (27) feet and the second one measuring twenty-six (26) feet. Both driveways provide ingress and egress access (two-way) traffic onto the site.

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

Pursuant to the HPMC Section 9-3.804, the parking requirement for an automobile service, repair, and painting use is one (1) space for each service bay and one (1) space for each 3,000 square feet of lot area. In addition, the parking requirement for commercial, retail, and service uses is one (1) space per four-hundred (400) square feet.

In accordance with the City’s parking standards, the total off-street number of parking required for the proposed development is twenty (20) parking spaces. The proposed project will provide twenty (20) parking spaces. As a result, the project will comply with the number of required parking spaces.

The parking calculations are summarized in the following table:

Off-Street Parking Requirement		
Parking Standards	Required	Provided
One space for each service bay	4 service bays x 1 = 4 spaces	4 Spaces
One space for each 3,000 square feet of lot area	17,544 square feet/3,000 = 6 spaces	6 Spaces
commercial, retail, and service uses	3,850 square feet/400 = 10 spaces	10 spaces
Total	20 spaces	20 Spaces

In addition, Section 9-3.703 of the HPMC, requires that commercial uses with less than 10,000 square feet of gross floor area provide one (1) loading space. Additional loading spaces may be required by the Planning Commission. A total of one (1) loading space is provided by the applicant.

- **Noise Study**

The applicant submitted a noise study prepared by a licensed engineer for City review. Pursuant to section 9-4.203.D, auto repair specialty shops shall maintain closed windows when performing body and fender work, hammering, sanding, or other noise generating activity. The exterior noise shall not exceed sixty (65) decibels at the property lines. The noise study measured the decibel levels at various locations. A breakdown from the noise study has been provided below;

Location		Decibel Levels
Location 1	Exhaust stack of an exhaust fan located within spray booth at 10 feet without barrier	70.3
Location 2	Fender body work noise at 3 feet without barrier	74.4
Location 3	Air-Compressor noise at 3 feet without barrier	84.0
Location 4	Existing Impact Tire Service noise at the adjacent property line	53.4
Location 4	Existing fender body work noise at the adjacent residential property line	46.4
Location 4	Air-compressor noise at the adjacent residential property line	46.7
Location 4	Estimated exhaust fan of the spray booth noise at the adjacent residential property line	42.3
Location 4	Estimated combine noise levels at the adjacent residential property line for existing Impact Tire Service + fender body work + air-compressor + exhaust fan	55.1

Based on the analysis of the noise study the estimated combine noise levels of the tire services, fender body repair, air compressor, and exhaust fan will emit a decibel level of 55.1 decibels at the southerly property line, which is shared with a residential property. According to the noise study, the existing building, which is built of concrete material creates a buffer or barrier for noise. After review of the noise study, it has been determined that the project will not exceed the allowable noise level of 65 decibels (Exhibit E).

In addition, a condition of approval has been included to replace the existing block wall along the southerly property line and construct a new (8) block wall. The new eight (8) foot high block wall will create an additional buffer between the subject site and the residential properties to the south.

- ***Environmental Review***

The applicant submitted additional environmental and technical documentation for review. After review of the supplement environmental documents, including a noise study, a Negative Declaration under the California Environmental Quality Act (CEQA) has prepared. The project was determined to not cause environmental issues.

- ***Security Plan***

The applicant has submitted a security plan for the proposed project. According to the security plan submitted by the applicant is proposing to install two (2) security lights to each bay that will be activated between the hours on 6:00 pm to 6:00 am. The security lights are turned on after hours to deterrent criminal activity. In addition, the applicant is proposing to install security sensors and cameras within each bay. Additional security cameras and sensor will be installed within the existing commercial building. Other areas that will be monitor include the parking lot area, customer waiting areas, and all entrance/exits.

- ***Condition Use Permit Findings***

In granting a Conditional Use Permit to allow an automobile repair specialty shop, 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 auto body and fender repair services and spray booth are conditionally permitted within the subject zoning district, pursuant to the Huntington Park Municipal Code, Section 9-4.202, as auto repair specialty shop. The Commercial General zone is intended to provide for general retail, professional office, and service-oriented business uses. The proposed project will provided additional auto service and repairs within the subject zone and

community. In addition, the proposed project will be of a similar low intensity as the existing business. Lastly, the proposed project is in compliance with the requirements of the HPMC.

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

Finding: The proposed project is consistent with the General Plan, specifically, the proposed use is consistent with Policy 1 of the Land Use Element of the General Plan by maintaining and preserving those industrial and commercial areas of the City while preventing land use conflicts through comprehensive land use planning and environmental review. The applicant is proposing to utilize the existing infrastructure to incorporate additional services and repairs to the existing business. The existing business is legal non-conforming use, the approval of the Conditional Use Permit will ensure that the use complies with the underlying zoning designation. Lastly, the project was reviewed under the California Environmental Quality Act (CEQA) for an environmental assessment.

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 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 proposed project will add auto body and fender repairs services to an existing auto repair shop and install a spray booth within an existing dock bay. The design, location, size, and operating characteristics of the proposed auto body and fender repair services and spray booth 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 subject site and the surrounding area. The proposed project will be compatible to the surrounding commercial uses. In addition, the proposed 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 proposed project site measures approximately 17,544 square feet. The proposed project will be of similar intensity as those known to occupy the subject site and surrounding area. The subject site is surrounded by residential to the north and south and commercial to the east and west.

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

Finding: Vehicular and pedestrian access to the site will be provided through Florence Avenue. The project proposes to utilize existing infrastructure and public utilities. The surrounding area is completely developed with public access, water sanitation, and other public utilities. The new development will not impeded the accessibility to public access, water, sanitation, or other public utilities and services. It is expected that the proposed development will not be detrimental to public

health, safety and general welfare and will be required to comply with all building code requirements.

CONCLUSION: Based on the above analysis, staff has determined that the 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 can be made.

RECOMMENDATION: Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **approve Case No. 2021-01 CUP**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING

1. That the 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 Health, 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. That any existing and/or future graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
7. That all unmaintained landscaping material shall be replaced with new landscape materials. The applicant shall submit a landscape plan prepared by a license landscape architect.
8. That the operator shall update their City of Huntington Park Business License prior to commencing business operations.
9. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The 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.
10. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
11. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
12. That 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.
13. No vending machines, including, but not limited to, water, movie/DVD/Blue Ray, newspapers, candy, etc. shall be permitted on the exterior of the self-storage facility.
14. That no work shall be performed on vehicles between the hours of 8:00 pm to 7:00 a.m., Monday through Saturday. No work shall be performed on Sundays.
15. No outdoor storage, including but not limited to, recreational vehicles, motorhomes, trailers, campervans, boats, vehicles, motorcycles, etc. shall be permitted on the property.
16. That all automotive parts, equipment, and tires shall be stored within an enclosed building.
17. Storage of vehicles on site shall be limited to no more than five (5) consecutive days. Vehicles stored on site shall be kept within an enclosed structure.

18. That the parking lot shall be utilized by patrons of the establishment and shall not be utilized as storage of vehicles requiring repairs.
19. That any vehicles loading and unloading shall occur on-site and not within any adjoining streets nor alleys.
20. That all vehicle repairs and services shall occur within a fully enclosed structure. Any outdoor hoists shall be prohibited on site.
21. That the applicant shall erect an eight (8) foot high CMU block wall along the southerly property line.
22. No payphones shall be allowed on the subject site.
23. All hazardous materials resulting from the repair operation shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution, and flammable liquids, particularly gasoline, paints, solvents and thinners, shall be in compliance with all applicable local, State and Federal regulations.
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. All light standards bases shall be decorative and finished to match the proposed architecture of the building.
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 the 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 shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.
27. The applicant shall provide adequate on-site security at all times to ensure safety of patrons and maintenance of the property. Security Plan shall be submitted and approved by the Planning Division.
28. The applicant shall be subject to any fees and requirements from the California Department of Fish and Wildlife, as stated in the CEQA Environmental Document Filing fee schedule.

29. This entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
30. If the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
31. 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.
32. 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.
33. 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.
34. That the business owner (Applicant) and property owner agree in writing to the above conditions.

BUILDING AND SAFETY

35. The proposed changes of usage of an existing Commercial Building of Auto Repair Shop to maintain as Moderate-Hazard Storage (S-1) Occupancy Group for the Impact Tire Services located at 3332 E. Florence Avenue, Huntington Park. The proposed change of the existing 503sf of Bay 1 from Storage to Auto Body Shop Area will maintain S-1 Occupancy. The proposed change of the existing 503sf of Bay 2 from Alignment Area to accommodate a Spray Booth shall be classified as Group F-1 Occupancy (Moderate Hazard Factory or Manufacturing).
36. The Tenant Improvements for the proposed shall also address the building requirements for the proposed changes of usage S-1 Occupancy.
37. A spray booth is an appliance that is required to comply Section 416.4 of the CA Building Code, Article 516 of the CA Electrical Code, Section 2404.3.2 of the CA Fire Code and Listed in accordance with NFPA 33.
38. Means of egress shall be provided for the proposed spray booth in accordance with Chapter 10 of the Building Code.
39. The proposed Spray Booth shall be installed so that all parts of the booth are readily accessible for cleaning. A clear space (free of any storage or combustible construction) of not less than 3 feet shall be maintained on all sides of the spray booth

or if less than 3 feet to the adjacent wall then the wall shall be 1-hour fire-resistance rated.

40. Since the proposed spray booth is located within a building, then, the aggregate area of the spray booth shall not exceed 10% of the area of any floor of a building or the basic area allowed for Group H-2 Occupancy.
41. The Agency referrals for the spray booth may include, but not limited to, Huntington Park Planning Department, LA County Fire Department's Fire Prevention Bureau and South Coast Air quality Management District. If the spray booth is not a listed appliance, then, the spray booth is required for code plan check.
42. Any building upgrades or improvements to comply with the above will trigger ADA requirements upgrade, if necessary. bathrooms, parking stalls, paths of travels for accessibilities, access to main entrance, access from Public Right of way should all be evaluated by a consultant as well and a proposal for any necessary upgrades must be included in the submittal to Building and Safety when a submittal is being made for plan review.
43. The repair, alteration, change of occupancy of all existing buildings shall comply with one of the methods listed in Section 301.1.1 through 301.1.3 of the California Existing Building Code as selected by the applicant.
44. The seismic evaluation and design shall be based on the procedures of the California Building Code or ASCE 41 per Section 301.1.4 of the California Existing Building Code.
45. When prescriptive compliance method is selected, except as provided by Section 403.2 or Section 403.1 of the California Existing Building Code, alterations to any building or structure shall comply with the requirements of the California Building Code.
46. No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancies or in a different group of occupancies, unless such building is made to comply with the requirements of the California Building Code for such division or group of occupancies per Section 407 of the California Existing Building Code.
47. All State of California disability access regulations for accessibility shall comply with Chapter 11B of the California Building Code.
Project shall comply with the CalGreen Non-Residential mandatory requirements.
Demolition permit is required for any existing buildings which are to be demolished.

PUBLIC WORKS

48. The proposed site plan shows striping of existing parking for a total of 16 spaces (including 1 handicap space). Per parking requirement calculations provided, it meets the City's parking requirement. Per Scope of Work, "No signage changes are proposed, and no parking changes are proposed". However, it appears that existing uses have inadequate parking spaces provided on-site. We require that all the proposed parking spaces are striped per City standards and signage must be posted and marking must be painted for handicap parking.
49. No off-site (or on-street) parking should be allowed for vehicles pending repairs. These vehicles should not occupy spaces to be parked by other tenants. Parking spaces for other tenants should be marked (by signs and/or markings) for parking of their patron or customers only.

CODE ENFORCEMENT

50. No loitering and no trespassing signs shall be posted around the perimeter of the building in compliance with Section 602(o) the California Penal Code.
51. The applicant shall provide routine maintenance to eliminate any trash or litter around the perimeter of the property.
52. Adequate lighting shall be provided to illuminate all driveways and driveway aisles.
53. 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

54. 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)

55. 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. 2021-01 CUP
- B: Negative Declaration
- C: Project Plans
- D: Business Operation
- E: Noise Study
- F: Security Plan
- G: Vicinity Map
- H: Assessor's Parcel Map

PC RESOLUTION NO. 2021-01 CUP

EXHIBIT A

CASE NO. 2021-01 CUP

1 **PC RESOLUTION NO. 2021-01**

2 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON**
3 **PARK, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO**
4 **ALLOW AUTO BODY AND FENDER REPAIR SERVICES TO AN EXISTING LEGAL**
5 **NON-CONFORMING AUTO REPAIR SHOP AND INSTALL A SPRAY BOOTH WITHIN**
6 **AN EXISTING SERVICE BAY; AND THE ADOPTION OF AN ASSOCIATED**
7 **NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY**
8 **ACT (CEQA) FOR PROPERTY LOCATED AT 3332 E FLORENCE AVENUE, WITHIN**
9 **THE COMMERCIAL GENERAL (C-G) ZONE.**

10 **WHEREAS**, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington
11 Park, California on Wednesday, July 21, 2021 at 6:30 p.m. pursuant to the notice
12 published and posted as required by law in accordance with the provisions of the
13 Huntington Park Municipal Code, upon an application from Mr. Miguel Santini, requesting
14 approval of a Conditional Use Permit to allow auto body and fender repair services to an
15 existing legal non-conforming auto repair shop and install a spray booth within an
16 existing service bay; and the adoption of an associated Negative Declaration under the
17 California Environmental Quality Act (CEQA) for property located at 3332 E Florence
18 Avenue, within the Commercial General (C-G) zone, described as:

19 Assessor's Parcel No. 6313-002-001, City of Huntington Park, County of Los
20 Angeles; and

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

24 **WHEREAS**, upon completion of the Environmental Assessment Initial Study, the
25 City of Huntington Park has determined that the proposed project will not have a
26 significant effect on the environment and has prepared a Negative Declaration for the
27 project. The Negative Declaration (ND) was prepared in accordance with the California
28 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 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

1 such comments, were reviewed by the Planning Commission; and

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

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

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

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

14 1. The proposed use is conditionally permitted within, and would not impair the
15 integrity and character of, the subject zoning district and complies with all of the
16 applicable provisions of this Code in that ***the proposed auto body and fender***
17 ***repair services and spray booth are conditionally permitted within the***
18 ***subject zoning district, pursuant to the Huntington Park Municipal Code,***
19 ***Section 9-4.202, as auto repair specialty shop. The Commercial General zone***
20 ***is intended to provide for general retail, professional office, and service-***
21 ***oriented business uses. The proposed project will provided additional auto***
22 ***service and repairs within the subject zone and community. In addition, the***
23 ***proposed project will be of a similar low intensity as the existing business.***
24 ***Lastly, the proposed project is in compliance with the requirements of the***
25 ***HPMC.***

26 2. The proposed use is consistent with the General Plan in that ***the proposed***
27 ***project is consistent with the General Plan, specifically, the proposed use is***
28 ***consistent with Policy 1 of the Land Use Element of the General Plan by***

1 ***maintaining and preserving those industrial and commercial areas of the City***
2 ***while preventing land use conflicts through comprehensive land use***
3 ***planning and environmental review. The applicant is proposing to utilize the***
4 ***existing infrastructure to incorporate additional services and repairs to the***
5 ***existing business. The existing business is legal non-conforming use, the***
6 ***approval of the Conditional Use Permit will ensure that the use complies with***
7 ***the underlying zoning designation. Lastly, the project was reviewed under***
8 ***the California Environmental Quality Act (CEQA) for an environmental***
9 ***assessment.***

- 10 3. The approval of the Conditional Use Permit for the proposed use is in compliance
11 with the requirements of the California Environmental Quality Act (CEQA) and the
12 City's Guidelines in that ***an environmental assessment has been conducted for***
13 ***this project in compliance with the California Environmental Quality Act***
14 ***(CEQA). Upon completion of the Environmental Assessment Initial Study,***
15 ***the City of Huntington Park has determined that the proposed project will not***
16 ***have a significant effect on the environment and has prepared a Negative***
17 ***Declaration for the proposed project. The Negative Declaration (ND) was***
18 ***prepared in accordance with the California Environmental Quality Act***
19 ***(CEQA) Article 1. Sec. 15000 et. Seq..***
- 20 4. The design, location, size and operating characteristics of the proposed use are
21 compatible with the existing and planned future land uses within the general area in
22 which the proposed use is to be located and will not create significant noise, traffic
23 or other conditions or situations that may be objectionable or detrimental to other
24 permitted uses operating nearby or adverse to the public interest, health, safety,
25 convenience or welfare of the City in that ***the proposed project will add auto***
26 ***body and fender repairs services to an existing auto repair shop and install a***
27 ***spray booth within an existing dock bay. The design, location, size, and***
28 ***operating characteristics of the proposed auto body and fender repair***

1 *services and spray booth is not expected to be detrimental to the public*
2 *health, safety, and welfare of the City, due to the fact that the proposed*
3 *project will be of similar intensity as those known to occupy the subject site*
4 *and the surrounding area. The proposed project will be compatible to the*
5 *surrounding commercial uses. In addition, the proposed project is in*
6 *compliance with all City and zoning development standards.*

7 5. The subject site is physically suitable for the type and density/intensity of use being
8 proposed in that *the proposed project site measures approximately 17,544*
9 *square feet. The proposed project will be of similar intensity as those known*
10 *to occupy the subject site and surrounding area. The subject site is*
11 *surrounded by residential to the north and south and commercial to the east*
12 *and west.*

13 6. There are adequate provisions for public access, water, sanitation and public
14 utilities and services to ensure that the proposed use would not be detrimental to
15 public health, safety and general welfare in that *vehicular and pedestrian access*
16 *to the site will be provided through Florence Avenue. The project proposes to*
17 *utilize existing infrastructure and public utilities. The surrounding area is*
18 *completely developed with public access, water sanitation, and other public*
19 *utilities. The new development will not impeded the accessibility to public*
20 *access, water, sanitation, or other public utilities and services. It is expected*
21 *that the proposed development will not be detrimental to public health, safety*
22 *and general welfare and will be required to comply with all building code*
23 *requirements.*

24
25 **SECTION 3:** The Planning Commission hereby approves Resolution No. 2021-01
26 CUP, subject to the execution and fulfillment of the following conditions:
27
28

1 **CONDITIONS OF APPROVAL:**

2 **PLANNING**

- 3 1. That the applicant/property owner and each successor in interest to the property
4 which is the subject of this project shall defend, indemnify and hold harmless the City
5 of Huntington Park and its agents, officers, and employees from any claim, action or
6 proceedings, liability cost, including attorney's fees and costs against the City or its
7 agents, officers or employees, to attack, set aside, void or annul any approval of the
8 City, City Council, or Planning Commission. The City shall promptly notify the
9 applicant of any claim, action or proceeding and should cooperate fully in the defense
10 thereof.
- 11 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department
12 corrections and conditions, the property shall be developed substantially in
13 accordance with the applications, environmental assessment, and plans submitted.
- 14 3. The proposed project shall comply with all applicable federal, state and local agency
15 codes, laws, rules, and regulations, including Health, Building and Safety, Fire,
16 Zoning, and Business License Regulations of the City of Huntington Park.
- 17 4. The property be developed and maintained in a clean, neat, quiet, and orderly
18 manner at all times and comply with the property maintenance standards as set forth
19 in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
- 20 5. All proposed on-site utilities, including electrical and equipment wiring, shall be
21 installed underground and/or routed along the ground floor and shall be completely
22 concealed from public view as required by the City prior to authorization to operate.
- 23 6. That any existing and/or future graffiti, as defined by the Huntington Park Municipal
24 Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
- 25 7. That all unmaintained landscaping material shall be replaced with new landscape
26 materials. The applicant shall submit a landscape plan prepared by a license
27 landscape architect.
- 28 8. That the operator shall update their City of Huntington Park Business License prior to
 commencing business operations.
9. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the
 Huntington Park Municipal Code relating to Storm Water Management. The
 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.
10. That this entitlement shall be subject to review for compliance with conditions of the
 issuance at such intervals as the City Planning Commission shall deem appropriate.

- 1 11. That the violation of any of the conditions of this entitlement may result in a citation(s)
2 and/or the revocation of the entitlement.
- 3 12. That this entitlement may be subject to additional conditions after its original
4 issuance, upon a duly noticed public hearing item. Such conditions shall be imposed
5 by the City Planning Commission as deemed appropriate to address problems of land
6 use compatibility, operations, aesthetics, security, noise, safety, crime control, or to
7 promote the general welfare of the City.
- 8 13. No vending machines, including, but not limited to, water, movie/DVD/Blue Ray,
9 newspapers, candy, etc. shall be permitted on the exterior of the self-storage facility.
- 10 14. That no work shall be performed on vehicles between the hours of 8:00 pm to 7:00
11 a.m., Monday through Saturday. No work shall be performed on Sundays.
- 12 15. No outdoor storage, including but not limited to, recreational vehicles, motorhomes,
13 trailers, campervans, boats, vehicles, motorcycles, etc. shall be permitted on the
14 property.
- 15 16. That all automotive parts, equipment, and tires shall be stored within an enclosed
16 building.
- 17 17. Storage of vehicles on site shall be limited to no more than five (5) consecutive days.
18 Vehicles stored on site shall be kept within an enclosed structure.
- 19 18. That the parking lot shall be utilized by patrons of the establishment and shall not be
20 utilized as storage of vehicles requiring repairs.
- 21 19. That any vehicles loading and unloading shall occur on-site and not within any
22 adjoining streets nor alleys.
- 23 20. That all vehicle repairs and services shall occur within a fully enclosed structure. Any
24 outdoor hoists shall be prohibited on site.
- 25 21. That the applicant shall erect an eight (8) foot high CMU block wall along the
26 southerly property line.
- 27 22. No payphones shall be allowed on the subject site.
- 28 23. All hazardous materials resulting from the repair operation shall be properly stored
and removed from the premises in a timely manner. Storage, use and removal of
toxic substances, solid waste pollution, and flammable liquids, particularly gasoline,
paints, solvents and thinners, shall be in compliance with all applicable local, State
and Federal regulations.
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

1 candle of zero shall be required at all property lines and adjacent to all public right of
2 ways. The photometric plan shall include shielding details and details of all proposed
3 light fixtures. All light fixtures shall be decorative and consistent with the proposed
4 architecture. All light standards bases shall be decorative and finished to match the
5 proposed architecture of the building.

6 25. The applicant shall provide publicly visible art or pay art fees in accordance with the
7 HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of
8 Occupancy.

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

15 27. The applicant shall provide adequate on-site security at all times to ensure safety of
16 patrons and maintenance of the property. Security Plan shall be submitted and
17 approved by the Planning Division.

18 28. The applicant shall be subject to any fees and requirements from the California
19 Department of Fish and Wildlife, as stated in the CEQA Environmental Document
20 Filing fee schedule.

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

24 30. If the use ceases to operate for a period of six (6) months the entitlement shall be null
25 and void.

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

32. 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.

33. 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.

34. That the business owner (Applicant) and property owner agree in writing to the above
conditions.

1 **BUILDING AND SAFETY**

- 2 35. The proposed changes of usage of an existing Commercial Building of Auto Repair
3 Shop to maintain as Moderate-Hazard Storage (S-1) Occupancy Group for the
4 Impact Tire Services located at 3332 E. Florence Avenue, Huntington Park. The
5 proposed change of the existing 503sf of Bay 1 from Storage to Auto Body Shop Area
6 will maintain S-1 Occupancy. The proposed change of the existing 503sf of Bay 2
7 from Alignment Area to accommodate a Spray Booth shall be classified as Group F-1
8 Occupancy (Moderate Hazard Factory or Manufacturing).
- 9 36. The Tenant Improvements for the proposed shall also address the building
10 requirements for the proposed changes of usage S-1 Occupancy.
- 11 37. A spray booth is an appliance that is required to comply Section 416.4 of the CA
12 Building Code, Article 516 of the CA Electrical Code, Section 2404.3.2 of the CA Fire
13 Code and Listed in accordance with NFPA 33.
- 14 38. Means of egress shall be provided for the proposed spray booth in accordance with
15 Chapter 10 of the Building Code.
- 16 39. The proposed Spray Booth shall be installed so that all parts of the booth are readily
17 accessible for cleaning. A clear space (free of any storage or combustible
18 construction) of not less than 3 feet shall be maintained on all sides of the spray
19 booth or if less than 3 feet to the adjacent wall then the wall shall be 1-hour fire-
20 resistance rated.
- 21 40. Since the proposed spray booth is located within a building, then, the aggregate area
22 of the spray booth shall not exceed 10% of the area of any floor of a building or the
23 basic area allowed for Group H-2 Occupancy.
- 24 41. The Agency referrals for the spray booth may include, but not limited to, Huntington
25 Park Planning Department, LA County Fire Department's Fire Prevention Bureau and
26 South Coast Air quality Management District. If the spray booth is not a listed
27 appliance, then, the spray booth is required for code plan check.
- 28 42. Any building upgrades or improvements to comply with the above will trigger ADA
requirements upgrade, if necessary. bathrooms, parking stalls, paths of travels for
accessibilities, access to main entrance, access from Public Right of way should all
be evaluated by a consultant as well and a proposal for any necessary upgrades
must be included in the submittal to Building and Safety when a submittal is being
made for plan review.
43. The repair, alteration, change of occupancy of all existing buildings shall comply with
one of the methods listed in Section 301.1.1 through 301.1.3 of the California Existing
Building Code as selected by the applicant.

1 44. The seismic evaluation and design shall be based on the procedures of the California
2 Building Code or ASCE 41 per Section 301.1.4 of the California Existing Building
Code.

3 45. When prescriptive compliance method is selected, except as provided by Section
4 403.2 or Section 403.1 of the California Existing Building Code, alterations to any
5 building or structure shall comply with the requirements of the California Building
Code.

6 46. No change shall be made in the use or occupancy of any building that would place
7 the building in a different division of the same group of occupancies or in a different
8 group of occupancies, unless such building is made to comply with the requirements
9 of the California Building Code for such division or group of occupancies per Section
407 of the California Existing Building Code.

10 47. All State of California disability access regulations for accessibility shall comply with
Chapter 11B of the California Building Code.
11 Project shall comply with the CalGreen Non-Residential mandatory requirements.
12 Demolition permit is required for any existing buildings which are to be demolished.

13 **PUBLIC WORKS**

14 48. The proposed site plan shows striping of existing parking for a total of 16 spaces
15 (including 1 handicap space). Per parking requirement calculations provided, it meets
16 the City's parking requirement. Per Scope of Work, "No signage changes are
17 proposed, and no parking changes are proposed". However, it appears that existing
uses have inadequate parking spaces provided on-site. We require that all the
proposed parking spaces are striped per City standards and signage must be posted
and marking must be painted for handicap parking.

18 49. No off-site (or on-street) parking should be allowed for vehicles pending repairs.
19 These vehicles should not occupy spaces to be parked by other tenants. Parking
20 spaces for other tenants should be marked (by signs and/or markings) for parking of
their patron or customers only.

21 **CODE ENFORCEMENT**

22 50. No loitering and no trespassing signs shall be posted around the perimeter of the
building in compliance with Section 602(o) the California Penal Code.

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

25 52. Adequate lighting shall be provided to illuminate all driveways and driveway aisles.

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

NEGATIVE DECLARATION

EXHIBIT B

CASE NO. 2021-01 CUP



**NOTICE OF INTENT TO ADOPT
A NEGATIVE DECLARATION**

Notice is hereby given that the City of Huntington Park has prepared an Environmental Initial Study for the following location:

PROJECT: Case No. 2021-01 Conditional Use Permit

LOCATION(S): 3332 Florence Avenue

PROJECT DESCRIPTION: Case No. 2021-01 A request for a Conditional Use Permit to allow auto body and fender repair services to an existing legal non-conforming auto repair shop and install a spray booth within an existing service bay located at 3332 E Florence Avenue.

APPLICANT: Mr. Miguel Santini

Based on the environmental information gathered and analyzed for the project during the Initial Study process, the City of Huntington Park has determined that there is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment. Therefore, a Negative Declaration for the project is proposed pursuant to the requirements of the California Environmental Quality Act (CEQA).

The 30-day public review period for this document begins on June 21, 2021 and expires on July 20, 2021.

The proposed Negative Declaration is available for public inspection during normal business hours at: 1) The City of Huntington Park, Planning Division located at 6550 Miles Avenue, Huntington Park, CA, and 2) Los Angeles County Library in the City of Huntington Park located at 6518 Miles Avenue, Huntington Park, CA.

The Planning Commission of the City of Huntington Park will conduct a public hearing to consider the proposed Negative Declaration in conjunction with Case No. 2021-01 CUP on **Wednesday, July 21, 2021 at 6:30 pm** or as soon thereafter as possible, in the Huntington Park City Council Chambers, City Hall, 6550 Miles Avenue, Huntington Park, California.

Please address all public comments (before the close of the environmental review period noted above) to: City of Huntington Park, Attn: Susana Martinez, Assistant Planner, 6550 Miles Avenue, Huntington Park, CA 90255, (323)584-6282, smartinez@hpca.gov.

**CITY OF HUNTINGTON PARK
ENVIRONMENTAL CHECKLIST FORM**

PROJECT TITLE: 2021-01 Conditional Use Permit, Negative Declaration No. 2021-01

**LEAD AGENCY
NAME AND ADDRESS:** City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

**CONTACT PERSON
AND PHONE NUMBER:** Susana Martinez, Assistant Planner
(323) 584-6282

PROJECT LOCATION(S): 3332 E Florence Avenue

**PROJECT SPONSOR'S
NAME AND ADDRESS:** Mr. Miguel Santini
3332 E Florence Avenue
Huntington Park, CA 90255

GENERAL PLAN DESIGNATION: The proposed project pertains to the following Land Use Designation: "General Commercial"

ZONING CLASSIFICATION: The proposed project pertains to the following Zoning Classification: C-G (Commercial General)

PROJECT DESCRIPTION (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.):

Case No. 2021-01 a request for a Conditional Use Permit to allow auto body and fender repair services to an existing legal non-conforming auto repair shop and a spray booth within an existing service bay located at 3332 E Florence Avenue.

SURROUNDING LAND USES AND SETTING (Briefly describe the project's surroundings.):

The proposed project is located within the Commercial General (C-G) zone of the City. The project site is surrounded by residential north, south, and commercial uses to the east and west.

OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (i.e., permits, financing approval, or participation agreement.):

- 1) Los Angeles County Fire Department

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology/Soils
<input type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Land Use/Planning
<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population/Housing
<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation/Traffic
<input type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Mandatory Findings of Significance	<input type="checkbox"/>	Tribal Culture Resources

DETERMINATION (To be completed by the Lead Agency): On the basis of this initial evaluation:

<input checked="" type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



 Signature

Susana Martinez
 Printed Name

June 21, 2021
 Date

City of Huntington Park
 For

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (i.e., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (i.e., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take into account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact”. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated”, describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (i.e., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and

- b) The mitigation measure identified, if any, to reduce the impact to less than significance.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

I. AESTHETICS.

Would the project:

a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

II. AGRICULTURE RESOURCES.

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Result in the loss of forest land or conversion of forest land to non-forest use? <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURE RESOURCES, cont.

e) Involve other changes in the existing environment which due to their location or nature could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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III. AIR QUALITY.

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. BIOLOGICAL RESOURCES.

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES, cont.

d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. CULTURAL RESOURCES.

Would the project:

a)	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VI. GEOLOGY AND SOILS.

Would the project:

a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii)	Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv)	Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS, continued.

b)	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. GREENHOUSE GAS EMISSIONS.

Would the project:

a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. HAZARDS AND HAZARDOUS MATERIALS, cont.

e)	For a project located within an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?					X
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?					X
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?					X
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?					X

IX. HYDROLOGY AND WATER QUALITY.

Would the project:

a)	Violate any water quality standards or waste discharge requirements?					X
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?					X
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?					X
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?					X
e)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?					X

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IX. HYDROLOGY AND WATER QUALITY, continued.

f)	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j)	Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X. LAND USE AND PLANNING.

Would the project:

a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XI. MINERAL RESOURCES. Would the project:

a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XII. NOISE. Would the project result in:

a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?					X
b)	Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?					X
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?					X
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?					X
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?					X
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?					X

XIII. POPULATION AND HOUSING. Would the project:

a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?					X
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?					X
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?					X

XIV. PUBLIC SERVICES.

a)	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					X
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Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES, cont.

i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XV. RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI. TRANSPORTATION/TRAFFIC.

Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (i.e., sharp curves or dangerous intersections) or incompatible uses (i.e., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC, cont.

e)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII. TRIBAL CULTURAL RESOURCES.

Would the project cause substantial adverse change in the significance of a tribal culture resource, defined in Public Resources Code section 21074 as either a site, feature, place cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a)	Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVIII. UTILITIES AND SERVICE SYSTEMS.

Would the project:

a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVIII. UTILITIES AND SERVICE SYSTEMS, cont.

f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g)	Comply with federal, state, and local statutes and regulations related to solid waste?				X

XIV. MANDATORY FINDINGS OF SIGNIFICANCE.

a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

I. AESTHETICS. Would the project:

- a. Have a substantial adverse effect on a scenic vista?

No Impact. The project proposes to utilize an existing vehicle bay to provide auto body and fender repair services. In addition, a spray booth is proposed within the existing vehicle bay. There are no existing scenic vistas within the vicinity of the project site. Therefore, the project will not adversely affect a scenic vista.

- b. Substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. See reason listed under I.a.

- c. Substantially degrade the existing visual character or quality of the site and its surroundings?

No Impact. See reason listed under I.a.

- d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No Impact. See reason listed under I.a.

II. AGRICULTURE RESOURCES. Would the project:

- a. Convert Prime Farmland, Unique Farmland, or Farm-land of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The project proposes to utilize an existing vehicle bay to provide auto body and fender repair services. In addition, a spray booth is proposed within the existing vehicle bay. The project site is currently developed as an auto repair and tire shop. Therefore, the site is already an existing non-agricultural land.

- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. See reason listed under II.a.

- c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The project proposes to utilize an existing vehicle bay to provide auto body and fender repair services. In addition, a spray booth is proposed within the existing vehicle bay. The project site is currently developed as an auto repair and tire shop. Therefore, the site is already and existing non-forest land.

- d. Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. See reason listed under II.c.

- e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. See reason listed under II.a and II.c.

III. AIR QUALITY. Would the project:

- a. Conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The project proposes to utilize an existing vehicle bay to provide auto body and fender repair services. In addition, a spray booth is proposed within the existing vehicle bay. The existing air quality and conditions will not be affected or change as a result of the auto body, fender work repair, and spray booth.

- b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

No Impact. See reason listed under III.a.

- c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

No Impact. See reason listed under III.a.

- d. Expose sensitive receptors to substantial pollutants concentrations?

No Impact. See reason listed under III.a.

- e. Create objectionable odors affecting a substantial number of people?

No Impact. See reason listed under III.a.

IV. BIOLOGICAL RESOURCES. Would the project:

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. The City of Huntington Park is located within a highly developed urban area of southeast Los Angeles County, within the greater metropolitan Los Angeles region. The City of Huntington Park is bounded by four (4) major freeway corridors, including the I-105, the I-710, the I-110 and the I-10. There are no designated wildlife habitat areas within the municipal boundaries of the City of Huntington Park, nor are there any designated wildlife corridors intersecting the community.

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. See reason listed under IV.a.

- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other mean?

No Impact. See reason listed under IV.a.

- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. See reason listed under IV.a.

- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. See reason listed under IV.a.

- f. Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. See reason listed under IV.a.

V. CULTURAL RESOURCES. Would the project:

- a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

No Impact. The City of Huntington Park is located within a highly developed urban area of southeast Los Angeles County and does not have any historical area recorded with the State Historic Preservation Office.

- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

No Impact. See reason listed under V.a.

- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. See reason listed under V.a.

- d. Disturb any human remains, including those interred outside of formal cemeteries?

No Impact. See reason listed under V.a.

VI. GEOLOGY AND SOILS. Would the project:

- a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

2

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. There are no known earthquake faults running through the City. The closest earthquake fault is located approximately 6 miles southwest of Huntington Park, known as the Newport Inglewood Fault.

- ii) Strong seismic ground shaking?

No impact. See reason listed under VI.a.i.

- iii) Seismic-related ground failure, including liquefaction?

No impact. See reason listed under VI.a.i.

iv) Landslides?

No Impact. The City of Huntington Park is located in a liquefaction zone. However, the project proposes to utilize an existing vehicle bay to provide auto body and feeder repair services. In addition, a spray booth is proposed within the existing vehicle bay. The project does not propose to demolish or construct any new structures.

b. Result in substantial soil erosion or the loss of topsoil?

No Impact. See reason listed under VI.a.iv.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact. See reason listed under VI.a.iv.

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

No Impact. See reason listed under VI.a.i.

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

No Impact. See reason listed under VI.a.i.

VII. GREEN HOUSE GAS EMISSIONS

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

No Impact. There are no significant greenhouse gas emissions anticipated as a result of the proposed project. The project proposes to utilize an existing vehicle bay to provide auto body and fender repair services. In addition, a spray booth is proposed within the existing vehicle bay. A condition of approval has been included that the applicant shall follow any and all conditions from the South Coast Air Quality Management District (AQMD) to ensure that the spray booth does not emit any greenhouse gas emissions.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions or greenhouse gases?

No Impact. See reason listed under VII.a.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- a. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

No Impact. There are no significant hazards to the public or the environment anticipated as a result of the proposed project. The proposed project will comply with all State of California regulations for disposal of any and all hazardous materials and a condition of approval is included.

- b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No Impact. See reason listed under VIII.a.

- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. See reason listed under VIII.a.

- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and , as a result, would create a significant hazard to the public or environment?

No Impact. See reason listed under VIII.a.

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact. See reason listed under VIII.a.

- f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working within the project area?

No Impact. See reason listed under VIII.a.

- g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

No Impact. See reason listed under VIII.a.

- h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. See reason listed under VIII.a.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

- a. Violate any water quality standards or waste discharge requirements?

No Impact. A Storm water Pollution Prevention Program will be required by the City as a condition of approval of the project. Therefore, the project will not violate any water quality standards or waste discharge requirements.

- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No Impact. See reason listed under IX.a.

- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

No Impact. See reason listed under IX.a.

- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

No Impact. See reason listed under IX.a.

- e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

No Impact. See reason listed under IX.a.

- f. Otherwise substantially degrade water quality?

No Impact. See reason listed under IX.a.

- g. Place housing within 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. See reason listed under IX.a.

- h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. See reason listed under IX.a.

- i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. See reason listed under IX.a.

- j. Inundation by seiche, tsunami, or mudflow?

No Impact. See reason listed under IX.a.

X. LAND USE AND PLANNING. Would the project:

- a. Physically divide an established community?

No Impact. The project proposes to utilize an existing vehicle bay to provide auto body and fender repair services. In addition, a spray booth is proposed within the existing vehicle bay, therefore there is no opportunity to divide any community. There will not be conflict with any land use plan or habitat conservation plan. The General Plan encourages uses such as auto repair, auto body, and fender repair facilities within the area of the City that the project site is located.

- b. Conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. See reason listed under X.a.

- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. See reason listed under X.a.

XI. MINERAL RESOURCES. Would the project:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. There are no known mineral resources of value within the City boundaries.

- b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. See reason listed under X.a.

XII. NOISE. Would the project result in:

- a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

No Impact. The applicant has submitted a noise study conducted by a licensed engineer. As stipulated in the noise study, the proposed project will not exceed the noise, nor vibration levels standards established in the local general plan and noise ordinance. The existing building is a buffer between the proposed equipment and any neighboring properties. In addition, a condition has been included to construct an eight foot high CMU block wall along the southerly property line to create an additional buffer from the neighboring residential uses.

- b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

No Impact. See reason listed under XII.a.

- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact. See reason lists under XII.a

- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact. See reason listed under XII.c.

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The project site is not located near an airport.

- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. See reason listed under XII.e.

XIII. POPULATION AND HOUSING. Would the project:

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact. The project proposes to utilize an existing vehicle bay to provide auto body and fender repair services. In addition, a spray booth is proposed within the existing vehicle bay. The building will continue to be utilized as an auto repair center, with tire, auto body, fender repair and there is no opportunity to potentially induce any population or employment growth in the area.

- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. See reason listed under XIII.a

- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. See reason listed under XIII.a.

XIV. PUBLIC SERVICES.

- a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i) Fire protection?

No Impact. The project proposes to utilize an existing vehicle bay to provide auto body and fender repair services. In addition, a spray booth is proposed within the existing vehicle bay. The project proposed will utilize the existing building therefore, there is no opportunity to potentially burden public services.

ii) Police protection?

No Impact. See reason listed under XIV.a.i.

iii) Schools?

No Impact. See reason listed under XIV.a.i.

iv) Parks?

No Impact. See reason listed under XIV.a.i.

v) Other public facilities?

No Impact. See reason listed under XIV.a.i.

XV. RECREATION.

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. The project proposes to utilize an existing vehicle bay to provide auto body and feeder repair services. In addition, a spray booth is proposed within the existing vehicle bay. The project will utilize the existing building and there is no opportunity to potentially burden existing regional parks or other recreational facilities within the City due to the fact that the proposed project will not generate new permanent residents in Huntington Park.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. See reason listed under XV.a.

XVI. TRANSPORTATION/TRAFFIC. Would the project:

- a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

No Impact. The project proposes to utilize an existing vehicle bay to provide auto body and fender repair services. In addition, a spray booth is proposed within the existing vehicle bay. The project proposed will utilize the existing building. A parking analysis was conducted for the property and complies with all parking regulations as stipulated in the local municipal code. The project will have adequate parking and adequate on-site vehicular circulation.

- b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

No Impact. See reason listed under XVI.a.

- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. See reason listed under XVI.a.

- d. Substantially increase hazards due to a design feature (i.e., sharp curves or dangerous intersections) or incompatible uses (i.e., farm equipment)?

No Impact. See reason listed under XVI.a.

- e. Result in inadequate emergency access?

No Impact. See reason listed under XVI.a.

- f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

No Impact. See reason listed under XVI.a.

XVII. TRIBAL RESOURCES

- a. Listed or eligible for listing in the California Register of Historical Resources, or in local register of historical resources as defined in Public Resources Code section 5020.1

No Impact. The City of Huntington Park is located within a highly developed urban area of southeast Los Angeles County and does not have any historical area recorded with the State Historic Preservation Office.

- b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

No Impact. See XVII.a.

XVIII. UTILITIES AND SERVICE SYSTEMS. Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

No Impact. The proposed project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board and therefore, there is no opportunity to potentially burden utility and service systems.

- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. See reason listed under XVIII.a.

- c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. See reason listed under XVIII.a.

- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

No Impact. See reason listed under XVIII.a.

- e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact. See reason listed under XVIII.a.

- f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

No Impact. See reason listed under XVIII.a.

- g. Comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. See reason listed under XVIII.a.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE.

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

No Impact. The project site is currently developed as an auto and tire repair shop and did not serve as a habitat for fish or wildlife species. Therefore, there is no opportunity to potentially degrade the quality of the environment, including biological and cultural resources.

- b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

No Impact. The project proposes to utilize an existing vehicle bay to provide auto body and fender repair services. In addition, a spray booth is proposed within the existing vehicle bay, therefore there is no opportunity to potentially degrade the quality of the environment or generate any cumulative impacts.

- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact. The project proposes to utilize an existing vehicle bay to provide auto body and fender repair services. In addition, a spray booth is proposed within the existing vehicle bay, therefore there is no opportunity to potentially degrade the quality of the environment or generate any cumulative impacts.

XX. DISCUSSION OF ENVIRONMENTAL EVALUATION.

After conducting an environmental evaluation of the proposed project, it is anticipated that the project will not have an impact on the surrounding environment. The noise study conduct by the licensed engineer has determined that the project will not create issues related to noise. In addition, the project proposes to utilize the existing building, with no proposed demotion or addition to the project site.

XXI. SOURCES.

1. The City of Huntington Park General Plan, *City of Huntington Park*, 1991,1993
2. The City of Huntington Park Municipal Code, City of Huntington Park, 2001
3. State Register of Historical Buildings, *California Office of Historic Preservation*, 1994

PROJECT PLANS

EXHIBIT C

CASE NO. 2021-01 CUP

Project No: **MR & MPR**
3332 E FLORENCE AVE
HUNTINGTON PARK, CA
92255
CELL: (923) 647-8068

Designed by: **QVA Partnership**

Project Title: **IMPACT TIRE SERVICE**
3332 E FLORENCE AVE
HUNTINGTON PARK, CA 92255

Checked by: **DVAL**
 M. Revision Date: **RFM**
 Date: **01-14-2020**
02-14-2021

Project No: **00719-02**
01-14-2020
02-14-2021

Scale: **A=1.0**

SHEET INDEX

A-1.0	EXISTING PLOT PLAN AND SHEET INDEX
A-2.0	EXISTING AND PROPOSED FLOOR PLANS
A-3.0	EXISTING EXTERIOR ELEVATIONS

PROPERTY INFORMATION

APN: 6218-002-001
 ADDRESS: 3332 E. FLORENCE AVE, HUNTINGTON PARK CA
 ZIP: 92255
 TRACT NO.: 2549 EX OF ST
 LOT NO.: 7
 ZONING: C-5
 TYPE: III
 HEIGHT: 11'-4" (IMPACT TIRE SERVICE)
 LOT AREA: 17544 SQ. FT.
 EXISTING LOT COVERAGE: 2,146.00 / 22,254.17 SQ. FT. = 4.87%

BUILDING SQUARE FOOTAGE

BUILDING 1 FIRST FLOOR
 TENANT A: 602 SQ. FT.
 TENANT B: 1928 SQ. FT.
 TOTAL: 2530 SQ. FT.
 BUILDING 1 SECOND FLOOR
 SECOND FLOOR: 1425 SQ. FT.
 TOTAL: 1425 SQ. FT.
 TOTAL BUILDINGS 1: 3955 SQ. FT.
 TENANT B: 4210 SQ. FT.
 BUILDING 1: 3955 SQ. FT.
 BUILDING 2: 4210 SQ. FT.
 TOTAL: 8165 SQ. FT.

FLOOR AREA RATIO (F.A.R.)

FLOOR AREA RATIO (F.A.R.)
 BUILDING 1: 1928 SQ. FT. / 17544 SQ. FT. = 10.99% THEREFOR
 21.15 OK
 TOTAL BUILDING FLOOR AREA = 8,080 SQ. FT. = 46%
 F.A.R. = 17544 SQ. FT. = 46%

2% OF LANDSCAPE ARE REQUIRED WITHIN PARKING LOT

LOT AREA 82' X 118' = 9680 SQ. FT. X 2% = 193.60 SQ. FT.
 LOT AREA 26'-7" X 95' = 2524.75 SQ. FT. X 2% = 50.49 SQ. FT.
 100.60 + 19.60 = 120.20 SQ. FT. OF LANDSCAPE REQUIRED
 928 SQ. FT. + 81 SQ. FT. = 1009 SQ. FT. = 125 SQ. FT. OF
 LANDSCAPE PROPOSED

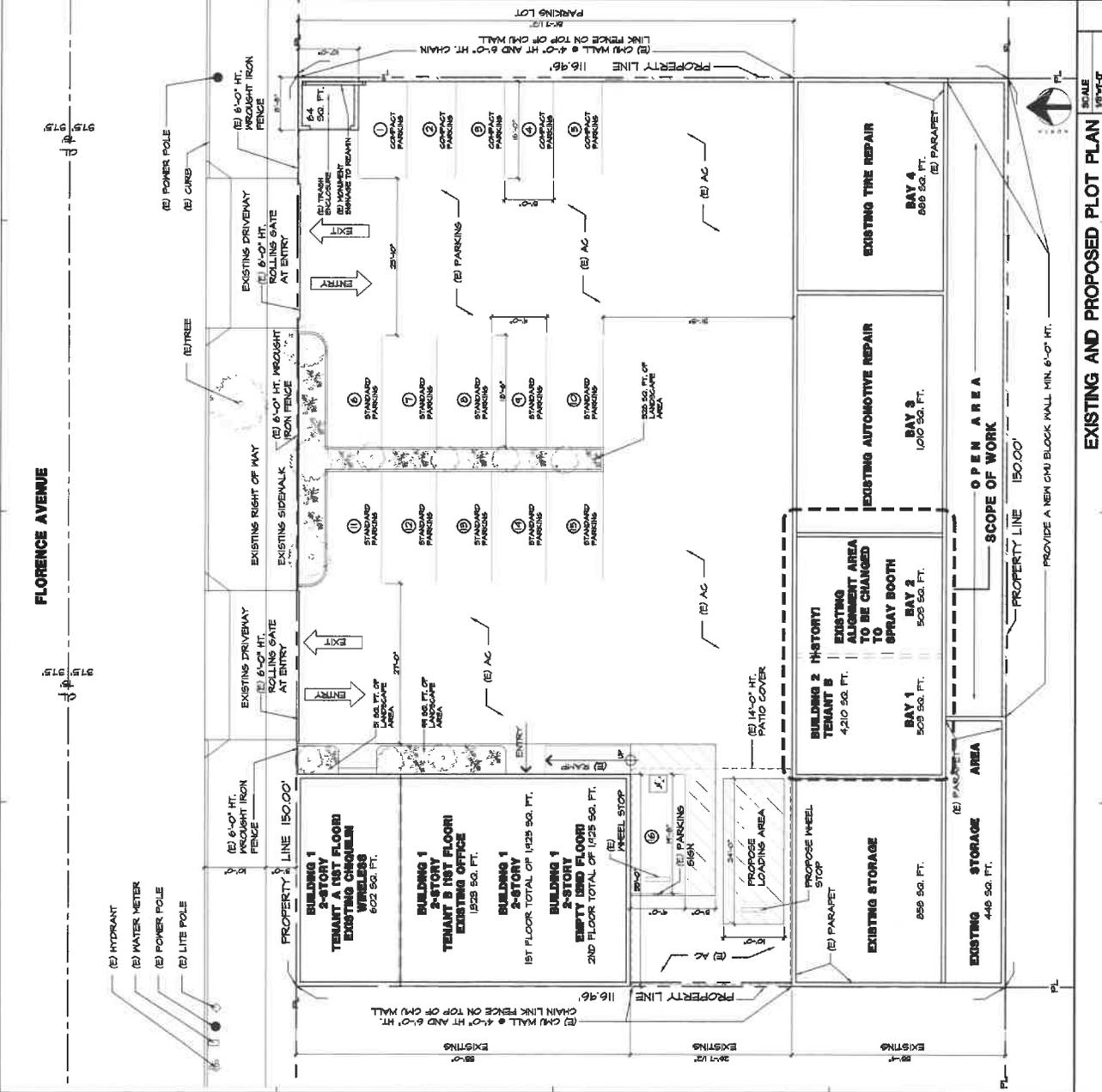
SCOPE OF WORK:

APPLICATION FOR CONDITIONAL USE PERMIT TO EXPAND LEGAL
 NONCONFORMING AUTO REPAIR AND TIRE SHOP TO INCLUDE AUTO COLLISION
 AND REPAIR IMPROVEMENTS INCLUDE INTERIOR ONLY TENANT IMPROVEMENT
 CHANGING AN (E) STORAGE AREA TO A BODY SHOP AREA, NO EXTERIOR FACADE
 MODIFICATIONS AREA PROPOSED, NO EXTERIOR LIGHTING MODIFICATIONS ARE
 PROPOSED, NO SIGNAGE CHANGES ARE PROPOSED AND NO PARKING CHANGES
 ARE PROPOSED.

USE	SQUARE FOOTAGE	REQUIRED NUMBER OF SPACES
TENANT A	602 S.F. / 400 = 1.50	2 SPACES
TENANT B	1,928 S.F. / 400 = 4.82	4 SPACES
SERVICE	4 SERVICE BAYS X 1=4	4 SPACES
LOT AREA	17,544 S.F. / 3,000 = 5.84	6 SPACES
2ND FLOOR AREA	1,425 S.F. / 0 = 0	0 SPACES
SHELL SPACE	TOTAL = 14.84	16 SPACES

REQUIRED PARKING 16, PROVIDED 18

2019 CITY OF HUNTINGTON PARK MUNICIPAL CODE
 2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA ENERGY CODE
 2019 CALIFORNIA FIRE CODE
 LA 2000 FIRE CODE ("LA COUNTY FIRE CODE")
 2019 CITY OF HUNTINGTON PARK GREEN BUILDING STANDARD CODE



EXISTING AND PROPOSED PLOT PLAN
 SCALE: 1/8"=1'-0"
 PROVIDE A NEW CHU BLOCK WALL MIN. 6'-0" HT.
 OPEN AREA SCOPE OF WORK 150.00'
 PROPERTY LINE 150.00'
 CHAIN LINK FENCE ON TOP OF CHU WALL 4'-0" HT AND 6'-0" HT. CHAIN LINK FENCE ON TOP OF CHU WALL 116.96'

Owner: **MP & MFR.**
BAYVIEW
 3322 E. FLORENCE AVE.
 HUNTINGTON PARK, CA
 90225
 CELL: (923) 647-6066

Designed by

Designed by
QUALPartnership

IMPACT THE SERVICE
 3322 E. FLORENCE AVE.
 HUNTINGTON PARK, CA 90255

Drawn by: DUAL

Checked by: RPM

No. Revision: 014

Project No.: 200714.02
 Date: 01-14-2020
 Drawing No.: 03-14-2021

Sheet No.:

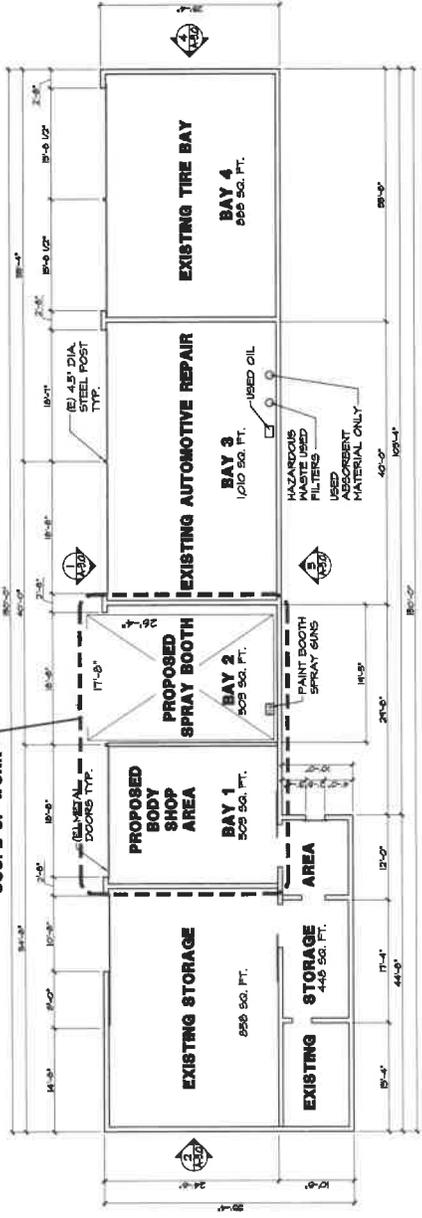
EXISTING AND PROPOSED
 FLOOR PLANS

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

Drawing Number:

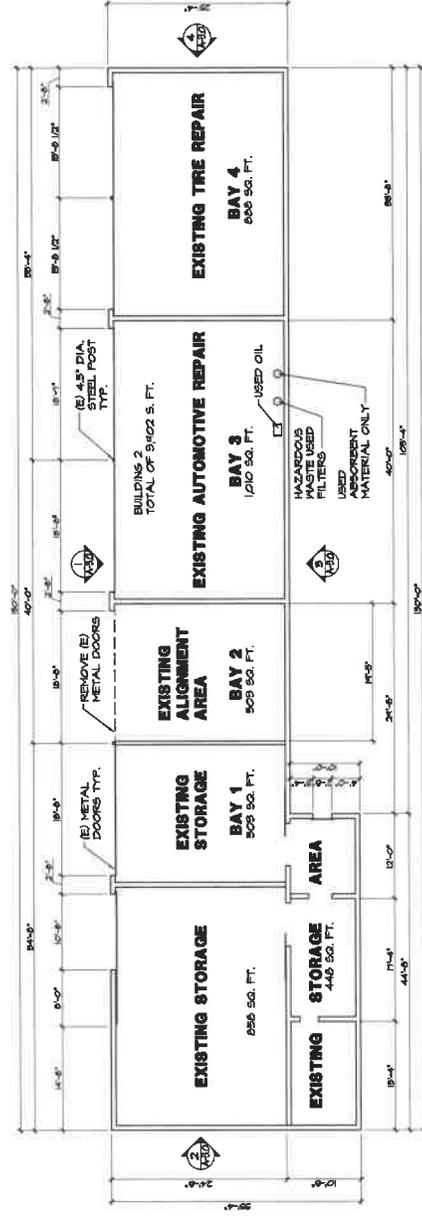
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SCOPE OF WORK



PROPOSED FLOOR PLAN

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



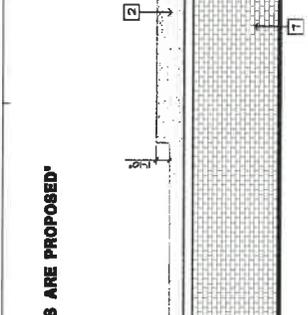
EXISTING FLOOR PLAN

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

ELEVATION KEYNOTES

- 1 (B) CHU MALL TO REMAIN (BROWN)
- 2 (B) STUCCO TO REMAIN (WHITE)
- 3 (B) METAL DOORS TO REMAIN (GRAY)
- 4 (B) 4.5" DIA. STEEL PIPE TO REMAIN
- 5 (B) METAL SLIDING DOOR TO REMAIN
- 6 (B) ROOFING TO REMAIN (BLACK)
- 7 (B) CHU MALL TO REMAIN (NATURAL GRAY COLOR)
- 8 SPRAY BOOTH METAL DOORS
- 9 PAINT EXTERIOR EXPOSED SPRAY

MATERIAL BOARD



CHU MALL MANUFACTURER BEHR COLOR BROWN

ROOFING MANUFACTURER BEHR COLOR BLACK

EXISTING METAL DOORS MANUFACTURER BEHR COLOR GRAY

STUCCO MANUFACTURER BEHR COLOR WHITE

Designed by: **DUAL partnership**

3932 E FLORENCE AVE
HUNTINGTON PARK, CA 90255
IMPACT THE SERVICE

Drawn by: DUAL
Checked by: RPM
No. Revision Date By

Project No.: 200714-02
Date: 07-14-2022
Title: IMPACT THE SERVICE
02-14-2022

Drawing Title: EXISTING ELEVATIONS
Scale: 1/8" = 1'-0"
Drawing Number: A-3.0

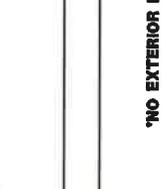
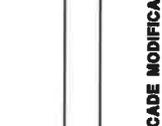
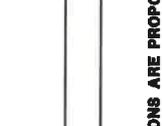
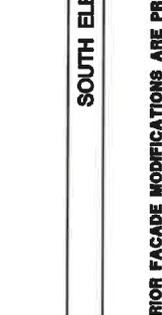
Owner: **MRS. S. INFRA.**
SAINTIN
3932 E FLORENCE AVE
HUNTINGTON PARK, CA
90255
CELL: (323) 647-6069
Designed by:



SOUTH ELEVATIONS SCALE 1/8"=1'-0" 3

EAST ELEVATIONS SCALE 1/8"=1'-0" 4

WEST ELEVATIONS SCALE 1/8"=1'-0" 2



NORTH ELEVATION SCALE 1/8"=1'-0" 1

NO EXTERIOR FACADE MODIFICATIONS ARE PROPOSED

SCOPE OF WORK (SPRAY BOOTH)

BUSINESS OPERATION

EXHIBIT D

CASE NO. 2021-01 CUP



Impact Tire Service
BUSINESS OPERATIONAL PLAN

Prepared by:

Miguel Santini

3332 E Florence Ave

Huntington Park, California 90255

3236379325

miguelsantini0308@gmail.com

Introduction

Hello fellow committee members, my name is Miguel Santini. I am the business owner of Impact Tire Service. My wife Mariacruz Santini and I have been here in Huntington Park since 1998 running our family business. We are a small family business that focuses on automotive repair. We have 23 years of experience in this field but now I come to you because I need your help/assistance. I am here writing to you because I need the Planning committees and the City of Huntington Park's help to take my business to the next level. I am here submitting the CUP application to make a transition in the business. I would like to have the permission to do automotive collision work and become a Automotive Collision Repair center. For that to happen I need your approval. My wife and I have come to the decision to take this step for a couple reasons. Let me give you an example so I can give you an idea. The first being technology has really improved in cars. They are instances/jobs were third party such as ourselves can not do the repair due to the fact the Car dealerships are the only authorized figure to touch the vehicle. Touching the car might void some warranties for the customer and we do not want to put the customer in that position. Now let me transition to the services we provide at the moment and what new services we would like to add.

Business Services currently offered

Oil Changes	Battery Maintenance and Replacement
Brake Fluid Exchange	Brake Inspection
Brake Replacement	A/C Evacuation and Recharge
Radiator Coolant and Fluid Exchange	Serpentine Belt Replacement
Engine Tune-Up/ Spark Plug Replacement	Light bulb inspection and replacement
Windshield Wiper Replacement	Replace Cabin Air Filter
Replace Engine Air Filter	Fuel Filter Replacement
Transmission Filter Replacement	Shock and Strut Replacement
Vehicle Alignment	Tire Installation
Tire Pressure Monitoring System Services	Tire Replacement
Tire Rotation	Remove and Replace Engines
Remove and Replace Transmissions	Steering and Suspension

Computer Diagnostics	Computer Resets
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Proposed Business Services

Aluminum Repairs	Fender Repair
Auto Paint	Collision Repair
Dent & Scratch Removal	Estimates and Repairs

Aluminum repairs: Aluminum collision repairs are much different from steel. Steel has something that be explained as “Metal memory” which can be defined that if steel is bent from its original form it can be brought back to its original form. Aluminum is more pliable and special tools are needed to repair dents. Aluminum makes up more modern vehicles now a days and is a skill and service we are proposing to provide.

Auto Paint: Auto paint will be a service that Impact Tires wants to offer. The service includes solving paint and surface blemishes, paint application on vehicles, and paint repairs with detailing that will comply with I-CAR and industry standards. I-Car stands for Inter-Industry Conference on Auto Collision Repair. The purpose of this organization is to provide training and continuing education to members of the auto collision industry. Impact Tires will make sure to hire Automotive Body Technicians who have certi

Dent & Scratch Removal:When it comes to dent and scratch removal they are different types. The first being a clear-coat scratch. Clear-coat is a very thin layer that protects the car paint from environmental issues like direct exposure of sunlight, dust, rain, etc.If the scratch only sustains to that only then car scratch repair can be performed. The next scratch is a primer scratch. A primer is another protection that manufacturers add to our car’s body to give it stunning, shining and smoother surface. If car scratches cut through the clear coat layer and exposed to Primer coating and at that level of damage, the body

paint will ruin and there will be a slight chance of rusting if protective measures not taken on time. This will require more time and expertise to get it fixed and recommend to paint the whole part to avoid uneven difference of paint. The third type of scratch will be a paint scratch. When a scratch is so severe that you can see the metal sheet under the layers then it's really hard to fix. These kinds of car scratches got if someone willing to put on your car using stone, keys or any other sharp object, or during a major accident. It's recommended to take corrective measure asap to avoid any other major cause. Below is an illustration of the topics that we talked about so you can get a better idea.



Collision Repair: Collision repair means any and all restorative or replacement procedures that are performed on and affect or potentially affect the structural, life safety, and cosmetic components of a motor vehicle that has been damaged as a result of a collision. Collision repair also includes any procedure that is employed for the purpose of repairing, restoring, replacing, or refinishing, whether wholly or separately, any structural, life safety, or cosmetic component of a motor vehicle to a condition approximating or replicating the function, use, or appearance of the component prior to a collision

Estimates Repairs: Inspect vehicles that need body work, typically as a result of an accident, incident, or owner's desire to change the look of their vehicles. They then

calculate the costs for any needed repairs and other improvements. This may include assessing physical damage, running tests, and obtaining information from customers.

Fender Repair: A fender repairs will have to deal with the metal structure that frames the wheel well of the vehicle. The fender extends between the front door to front bumper covering the front wheels of the vehicle. Depending on the size of the dent or damage on the fender. They are two methods used to remove the damage or dent. Traditional dent removal meaning usually special tools to remove the damage and prepare the vehicle to paint the damage area. The second method being paintless dent removal using special tools that will remove the dent without having to paint the vehicle. The traditional method for larger dents will also include us removing the dent and using an electrical welded pins through the process that uses a stud welder dent pulling system. Using this technique will make a pattern within the indentation which will allows us to pull out the dent into its original form without any further damage.

Operating Hours of the Business

Monday - Friday 8:00a.m.-6:00 p.m.

Saturday 8:00am- 3:00pm

Closed on Sundays

How many employees does this business?

The business currently has 4 employees. 1 office administrator and 3 Automotive technicians. Impact Tires would like to hire more employees if the city approves the spray booth permit. The permit would allow us to hire 2-4 individuals full time.

How can this permit offer more employment to members of its city?

This permit will allow the company to offer more employment opportunities. The company will need certified automotive collisions technicians to perform the job correctly and efficiently. If given this permit the company is planning on hiring 2-3 more employees. Which may not seem like a lot but as this side of this business grows the more opportunity we can offer in the future.

How will you use this permit to gain/attract more business?

The permit will allow us to add another type of service to our current customer base. Also have the potential to work with car insurance companies, Fleet accounts such as the USPS(United States Postal Service), and any car enthusiast who wants to paint their car.

Can the site handle this potential of new traffic in their business?

The site has an overall area of 17k square feet. It has 2 entry and exit points. Allowing customers to safely enter and exit safely onto Florence Ave. A total of 20 parking spots to accommodate anybody with ease. The site itself does not need to build any type of building or increase in its size. The site is already built and has the facilities to provide this new service. The site currently has 3 mechanic bays fully functioning and Impact Tire Service just needs the city's permission to add a tool(Spraybooth) into one of them. Converting the bay into a fully function section dedicated to automotive collision repair.

The companies biggest accomplishment/Owners biggest accomplishment

Business owners Miguel Santini and Mariacruz Santini came from Mexico to pursue a better life. They have struggle personally and financially to achieve their goal of owning a business. You can not write their struggles and hardships in a business operational plan but they have been here in Huntington Park since 1998 owning and running their Automotive repair shop. One of their biggest and continuing accomplishments is working with the government. Specifically the United States Postal Service in help maintaining their vehicles and offering repairs.

Conclusion

The site itself is already built and fully functioning. There will be no construction needed in the site to add this tool(Spray booth). The owners have been in the automotive world for 23 years now and know how to comply and practice the rules in order to repair vehicles. The owners are switching directions because they want to prepare for the future. Automotive repairs especially us third parties can still practice automotive repairs but technology from the car manufacturers force us to deny some clients. Automotive repairs and the new Automotive collision will allow us to grow the business and offer potential employment to people of Huntington Park and fellow Angelinos.

NOISE STUDY

EXHIBIT E

CASE NO. 2021-01 CUP

February 18, 2021

Miguel Santini
3332 E. Florence Avenue
Huntington Park, CA 90255

Subject: Noise Study Report for the Proposed Spray Booth at 3332 E. Florence Avenue

Dear Mr. Santini,

As requested, we have performed an acoustical analysis for the proposed spray booth at Impact Tire Service (project site) at 3332 East Florence Avenue in Huntington Park. The noise sources of the proposed spray booth are an air-compressor and an exhaust fan. Single-family residential uses are located south of the project site. The location of the project site is shown in Figure 1. The locations for the proposed spray booth, proposed fender body work, and the existing air-compressor are shown in Figure 2.

This report provides the applicable noise standards for the project and the results of the noise study to determine compliance with the City of Huntington Park noise standards. This noise study includes an assessment of noise levels produced by the spray booth related activities, fender body work related activities, and the operation of air-compressor and exhaust fan.

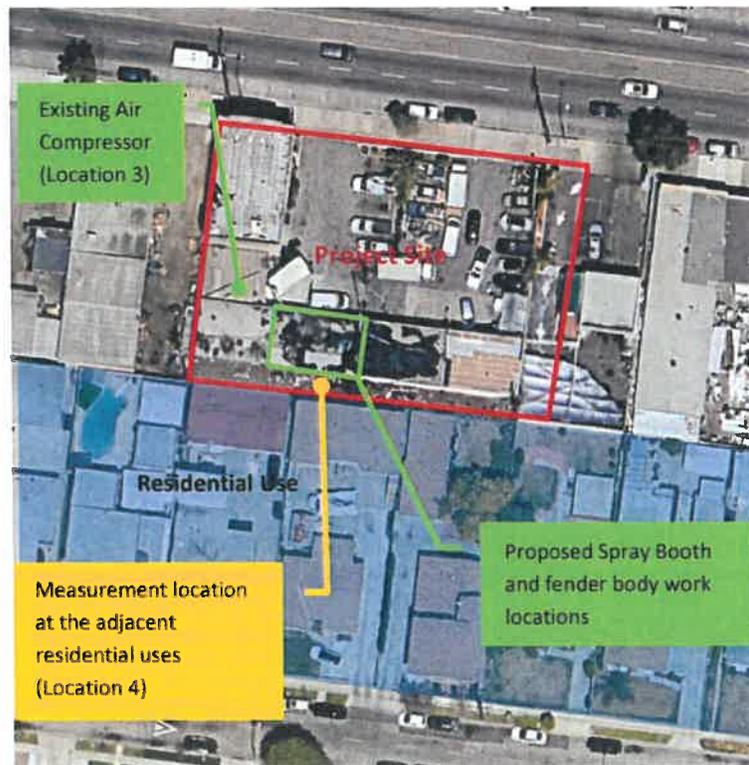
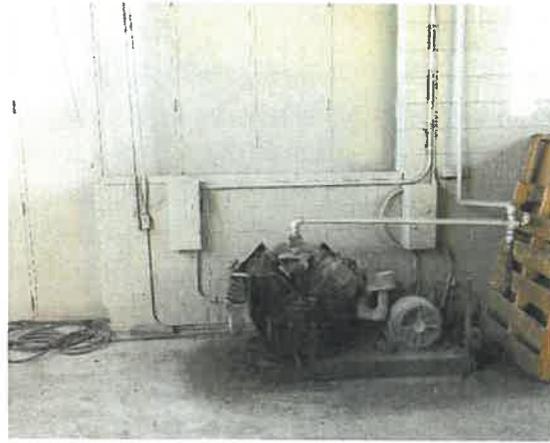


Figure 1 Project location



Proposed spray booth location



Existing air compressor location



Proposed fender body work location

Figure 2 Proposed spray booth, fender body work, and existing air compressor locations

City of Huntington Park Noise Standards

Chapter 3, Article 5, Noise Standards of the City of Huntington Park Municipal Code states that all repair facilities shall maintain closed windows when performing body and fender work, hammering, sanding, or other noise-generating activity. Exterior noise shall not exceed sixty-five (65) dBA at the property line.

Spray Booth Noise Analysis

Noise associated with the proposed spray booth includes an air-compressor and an exhaust fan. Reference noise measurements for an exhaust fan were conducted at a similar existing spray booth (Location 1) located at 4200 E Olympic Blvd, Los Angeles on November 11, 2020. Fender body work is proposed at the project site. Noise measurements for fender body work activities were conducted at a similar existing facility (Location 2) located at 2142 139th St, Gardena on February 18, 2021. The project will use the existing air compressor at the project site for the proposed spray booth. Noise measurements for the existing air-compressor were conducted at the project site (Location 3) and at the adjacent residential property line (Location 4) on November 11, 2020. Noise measurements for the existing Impact Tire Service activities were conducted at the adjacent residential property line (Location 4) on November 11, 2020.

The nearest residences are located south of the project site as shown in Figure 1. Five (5) foot-high block walls are located along the residential property line. The locations of the measurements at the project site are provided in Figure 1. The measurements were obtained with a model 2250 type 1 precision sound level meter manufactured by Bruel & Kjaer, which was calibrated before the measurements. A summary of noise measurement data is provided in Table 1.

Table 1 Summary of noise measurement results

Location		A-weighted Sound Levels, dBA
Location 1	Exhaust stack of an exhaust fan located within spray booth at 10 feet without barrier	70.3
Location 2	Fender body work noise at 3 feet without barrier	74.4
Location 3	Air-compressor noise at 3 feet without barrier	84.0
Location 4	Existing Impact Tire Service noise at the adjacent residential property line	53.4
Location 4	Estimated fender body work noise at the adjacent residential property line	46.4
Location 4	Air-compressor noise at the adjacent residential property line	46.7
Location 4	Estimated exhaust fan of the spray booth noise at the adjacent residential property line	42.3
Location 4	Estimated combine noise levels at the adjacent residential property line for existing Impact Tire Service + fender body work + air-compressor + exhaust fan	55.1

The proposed spray booth is a Side Down Draft Paint Booth manufactured by Ideal. The side down draft design pulls filtered air through ceiling of the booth and exhausts filtered air through the bottom of the side walls of the booth. The proposed spray booth with an exhaust stack will be located in an existing bay with concrete block walls and concrete roof as shown in Figure 2.

As shown in Table 1, noise from the exhaust stack of the existing exhaust fan was 70.3 dBA at 10 feet from the exhaust stack without a barrier. The exhaust stack of the proposed spray booth will be located in the bay shown in Figure 2 and would not have direct line of sight to the adjacent residential uses. Our noise analysis indicates that the exterior concrete block wall and concrete roof would reduce the exhaust fan noise levels by approximately 28 dBA at the adjacent residential property line. Therefore, noise from the exhaust stack would be reduced to 42.3 dBA at the adjacent residential property line.

As shown in Table 1, noise from fender body work related activities was 74.4 dBA at 3 feet. The fender body work will be located in the bay shown in Figure 2 and would not have direct line of sight to the adjacent residential uses. Our noise analysis indicates that the exterior concrete block wall and concrete roof would reduce the fender body work related activity noise levels by approximately 28 dBA at the adjacent residential property line. Therefore, noise from the fender body work would be reduced to 46.4 dBA at the adjacent residential property line.

As a worst-case scenario, the combined noise level of the existing Impact Tire Service noise (53.4 dBA), fender body work (46.4 dBA), exhaust fan of the spray booth (42.3 dBA), and air-compressor (46.7 dBA) would be approximately 55.1 dBA at the adjacent residential property line. The combined noise level of 55.1 dBA at the adjacent residential property line is below the City's noise limit of 65 dBA. Therefore, noise levels from the proposed spray booth and fender body related activities comply with the City's noise standards.

Sincerely,



Kyle Kim, Ph.D.,
Senior Consultant

SECURITY PLAN

EXHIBIT F

CASE NO. 2021-01 CUP

2021

Building Security Plan

IMPACT AUTO SERVICE

MIGUEL SANTINI

Building Security Plan

Lines of Business: Automotive and Collision Repair

Risk Control Strategy/Key Issues: Establish an access control plan to limit unauthorized building entry

Impact Auto Service will implement a security plan that addresses facility security, camera security, and alarm security. Security is necessary to protect the customers vehicle from theft or burglary.

Section 1: Exterior Building Security

Impact Auto Service is proposing to add 2 security lights to each bay the property has which will be a total of 8 security lights that are being proposed. The security lighting will provide a level of illumination to clearly identify persons or objects that are on the property. The security lighting will help create a psychological deterrent to criminal activity in the area. The type of security lightning that Impact Auto Service is proposing will be a continuous light. Continuous light meaning that when switched on that light will be on continuously until turned off. The continuous lighting will be on after business hours which will be 6:00pm till 6:00am the next morning. The lights will be inspected monthly to ensure they are working properly by the owner. To prevent access into the property the property has two points of entry to ensure no one can access the property after business hours the property already has two rolling gates to block and secure unauthorized entry. These rolling gates are equipped with a padlock to ensure no unauthorized figure can enter. The owner of the property is the only one who can access and open these padlocks.

Section 2: Interior Building Security

The interior of the bays as well the main building will be illuminated after business hours. The interior of the bays/work areas will have cameras and security sensors in each bay. When it comes to the main building/office. Impact Auto Service will be proposing to install security cameras at the main entrance of the building and security sensors as well. Security cameras and security sensors will be installed by a third party.

Section 3: Security Cameras and Security Sensors

Impact Auto Service will implement and is proposing a security surveillance system that will provide 24-hour, seven day a week surveillance system that will cover the property. Signs will be posted in the interior and exterior of the main building and work area to notify customers and employees that they are being recorded by cameras for safety.

Specifically, the electronic surveillance system will comply with the minimum standards:

- **Parking lot area**
- **All building entrances and exits**

- **All work areas**
- **Main building entrance**
- **Customer waiting area**

Fixed Cameras with the ability to shoot in low light will be installed. These cameras will be day/night cameras meaning they will have the ability to capture and record in 1080P in day or night situations

Section 4: Recording Device

The recording device will meet the following minimum standards:

1. Display a date and time stamp on all video
2. Allow for the exporting of still images industry standards formats.
3. Exported video will be exported in a proprietary format that ensures authentication of the video and guarantees that no alteration of the record image has taken place.
4. Exported video will also be exported in an industry standard file format that played on any **Windows Pc**
5. Security recordings images will be in HD
6. Security Recordings will be retained for at least 90 days at the Facility
7. Any requested recordings and videos and photos will be turned over to local law enforcement upon request.

Section 5: Equipment Maintenance

The Manager in charge will make sure once a week surveillance equipment and camera equipment is functioning properly.

Section 6: Hours of Operation

The business shall operate generally Monday-Friday 8:00 a.m.-6:00 p.m., Saturday 8:00a.m.4:00 p.m. Should the Facility need to be closed, it shall be securely locked, and the exterior entrance alarm system shall be activated. The exterior entrance alarm system will operate separately from any other alarm system at the Facility and the system will be able to immediately detect and notify authorities of unauthorized entrance at times when the facility is closed.

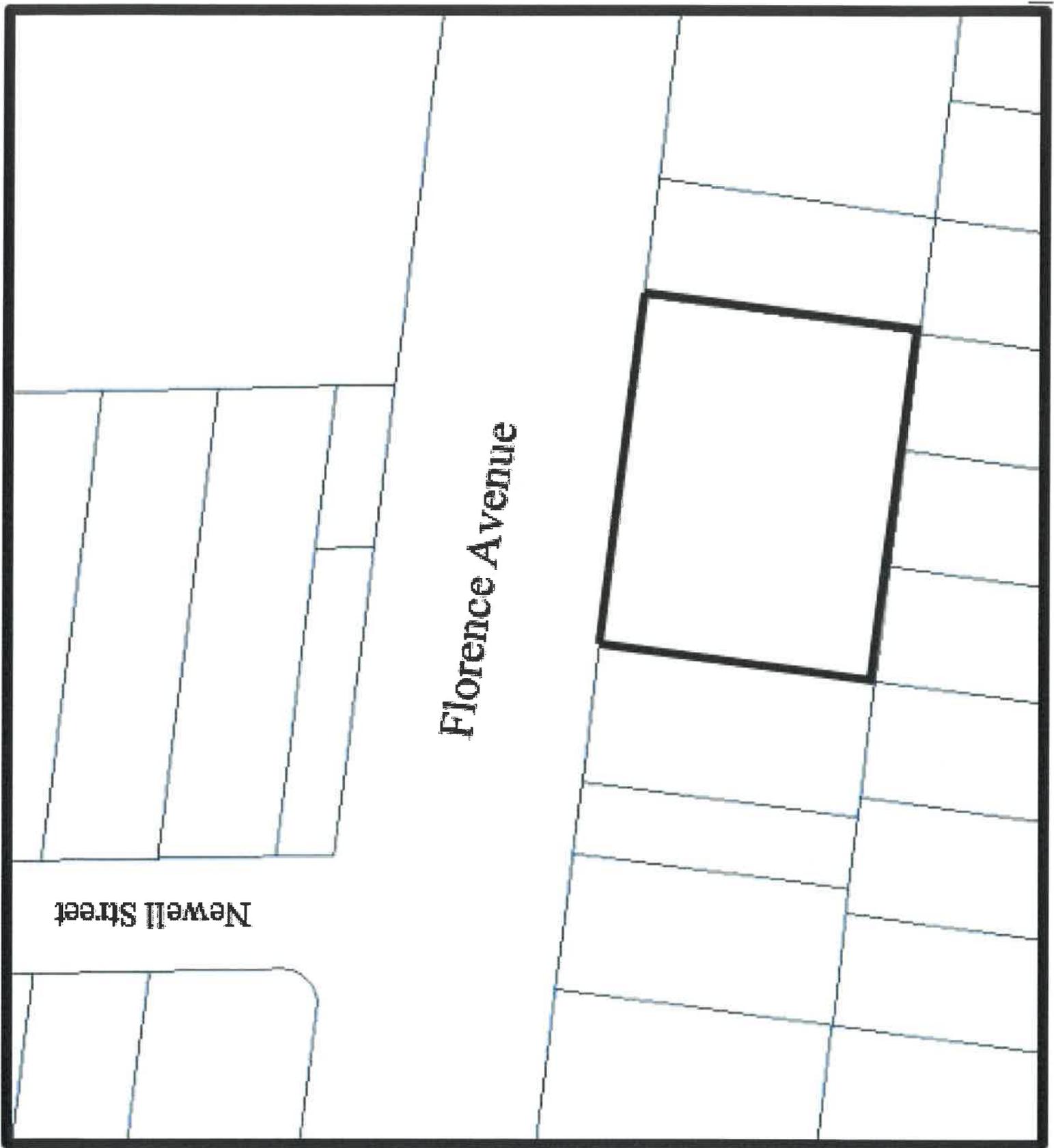
Conclusion:

Impact Auto Service is proposing to add security sensors in each bay, cameras in all points of entry, and security lights upon approval of the body shop. To help secure and protect the customers vehicles when providing maintenance or repairs on the customers vehicles.

VICINITY MAP

EXHIBIT G

CASE NO. 2021-01 CUP



Florence Avenue

Newell Street

ASSESSORS PARCEL MAP

EXHIBIT G

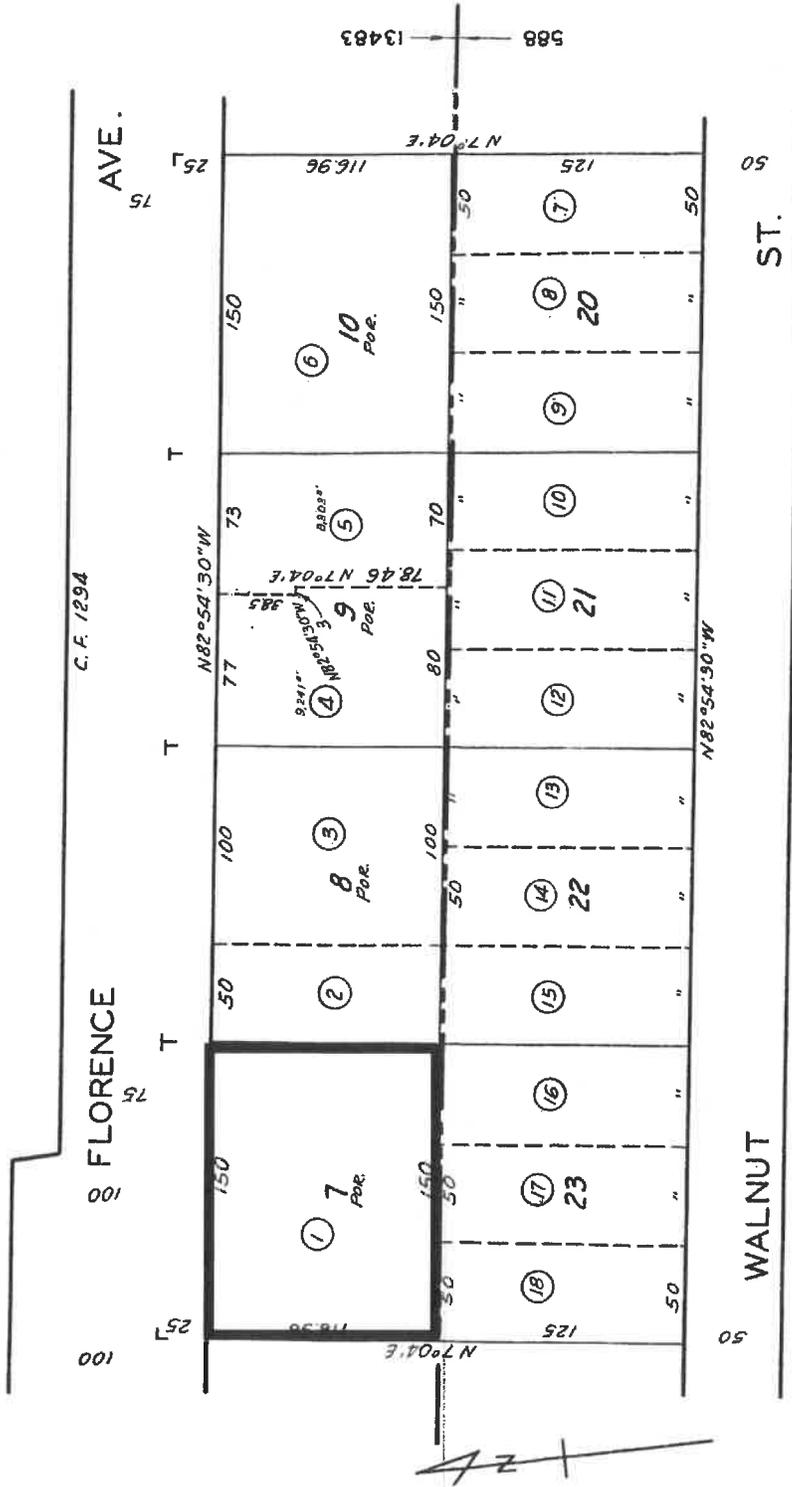
CASE NO. 2021-01 CUP

Revised:
4-11-58
20031014

6213 2

SCALE 1" = 60'

2004



TRACT NO. 2599

M. B. 26 - 50

CODE
588
13483

FOR PREV. ASSMT. SEE: 1839-2

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: JULY 21, 2021

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: SERGIO INFANZON, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: SUSANA MARTINEZ, ASSISTANT PLANNER

SUBJECT: PLANNING COMMISSION CASE NO. 2021-06 CUP
(CONDITIONAL USE PERMIT)

REQUEST: A REQUEST FOR A CONDITONAL USE PERMIT TO ALLOW A MEDICAL OFFICE WITHIN 4,845 SQUARE FEET OF AN EXISTING BUILDING LOCATED AT 5421 PACIFIC BOULEVARD, WITHIN THE MANUFACTURING PLAN DEVELOPMENT (MPD) ZONE.

APPLICANT/PROPERTY OWNER: Dr. Mahfouz Michael

PROPERTY OWNER'S MAILING ADDRESS: 5421 Pacific Boulevard,
Huntington Park, CA 90255

PROJECT LOCATION: 5421 Pacific Boulevard

ASSESSOR'S PARCEL NUMBER: 6309-012-003, 6309-012-004, 6309-012-028

PRESENT USE: Vacant Building

PROPOSED IMPROVEMENT: None.

SITE SIZE:	APN 6309-012-003	14,000 s.f
	APN 6309-012-004	7,000 s.f
	APN 6309-012-028	10,500 s.f
	Total	±31,500

GENERAL PLAN: Manufacturing Planned Development (MPD)

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2021-06 CUP- 5421 Pacific Blvd

July 21, 2021

Page 2 of 15

ZONE: Manufacturing Planned Development (MPD)

SURROUNDING

LAND USES:

North: Industrial

West: Industrial

South: Industrial

East: Industrial

**MUNICIPAL CODE
APPLICABILITY OF
REQUIREMENTS FOR
CONDITIONAL**

PERMIT:

In accordance with Chapter 4, Article 2, Section 9-4.302; Medical Offices are allowable in the Manufacturing Planned Development Zone 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 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

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2021-06 CUP- 5421 Pacific Blvd

July 21, 2021

Page 3 of 15

public interest, health, safety, convenience, or welfare of the City;

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

**ENVIRONMENTAL
REVIEW:**

Categorically Exempt pursuant to Article 19, section 156301, Existing Facilities, Class 1 (a) of the California Environmental Quality Act (CEQA) Guidelines.

**PROJECT
BACKGROUND:**

- ***Site Description***

The subject site is located on the westerly side of Pacific Boulevard. The subject site is comprised of three (3) lots, APN 6309-012-003, APN 6309-012-004, and APN 6309-012-028. The three lots measure a total of 31,500 square feet. The properties are developed with an existing building that was previously a medical facility measuring 15,387 square feet. In addition, a 972 square foot dine in restaurant with a 736 square foot open patio is located at the northerly side of the property. The existing 15,387 square foot building is currently vacant. The subject site is surrounded by industrial to the north, south, east, and west.

- ***Project Proposal***

The applicant, Dr. Michael is proposing to utilize the 4,845 square feet of the first floor of the 15,387 square foot two-story building for a medical office. The project will also provide a parking lot area for patrons and employees visiting the site. In addition, new fencing and lighting is proposed around the perimeter of the building.

ANALYSIS:

- ***Project Proposal***

The project proposes to utilize 4,845 square feet of the existing 15,387 square foot building for a medical office. The project proposes to utilize the existing foot print of the

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2021-06 CUP- 5421 Pacific Blvd

July 21, 2021

Page 4 of 15

building, no additional square footage is proposed. The medical facility will provide a reception, waiting area for patients, offices, patient rooms, break room for employees, x-ray room, and laboratory. The applicant is proposing to only utilize a portion of the building. The unused square footage of the building will remain vacant. Vacant tenant spaces shall conform to the current provisions of the zoning district in which the property is located. The vacant space shall conform to the provision within the Manufacturing Planned Development (MPD) zone, including allowable uses, parking ratio, etc. A condition of approval has been included requiring a modification to the Conditional Use Permit upon the expansion of the medical office.

In addition, the proposed project also will require the restriping of the parking lot. Restriping the parking lot will provide the number of parking spaces required. The parking lot shall be slurry sealed and then restriped to eliminate any "ghosting" of previous parking stalls.

Lastly, the proposed project proposes improvements to the subject site. Lighting is proposed around the perimeter of the building. All light fixtures will be decorative and consistent with the architecture of the building. Lastly, no exterior alterations to the building are proposed.

- ***Business Operation Plan***

The existing 15,538 square foot building is currently vacated. The building was previously utilized as a medical facility, operated by the applicant, Dr. Michael. The medical facility was previously a legal non-conforming use. In August of 2018 the business license for the medical facility expired. Pursuant to section 9-3.604 of the HPMC, when a legal non-conforming use ceases to operate for a period of six months or more, the property must comply with provision of the zone in which the property is located. The property loses the "legal non-conforming" status. Currently the zoning code requires the approval of a Conditional Use Permit for a medical office within the MPD zone. According to the applicant, Dr. Michael, the medical office will provide medical services to the local low-income households in Huntington Park. Dr. Michael would like to offer low-cost or free medical services to the community.

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

Upon review of the proposed project, it was noted that the property is comprised of three (3) lots. A portion of the 15,387 square foot building is encroaching onto the middle lot identified as APN 6309-012-004. In addition, the 972 square foot restaurant is encroaching onto the middle lot. Currently, buildings are intruding over property lines. As a result, a Lot Line Adjustment (LLA) has been required for the project. The LLA will consolidate the three (3) lots into one (1) comprehensive lot. All interior lot lines will also be eliminated. A condition of approval has been included requiring the lot line adjustment/lot merger to be completed prior to final building inspection.

- ***Access/Circulation***

The subject site will have vehicular access on the easterly side of the property along Pacific Boulevard. Two (2) driveways area proposed along Pacific Boulevard. On twenty-five (25) foot wide driveway is proposed at the northeastern corner to provide ingress and egress (two-way traffic) access onto the restaurant. The second driveway along Pacific Boulevard measuring fourteen (14) feet ten (10) inches will provide ingress (entrance) access only onto the medical facility. In addition, access is provided along the alley on the westerly side of the property. Three (3) driveways will provide access onto the site. The first driveway is a twenty-five (25) foot driveway, which will provide ingress and egress access onto the restaurant. The second driveway is a twenty-seven (27) foot driveway that will provide ingress and egress access onto the medical facility. The third driveway is a fifteen (15) foot driveway that will provide egress (exit) access from the medical facility.

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

Pursuant to the HPMC section 9-3.804, the parking requirements for medical office use is one (1) parking spaces for each three-hundred (300) square feet of gross floor area. In addition, the parking requirements for general industrial use is one (1) parking space per every eight-hundred (800) square feet of gross floor area. Lastly, restaurants require one (1) parking space for every one-

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2021-06 CUP- 5421 Pacific Blvd

July 21, 2021

Page 6 of 15

hundred (100) square feet and one (1) parking space per every four-hundred (400) square feet of non-seating area.

In accordance with the City's parking standards, the total off-street number of parking required for the proposed project is forty-four (44) parking spaces. The proposed project will provide forty-four (44) parking spaces. As a result, the project will comply with the number of required parking spaces.

The parking calculations are summarized in the following table:

Off-Street Parking Requirement		
Parking Standards	Required	Provided
Medical	4,845 square feet/300 = 17 spaces	
Industrial	10,542 square feet/800 = 14 spaces	
Restaurant	Seating: 1,100 square feet/100 = 11 spaces Non-Seating: 600 square feet/400 = 2 spaces	
Total	44 spaces	44 Spaces

The applicant is proposing thirty-nine (39) standard parking spaces, one (1) compact parking space, and four (4) ADA parking spaces. In addition, two (2) loading spaces measuring twenty-five (25) feet wide by ten (10) feet wide are proposed.

- **Condition Use Permit Findings**

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2021-06 CUP- 5421 Pacific Blvd

July 21, 2021

Page 7 of 15

In granting a Conditional Use Permit to allow a medical office, 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 medical office is conditionally permitted within the subject zoning district, pursuant to the Huntington Park Municipal Code, Section 9-4.202. The Manufacturing Planned Development zone is intended to provide for service commercial, business and industrial uses. The proposed project will provide additional medical services within the subject zone and community. The proposed project is the same low intensity use as the previous business. The project is in compliance with the requirements in the HPMC.

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

Finding: The proposed project is consistent with the General Plan, specifically, the proposed use is consistent with Policy 1 of the Land Use Element of the General Plan by maintaining and preserving those industrial and commercial areas of the City while preventing land use conflicts through comprehensive land use planning and environmental review. The applicant is proposing to utilize the existing infrastructure to provide medical services to the local community. The previous business was legal a non-conforming use. The approval of the Conditional Use Permit will bring the property to complying with the HPMC.

- 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.**

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2021-06 CUP- 5421 Pacific Blvd

July 21, 2021

Page 8 of 15

Finding: An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA). The project is Categorical exempt pursuant to Article 19, Class 1, Section 15301, Existing Facilities, Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

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

Finding: The proposed project is located on a lot that measures approximately 31,500 square feet. The design, location, size, and operating characteristics of the proposed medical office 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 subject site and the surrounding area. The proposed project will be compatible to the surrounding industrial uses. In addition, the proposed 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 proposed project site measures approximately 31,500 square feet. The proposed project will be similar intensity as those know to occupy the subject site and surrounding area. The subject site is surrounded by industrial to the north, south, east, and west.

- 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.**

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2021-06 CUP- 5421 Pacific Blvd

July 21, 2021

Page 9 of 15

Finding: Vehicular and pedestrian access to the site will be provided through Pacific Boulevard and at the alley located along the westerly property line. The project proposes to utilize existing infrastructure and public utilities. The surrounding area is completely developed with public access, water sanitation, and other public utilities. The new development will not impeded the accessibility to public access, water, sanitation, or other public utilities and services. It is expected that the proposed development will not be detrimental to public health, safety and general welfare and will be required to comply with all building code requirements.

CONCLUSION:

Based on the above analysis, staff has determined that the 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 can be made.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **approve Case No. 2021-06 CUP**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING

1. That the 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.

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2021-06 CUP- 5421 Pacific Blvd

July 21, 2021

Page 10 of 15

3. The proposed project shall comply with all applicable federal, state and local agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.
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. That any existing and/or future graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
7. That all unmaintained landscaping material shall be replaced with new landscape materials. The applicant shall submit a landscape plan prepared by a license landscape architect.
8. That the operator shall update their City of Huntington Park Business License prior to commencing business operations.
9. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The 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.
10. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
11. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
12. That 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.
13. A Lot Line Adjustment/Lot Merger shall be submitted to the City for review and approval to consolidate the three (3) existing lots into one comprehensive lot. The Lot Line Adjustment shall be prepared by a State License Land Surveyor. Completed application submittal requirements, and all applicable fees shall be paid at the time of submittal.

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2021-06 CUP- 5421 Pacific Blvd

July 21, 2021

Page 11 of 15

14. That the business shall be limited to 4,845 square feet of gross floor area on the first floor as indicated on the architectural plans submitted. Any expansion of the medical office shall require a modification to the Conditional Use Permit, subject to code compliance at the time of the modification.
15. No vending machines, including, but not limited to, water, movie/DVD/Blue Ray, newspapers, candy, etc. shall be permitted on the exterior of the self-storage facility.
16. That any loading and unloading shall occur on-site and not within any adjoining streets nor alleys.
17. That the parking lot shall be slurry sealed and then restriped to eliminate any "ghosting" of previous parking stalls.
18. No payphones shall be allowed on the subject site.
19. No outside storage shall be permitted on the subject site.
20. 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. All light standards bases shall be decorative and finished to match the proposed architecture of the building.
21. 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 the Certificate of Occupancy.
22. 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 shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.
23. The applicant shall provide adequate on-site security at all times to ensure safety of patrons and maintenance of the property. Security Plan shall be submitted and approved by the Planning Division.
24. The applicant shall be subject to any fees and requirements from the California Department of Fish and Wildlife, as stated in the CEQA Environmental Document Filing fee schedule.

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2021-06 CUP- 5421 Pacific Blvd

July 21, 2021

Page 12 of 15

25. 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.
26. If the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
27. 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.
28. 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.
29. 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.
30. That the business owner (Applicant) and property owner agree in writing to the above conditions.

BUILDING AND SAFETY

31. The proposed changes of usage of 4845sf area on the 1st Floor of an existing two-story 15,387sf of Commercial Building for an Outpatient Medical Clinic as (I2.1) Occupancy Group located at 5421 Pacific Boulevard, Huntington Park.
32. The Tenant Improvements for the proposed shall also address the building requirements for the proposed changes of usage I2.1 Occupancy.
33. Any building upgrades or improvements to comply with the above will trigger ADA requirements upgrade, if necessary. Bathrooms, parking stalls, paths of travels for accessibilities, access to main entrance, access from Public Right of way should all be evaluated by a consultant as well and a proposal for any necessary upgrades must be included in the submittal to Building and Safety when a submittal is being made for plan review.
34. The repair, alteration, change of occupancy of all existing buildings shall comply with one of the methods listed in Section 301.1.1 through 301.1.3 of the California Existing Building Code as selected by the applicant.
35. The seismic evaluation and design shall be based on the procedures of the California Building Code or ASCE 41 per Section 301.1.4 of the California Existing Building Code.

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2021-06 CUP- 5421 Pacific Blvd

July 21, 2021

Page 13 of 15

36. When prescriptive compliance method is selected, except as provided by Section 403.2 or Section 403.1 of the California Existing Building Code, alterations to any building or structure shall comply with the requirements of the California Building Code.
37. No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancies or in a different group of occupancies, unless such building is made to comply with the requirements of the California Building Code for such division or group of occupancies per Section 407 of the California Existing Building Code.
38. All State of California disability access regulations for accessibility shall comply with Chapter 11B of the California Building Code.
39. Project shall comply with the CalGreen Non-Residential mandatory requirements.
40. Demolition permit is required for any existing buildings which are to be demolished.
41. 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.
42. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
43. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
44. Art fee shall be paid to the City prior to issuance of the building Permit
45. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.
46. All State of California disability access regulations for accessibility shall comply with Chapter 11B of the California Building Code.
47. That an electrical plan check is required.
48. That a mechanical plan check is required.
49. That a plumbing plan check is required.
50. Energy calculations are required for new lighting or mechanical equipment.
51. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2021-06 CUP- 5421 Pacific Blvd

July 21, 2021

Page 14 of 15

52. 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 indicating this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
53. Separate permit is required for the new installations or modifications to the existing fire sprinklers and/or alarms from the LA County Fire Department.

PUBLIC WORKS

54. The proposed site plan shows restriping of two currently adjacent but separate parking lots for a total of 44 parking spaces and internal circulation isles. The northerly lot will provide full in/out access from both Pacific Blvd and the north-south 15' wide Alley between Pacific Blvd and Malabar St. The internal circulation isle adjacent to the Medical Office building seems to provide one-way circulation only, with no provision to exit to the Alley. Since the Alley is only 15' wide, it should be used for one way (either northbound or southbound) circulation. Provide clarification or modification as to how this will work, with reopening of the project portion of the building.
55. Parking requirement for the rest of the building is used as 1 space per 800 sf, although the plan shows it as medical office use. When the entire building reopens (in future), there will be a need for additional parking spaces.
56. Traffic to and from the site will use Pacific Blvd, 54th St, 55th St and the 15' north-south Alley. The applicant needs to provide peak hour traffic generation data in order to assess accessibility impact to the site and adjacent intersections as well as at the proposed driveways.
57. A focused traffic study is needed to assess full impact of the proposed plan. The study is to be prepared by a California-registered traffic engineer and is to include project traffic generation data, on-site parking requirement analysis (current and future), an assessment of proposed parking layout and internal circulation, driveway accessibility assessment as well as Alley circulation and traffic controls requirements.

CODE ENFORCEMENT

58. No loitering and no trespassing signs shall be posted around the perimeter of the building in compliance with Section 602(o) the California Penal Code.
59. The applicant shall provide routine maintenance to eliminate any trash or litter around the perimeter of the property.
60. Adequate lighting shall be provided to illuminate all driveways and driveway aisles.

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2021-06 CUP- 5421 Pacific Blvd

July 21, 2021

Page 15 of 15

61. 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

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

EXHIBITS:

- A: PC Resolution No. 2021-01 CUP
- B: Project Plans
- C: Vicinity Map
- D: Assessor's Parcel Map

PC RESOLUTION NO. 2021-06 CUP

EXHIBIT A

CASE NO. 2021-06 CUP

1 adverse effect on the environment and adopts an Environmental Categorical Exemption
2 (CEQA Guidelines, Section 15301(1a), Existing Facilities).

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

- 5 1. The proposed use is conditionally permitted within, and would not impair the
6 integrity and character of, the subject zoning district and complies with all of the
7 applicable provisions of this Code in that ***the proposed medical office is***
8 ***conditionally permitted within the subject zoning district, pursuant to the***
9 ***Huntington Park Municipal Code, Section 9-4.202. The Manufacturing***
10 ***Planned Development zone is intended to provide for service commercial,***
11 ***business and industrial uses. The proposed project will provide additional***
12 ***medical services within the subject zone and community. The proposed***
13 ***project is the same low intensity use as the previous business. The project is***
14 ***in compliance with the requirements in the HPMC.***
- 15 2. The proposed use is consistent with the General Plan in that ***the proposed***
16 ***project is consistent with the General Plan, specifically, the proposed use is***
17 ***consistent with Policy 1 of the Land Use Element of the General Plan by***
18 ***maintaining and preserving those industrial and commercial areas of the City***
19 ***while preventing land use conflicts through comprehensive land use***
20 ***planning and environmental review. The applicant is proposing to utilize the***
21 ***existing infrastructure to provide medical services to the local community.***
22 ***The previous business was legal a non-conforming use. The approval of the***
23 ***Conditional Use Permit will bring the property to complying with the HPMC.***
- 24 3. The approval of the Conditional Use Permit for the proposed use is in compliance
25 with the requirements of the California Environmental Quality Act (CEQA) and the
26 City's Guidelines in that ***an environmental assessment has been conducted for***
27 ***this project in compliance with the California Environmental Quality Act***
28 ***(CEQA). The project is Categorically exempt pursuant to Article 19, Class 1,***

1 **Section 15301, Existing Facilities, Class 32 of the California Environmental**
2 **Quality Act (CEQA) Guidelines.**

- 3 4. The design, location, size and operating characteristics of the proposed use are
4 compatible with the existing and planned future land uses within the general area in
5 which the proposed use is to be located and will not create significant noise, traffic
6 or other conditions or situations that may be objectionable or detrimental to other
7 permitted uses operating nearby or adverse to the public interest, health, safety,
8 convenience or welfare of the City in that ***the proposed project is located on a lot***
9 ***that measures approximately 31,500 square feet. The design, location, size,***
10 ***and operating characteristics of the proposed medical office is not expected***
11 ***to be detrimental to the public health, safety, and welfare of the City, due to***
12 ***the fact that the proposed project will be of similar intensity as those known***
13 ***to occupy the subject site and the surrounding area. The proposed project***
14 ***will be compatible to the surrounding industrial uses. In addition, the***
15 ***proposed project is in compliance with all City and zoning development***
16 ***standards.***
- 17 5. The subject site is physically suitable for the type and density/intensity of use being
18 proposed in that ***the proposed project site measures approximately 31,500***
19 ***square feet. The proposed project will be similar intensity as those know to***
20 ***occupy the subject site and surrounding area. The subject site is surrounded***
21 ***by industrial to the north, south, east, and west.***
- 22 6. There are adequate provisions for public access, water, sanitation and public
23 utilities and services to ensure that the proposed use would not be detrimental to
24 public health, safety and general welfare in that ***vehicular and pedestrian access***
25 ***to the site will be provided through Pacific Boulevard and at the alley located***
26 ***along the westerly property line. The project proposes to utilize existing***
27 ***infrastructure and public utilities. The surrounding area is completely***
28 ***developed with public access, water sanitation, and other public utilities. The***

1 *new development will not impeded the accessibility to public access, water,*
2 *sanitation, or other public utilities and services. It is expected that the*
3 *proposed development will not be detrimental to public health, safety and*
4 *general welfare and will be required to comply with all building code*
5 *requirements.*

6 **SECTION 3:** The Planning Commission hereby approves Resolution No. 2021-06
7 CUP, subject to the execution and fulfillment of the following conditions:

8 **CONDITIONS OF APPROVAL:**

9 **PLANNING**

- 10 1. That the applicant/property owner and each successor in interest to the property
11 which is the subject of this project shall defend, indemnify and hold harmless the City
12 of Huntington Park and its agents, officers, and employees from any claim, action or
13 proceedings, liability cost, including attorney's fees and costs against the City or its
14 agents, officers or employees, to attack, set aside, void or annul any approval of the
15 City, City Council, or Planning Commission. The City shall promptly notify the
16 applicant of any claim, action or proceeding and should cooperate fully in the defense
17 thereof.
- 18 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department
19 corrections and conditions, the property shall be developed substantially in
20 accordance with the applications, environmental assessment, and plans submitted.
- 21 3. The proposed project shall comply with all applicable federal, state and local agency
22 codes, laws, rules, and regulations, including Health, Building and Safety, Fire,
23 Zoning, and Business License Regulations of the City of Huntington Park.
- 24 4. The property be developed and maintained in a clean, neat, quiet, and orderly
25 manner at all times and comply with the property maintenance standards as set forth
26 in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
- 27 5. All proposed on-site utilities, including electrical and equipment wiring, shall be
28 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. That any existing and/or future graffiti, as defined by the Huntington Park Municipal
 Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
7. That all unmaintained landscaping material shall be replaced with new landscape
 materials. The applicant shall submit a landscape plan prepared by a license
 landscape architect.

- 1 8. That the operator shall update their City of Huntington Park Business License prior to
2 commencing business operations.
- 3 9. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the
4 Huntington Park Municipal Code relating to Storm Water Management. The
5 Applicants shall also comply with all requirements of the National Pollutant Discharge
6 Elimination System (NPDES), Model Programs, developed by the County of Los
7 Angeles Regional Water Quality Board. This includes compliance with the City's Low
8 Impact Development (LID) requirements.
- 9 10. That this entitlement shall be subject to review for compliance with conditions of the
10 issuance at such intervals as the City Planning Commission shall deem appropriate.
- 11 11. That the violation of any of the conditions of this entitlement may result in a citation(s)
12 and/or the revocation of the entitlement.
- 13 12. That this entitlement may be subject to additional conditions after its original
14 issuance, upon a duly noticed public hearing item. Such conditions shall be imposed
15 by the City Planning Commission as deemed appropriate to address problems of land
16 use compatibility, operations, aesthetics, security, noise, safety, crime control, or to
17 promote the general welfare of the City.
- 18 13. A Lot Line Adjustment/Lot Merger shall be submitted to the City for review and
19 approval to consolidate the three (3) existing lots into one comprehensive lot. The Lot
20 Line Adjustment shall be prepared by a State License Land Surveyor. Completed
21 application submittal requirements, and all applicable fees shall be paid at the time of
22 submittal.
- 23 14. That the business shall be limited to 4,845 square feet of gross floor area on the first
24 floor as indicated on the architectural plans submitted. Any expansion of the medical
25 office shall require a modification to the Conditional Use Permit, subject to code
26 compliance at the time of the modification.
- 27 15. No vending machines, including, but not limited to, water, movie/DVD/Blue Ray,
28 newspapers, candy, etc. shall be permitted on the exterior of the self-storage facility.
16. That any loading and unloading shall occur on-site and not within any adjoining
streets nor alleys.
17. That the parking lot shall be slurry sealed and then restriped to eliminate any
"ghosting" of previous parking stalls.
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2 light fixtures. All light fixtures shall be decorative and consistent with the proposed
3 architecture. All light standards bases shall be decorative and finished to match the
4 proposed architecture of the building.

5 21. The applicant shall provide publicly visible art or pay art fees in accordance with the
6 HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of
7 Occupancy.

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

14 23. The applicant shall provide adequate on-site security at all times to ensure safety of
15 patrons and maintenance of the property. Security Plan shall be submitted and
16 approved by the Planning Division.

17 24. The applicant shall be subject to any fees and requirements from the California
18 Department of Fish and Wildlife, as stated in the CEQA Environmental Document
19 Filing fee schedule.

20 25. This entitlement shall expire in the event it is not exercised within one (1) year from
21 the date of approval, unless an extension has been granted by the Planning
22 Commission.

23 26. If the use ceases to operate for a period of six (6) months the entitlement shall be null
24 and void.

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

28 28. That the Applicant shall comply with all applicable property development standards
including, but not limited to, outdoor storage, fumes and vapors, property
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30 to the approved preliminary plans or any of the conditions if such modifications shall
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31 30. That the business owner (Applicant) and property owner agree in writing to the above
32 conditions.

BUILDING AND SAFETY

- 1 31. The proposed changes of usage of 4845sf area on the 1st Floor of an existing two-
2 story 15,387sf of Commercial Building for an Outpatient Medical Clinic as (I2.1)
3 Occupancy Group located at 5421 Pacific Boulevard, Huntington Park.
- 4 32. The Tenant Improvements for the proposed shall also address the building
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11 made for plan review.
- 12 34. The repair, alteration, change of occupancy of all existing buildings shall comply with
13 one of the methods listed in Section 301.1.1 through 301.1.3 of the California Existing
14 Building Code as selected by the applicant.
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16 Building Code or ASCE 41 per Section 301.1.4 of the California Existing Building
17 Code.
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20 building or structure shall comply with the requirements of the California Building
21 Code.
- 22 37. No change shall be made in the use or occupancy of any building that would place
23 the building in a different division of the same group of occupancies or in a different
24 group of occupancies, unless such building is made to comply with the requirements
25 of the California Building Code for such division or group of occupancies per Section
26 407 of the California Existing Building Code.
- 27 38. All State of California disability access regulations for accessibility shall comply with
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40. Demolition permit is required for any existing buildings which are to be demolished.
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copy of the Planning Commission Decision letter. This information shall be
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- 1 43. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance
2 of the building permit.
- 3 44. Art fee shall be paid to the City prior to issuance of the building Permit
- 4 45. Recycling deposit shall be filed prior to issuance of the building permit to the
5 satisfaction of the recycling coordinator.
- 6 46. All State of California disability access regulations for accessibility shall comply with
7 Chapter 11B of the California Building Code.
- 8 47. That an electrical plan check is required.
- 9 48. That a mechanical plan check is required.
- 10 49. That a plumbing plan check is required.
- 11 50. Energy calculations are required for new lighting or mechanical equipment.
- 12 51. Plumbing fixtures shall be provided as required by the Chapter 4 of the California
13 Plumbing Code. Additional fixtures may be required if not in compliance.
- 14 52. All fire sprinkler hangers must be designed and their location approved by an
15 engineer or an architect. Calculations must be provided indicating that the hangers
16 are designed to carry the tributary weight of the water filled pipe plus a 250 pound
17 point load. A plan indication this information must be stamped by the engineer or the
18 architect and submitted for approval prior to issuance of the building permit.
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20 fire sprinklers and/or alarms from the LA County Fire Department.

21 **PUBLIC WORKS**

- 22 54. The proposed site plan shows restriping of two currently adjacent but separate
23 parking lots for a total of 44 parking spaces and internal circulation isles. The
24 northerly lot will provide full in/out access from both Pacific Blvd and the north-south
25 15' wide Alley between Pacific Blvd and Malabar St. The internal circulation isle
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27 with no provision to exit to the Alley. Since the Alley is only 15' wide, it should be
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or modification as to how this will work, with reopening of the project portion of the
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future), there will be a need for additional parking spaces.
56. Traffic to and from the site will use Pacific Blvd, 54th St, 55th St and the 15' north-
south Alley. The applicant needs to provide peak hour traffic generation data in order

1 to assess accessibility impact to the site and adjacent intersections as well as at the
2 proposed driveways.

- 3 57. A focused traffic study is needed to assess full impact of the proposed plan. The
4 study is to be prepared by a California-registered traffic engineer and is to include
5 project traffic generation data, on-site parking requirement analysis (current and
6 future), an assessment of proposed parking layout and internal circulation, driveway
7 accessibility assessment as well as Alley circulation and traffic controls requirements.

8 **CODE ENFORCEMENT**

- 9 58. No loitering and no trespassing signs shall be posted around the perimeter of the
10 building in compliance with Section 602(o) the California Penal Code.
- 11 59. The applicant shall provide routine maintenance to eliminate any trash or litter around
12 the perimeter of the property.
- 13 60. Adequate lighting shall be provided to illuminate all driveways and driveway aisles.
- 14 61. That all future temporary or permanent signage shall be approved by the City prior to
15 installation, pursuant to the Huntington Park Municipal Code.

16 **LOS ANGELES COUNTY FIRE DEPARTMENT**

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

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

23 **SECTION 5:** The Secretary of the Planning Commission shall certify to the adoption
24 of this resolution and a copy thereof shall be filed with the City Clerk.
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PASSED, APPROVED, AND ADOPTED this 21st, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

HUNTINGTON PARK PLANNING COMMISSION

Jonathan Sanabria, Chairperson

ATTEST:

Sergio Infanzon, Secretary

PROJECT PLANS

EXHIBIT B

CASE NO. 2021-06 CUP

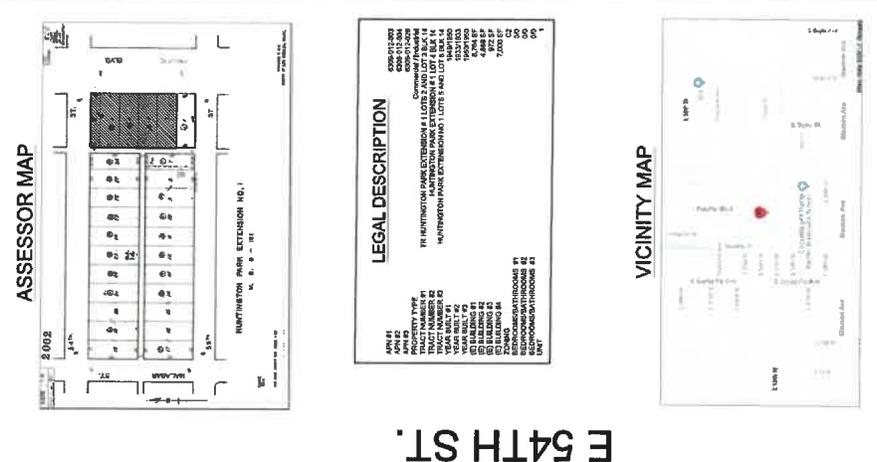
REVISIONS	DATE	SUMMARY
1		
2		
3		
4		

DESCRIPTION:
 PROPOSED APPLYING FOR A
 CONDITIONAL USE PERMIT TO ALLOW
 A MEDICAL CLINIC
 OWNER: UNLIMITED URGENT CARE
 5421 PACIFIC BLVD. HUNTINGTON, PARK
 CA. 90804
 PHONE NUMBER: 323-999-8267

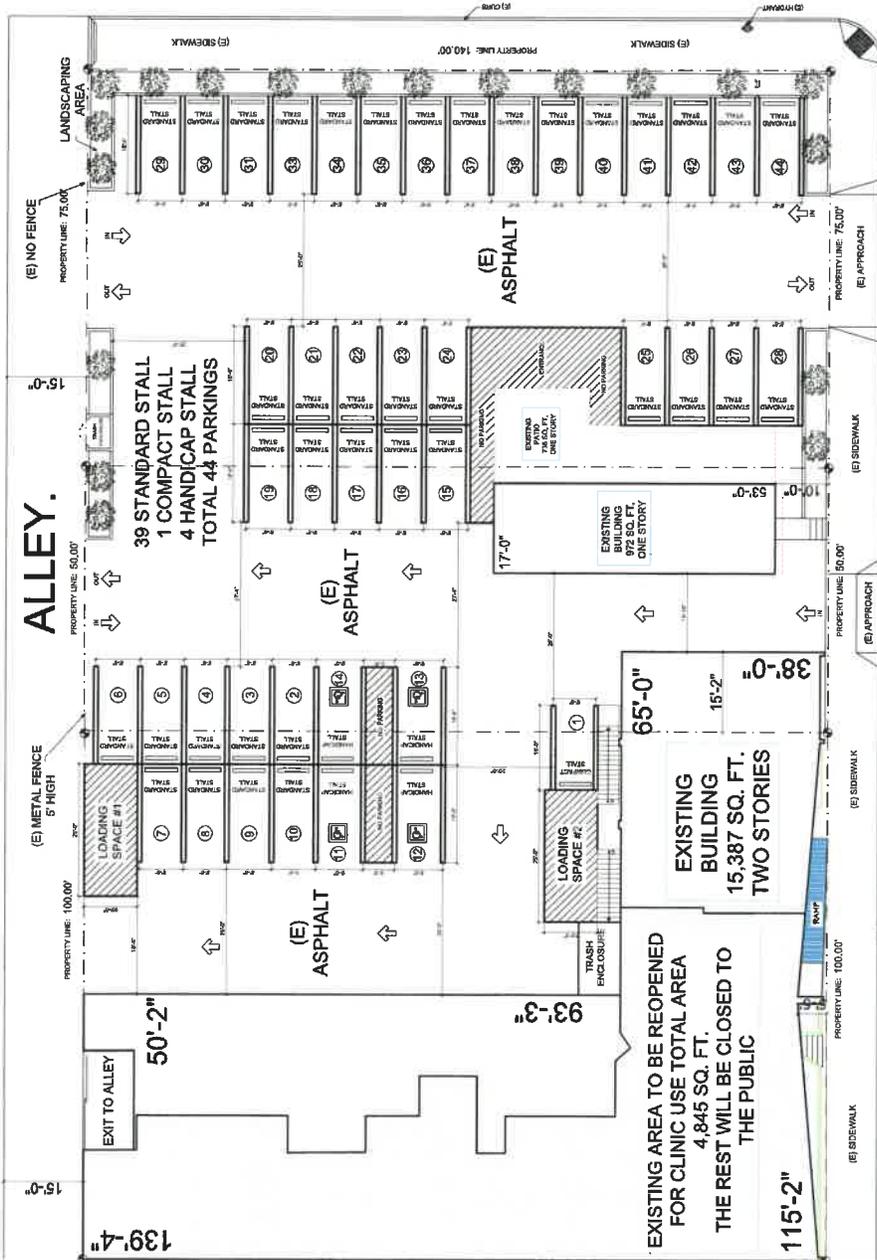
COENDE CONSTRUCTION,
 ENGINEERING & DESIGN
 DESIGNER: VICTOR VIZCAINO
 127 N. Catalina St. #2 Los Angeles, CA 90004
 office: (323) 203-9640
 chlie182@hotmail.com



APPLICANT: UNLIMITED URGENT CARE
 DATE: 03-20-2020
 PROJECT: 1829-187
 SHEET NO.:
A-1.1



E 54TH ST.



5421 PACIFIC BLVD.

5415 PACIFIC BLVD.



USE	SQUARE FOOTAGE	REQUIRED NUMBER OF SPACES	PARKING SPACES PROVIDED
MEDICAL OFFICE	4,845 S.F. / 300 = 16.15	17 SPACES	44 SPACES
RESTAURANT	SEATING: 1,108 S.F. / 100 = 11.08 NON-SEATING: 600 S.F. / 400 = 1.5	13 SPACES	44 SPACES
REST OF THE BUILDING	10,542 S.F. / 800 = 16.15	14 SPACES	44 SPACES
TOTAL		44 SPACES	44 SPACES

(N) SITE PLAN
 SCALE: 3/32"=1'-0"

SCOPE OF WORK

APPLY FOR A CONDITIONAL USE PERMIT IN ORDER TO ALLOW THE REOPENING OF THE EXISTING AREA TO BE REOPENED TO THE CLINIC USE. THE AREA TO BE REOPENED IS THE SECOND FLOOR ONLY. THE AREA TO BE CLOSED TO THE PUBLIC IS THE FIRST FLOOR ONLY. THE PROPOSED NEW LAYOUT FOR PARKING IS SHOWN ON THIS PLAN. THE EXISTING 2ND FLOOR WILL BE REOPENED TO THE CLINIC USE AND KEEP ALL EXISTING MATERIALS AND KEEP ALL EXISTING FLOOR PLAN NO CHANGES.

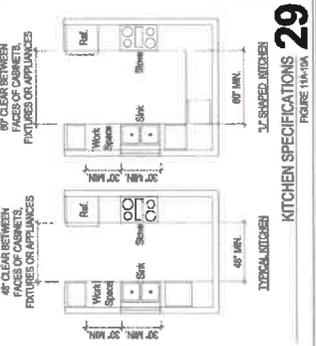
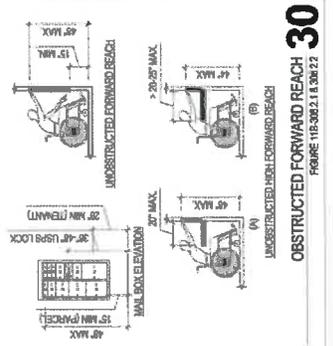
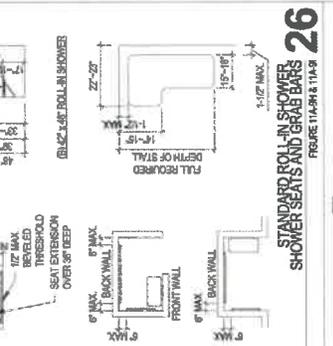
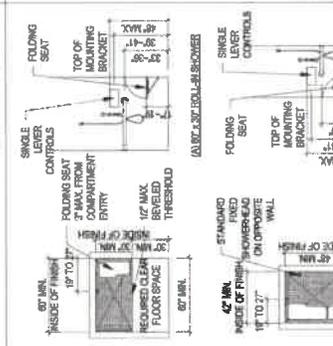
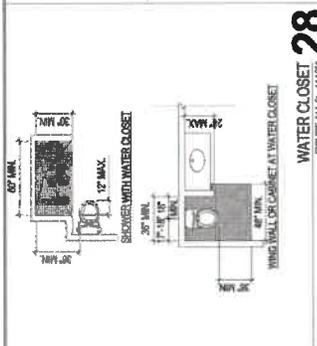
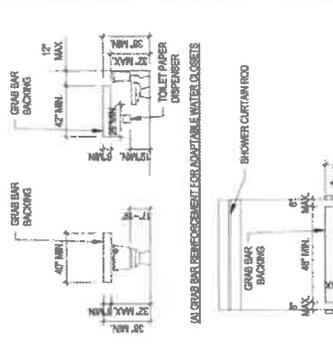
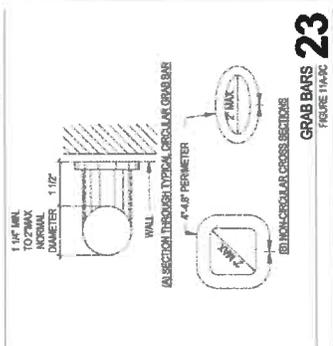
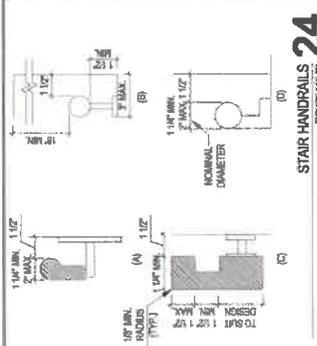
REVISION	DATE	SUMMARY
1		
2		
3		
4		

DESCRIPTION:
 PROPOSED APPLYING FOR A
 CONDITIONAL USE PERMIT TO ALLOW
 A MEDICAL CLINIC
 OWNER: UNLIMITED URGENT CARE
 PHONE NUMBER: 323-999-8267
 5421 PACIFIC BLVD. HUNTINGTON, PARK
 CA. 90804

COENDE CONSTRUCTION,
 ENGINEERING & DESIGN
 DESIGNER: VICTOR VIZCAINO
 Office: (323) 203-9640
 chie182@hotmail.com
 127 N. Catalina St. #2 Los Angeles, CA 90004



OWNER: UNLIMITED URGENT CARE
 PROJECT: 1000-07
 SHEET NO.
ADA-2



NO.	REVISIONS	DATE	SUMMARY

DESCRIPTION:
**PROPOSED APPLYING FOR A
 CONDITIONAL USE PERMIT TO ALLOW
 A MEDICAL CLINIC**
 OWNER: UNLIMITED URGENT CARE
 PHONE NUMBER: 323-999-8267
 5421 PACIFIC BLVD. HUNTINGTON, PARK
 CA. 90804

**COENDE CONSTRUCTION,
 ENGINEERING & DESIGN**
 DESIGNER: VICTOR VIZCAINO
 127 N. Catalina St. #2 Los Angeles, CA 90004
 Office: (323) 203-9640
 chlie18@hotmail.com



DATE: 03-30-2020
 SHEET NO. **A-2**
 CHECKED BY: [Signature]
 PROJECT: 0500-27

LEGEND

ENERGY STAR COMPLIANT EXHAUST FAN DUCTED TO TERMINATE OUTSIDE OF BUILDING SHALL BE HUMIDISTAT CONTROLLED, MIN. 50 CFM

SMOKE DETECTOR HARD WIRED W/ BATTERY BACK UP, INTERCONNECTED

CARBON MONOXIDE DETECTOR HARD WIRED W/ BATTERY BACK UP, INTERCONNECTED

WATER HEATER

FIRE EXTINGUISHER

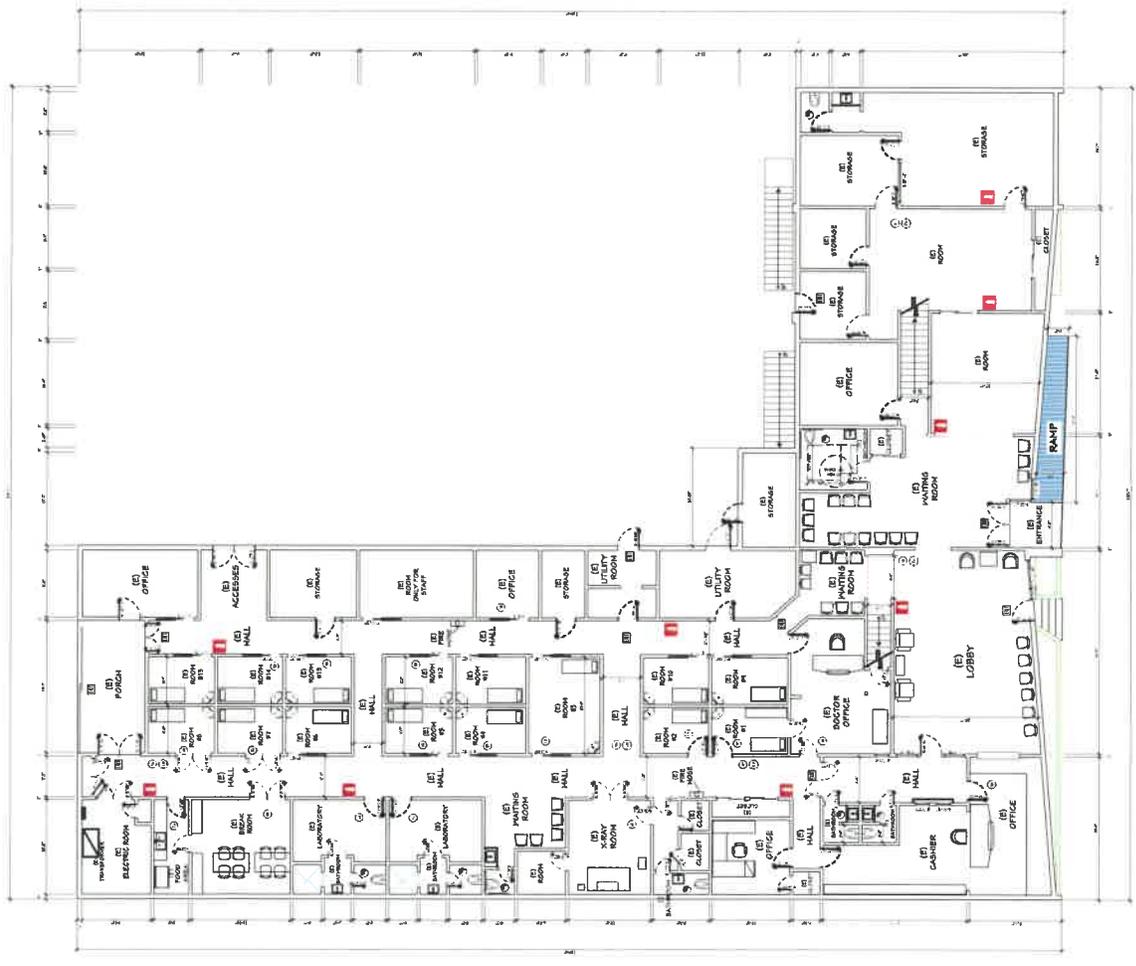
FIRE HOSE

WALL LEGEND

EXISTING WALL

ADDITIONAL NOTES

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED PATH TO ALL ELECTRICAL PANELS, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOODCUP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY ELECTRICAL PANELS, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOODCUP. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FIRST FLOOR. THE SEISMIC GAS SHUTOFF VALVE SHALL BE INSTALLED AND RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,180) (SEPARATE PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (RS&S.3).
3. BATHUB AND SHOWER FLOORS, WALLS ABOVE BATHUBS WITH A NONABSORBENT SURFACE, SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 8 FEET ABOVE THE FLOOR (RS&S.2).
4. LOW-CONSUMPTION WATER CLOSETS FOR ALL NEW CONSTRUCTION. WATER CLOSETS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.



EXISTING FLOOR PLAN UNIT 4151
 SCALE: 1/8" = 1'-0"

REVISED	SUMMARY

OWNER: UNLIMITED URGENT CARE
 PHONE NUMBER: 323-999-8267
 5421 PACIFIC BLVD. HUNTINGTON, PARK
 CA 90804

DESIGNER: VICTOR VIZCAINO
 ENGINEERING & DESIGN
 127 N. Catalina St. #2 Los Angeles, CA 90004
 chlie182@hotmail.com



DATE: 03-20-2020
 PROJECT: 000-007
 SHEET NO. **A-4**

LEGEND

ENERGY STAR COMPLIANT EXHAUST FAN DUCTED TO OUTSIDE AIR SHALL BE HANDSTAT CONTROLLED VAV, ISO CFM

SMOKE DETECTORS HARD WIRED W/ BATTERY BACK UP, INTERCONNECTED

CARBON MONOXIDE DETECTORS HARD WIRED W/ BATTERY BACK UP, INTERCONNECTED

WATER HEATER

FIRE EXTINGUISHER

FIRE HOSE

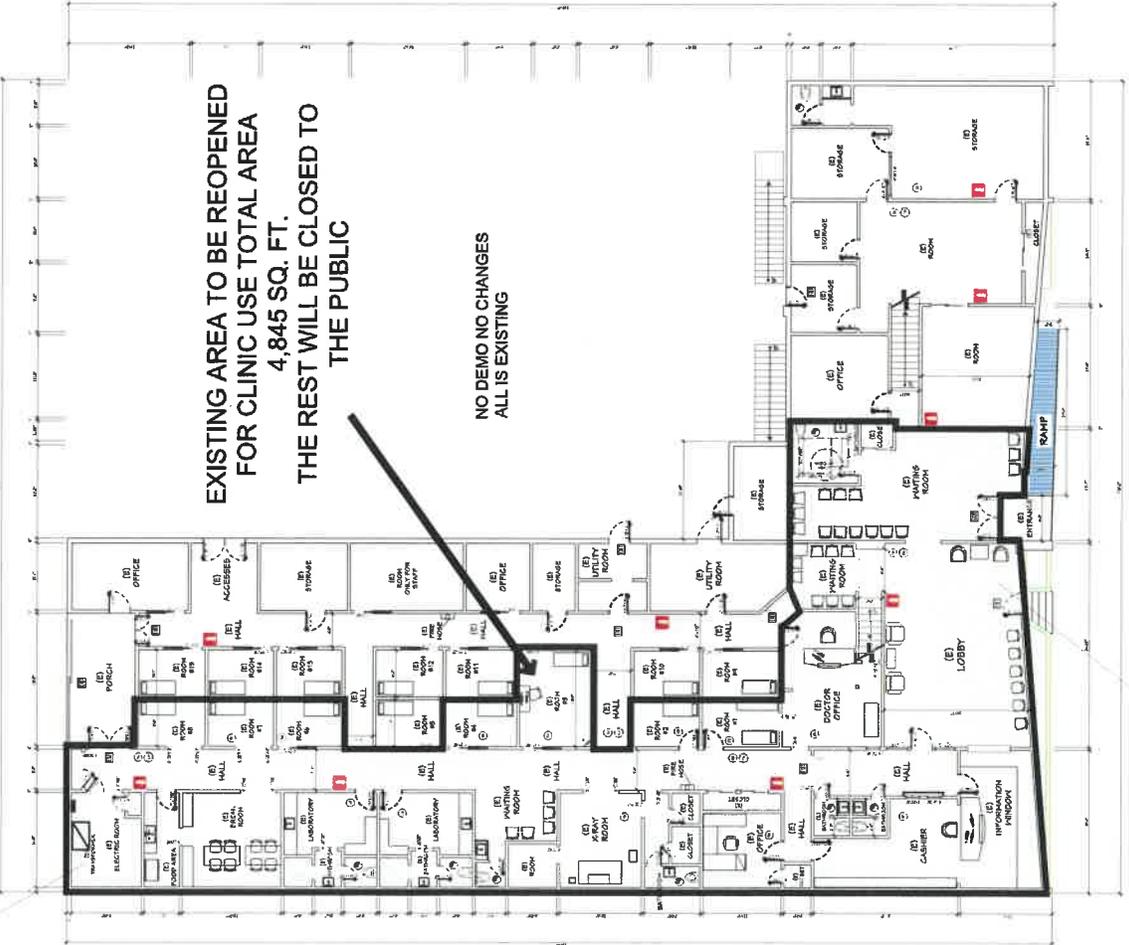
WALL LEGEND

EXISTING WALL

ADDITIONAL NOTES

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (PUMP, PIPES, PULL-BOXES, TRANSFORMERS, VALVES, PUMPS, ETC.) AND SHALL NOT RESTRICT ACCESS TO ANY ELECTRICAL PANELS. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES—WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY—FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE INSTALLED IN AN ACCESSIBLE LOCATION. THE INSTALLING OR STRUCTURE CONTAINING THE FUEL GAS SPANS. (PER ORDINANCE 174.159) (SEPARATE PLUMBING PERMIT IS REQUIRED).
3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER SYSTEM. ALL SANITARY SEWER CONNECTIONS SHALL BE MADE AT BATHUB AND SHOWER FLOORS. WALLS ABOVE BATHUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A WATER-RESISTANT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A MINIMUM OF 6" ABOVE THE FINISH FLOOR AND SHALL BE PROTECTED TO A MINIMUM OF 6" ABOVE THE FINISH FLOOR.
4. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW-WATER CONSUMPTION.

THE HATCH AREA IS THE AREA TO BE APPLYING TO CLINIC USE



EXISTING AREA TO BE REOPENED FOR CLINIC USE TOTAL AREA 4,845 SQ. FT. THE REST WILL BE CLOSED TO THE PUBLIC

NO DEMO NO CHANGES ALL IS EXISTING

PROPOSED FLOOR PLAN UNIT 4153
 SCALE: 1/4" = 1'-0"

THE HATCH AREA IS THE AREA TO BE APPLYING TO CLINIC USE 4,845 SQ. FT.

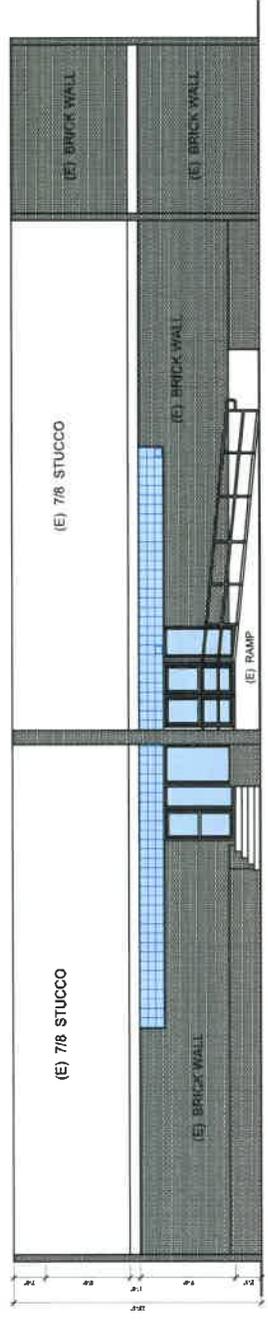
REVISES	SUMMARY

DESCRIPTION:
 PROPOSED APPLYING FOR A
 CONDITIONAL USE PERMIT TO ALLOW
 A MEDICAL CLINIC
 OWNER: UNLIMITED URGENT CARE
 5421 PACIFIC BLVD, HUNTINGTON, PARK
 CA, 90804
 PHONE NUMBER: 323-999-8267

COENDE CONSTRUCTION,
 ENGINEERING & DESIGN
 DESIGNER: VICTOR VIZCAINO
 127 N. Catalina St. #2 Los Angeles, CA 90004
 office: (323) 203-9640
 chile182@hotmail.com

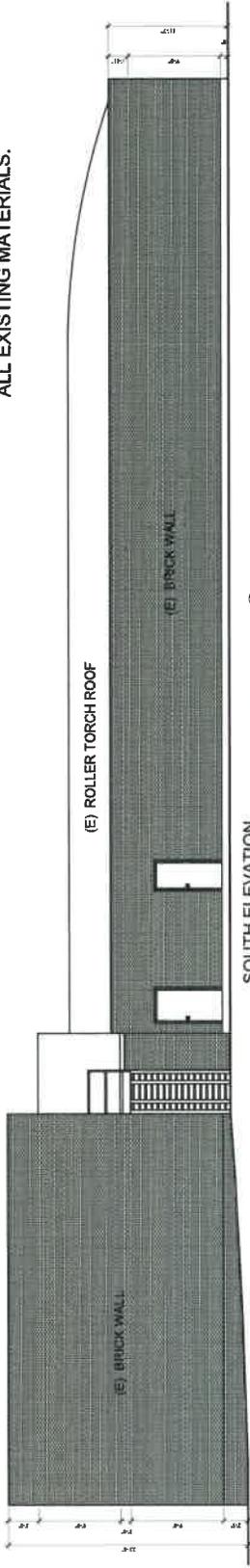


DATE: 03-20-2020
 PROJECT: 100-007
 SHEET NO. **A-5**

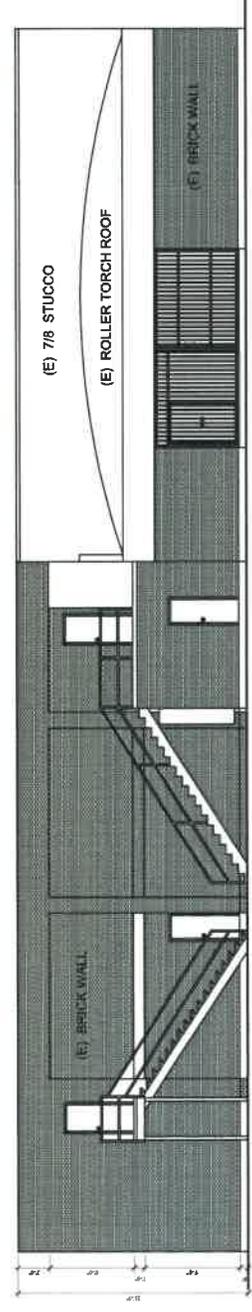


WEST ELEVATION
 SCALE: 3/16" = 1'-0"

NO EXTERIOR CHANGE WE KEEP
 ALL EXISTING MATERIALS.

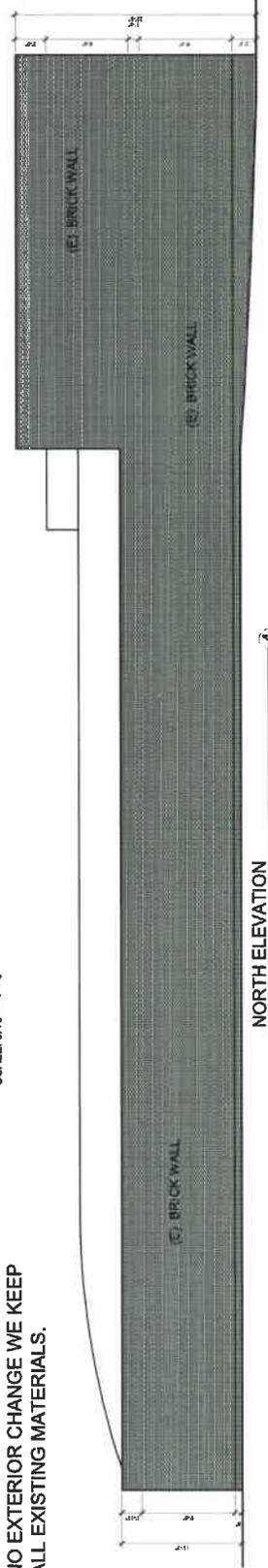


SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"



EAST ELEVATION
 SCALE: 3/16" = 1'-0"

NO EXTERIOR CHANGE WE KEEP
 ALL EXISTING MATERIALS.

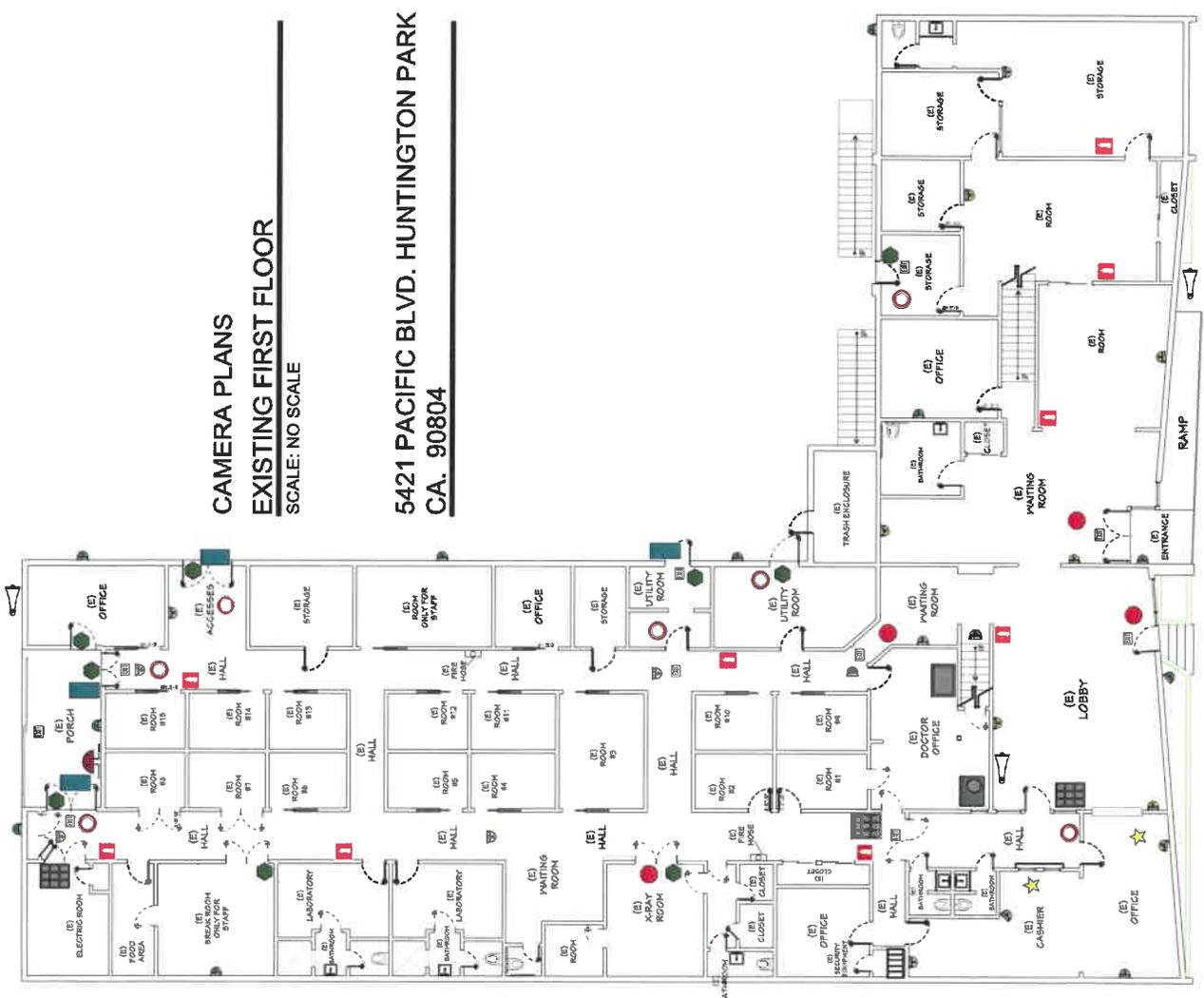


NORTH ELEVATION
 SCALE: 3/16" = 1'-0"

Key - 1st Floor

-  Current Alarm Motion Detector (1)
-  Recommended Alarm Motion Detector (10)
-  Honeywell DT 8000
-  Recommended Door Magnetic Contact (12)
-  Duress Alarm USP Emergency Button (3)
-  Audible Siren (3)
-  Door Strike Release Buzzer (1)
-  Keypad Access Entry System (9)
-  Trident Exit Paddle Lever (1)
-  Video Camera Monitor (3)
-  8' x 4' Fire Retardant
-  Security Equipment Rack (1)
-  Fireproof Safe (5)
-  Recommended IP 2MP 15FPS Camera (10)
-  Current IP 2MP 15FPS Camera (14)
-  Current IP Nest Camera (3)

SECURITY PLAN
SCALE: NO SCALE



CAMERA PLANS
EXISTING FIRST FLOOR
SCALE: NO SCALE

5421 PACIFIC BLVD. HUNTINGTON PARK
CA. 90804

REVISION	DATE	SUMMARY
1		
2		
3		
4		

DESCRIPTION:
PROPOSED APPLYING FOR A
CONDITIONAL USE PERMIT TO ALLOW
A MEDICAL CLINIC
OWNER: UNLIMITED URGENT CARE
PHONE NUMBER: 323-999-8267
5421 PACIFIC BLVD. HUNTINGTON, PARK
CA. 90804

COENDE CONSTRUCTION,
ENGINEERING & DESIGN
DESIGNER: VICTOR VICAINO
127 N. Catalina St. #2 Los Angeles, CA 90004
office: (323) 203-9640
chlie182@hotmail.com



DATE: 03-20-2009
PROJECT: 03D-037
DRAWN BY: WFL
CHECKED BY: WFL
SHEET NO. **SP-1**

VICINITY MAP

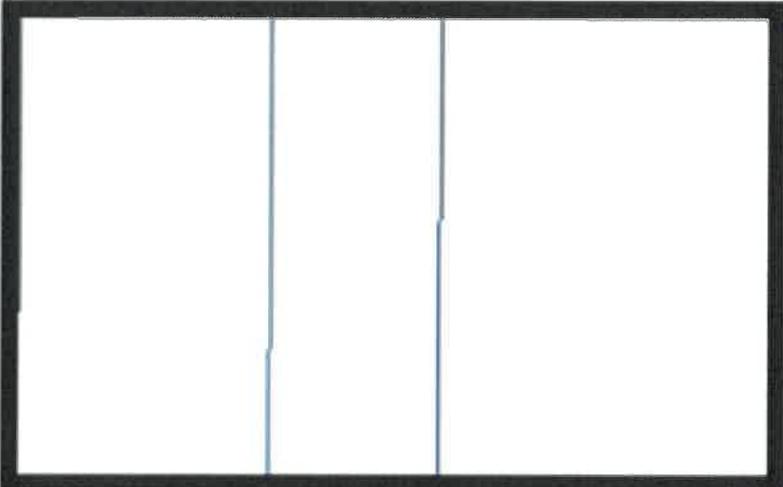
EXHIBIT C

CASE NO. 2021-06 CUP

Pacific Blvd

54th Street

55th Street



ASSESSOR'S PARCEL MAP

EXHIBIT D

CASE NO. 2021-06 CUP

6309 12

SCALE 1" = 60'

REVISED
3-21-57
4-11-58
71206
789320
88971241
801104
20006196065891

54TH.

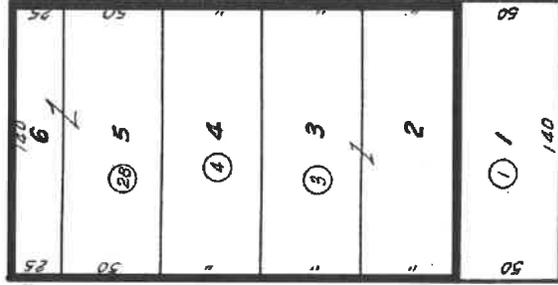
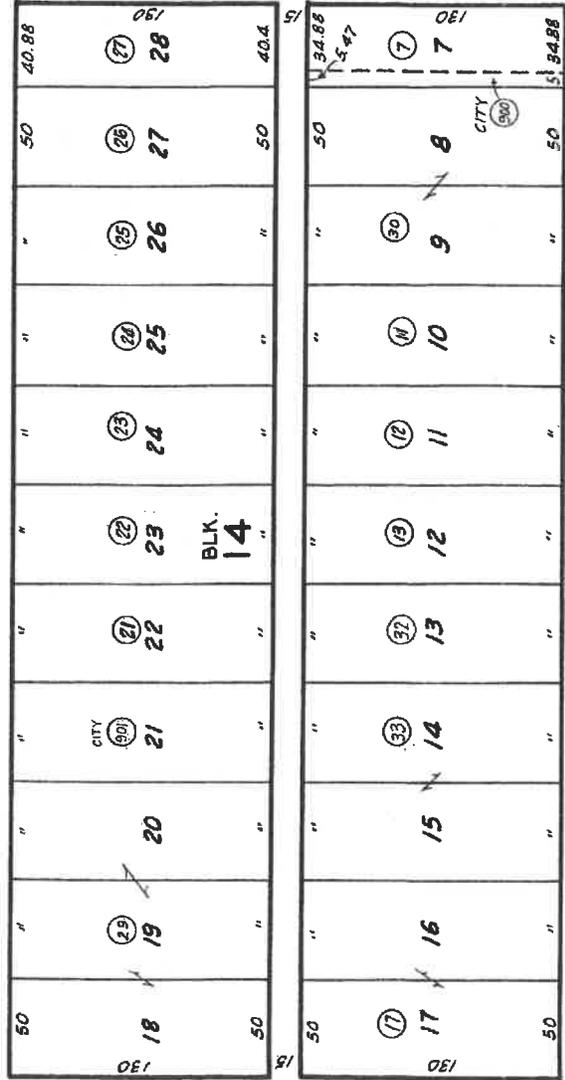
ST. 8

60

ST.

MALABAR

60



PACIFIC

120

120

55TH.

ST. 8

HUNTINGTON PARK EXTENSION NO. 1

M. B. 8 - 181

CODE
594

FOR PREV. ASSMT. SEE: 1985 - 12

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: July 21, 2021

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: SERGIO INFANZON
DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: LEMESSIS QUINTERO
CONTRACT PLANNER

SUBJECT: PLANNING COMMISSION CASE NO. 2021-07
CUP (CONDITIONAL USE PERMIT)

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OFF-SALES OF ALCOHOL FOR A NEW RETAIL STORE LOCATED WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING AT 5731 BICKETT STREET, WITHIN THE COMMERCIAL GENERAL (CG) ZONE.

PROJECT DESCRIPTION: Target Corporation filed an application for a Conditional Use Permit. The application would allow for the off-sale of beer, wine, and spirits at a Target store located in the Slauson Marketplace on the corner of Slauson Avenue and Bickett Street.

APPLICANT: Target Corporation
1000 Nicollet Mall, CC – 1128
Minneapolis, MN 55403

PROPERTY OWNER: GC Huntington Park, LLC
C/O Gryphon Capital, LLC
500 Sepulveda Blvd Suite 304
Manhattan Beach, CA 90266

PROJECT LOCATION: 5731 Bickett Street

**ASSESSOR'S
PARCEL NUMBERS:** 6310-016-009

BUILDING SIZE: 53,500 square feet

SITE SIZE: 117,457 square feet

CURRENT USE: Retail Commercial

GENERAL PLAN: General Commercial Land Use Designation

ZONING: Commercial General (CG)

**SURROUNDING
LAND USES:** North: Manufacturing Planned Development (MPD)
West: Commercial General (CG)
South: Public Facilities (PF)
East: Commercial General (CG)

**MUNICIPAL CODE
APPLICABILITY OF
CONDITIONAL
USE PERMIT:**

In accordance with Chapter 4, Article 2, Section 9-4.202, the off-sale of alcohol is allowable in the Commercial General (CG) Zoning District subject to approval of a Conditional Use Permit.

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

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

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

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

**ENVIRONMENTAL
DETERMINATION:**

Staff determined the Project is Categorically Exempt from CEQA analysis requirements, according to Article 19, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

DISCUSSION:

- **Project Background**
On December 9, 2020 The Planning Commission approved Development Permit/ Conditional Use Permit Case No. 2020-05 allowing a commercial development on a 5.5 acre property located at the northwest corner of Slauson Avenue and Bickett Street development of a Target store as part of the Slauson Marketplace commercial retail project located on the corner of Slauson Avenue and Bickett Street.
- **Project Proposal**
The applicant, Target Corporation is requesting a Conditional Use Permit to allow the off-sale of beer, wine

and spirits as an accessory use to the retail component of their proposed business operations. No structural or exterior modifications are included in the project proposal, the applicant is solely requesting the off-sale of alcohol.

- **Business Operation**

The applicant, Target Corporation proposes to provide a broad range of everyday essentials to meet the needs of the local residents. The proposed use of off-sale of beer, wine and spirits will be an accessory use to their primary business operations.

- **Floor Plan**

The proposed floor plan will incorporate a receiving area, pharmacy area, café area, employee area and retail merchandise area. The retail merchandise area will comprise of the majority of the floor plan.

- **Alcohol Sales**

As noted, Target proposes to sell beer, wine and spirits for off-site consumption. The alcohol is proposed to be stored in coolers and display areas designated for alcohol. Per the floor plan provided by the applicant as part of this application, the alcohol is proposed to be located towards the rear of the Target store adjacent to the food/ produce section of the store. According to Target, policies and procedures will be in place to ensure that alcohol sales are handled in a responsible manner and to deter crime, loitering and other undesirable activity.

- **Staff Comments**

The Planning Department, Building and Safety Department, Public Works Department, Los Angeles County Fire Department, and City of Huntington Park Police Department reviewed the Project plans and application. Staff has included Conditions of Approval in this Staff Report and in the Planning Commission Resolution.

REQUIRED FINDINGS
CONDITIONAL
USE PERMIT:

In granting a Conditional Use Permit to allow the off-sale of beer, wine and spirits at the aforementioned property, the Planning Commission must make Findings in connection with

the Conditional Use Permit, as set forth in the Huntington Park Municipal Code. 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 off-sale of beer, wine and spirits is conditionally permitted within the subject zoning district. The subject zoning district, Commercial General (CG), is intended to provide for restaurants, general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. In addition, the proposed project complies with the requirements of the HPMC.

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

Finding: The General Plan Land Use designation of the subject site is General Commercial. Permitted uses in this designation include a wide range of neighborhood and general retail and service establishments, such as stores and repair shops, to accommodate the surrounding community.

The Project is consistent with Land Use & Community Development Element Policy 1 by maintaining and preserving those industrial and commercial areas of the City while preventing land use conflicts through comprehensive land use planning and environmental review. The proposed use of off-sale beer, wine and spirits will be an accessory use to the retail commercial component of Target business operation and will offer a wider range of products for customers.

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

Finding: The proposed use of off-sale of beer, wine, and spirits is Categorical Exempt pursuant to Article 19,

Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. In addition, the proposed accessory use will not increase the area or footprint of the building.

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

Finding: The proposed project site is located on a lot that measures approximately 117,457 square feet. The design, location, size and operating characteristics of the Target store with alcohol sales is not expected to be detrimental to the public health, safety and welfare of the City. The proposed use will be harmonious and compatible with the commercial and service uses presented on-site and located within the vicinity and neighboring Commercial General Zoning District.

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

Finding: The proposed use is located on a project site that measures approximately 117,457 square feet. In addition, the Planning Commission approved Development Permit/ Conditional Use Permit Case No. 2020-05 allowing a commercial development on a 5.5 acre property located at the northwest corner of Slauson Avenue and Bickett Street development of a Target store as part of the Slauson Marketplace commercial retail project located on the corner of Slauson Avenue and Bickett Street. The proposed use of off-sale beer, wine and spirits is an accessory use to a previously approved use therefore the subject site is physically suitable for the type and density/intensity of the use being proposed.

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

Finding: The proposed use of off-sale beer, wine, and spirits will not significantly intensify public access, water, sanitation, and public utilities and services. The proposed use will not require changes to existing public utilities. Given that the site is already approved for the existing Target store and adjacent commercial buildings. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and services.

PUBLIC COMMENTS: As of the completion date of this report, staff did not receive any comments.

CONCLUSION: Based on the above analysis, Staff has determined that with the recommended Conditions of Approval, the Project complies with the Huntington Park Municipal Code and all required Conditional Use Permit Findings.

RECOMMENDATION: Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission adopt the Categorical Exemption, make the required findings and requirements set forth in the Huntington Park Municipal Code, approve Conditional Use Permit Case No. 2021-07 and adopt PC Resolution No. 2021-07 subject to the following proposed conditions of approval and/ or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING

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

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2021-07 CUP 5731 Bickett Street

July 21, 2021

Page 8 of 12

- this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and Applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the Applicant shall pay for all costs of enforcement, including legal fees.
2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
 3. The proposed use shall comply with all applicable City, County, State and Federal codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License.
 4. The use shall be conducted, and the property shall be maintained, in a clean, neat, quiet, and orderly manner at all times and shall 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. Any existing and/or future graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
 6. The Applicant shall be required to apply for a new entitlement if any substantial alteration, modification or expansion would result in more substantial or new environmental impacts.
 7. All new signs on the Project site shall be installed in compliance with the City sign regulations and approval obtained via a Sign Design Review prior to installation of said signs.
 8. 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.
 9. The operator shall obtain a City of Huntington Park Business License prior to commencing business operations.
 10. No outside storage shall be permitted on the subject site.

11. No payphones shall be allowed on the subject site.
12. All outdoor display shall be reviewed and approved by the Planning Division. An outdoor uses application shall be submitted to the Planning Division along with a completed application, submittal requirements, and all applicable fees shall be paid at the time of submittal.
13. 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.
14. Violation of any condition of this entitlement may result in a citation(s) and/or revocation of the entitlement.
15. The Applicant shall comply with all applicable property development standards including, but not limited to, outdoor storage, fumes and vapors, property maintenance, and noise.
16. 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.
17. If the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
18. The Applicant shall maintain a valid alcohol beverage license for the off-sale of beer, wine, spirits (Type 21) from the State Department of Alcoholic Beverage Control (ABC) and comply with all requirements, and should at any time the required license or permits, issued by the ABC, be surrendered, revoked or suspended, this Conditional Use Permit shall automatically become null and void.
19. Operation of business shall not take place until successfully obtaining a letter of Public Convenience or Necessity issued by the City Council.
20. This entitlement may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
21. The Director of Community Development is authorized to make minor modifications to the approved development plan or any of the conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.

22. The Applicant and property owner agree in writing to the above conditions.

BUILDING AND SAFETY

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

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

25. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.

26. Art fee shall be paid to the City prior to issuance of the building Permit.

27. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.

28. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

29. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.

30. All State of California disability access regulations for accessibility and adaptability shall be complied with.

31. The proposed usage of the existing Multi-Tenant Commercial Building to maintain as Mercantile (M) Occupancy Group for the Proposed Target Store with the total of 55,676 sf area. This request will require the off-sales of alcohol for a new retail space located within the proposed Target Store that shall be in compliance with the 2019 California Building Code for the Occupancy Group M.

32. The Tenant Improvements for the proposed Target Store shall also address the building requirements for a Mercantile Occupancy including the off-sales of alcohol for a new retail space located within the proposed Target Store.

33. Any building upgrades or improvements to comply with the above will trigger ADA requirements upgrade, if necessary. bathrooms, parking stalls, paths of travels for accessibilities, access to main entrance, access from Public Right of way should all be evaluated by a consultant as well and a proposal for any necessary upgrades must be included in the submittal to Building and Safety when a submittal is being made for plan review
34. The repair, alteration, change of occupancy of all existing buildings shall comply with one of the methods listed in Section 301.1.1 through 301.1.3 of the California Existing Building Code as selected by the applicant.
35. The seismic evaluation and design shall be based on the procedures of the California Building Code or ASCE 41 per Section 301.1.4 of the California Existing Building Code.
36. When prescriptive compliance method is selected, except as provided by Section 403.2 or Section 403.1 of the California Existing Building Code, alterations to any building or structure shall comply with the requirements of the California Building Code.
37. No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancies or in a different group of occupancies, unless such building is made to comply with the requirements of the California Building Code for such division or group of occupancies per Section 407 of the California Existing Building Code.
38. All State of California disability access regulations for accessibility shall comply with Chapter 11B of the California Building Code.
39. Project shall comply with the CalGreen Non-Residential mandatory requirements.
40. Demolition permit is required for any existing buildings which are to be demolished.
41. All fire sprinkler hangers must be designed and their locations 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.

42. Separate permit from LA County Fire Department is required for Fire Sprinklers

PUBLIC WORKS

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

LOS ANGELES COUNTY FIRE DEPARTMENT

44. All requirements, as deemed necessary by the Los Angeles Department of Fire during the Plan Check process shall be complied with.

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

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (ABC)

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

CITY OF HUNTINGTON PARK POLICE DEPARTMENT

47. Video surveillance shall be retained for a minimum of thirty (30) days.

48. No sale of beer, malt-liquor, or ales in less than six-pack quantities shall be allowed.

49. No sale of wine cooler type beverages in less than four-pack quantities shall be allowed.

50. All other alcohol shall be sold in no less than 750 ml containers.

EXHIBITS:

- A. PC Resolution No. 2021-07
- B. Site Plan
- C. Floor Plan
- D. Conditional Use Permit Application
- E. Notice of Public Hearing
- F. Vicinity Map

PC RESOLUTION NO. 2021-07 CUP

EXHIBIT A

CASE NO. 2021-07 CUP

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

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

9 **SECTION 2:** The Planning Commission hereby finds that all of the following required
10 findings can be made for a Conditional Use Permit in connection with Case No. 2021-07
11 CUP:

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

15 **Finding:** The proposed use of off-sale of beer, wine and spirits is conditionally
16 permitted within the subject zoning district. The subject zoning district, Commercial
17 General (CG), is intended to provide for restaurants, general retail, professional
18 office, and service-oriented business activities serving a community-wide need
19 under design standards that ensure compatibility and harmony with adjoining land
20 uses. In addition, the proposed project complies with the requirements of the
21 HPMC.

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

23 **Finding:** The General Plan Land Use designation of the subject site is General
24 Commercial. Permitted uses in this designation include a wide range of
25 neighborhood and general retail and service establishments, such as stores and
26 repair shops, to accommodate the surrounding community.

27 The Project is consistent with Land Use & Community Development Element
28 Policy 1 by maintaining and preserving those industrial and commercial areas of the

1 City while preventing land use conflicts through comprehensive land use planning
2 and environmental review. The proposed use of off-sale beer, wine and spirits will
3 be an accessory use to the retail commercial component of Target business
4 operation and will offer a wider range of products for customers.

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

8 **Finding:** The proposed use of off-sale of beer, wine, and spirits is Categorically
9 Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California
10 Environmental Quality Act (CEQA) Guidelines. In addition, the proposed accessory
11 use will not increase the area or footprint of the building.

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

19 **Finding:** The proposed project site is located on a lot that measures approximately
20 117,457 square feet. The design, location, size and operating characteristics of the
21 Target store with alcohol sales is not expected to be detrimental to the public
22 health, safety and welfare of the City. The proposed use will be harmonious and
23 compatible with the commercial and service uses presented on-site and located
24 within the vicinity and neighboring Commercial General Zoning District.

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

27 **Finding:** The proposed use is located on a project site that measures
28 approximately 117,457 square feet. In addition, the Planning Commission approved

1 Development Permit/ Conditional Use Permit Case No. 2020-05 allowing a
2 commercial development on a 5.5 acre property located at the northwest corner of
3 Slauson Avenue and Bickett Street development of a Target store as part of the
4 Slauson Marketplace commercial retail project located on the corner of Slauson
5 Avenue and Bickett Street. The proposed use of off-sale beer, wine and spirits is an
6 accessory use to a previously approved use therefore the subject site is physically
7 suitable for the type and density/ intensity of the use being proposed.

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

11 **Finding:** The proposed use of off-sale beer, wine, and spirits will not significantly
12 intensify public access, water, sanitation, and public utilities and services. The
13 proposed use will not require changes to existing public utilities. Given that the site
14 is already approved for the existing Target store and adjacent commercial buildings.
15 In addition, the proposed project would not impede the accessibility to public
16 access, water, sanitation, or other public utilities and services.

17 **SECTION 3:** The Planning Commission hereby approves Case No. 2021-07 CUP,
18 subject to the execution and fulfillment of the following conditions:

19 **PLANNING**

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

2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. The proposed use shall comply with all applicable City, County, State and Federal codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License.
4. The use shall be conducted, and the property shall be maintained, in a clean, neat, quiet, and orderly manner at all times and shall 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. Any existing and/or future graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
6. The Applicant shall be required to apply for a new entitlement if any substantial alteration, modification or expansion would result in more substantial or new environmental impacts.
7. All new signs on the Project site shall be installed in compliance with the City sign regulations and approval obtained via a Sign Design Review prior to installation of said signs.
8. 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.
9. The operator shall obtain a City of Huntington Park Business License prior to commencing business operations.
10. No outside storage shall be permitted on the subject site.
11. No payphones shall be allowed on the subject site.
12. All outdoor display shall be reviewed and approved by the Planning Division. An outdoor uses application shall be submitted to the Planning Division along with a completed application, submittal requirements, and all applicable fees shall be paid at the time of submittal.
13. 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.
14. Violation of any condition of this entitlement may result in a citation(s) and/or revocation of the entitlement.

- 1 15. The Applicant shall comply with all applicable property development standards
2 including, but not limited to, outdoor storage, fumes and vapors, property
3 maintenance, and noise.
- 4 16. This entitlement shall expire in the event it is not exercised within one (1) year from
5 the date of approval, unless an extension has been granted by the Planning
6 Commission.
- 7 17. If the use ceases to operate for a period of six (6) months the entitlement shall be null
8 and void.
- 9 18. The Applicant shall maintain a valid alcohol beverage license for the off-sale of beer,
10 wine, spirits (Type 21) from the State Department of Alcoholic Beverage Control
11 (ABC) and comply with all requirements, and should at any time the required license
12 or permits, issued by the ABC, be surrendered, revoked or suspended, this
13 Conditional Use Permit shall automatically become null and void.
- 14 19. Operation of business shall not take place until successfully obtaining a letter of
15 Public Convenience or Necessity issued by the City Council.
- 16 20. This entitlement may be subject to additional conditions after its original issuance.
17 Such conditions shall be imposed by the City Planning Commission as deemed
18 appropriate to address operations, aesthetics, security, noise, safety, crime control,
19 or to promote the general welfare of the City.
- 20 21. The Director of Community Development is authorized to make minor modifications
21 to the approved development plan or any of the conditions if such modifications shall
22 achieve substantially the same results as would strict compliance with said plans and
23 conditions.
- 24 22. The Applicant and property owner agree in writing to the above conditions.

25 BUILDING AND SAFETY

- 26 23. The initial plan check fee will cover the initial plan check and one recheck **only**.
27 Additional review required beyond the first recheck shall be paid for on an hourly
28 basis in accordance with the current fee schedule.
- 29 24. The second sheet of building plans is to list all conditions of approval and to include a
30 copy of the Planning Commission Decision letter. This information shall be
31 incorporated into the plans prior to the first submittal for plan check.
- 32 25. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance
33 of the building permit.
- 34 26. Art fee shall be paid to the City prior to issuance of the building Permit.
- 35 27. Recycling deposit shall be filed prior to issuance of the building permit to the
36 satisfaction of the recycling coordinator.

- 1
- 2 28. In accordance with paragraph 5538(b) of the California Business and Professions
- 3 Code, plans are to be prepared and stamped by a licensed architect.
- 4 29. Structural calculations prepared under the direction of an architect, civil engineer or
- 5 structural engineer shall be provided.
- 6 30. All State of California disability access regulations for accessibility and adaptability
- 7 shall be complied with.
- 8 31. The proposed usage of the existing Multi-Tenant Commercial Building to maintain as
- 9 Mercantile (M) Occupancy Group for the Proposed Target Store with the total of
- 10 55,676 sf area. This request will require the off-sales of alcohol for a new retail space
- 11 located within the proposed Target Store that shall be in compliance with the 2019
- 12 California Building Code for the Occupancy Group M.
- 13 32. The Tenant Improvements for the proposed Target Store shall also address the
- 14 building requirements for a Mercantile Occupancy including the off-sales of alcohol
- 15 for a new retail space located within the proposed Target Store.
- 16 33. Any building upgrades or improvements to comply with the above will trigger ADA
- 17 requirements upgrade, if necessary. bathrooms, parking stalls, paths of travels for
- 18 accessibilities, access to main entrance, access from Public Right of way should all
- 19 be evaluated by a consultant as well and a proposal for any necessary upgrades
- 20 must be included in the submittal to Building and Safety when a submittal is being
- 21 made for plan review
- 22 34. The repair, alteration, change of occupancy of all existing buildings shall comply with
- 23 one of the methods listed in Section 301.1.1 through 301.1.3 of the California Existing
- 24 Building Code as selected by the applicant.
- 25 35. The seismic evaluation and design shall be based on the procedures of the California
- 26 Building Code or ASCE 41 per Section 301.1.4 of the California Existing Building
- 27 Code.
- 28 36. When prescriptive compliance method is selected, except as provided by Section
- 403.2 or Section 403.1 of the California Existing Building Code, alterations to any
- building or structure shall comply with the requirements of the California Building
- Code.
37. No change shall be made in the use or occupancy of any building that would place
- the building in a different division of the same group of occupancies or in a different
- group of occupancies, unless such building is made to comply with the requirements
- of the California Building Code for such division or group of occupancies per Section
- 407 of the California Existing Building Code.
38. All State of California disability access regulations for accessibility shall comply with
- Chapter 11B of the California Building Code.

1 39. Project shall comply with the CalGreen Non-Residential mandatory requirements.

2 40. Demolition permit is required for any existing buildings which are to be demolished.

3
4 41. All fire sprinkler hangers must be designed and their locations approved by an
5 engineer or an architect. Calculations must be provided indicating that the hangers
6 are designed to carry the tributary weight of the water filled pipe plus a 250 pound
7 point load. A plan indication this information must be stamped by the engineer or the
8 architect and submitted for approval prior to issuance of the building permit.

9 42. Separate permit from LA County Fire Department is required for Fire Sprinklers

10 PUBLIC WORKS

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

13 LOS ANGELES COUNTY FIRE DEPARTMENT

14 44. All requirements, as deemed necessary by the Los Angeles Department of Fire
15 during the Plan Check process shall be complied with.

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

19 DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (ABC)

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

22 CITY OF HUNTINGTON PARK POLICE DEPARTMENT

23 47. Video surveillance shall be retained for a minimum of thirty (30) days.

24 48. No sale of beer, malt-liquor, or ales in less than six-pack quantities shall be allowed.

25 49. No sale of wine cooler type beverages in less than four-pack quantities shall be
26 allowed.

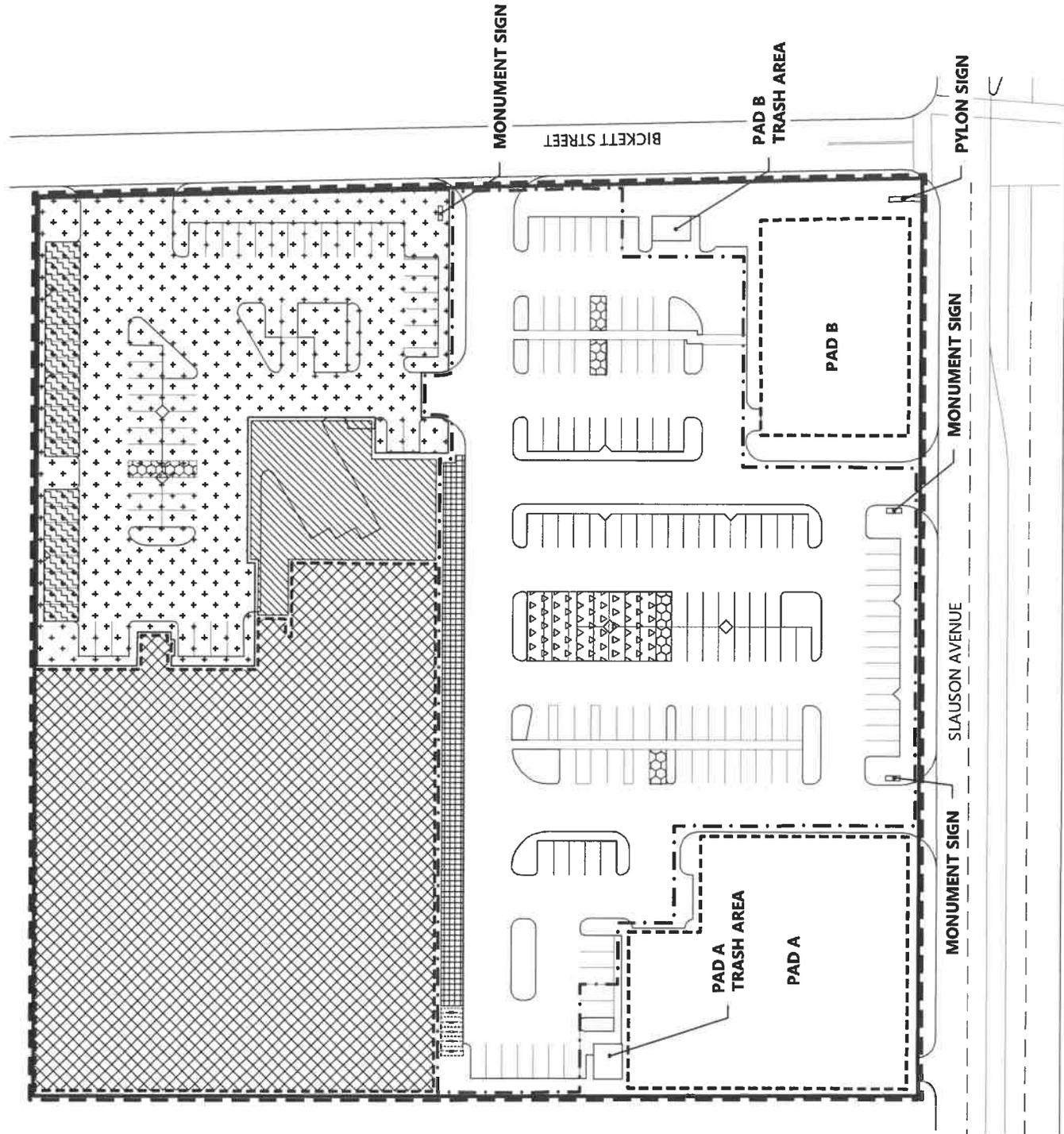
27 50. All other alcohol shall be sold in no less than 750 ml containers.

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

SITE PLAN

EXHIBIT B

CASE NO. 2021-07 CUP



- Property
- Building Area
- Premises
- Primary Tenant Control Area
- Secondary Tenant Control Area
- Truck Dock/Tenant's Trash Area
- Outdoor Storage Area
- Sidewalk Sales Area
- Cart Storage
- Drive Up/Order Pick Up Area



T-3406 Huntington Park, CA

Exhibit B Site Plan

FLOOR PLAN

EXHIBIT C

CASE NO. 2021-07 CUP

CONDITIONAL USE PERMIT APPLICATION

EXHIBIT D

CASE NO. 2021-07 CUP

In order for the Planning Commission to approve a CUP, the Huntington Park Municipal Code requires that all of the following findings be made:

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

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

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

The proposed use will take place within a new Target retail store in the Slauson Marketplace development. The Slauson Marketplace development has already been approved and the site of the project determined to be suitable for the proposed retail use.

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

The site of the Slauson Marketplace development has already been determined to be adequate to accommodate the anticipated traffic generated by the new retail/dining establishments. The incidental sale of alcoholic beverages at the Target store is not expected to generate additional traffic.

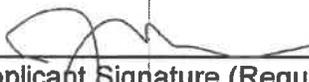
3. The proposed use will not be materially detrimental, nor have an adverse effect upon adjacent uses, buildings, or structures. (Explain)

The new Target store will provide a broad range of everyday essentials to meet the needs of local residents. The addition of alcoholic beverage sales will not change the character of the proposed retail use. Alcoholic beverage sales will be a small component of Target's overall retail use. Target also has policies and protocols to ensure that alcohol sales are handled in a responsible manner and to deter crime, loitering and other undesirable activity. The incidental sale of alcoholic beverages, therefore, will not adversely affect the surrounding community.

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

The proposed use is part of the retail component of Slauson Marketplace development project. The project has already been determined to be consistent with the policies and goals of the C-G General Plan Land Use designation, which is intended to provide for general retail activities serving the community.

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



Applicant Signature (Required)

Date 5/7/2021

Janine Brown-Wiese, Asst. Treasurer, Target Corporation

Print Name

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

Property Owner Signature (Required)

Date _____

Print Name

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

The new Target store will provide a broad range of everyday essentials to meet the needs of local residents. The addition of alcoholic beverage sales will not change the character of the proposed retail use. Alcoholic beverage sales will be a small component of Target's overall retail use. Target also has policies and protocols to ensure that alcohol sales are handled in a responsible manner and to deter crime, loitering and other undesirable activity. The incidental sale of alcoholic beverages, therefore, will not adversely affect the surrounding community.

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

The proposed use is part of the retail component of Slauson Marketplace development project. The project has already been determined to be consistent with the policies and goals of the C-G General Plan Land Use designation, which is intended to provide for general retail activities serving the community.

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

Applicant Signature (Required)

Date

Janine Brown-Wiese, Asst. Treasurer, Target Corporation

Print Name

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

Property Owner Signature (Required)

GC Huntington Park, LLC, a California limited liability company
By: Christopher Donaldson Shane 2005 Living Trust, its sole member
By: Christopher D. Shane, Trustee

Date 5/10/21

Print Name



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

ENVIRONMENTAL INFORMATION FORM

FOR OFFICE USE ONLY

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

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

Name: Target Corporation

Address: 1000 Nicollet Mall, CC-1128, Minneapolis, MN 55403

Telephone: (612) 761-5959

Fax: _____

2. Contact Person concerning this project:

Name: Beth Aboulafia, Hinman & Carmichael LLP

Address: 260 California St., Ste. 700, San Francisco, CA 94111

Telephone: (415) 362-1215

Email: _____

Fax: aboulafia@beveragelaw.com

3. Address of project: 2901 E. Slauson Ave., Huntington Park, CA 90255

4. Assessor's Parcel Number (APN): 6310-016-007

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

Conditional Use Permit for off-site alcohol sales

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

Type 21 Off-Sale General license from CA Department of Alcoholic Beverage Control

7. Existing Zone: CG - General Commercial

8. Proposed use of site: Retail

9. **Site size (lot dimensions and square footage):**
 239,623 SF

10. **Project size:**
 Square feet to be added/constructed to structure(s):
 N/A

 Total square footage of structure(s): 56,249 SF

11. **Number of floors of construction:** N/A
 Existing: _____
 Proposed: _____
12. **Parking:** N/A
 Amount required: _____
 Amount provided: _____
13. **Anticipated time scheduling of project:** N/A

14. **Proposed phasing of development:** N/A

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

16. **If commercial, indicate the type of commercial use, estimated employment per shift, proposed hours of operations, indicate whether neighborhood, City or Regionally oriented, square footage of sales area, and loading locations:**
 The proposed use is the ancillary sale of alcoholic beverages at a new Target retail store in the Slauson
 Marketplace. Target store specifications: Number of employees: 110-125 total; shifts vary

 Proposed store hours: 8am-10pm

 Orientation: City oriented

 Total sales floor area: approx. 33,943 SF

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

N/A

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

N/A

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

A) Potentially Significant Impact

B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

a. Affect a scenic vista? D

b. Have a demonstrable negative aesthetic effect? D

c. Create light or glare? D

AIR QUALITY

20. Would the proposed project:

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

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

c. Create objectionable odors? D

BIOLOGICAL RESOURCES

21. Would the proposed project:

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

CULTURAL RESOURCES:

22. Would the proposed project:

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

GEOLOGY AND SOILS

23. Would the proposed project:

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

HAZARDS

24. Would the proposed project:

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

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

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

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

LAND USE AND PLANNING

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

MINERAL AND ENERGY RESOURCES

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

NOISE

28. Would the proposed project result in:
- a. Increase to existing noise levels? D
 - b. Exposure of people to severe noise levels? D

POPULATION AND HOUSING

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

PUBLIC SERVICES

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

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

RECREATION

31. Would the proposed project:

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

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

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

UTILITIES AND SERVICE SYSTEMS

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

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

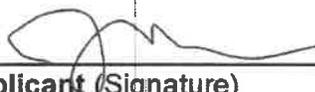
34. Describe the project site as it exists before the project, including any existing structures on the site, and the use of the structures (i.e. residential, commercial, industrial, etc.) Attach photographs of the site and of the surrounding land uses.

N/A. The proposed use does not involve any construction or physical changes to the project site.

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

Retail/commercial center. See PC Resolution No. 2020-05 approving development permit for the Slauson Marketplace.

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



Applicant (Signature)

Janine Brown-Wiese, Asst. Treasurer, Target Corporation

5/7/2021

Date

NOTICE OF PUBLIC HEARING

EXHIBIT E

CASE NO. 2021-07 CUP

CITY OF HUNTINGTON PARK

NOTICE OF PUBLIC HEARING

The Huntington Park Planning Commission will hold a public hearing on **Wednesday, July 21, 2021 at 6:30 p.m.** in the Huntington Park Civic Center Council Chambers, located on the 2nd floor at 6550 Miles Avenue, Huntington Park, California 90255, to consider the following project:

CASE NO. 2021-01 CONDITIONAL USE PERMIT – A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW AUTO BODY AND FENDER REPAIR SERVICES TO AN EXISTING LEGAL NON-CONFORMING AUTO REPAIR SHOP AND A SPRAY BOOTH WITHIN AN EXISTING SERVICE BAY; AND THE ADOPTION OF AN ASSOCIATED NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR PROPERTY LOCATED AT 3332 FLORENCE AVENUE, WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.

CASE NO. 2021-06 CONDITIONAL USE PERMIT – A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A MEDICAL OFFICE WITHIN 4,845 SQUARE FEET OF AN EXISTING BUILDING LOCATED AT 5421 PACIFIC BOULEVARD, WITHIN THE MANUFACTURING PLAN DEVELOPMENT (MPD) ZONE.

CASE NO. 2021-07 CONDITIONAL USE PERMIT – A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OFF-SALES OF ALCOHOL FOR A NEW RETAIL STORE LOCATED WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING AT 5731 BICKET STREET, HUNTINGTON PARK, CA 90255

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@hpcg.gov. All comments and questions will be read during the meeting. Comments will be received and any applicable environmental assessment may be reviewed prior to final action. The Planning Commission will consider staff's recommendations, the assessment, and public input at the meeting, prior to taking action.

Anyone having concerns, questions, or wishing to review or comment on the project and/or environmental assessment on the foregoing items may contact the City's Planning Division at (323) 584-6270 or visit the office located at 6550 Miles Avenue, during the hours of 7:00 a.m. to 5:30 p.m., Monday through Thursday.

Also, anyone objecting to or in favor of the above may submit their comments in writing to the City prior to said meeting. Written comments should be addressed to the City Clerk, City of Huntington Park, 6550 Miles Avenue, Huntington Park, CA 90255.

PLEASE NOTE: If you challenge any of the foregoing actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing for final action described in this notice, or in a written correspondence delivered to the Planning Commission prior to or at the public hearing.

ESPAÑOL: Si desea obtener información acerca de esta junta en español, favor de llamar al (323) 584-6210.

HUNTINGTON PARK PLANNING COMMISSION
Sergio Infanzon, Secretary

VICINITY MAP

EXHIBIT F

CASE NO. 2021-07 CUP

5731 Bickett Street, Huntington Park, CA 90255



