



REGULAR MEETING AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, May 17, 2023, at 6:30 p.m.

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

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

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

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

CALL TO ORDER

ROLL CALL

Chair 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.

1. MINUTES APPROVAL FOR APRIL 19, 2023, PLANNING COMMISSION MEETING

REGULAR AGENDA

PUBLIC HEARING

1. **CASE NO. 2022-03 CONDITIONAL USE PERMIT (CUP) – A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE USE OF AN ADULT DAY CARE CENTER AT 6346 RUGBY AVENUE, WITHIN THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN – DISTRICT C (DTSP) ZONE.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Receive a presentation of the Project from City staff
2. Open the public hearing and receive public testimony
3. Provide comments on the Project
4. Render a decision based on the findings stipulated in the Staff Report and Resolution

RECEIVE AND FILE

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn until the next regular meeting on Wednesday, June 21, 2023, at 6:30 p.m.

I, Steve Forster, hereby certify under penalty of perjury under the laws of the State of California that the foregoing notice and agenda were posted at City of Huntington Park City Hall and made available at www.hpca.gov not less than 72 hours prior to the meeting.



Steve Forster
Community Development Director

Consent Items



MINUTES

CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION

Wednesday, April 19th, 2023, at 6:30 p.m.

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

Chairperson Sanabria called the meeting to order at 6:47 p.m.

PRESENT IN PERSON: Commissioner(s): Chairperson Jonathan Sanabria, Commissioner Ricardo Barba-Ochoa, Commissioner Angelica Montes, Commissioner Erika Nuno.

PRESENT VIA ZOOM: None.

ABSENT: Commissioner Eduardo Carvajal,

STAFF PRESENT: Community Development Director, Steve Forster; Planning Division Manager, Luis Rodriguez. Assistant Planner, Jordan Martinez.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Chair Jonathan Sanabria.

PUBLIC COMMENT – None

CONSENT ITEMS – Approve Planning Commission Meeting Minutes:

1. Regular Planning Commission Meeting held on January 18, 2023

MOTION: Chairperson Jonathan Sanabria to approve Minutes, seconded by Commissioner Ricardo Barba-Ochoa. Motion **passed 4-0-0**, by the following vote:

AYES:	Commissioner(s):	Commissioner Ricardo Barba-Ochoa Commissioner Erika Nuno Commissioner Angelica Montes Chairperson Jonathan Sanabria
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NOES:	Commissioner(s):	None
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ABSENT:	Commissioner(s):	Commissioner Eduardo Carvajal.
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2. Regular Planning Commission Meeting held on February 15, 2023

MOTION: Chairperson Jonathan Sanabria to approve Minutes, seconded by Commissioner Ricardo Barba-Ochoa. Motion **passed 3-0-1**, by the following vote:

AYES: Commissioner(s): Commissioner Ricardo Barba-Ochoa
Commissioner Erika Nuno
Chairperson Jonathan Sanabria

NOES: Commissioner(s): None

ABSENT: Commissioner(s): Commissioner Eduardo Carvajal.

3. Regular Planning Commission Meeting held on March 15, 2023

MOTION: Chairperson Jonathan Sanabria to approve Minutes, seconded by Commissioner Ricardo Barba-Ochoa. Motion **passed 3-0-1**, by the following vote:

AYES: Commissioner(s): Commissioner Ricardo Barba-Ochoa
Commissioner Angelica Montes
Chairperson Jonathan Sanabria

NOES: Commissioner(s): None

ABSENT: Commissioner(s): Commissioner Eduardo Carvajal.

PUBLIC HEARINGS

1. CASE NO. 2023-01 DA – DIRECTOR’S APPEAL – A REQUEST FOR THE PLANNING COMMISSION TO MODIFY THE DECISION OF THE COMMUNITY DEVELOPMENT DIRECTOR FOR MINOR DEVELOPMENT PERMIT (MDP) NO. 2022-106 FOR PROPERTY LOCATED AT 2701-2734 SLAUSON AVENUE, WITHIN THE COMMERCIAL GENERAL (CG) ZONE.

Planning Manager, Luis Rodriguez presented a PowerPoint to the Commission. Planning Manager Rodriguez provided a brief history of the occurrences on the subject site and explained the legal non-conforming status of the property. During a fire that occurred on April 23, 2022, a wall facing Slauson Avenue endured severe structural damage. Action was not taken by the property owner within the 90-day timeframe established in the Huntington Park Municipal Code to maintain a non-conforming structure, therefore the non-conforming status was abandoned and the aforementioned wall facing Slauson Avenue must be rebuilt in compliance with the current development standards established in the Huntington Park Municipal Code.

Applicant's Attorney, Stephanie DeHerrera presented a PowerPoint to the Commission stating the appeal of the revocation of the Minor Development Permit for 2701 Slauson. Ms. DeHerrera provided background information on the site, including the size of the property, the history of previous fires on the property, and the percentage and cost of repairs needed.

Community Development Director, Steve Forster stated that this property has had multiple Code Enforcement violations dating from December 2022 up to March 2023 that had been documented which are relevant to the previous fire that occurred. Director Forster mentioned that the City has made a collaborative approach to enforce the municipal code.

With no more comments from Commission or staff, Chairperson Jonathan Sanabria motioned to Deny **CASE NO. 2023-01 DA – DIRECTOR'S APPEAL**, seconded by Commissioner Ricardo Barba-Ochoa. Motion **passed 4-0-0**, by the following vote:

AYES:	Commissioner(s):	Commissioner Ricardo Barba-Ochoa Commissioner Erika Nuno Commissioner Angelica Montes Chairperson Jonathan Sanabria
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NOES:	Commissioner(s):	None
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ABSENT:	Commissioner(s):	Commissioner Eduardo Carvajal.
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2. CASE NO. 2023-01 CUPTR – CONDITIONAL USE PERMIT TRANSFER – A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED LIQUOR STORE USE WITH THE GENERAL OFF-SALE OF BEER, WINE, AND DISTILLED SPIRITS ON PROPERTY LOCATED AT 6020 SANTA FE AVENUE, WITHIN THE COMMERCIAL GENERAL (CG) ZONE.

Assistant Planner, Jordan Martinez presented a PowerPoint to the Commission describing the request for a Conditional Use Permit Transfer. The CUP transfer consists of a change of ownership of the existing liquor store, no change in layout or business operation is proposed.

Motion by Commissioner Ricardo Barba-Ochoa, seconded by Commissioner Erika Nuno, to Approve **CASE NO. 2023-01 CUPTR – CONDITIONAL USE PERMIT TRANSFER**. Motion **passed 4-0-0**, by the following vote:

AYES:	Commissioner(s):	Commissioner Ricardo Barba-Ochoa Commissioner Erika Nuno Commissioner Angelica Montes Chairperson Jonathan Sanabria
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NOES: Commissioner(s): None

ABSENT: Commissioner(s): Commissioner Eduardo Carvajal.

3. CASE NO. 2023-01 CUP – CONDITIONAL USE PERMIT– A REQUEST FOR A CONDITIONAL USE PERMIT FOR THE OFF-SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING BUSINESS LOCATED AT 2550 SATURN AVENUE, LOCATED WITHIN DISTRICT C OF THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DTSP).

Assistant Planner, Jordan Martinez presented a PowerPoint to the Commission describing the request for a Conditional Use Permit. Assistant Planner Martinez described in detail that the current zoning designation of the subject site does not allow for the off-sale of beer and wine, therefore the required findings in support cannot be made. Assistant Planner Martinez stated that the current business has an active ABC license as a result of previous CUP transfers which were issued erroneously. The subject site has not had an active Conditional Use Permit since 2009.

On behalf of the applicant, Land Use Specialist Ariel Gutierrez approached the stand and expressed that the applicant is pleading before the Commission to grant the Conditional Use Permit for the off-sale of beer and wine. Mr. Gutierrez stated that the business owner is willing to comply with any city guidelines and regulations.

The current owner, Jaime Ugalde Jr., explained that he was not fully aware of the requirements and regulations when he bought the business due to miscommunication. Mr. Ugalde took responsibility for not following City regulations and stated his plea for approval of the Conditional Use Permit.

Motion by Commissioner Ricardo Barba-Ochoa, seconded by Commissioner Erika Nuno, to Deny **CASE NO. 2023-01 CUP – CONDITIONAL USE PERMIT.** Motion **passed 3-1-0,** by the following vote:

AYES: Commissioner(s): Commissioner Ricardo Barba-Ochoa
Commissioner Erika Nuno
Chairperson Jonathan Sanabria

NOES: Commissioner(s): Commissioner Angelica Montes

ABSENT: Commissioner(s): Commissioner Eduardo Carvajal.

STAFF COMMENTS

Community Development Director, Steve Forster invited Commission to the Art Walk happening on Sunday, April 23, 2023, at 11 am on Pacific Blvd. Director Forster provided an update on the Public Works construction project consisting of relining sewer and water lines and completing paving operations on Miles Avenue by Friday, April 21, 2023.

PLANNING COMMISSION COMMENTS

1. Commissioner Barba-Ochoa thanked the staff for a great job presenting all items with difficult cases but with all the information needed to make decisions.
2. Commissioner Montes thanked the staff for putting on such a great presentation on the cases presented and shared her struggles with the traffic caused by the paving project on Miles Ave, but also grateful for the improvements happening in the City.
3. Commissioner Nuno expressed that it was a challenging night with conflicting emotions and sentiments for all decisions made, but thanked staff for the research and for making it clear for the Commission to see the bigger picture of each process.
4. Chair Jonathan Sanabria expressed it was a difficult night where hard decisions needed to be made, but thanked and appreciated the staff for being the face of the City.

ADJOURNMENT

At 8:28 pm the City of Huntington Park Planning Commission was adjourned to a Regular Meeting on Wednesday, May 17, 2023, at 6:30 p.m.

Respectfully Submitted,



Steve Forster
Community Development Director

PUBLIC HEARING

Case No. 2022-03 Conditional Use Permit (CUP)

6346 Rugby Avenue.



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: MAY 17, 2023

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: STEVE FORSTER, COMMUNITY DEVELOPMENT DIRECTOR

FROM: LEMESSIS QUINTERO, ASSOCIATE PLANNER

SUBJECT: **CONDITIONAL USE PERMIT CASE NO. 2022-03**

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE USE OF AN ADULT DAY CARE CENTER AT 6346 RUGBY AVE, WITHIN THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN AREA – DISTRICT C ZONE.

APPLICANT: Anna Sarkisyan
7901 Ethel Ave
North Hollywood, CA 91605

PROPERTY OWNER: Kambiz Kashani

PROPERTY OWNER'S MAILING ADDRESS: 777 E. Washington Blvd
Los Angeles, CA 90021

PROJECT LOCATION: 6346 Rugby Avenue

ASSESSOR'S PARCEL NUMBER: 6320-031-005

PREVIOUS USE: Furniture warehouse

LOT SIZE: 7,500 Sq. Ft.

GENERAL PLAN: Downtown Huntington Park Specific Plan

ZONE: Downtown Specific Plan Area – District C Zone

**SURROUNDING
ZONING AND LAND USES:**

North	Downtown Huntington Park Specific Plan – District C- Neighborhood Current land use: Senior Apartments
East	Downtown Huntington Park Specific Plan – District B Festival Current land use: Commercial Retail
South	Downtown Huntington Park Specific Plan – District C- Neighborhood Current land use: Laundromat
West	Commercial Neighborhood (CN) Current land use: Residential and Commercial

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

Pursuant to Downtown Huntington Park Specific Plan Chapter 4.6 Allowable Land Uses by District; Day Care Center is a permissible use in the District C Neighborhood subject to 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 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; 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:

The project is exempt from the California Environmental Quality Act (CEQA) in accordance with Article 19 (Categorical Exemptions), Section 15301(a) (Existing Facilities) of CEQA Guidelines. This project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

The project complies with the General Plan and zoning designations and is fully served by all required utilities. The site has no value for sensitive or endangered habitat. As there is no substantial evidence that the project may have a significant effect on the environment, Planning Commission may find that the project is in compliance with the CEQA exemption. The Notice of Exemption is attached to this report as Exhibit H.

**PROJECT
BACKGROUND:**

Site Description

The subject site is located within the Downtown Huntington Park Specific Plan. The 7,500 square foot lot is on the easterly side of Rugby Avenue, north of E. Gage Avenue. The subject site is currently surrounded by an existing senior housing facility (Huntington Plaza Senior

Apartments) and commercial uses and services, such as a self-service laundry and retail stores.

Most recently, a Dearden's Furniture Warehouse occupied the building. The applicant is proposing to convert the existing building to an Adult Day Care Center. The scope of work does not include any additional square footage to the building.

The existing building and parking lot are located on two separate parcels (APN: 6320-031-005 & APN: 6320-031-006). As a condition of approval, the Public Works Department is requiring a lot merger to combine both parcels.

Vehicular ingress to the site is provided through an existing driveway approach along Rugby Avenue, vehicular egress is provided through an existing public alley.

ANALYSIS:

Project Proposal

The applicant is proposing to operate an Adult Day Care Center and construct interior tenant improvements to accommodate the business operations.

Services Provided

According to the Adult Day Health Care Center Services provided by the applicant (Exhibit D) services provided on site will include the following:

- Social Casework
- Nursing Services
- Personal Care Services
- Transportation for Clients and Patients
- Nutrition Services
- Recreational and Social Activities
- Therapy
 - Physical Therapy
 - Occupational Therapy
 - Speech Therapy
- Medical Supervision

Medical treatments, surgery, and any other similarly related medical services will not be offered on site.

Proposed Hours of Operation

Monday – Friday
8:00 a.m.- 2:00 p.m.

Staff

6-8 Full Time Employees
2-4 Part Time Employees

Number of Clients

The number of clients is subject to occupancy load determined by the Building and Safety Division as well as the number of clients allowed by the California Department of Aging.

Licenses Required

The Adult Day Care Center is required to obtain approval and/ or permits from the following agencies, including but not limited to:

- Los Angeles County Health Department
- California Department of Aging
- LA County Fire Department
- City of Huntington Park

Tenant Improvements

The floor plan will be modified to accommodate the proposed use of Adult Day Care Center and feature rooms dedicated to social services. Interior and exterior tenant improvements are proposed in order to ensure compliance with ADA requirements. These improvements include ADA compliant restrooms and parking lot modifications. Additionally, a kitchen will be constructed to prepare meals for clients. The scope of work for the tenant improvements is limited to the first floor. No work is proposed on the existing second floor, which will have limited access to employees only and be utilized as office space.

The project proposes exterior façade improvements such as new windows and new doors facing Rugby Ave. The building will be repainted, and signs will be established identifying the new use.

A new trash enclosure and parking lot modifications are proposed.

Off-Street Parking & Loading

The proposed Adult Day Care Center use is not explicitly listed in the City's parking requirements.

Title 9 Chapter 3 Article 8 Off-Street Parking Standards does not list a parking ratio for Adult Day Care Centers. A comparable use would be a medical office/ clinic, which is required to provide one (1) space for each 300 square feet of gross floor area. The building is approximately 9,926 square feet, which would require thirty-three (33) parking spaces.

Since the Huntington Park Municipal Code does not identify a parking ratio for Adult Day Care Centers, under the Conditional Use Permit the Planning Commission may consider the actual needs of this particular operation. The following information will assist the Planning Commission in determining if adequate parking is provided. Per a Project Description and Parking Demand Analysis (Exhibit E) submitted by the applicant on April 5, 2023, the Adult Day Care Center will use adjacent senior apartments (Huntington Plaza Senior Apartments and Casa Bonita Senior Apartments) as a primary source of patients. Thus, some clients/ patients may also be escorted as pedestrians. Lastly, the Adult Day Care Center will use already existing community transportation ACCESS and hire driver(s) who own their own van to assist with patient pick up.

Due to required modifications for ADA compliance, the construction of a new trash enclosure and new loading space in the existing parking lot the number of existing off-street parking spaces provided will be significantly reduced. The current parking lot provides 21 off-street parking spaces. As a result of the previously mentioned modifications, the proposed parking lot will provide the following:

- 2 ADA compliant parking spaces
- 5 standard parking spaces
- 1 loading space

As previously stated, the existing building and existing parking lot are located on separate parcels. A lot merger is required as a condition of approval.

Access/Circulation

Vehicle ingress is provided through Rugby Avenue. The existing driveway approach will be modified to accommodate larger vehicles for drop off. Vehicle egress is provided through an existing alley on the easterly side of the lot.

FINDINGS

Conditional Use Permit Findings

In granting a Conditional Use Permit to allow an Adult Day Care Center, 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 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 is an Adult Day Care Center, day care centers are permitted in the Downtown Huntington Park Specific Plan – District C with the approval of a Conditional Use Permit. The proposed Adult Day Care Center will provide social and recreational activities, physical therapy services, nursing service health management and meals to senior citizens. The proposed business will not conduct medical treatments such as dialysis, labs, or medical procedures.

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

Finding: The proposed use is consistent with the following General Plan Goal:

Goal 2.0 of the General Plan “*Accommodate new development that is compatible with and complements existing land uses.*”

The proposed Adult Day Care Center will provide a unique service and program to the residents of Huntington Park. The proposed use is adjacent to an existing senior housing complex and complements existing uses.

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.

The project is exempt from the California Environmental Quality Act (CEQA) in accordance with Article 19 (Categorical Exemptions), Section 15301(a) (Existing Facilities) of CEQA Guidelines. This project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond what is existing at the time of the lead agency's determination.

The project complies with the General Plan and zoning designations and is fully served by all required utilities. The site has no value for sensitive or endangered habitat. As there is no substantial evidence that the project may have a significant effect on the environment, Planning Commission may find that the project is compliance with the CEQA exemption.

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 Adult Day Care Center will provide a location for seniors and disabled adults to be cared for. Interior tenant improvements are proposed which include the construction of a kitchen, several ADA

compliant restrooms, offices for social workers and mental health professionals to provide aid and services to clients and an open eating area along Rugby Ave. Activities will occur within the tenant space, the applicant does not propose additional square footage or enlarging the existing footprint of the building. The proposed use is required to comply with all city, county, state and federal laws governing these types of facilities.

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

Finding: The site is an existing building with current infrastructure in place. Interior tenant improvements are proposed to facilitate the proposed use, additionally exterior modifications will be made to add windows and soften the façade and design of the building. The parking lot will be modified to install additional ADA compliant parking stalls and an EV charging station. Exterior modifications also include the construction of a new trash enclosure and off-street loading space to be used for passenger loading and loading of materials and goods.

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: The site is an existing building with proper infrastructure in place. The site contains two existing access driveways, modifications to the ingress driveway are proposed. Additional improvements are proposed to comply with ADA requirements and applicable building code (California Green Building Standards Code). There is no expansion of the existing building proposed, the scope of work consists of interior and exterior tenant improvements. Interior tenant improvements include construction of a kitchen, ADA compliant restrooms, and rooms for services such as a social worker and mental health service provider.

DEPARTMENT COMMENTS: The CUP application was routed to City Departments, the conditions of approval reflect input and requirements from the City Departments and Divisions. Conditions of approval have been included in the attached Planning Commission Resolution (Exhibit A).

PUBLIC NOTICE: Public notices were mailed on 05/04/2023, as of the date of this public hearing no comments have been received.

RECOMMENDATION: That the Planning Commission conduct a public hearing, consider all public testimony, and adopt PC Resolution No. 2022-03 CUP, subject to the proposed conditions of approval and/or additional conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING DIVISION

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.

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6. Unmaintained landscaping material shall be replaced with new landscape materials. The applicant shall submit a landscape plan prepared by a licensed landscape architect. All landscaping shall be installed and permanently maintained in compliance with HPMC Title 9, Chapter 3, Article 4 (Landscaping Standards) and the Model Water Efficient Landscape Ordinance.
7. That the operator shall file and maintain their City of Huntington Park Business License prior to commencing business operations.
8. The applicant/ operator shall obtain all required approval/ permits from local, state, and federal agencies.
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. 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.
14. Any 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.
15. 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. Including any applicable filing fees for CEQA notice of exemptions.

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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. 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 become null and void.
19. 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.
20. 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.
21. The business hours of operation shall be from 8:00am – 2:00pm Monday – Friday.
22. The on-site trash enclosure must contain a lock and remain secured.
23. Transport van vehicles utilized for the Adult Day Care Center shall only park in the designated loading and unloading spaces for the Adult Day Care Center.
24. The Adult Day Care Center shall only provide ancillary health care services such as checking of vitals, medical supervision, mental health services, personal health services, administering of medicine, and similar services. Primary medical treatments such as having full time physicians/therapists onsite, dialysis treatment, surgical procedures, lab work and similar services are not permitted on site.
25. All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way.
26. A minor development permit application shall be submitted for the tenant improvements.
27. A sign design review application shall be submitted prior to installing signs.
28. All vehicles associated with the business shall be parked or stored on-site and not in adjoining streets or alleys.
29. The driveway modifications for the ingress driveway facing Rugby Avenue shall include the complete removal and installation of a new driveway.

30. The outdoor seating area shall remain on private property and shall not encroach into the public right of way (sidewalk).
31. That the business owner (Applicant) and property owner agree in writing to the above conditions.

BUILDING AND SAFETY

32. 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.
33. 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.
34. All State of California disability access regulations for accessibility shall comply with Chapter 11B of the California Building Code.
35. Applicant shall secure permits including but not limited to Demolition, Building, Mechanical and Electrical permits for the proposed improvements.
36. Project shall comply with the CalGreen Non-Residential mandatory requirements.
37. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
38. Art fee shall be paid to the City prior to issuance of the building Permit.
39. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.
40. The project will require plan submittal to OSHPD for their approval.

PUBLIC WORKS

41. An encroachment permit shall be required to be obtained by a State of California licensed contractor to work in the public right-of-way.
42. The 14-foot driveway approach located on the front side of the development shall be removed and replaced with full width sidewalk and curb & gutter. Use APWA standard plans and specifications to call out the improvements.
43. All USA/Dig Alert paint markings must be removed by the contractor from the sidewalk, curb & gutter and/or asphalt pavement once offsite improvements are completed.

PLANNING COMMISSION AGENDA REPORT

CASE NO. CUP 2022-03 – 6346 RUGBY AVE

MAY 17, 2023

Page 14 of 15

44. A Lot Merger is required which must comply with applicable zoning standards. All procedures and processes associated with the merging of lots shall be done in compliance with the applicable sections of the Subdivision Map Act of the State of California. Applicant responsible to pay all applicable plan check fees for the review of the documents and costs associated with the recordation of the documents in the Los Angeles County Recorder's Office.
45. The City Engineer may require other information or may impose additional conditions and requirements as deemed necessary to protect health and safety, and to benefit the public.
46. Prior to building permit issuance Applicant shall pay the City Traffic Engineer review fee of the parking analysis memo.

CODE ENFORCEMENT

47. Property must be kept clean of trash and building kept clean of graffiti on building and parking lot areas.
48. 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.
49. 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.
50. The applicant shall provide routine maintenance to eliminate any trash or litter around the perimeter of the property.
51. Adequate lighting shall be provided to illuminate all driveways and driveway aisles.
52. That all future temporary or permanent signage shall be approved by the City prior to installation, pursuant to the Huntington Park Municipal Code.

POLICE DEPARTMENT

53. The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the Planning Commission. Any change in the operation, which exceeds the conditions of the approved permit, will require that a new permit application be submitted to the Planning Commission for their review and approval.
54. Noise emanating from the permittee's premises shall not be audible **50 feet** or more from the property line of the premises. The permittee shall be responsible for determining how to best meet this requirement, either by keeping doors and windows closed, limiting hours of entertainment, or by offering non-amplified entertainment.

PLANNING COMMISSION AGENDA REPORT

CASE NO. CUP 2022-03 – 6346 RUGBY AVE

MAY 17, 2023

Page 15 of 15

55. Current occupancy loads shall be posted at all times.
56. The permittee shall be responsible for installing and maintaining a video surveillance system that monitors no less than the front and rear of the business, with full view of the public right-of-ways, and any parking lot under the control of the permittee. These cameras shall record video and have the capacity to store the video for a minimum of 30 days.
57. The surrounding area (exterior & parking lot) shall be illuminated during business hours, in order to make easily discernible the appearance and conduct of all people on or about the property.
58. Address should be clearly marked to the front and rear of structure.
59. Any graffiti painted or marked upon the premises, under the control of the permittee shall be removed or painted over within a reasonable amount of time not to exceed 7 calendar days.

LOS ANGELES COUNTY FIRE DEPARTMENT

60. 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. 2022-03 CUP
- B. Conditional Use Permit Application
- C. Project Plans
- D. Adult Day Care Center Services
- E. Project Description and Parking Demand Analysis
- F. Vicinity Map
- G. Zoning Map
- H. Notice of Exemption

PC RESOLUTION NO. 2022-03 CUP

EXHIBIT A

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WHEREAS, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, May 17, 2023 at 6:30 p.m. pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code, upon an application from Anna Sarkisyan, requesting approval of a Conditional Use Permit to allow the use of an Adult Day Care Center at 6346 Rugby Avenue, within the Downtown Huntington Park Specific Plan – District C (DTSP) zone, described as:

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

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

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

1

adverse effect on the environment and adopts an Environmental Categorical Exemption (CEQA Guidelines, Article 19, Section 15301, Existing Facilities).

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

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

The proposed use is an Adult Day Care Center, day care centers are permitted in the Downtown Huntington Park Specific Plan – District C with the approval of a Conditional Use Permit. The proposed Adult Day Care Center will provide social and recreational activities, physical therapy services, nursing service health management and meals to senior citizens. The proposed business will not conduct medical treatments such as dialysis, labs, or medical procedures.

2. The proposed use shall be consistent with the General Plan;

The proposed use is consistent with the following General Plan Goal: Goal 2.0 of the General Plan “Accommodate new development that is compatible with and complements existing land uses.” The proposed Adult Day Care Center will provide a unique service and program to the residents of Huntington Park. The proposed use is adjacent to an existing senior housing complex.

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

The project is exempt from the California Environmental Quality Act (CEQA) in accordance with Article 19 (Categorical Exemptions), Section 15301(a) (Existing Facilities) of CEQA Guidelines. This project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical

1 *equipment, or topographical features, involving negligible or no expansion of*
2 *use beyond that existing at the time of the lead agency's determination.*

3 *The project complies with the General Plan and zoning designations and is*
4 *fully served by all required utilities. The site has no value for sensitive or*
5 *endangered habitat. As there is no substantial evidence that the project may*
6 *have a significant effect on the environment, Planning Commission may find*
7 *that the project is compliance with the CEQA exemption.*

- 8 4. The design, location, size and operating characteristics of the proposed use shall
9 be compatible with the planned future land uses within the general area in which
10 the proposed use is to be;

11 *The proposed Adult Day Care Center will provide a location for seniors and*
12 *disabled adults to be cared for. Interior tenant improvements are proposed*
13 *which include the construction of a kitchen, several ADA compliant*
14 *restrooms, offices for social workers and mental health professionals to*
15 *provide aid and services to clients and an open eating area along Rugby Ave.*
16 *Activities will occur within the tenant space, the applicant does not propose*
17 *additional square footage or enlarging the existing footprint of the building.*
18 *The proposed use is required to comply with all city, county, state and federal*
19 *laws governing these types of facilities.*

- 20 5. The subject site shall be physically suitable for the type and density/intensity of use
21 being proposed;

22 *The site is an existing building with current infrastructure in place. Interior*
23 *tenant improvements are proposed to facilitate the proposed use, additionally*
24 *exterior modifications will be made to add windows and soften the façade and*
25 *design of the building. The parking lot will be modified to install additional*
26 *ADA compliant parking stalls and an EV charging station. Exterior*
27 *modifications also include the construction of a new trash enclosure and off-*
28 *street loading space to be used for passenger loading and loading of*
materials and goods.

6. There shall be 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;

The site is an existing building with proper infrastructure in place. The site contains two existing access driveways, modifications to the ingress driveway are proposed. Additional improvements are proposed to comply with ADA requirements and applicable building code (California Green Building Standards Code). There is no expansion of the existing building proposed, the scope of work consists of interior and exterior tenant improvements. Interior tenant improvements include construction of a kitchen, ADA compliant restrooms, and rooms for services such as a social worker and mental health service provider.

SECTION 3: The Planning Commission hereby approves Resolution No. 2022-03 CUP, subject to the execution and fulfillment of the following conditions:

PLANNING DIVISION

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. Unmaintained landscaping material shall be replaced with new landscape materials. The applicant shall submit a landscape plan prepared by a licensed landscape architect. All landscaping shall be installed and permanently maintained in compliance with HPMC Title 9, Chapter 3, Article 4 (Landscaping Standards) and the Model Water Efficient Landscape Ordinance.
7. That the operator shall file and maintain their City of Huntington Park Business License prior to commencing business operations.
8. The applicant/ operator shall obtain all required approval/ permits from local, state, and federal agencies.
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. 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.
14. Any 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.

15. 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. Including any applicable filing fees for CEQA notice of exemptions.
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. 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 become null and void.
19. 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.
20. 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.
21. The business hours of operation shall be from 8:00am – 2:00pm Monday – Friday.
22. The on-site trash enclosure must contain a lock and remain secured.
23. Transport van vehicles utilized for the Adult Day Care Center shall only park in the designated loading and unloading spaces for the Adult Day Care Center.
24. The Adult Day Care Center shall only provide ancillary health care services such as checking of vitals, medical supervision, mental health services, personal health services, administering of medicine, and similar services. Primary medical treatments such as having full time physicians/therapists onsite, dialysis treatment, surgical procedures, lab work and similar services are not permitted on site.
25. All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way.
26. A minor development permit application shall be submitted for the tenant improvements.
27. A sign design review application shall be submitted prior to installing signs.
28. All vehicles associated with the business shall be parked or stored on-site and not in adjoining streets or alleys.

- 1
2 29. The driveway modifications for the ingress driveway facing Rugby Avenue shall
3 include the complete removal and installation of a new driveway.
4
5 30. The outdoor seating area shall remain on private property and shall not encroach into
6 the public right of way (sidewalk).
7
8 31. That the business owner (Applicant) and property owner agree in writing to the above
9 conditions.

10 **BUILDING AND SAFETY**

- 11 32. The initial plan check fee will cover the initial plan check and one recheck **only**.
12 Additional review required beyond the first recheck shall be paid for on an hourly
13 basis in accordance with the current fee schedule.
14
15 33. The second sheet of building plans is to list all conditions of approval and to include a
16 copy of the Planning Commission decision letter. This information shall be
17 incorporated into the plans prior to the first submittal for plan check.
18
19 34. All State of California disability access regulations for accessibility shall comply with
20 Chapter 11B of the California Building Code.
21
22 35. Applicant shall secure permits including but not limited to Demolition, Building,
23 Mechanical and Electrical permits for the proposed improvements.
24
25 36. Project shall comply with the CalGreen Non-Residential mandatory requirements.
26
27 37. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance
28 of the building permit.
29
30 38. Art fee shall be paid to the City prior to issuance of the building Permit.
31
32 39. Recycling deposit shall be filed prior to issuance of the building permit to the
33 satisfaction of the recycling coordinator.
34
35 40. The project will require plan submittal to OSHPD for their approval.

36 **PUBLIC WORKS**

- 37 41. An encroachment permit shall be required to be obtained by a State of California
38 licensed contractor to work in the public right-of-way.
39
40 42. The 14-foot driveway approach located on the front side of the development shall be
41 removed and replaced with full width sidewalk and curb & gutter. Use APWA
42 standard plans and specifications to call out the improvements.
43
44 43. All USA/Dig Alert paint markings must be removed by the contractor from the

sidewalk, curb & gutter and/or asphalt pavement once offsite improvements are completed.

44. A Lot Merger must comply with applicable zoning standards. All procedures and processed associated with the merging of lots shall be done in compliance with the applicable sections of the Subdivision Map Act of the State of California. Applicant responsible to pay all applicable plan check fees for the review of the documents and costs associated with the recordation of the documents in the Los Angeles County Recorder's Office.

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

46. Prior to building permit issuance Applicant shall pay the City Traffic Engineer review fee of the parking analysis memo.

CODE ENFORCEMENT

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48. 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.

49. 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.

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POLICE DEPARTMENT

53. The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the Planning Commission. Any change in the operation, which exceeds the conditions of the approved permit, will require that a new permit application be submitted to the Planning Commission for their review and approval.

54. Noise emanating from the permittee's premises shall not be audible **50 feet** or more from the property line of the premises. The permittee shall be responsible for determining how to best meet this requirement, either by keeping doors and windows closed, limiting hours of entertainment, or by offering non-amplified entertainment.

1 55. Current occupancy loads shall be posted at all times.

2
3 56. The permittee shall be responsible for installing and maintaining a video surveillance
4 system that monitors no less than the front and rear of the business, with full view of
5 the public right-of-ways, and any parking lot under the control of the permittee.
These cameras shall record video and have the capacity to store the video for a
minimum of 30 days.

6 57. The surrounding area (exterior & parking lot) shall be illuminated during business
7 hours, in order to make easily discernible the appearance and conduct of all people
8 on or about the property.

9 58. Address should be clearly marked to the front and rear of structure.

10 59. Any graffiti painted or marked upon the premises, under the control of the permittee
11 shall be removed or painted over within a reasonable amount of time not to exceed 7
calendar days.

12 **LOS ANGELES COUNTY FIRE DEPARTMENT**

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

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

19 **SECTION 5:** The Secretary of the Planning Commission shall certify to the adoption
20 of this resolution and a copy thereof shall be filed with the City Clerk.
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PASSED, APPROVED, AND ADOPTED this 17th of May, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

HUNTINGTON PARK PLANNING COMMISSION

Jonathan Sanabria, Chairperson

ATTEST:

Steve Forster, Secretary

**CONDITIONAL USE PERMIT
APPLICATION 2022-03**

EXHIBIT B



City of

HUNTINGTON PARK california

COMMUNITY DEVELOPMENT DEPARTMENT

6550 MILES AVENUE

HUNTINGTON PARK, CA 90255

TEL: (323) 584-6216 FAX: (323) 584-6244

CONDITIONAL USE PERMIT (CUP) APPLICATION GUIDELINES

Applications for a Conditional Use Permit are processed by the Community Development Department, Planning Division.

I. Preliminary Review

Prior to applying for a CUP, it is highly recommended that a Preliminary Review be submitted and checked. This procedure notifies the potential CUP applicant, in advance, of Planning Division requirements and recommendations to the Planning Commission. The Preliminary Plan Review consists of three (3) sets of plans which include the site plan, floor plan(s), and elevations, along with a completed application, environmental checklist and a review fee of **\$930.00**. The Preliminary Plan Review is designed to allow applicants to be informed of the Planning Division's recommendations and requirements prior to preparing the complete CUP package and paying the required fees. This review may not include recommendations and requirements of other Departments or Agencies (i.e. Building and Safety, Fire, County Health, etc.).

II. Complete CUP Package

• Materials necessary to process a CUP include:

1. Ten (10) copies of proposed and/or existing plans. All plans should be submitted on 24" x 36" paper and folded to 8 1/2" x 11". Set of plans should include the following:
 - A. Floor Plan (all buildings)
 - B. Site Plan
 - C. Elevations (all)
2. Two (2) copies of reduced plans, either 8 1/2" x 11" or 11" x 17".
3. One (1) CD Rom or USB drive containing all files in digital PDF and/or JPEG formats.
4. Two (2) sets of 300 foot Public Notice Radius Maps and Mailing Labels (see the attached example).
5. CUP Application (completely filled, see the attached example).
6. Environmental Checklist Form (completely filled, see the attached example).
7. Digital photograph copies of site and adjacent properties (i.e. CD Rom or USB drive).
8. Required Fees:
 - A. \$ 4,972.00 for CUP
 - B. \$ 285.00 for Environmental Review (minimum)
 - C. \$ 650.00 for Publication Fees**\$ 5,907.00 Total**

How is the application processed?

Conditional Use Permits are approved based upon the discretion (subject to appeal) of the Planning Commission. Upon the submittal of the above mentioned materials and payment of fees, the proposal will be given a case number (i.e. 2016-01 CUP), and be scheduled for the earliest appropriate Planning Commission meeting. Assuming the materials submitted are accurate and complete, Planning Division staff can process the application and present it to the Planning Commission within approximately one (1) month from the formal submittal date. The processing includes the notification of all property owners within 300 feet of the site (or as required by the California Environmental Quality Act if applicable), a notice of the request advertised in a newspaper of general circulation and the preparation of a staff report (subject to environmental analysis and findings as required by the California Environmental Quality Act) for the Planning Commission.



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

CONDITIONAL USE PERMIT APPLICATION

RECEIVED

DEC 14 2022

FOR OFFICE USE ONLY

Date Filed:

File No.

CUP 2022-03

Fee/Receipt No.: \$4,972.00

Initials:

[Signature]

PROJECT INFORMATION

Project Address: 6346-6350 RUGBY AVE HUNTINGTON PARK, CA 90255

General Location: _____

Assessor's Parcel Number (APN): 6320031055

APPLICANT'S INFORMATION

Applicant: Anna Sarkisyan

Mailing Address: 7901 Ethel Ave N. Hollywood CA 91605

Phone 1: (323) 806-0066

Phone 2: _____

Email: Annajan0202@gmail.com

PROPERTY OWNER'S INFORMATION

Property Owner: KAMBIZ KASHANI

Mailing Address: 777 E WASHINGTON BLVD. LA CA 90021

Phone 1: 310-883-8476

Phone 2: 213/422-7989

Email: Craig@cpbtextile.com

REQUEST

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

A NEW ADULT DAY CARE. THE NEW USE WILL COMPLEMENT
THE EXISTING HUNTINGTON PLAZA SENIOR APARTMENTS.

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)

SEE ATTACHED

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)

SEE ATTACHED


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

SEE ATTACHED

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

SEE ATTACHED


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 10/10/2022

Anna Sarkisyan
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 DEC/16/22

Kambiz Kashani
Print Name

October 11, 2022

Condition use permit
6346-6350 Rugby Ave.
Huntington Park, CA 90255

Finding:

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

The size of the existing building is adequate for the new use at above address. The new use will be adult day care, and at 9,926 sq. ft., the building size is ideal.

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

The location for the new adult day care will have sufficient access to street and major arteries of streets. The location is close to Gage Ave. and Pacific Blvd. a major intersection in the city of Huntington Park. In addition, the location is conveniently located between freeway 110 and 710. Access to both freeways by short street distance.

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

The proposed use will not have any materially detrimental impact. The proposed use will not have any effects to adjacent buildings.

4. The proposed conditional use permit will not be in conflict with the General Plan.

The new use will not have any conflicts with the General plan. The new proposed use is located next to senior apartments, thus makes it perfect for the new use (adult day care).

Nareg R. Khodadadi
Project designer



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

ENVIRONMENTAL INFORMATION FORM

RECEIVED

FOR OFFICE USE ONLY

Date Filed:

DEC 14 2022

File No.

CUP 202203

Fee/Receipt No.

Initials:

YR

BY:

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

Name: Anna Sarkisyan

Address: 7901 Ethel Ave N.H CA 91605

Telephone: (323) 806-0066

Fax: _____

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

Name: NAREG KHODADADI - DESIGNER

Address: 213 N. ORANGE ST. STE:6 GLENDALE CA

Telephone: 818-823-7286

Fax: _____

3. **Address of project:** 6346-6350 RUGBY AVE HUNTINGTON PARK

4. **Assessor's Parcel Number (APN):** 6320031055

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

CONDITIONAL USE PERMIT

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

7. **Existing Zone:** HPCG

8. **Proposed use of site:** ADULT DAY CARE

9. **Site size** (lot dimensions and square footage):
15,246 SQ FT.
10. **Project size:**
Square feet to be added/constructed to structure(s):
Ø
Total square footage of structure(s): EXISTING 9,926 SQ FT.
11. **Number of floors of construction:**
Existing: 1
Proposed: 1
12. **Parking:**
Amount required: _____
Amount provided: EXISTING IS 21 STALLS
13. **Anticipated time scheduling of project:** TO START RIGHT AFTER PERMITS
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:**
NEW USE ADULT DAY CARE
NUMBER OF EMPLOYS 4-5

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

N/A

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

N/A

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

A) Potentially
Significant
Impact

B) Potentially
Significant Impact
Unless Mitigation
Incorporated

C) Less than
Significant
Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

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

AIR QUALITY

20. Would the proposed project:

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

BIOLOGICAL RESOURCES

21. Would the proposed project:

- a. Remove of any existing trees or landscaping?

D

CULTURAL RESOURCES:

22. Would the proposed project:

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

D

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?
- b. Be located on expansive soils?
- c. Result in unique geologic or physical features?

D

D

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)?
- b. The use or disposal of potentially hazardous materials (i.e. toxic or flammable substances)?
- c. The creation of any health hazard or potential health hazard?
- d. Exposure of people to existing sources of potential health hazards?

D

D

D

D

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

- a. Change water drainage patterns?
- 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

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? C
- 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? 0
- c. Schools? 0
- d. Maintenance of public facilities, including roads? 0
- e. Other governmental services? 0

RECREATION

31. Would the proposed project:

- a. Increase the demand for neighborhood or regional parks or other recreational facilities? 0
- b. Affect existing recreational opportunities? C

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

- a. Increase vehicle trips or traffic congestion? C
- b. Increase hazards to safety from design features (i.e. sharp curves or dangerous intersections)? 0
- c. Inadequate access to nearby uses? 0
- d. Insufficient on-site parking capacity? 0
- e. Hazards or barriers for pedestrians or bicyclists? 0

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? 0
- b. Communications systems? P
- c. Local or regional water treatment or distribution facilities? 0
- d. Sewer or septic tanks? 0
- e. Storm water drainage? 0
- f. Solid waste disposal? 0
- g. Local or regional water supplies? 0

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

THE SITE CONSISTS OF ONE (1) FREE STANDING 9,926
SQ. FT. BUILDING WITH 21 PARKING STALLS.

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

THE EXISTING BUILDING IS CONSTRUCTED OF BLOCK, ABOUT
15'-16' IN HEIGHT.

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

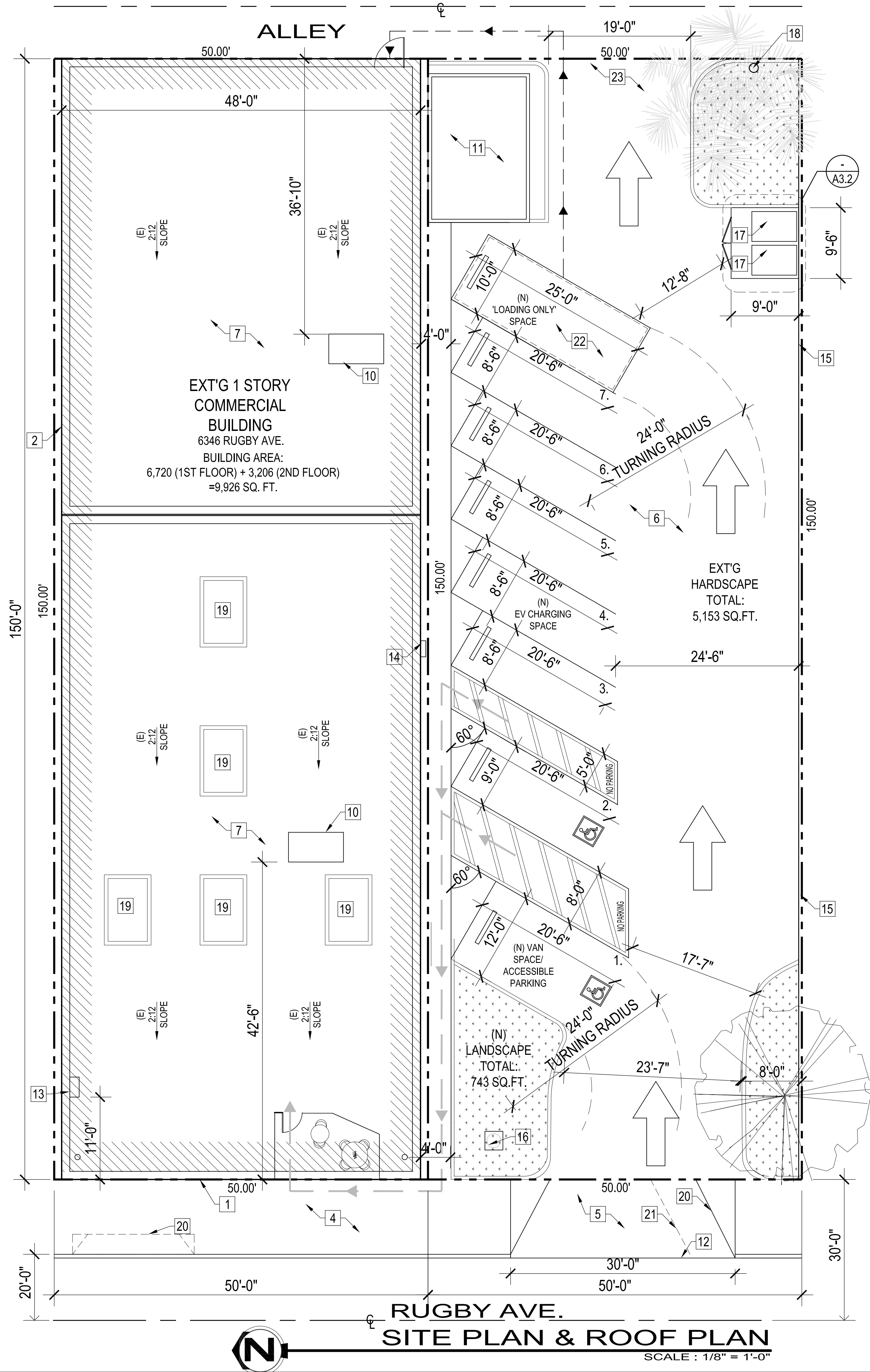
Applicant (Signature)

Date

PROJECT PLANS

EXHIBIT C

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TENANT IMPROVEMENT

ADULT DAY CARE

6346 RUGBY AVE, HUNTINGTON PARK, CA 90255

SCOPE OF WORK

- CHANGE OF USE-FROM RETAIL TO AN ADULT DAY CARE
- T.I. IMPROVEMENT- ADDITION OF KITCHEN, RESTROOMS, OFFICES, SKYLIGHTS & TRASH ENCLOSURE
- NO DEMO WORK
- NEW PARKING LAYOUT
- NO ADDED SQ. FT.

BUILDING DATA

6346 RUGBY AVE.	9,926 SQ. FT.
LOT AREA	7,570 SQ. FT.
TOTAL BUILDING AREA - MAIN LEVEL	7,346 SQ. FT.
SECOND FLOOR STORAGE	2,580 SQ. FT.

EXT'G USE / OCCUPANCY :	FURNITURE STORE / RETAIL
GROUND FLOOR	336
EXT'G OCCUPANCY LOAD : 6,720 SQ. FT. / 60 (MERCANTILE)	

NEW USE / OCCUPANCY:	ADULT DAY CARE / E
GROUND FLOOR	192
NEW OCCUPANCY LOAD : 6,720 SQ. FT. / 35	

NEW PARKING STALLS:	5 STANDARD STALLS
	2 HANDICAP ACCESSIBLE
	1 LOADING SPACE

LEGAL DESCRIPTION :	HUNTINGTON PARK, LOT 9 BLK 31
---------------------	-------------------------------

ASSESSOR'S PARCEL NO. :	6320-031-005
CONSTRUCTION TYPE :	VB
YEAR BUILT :	1928
NUMBER OF STORIES :	1
FIRE SPRINKLERS	NO
FIRE ZONE	NO
ZONING	DOWNTOWN SPECIFIC PLAN AREA-DISTRICT C

APPLICABLE BUILDING CODES	
2019 (LABC), CBC, CRC, CFC, CPC, CMC, CEC, LAGBC,	
2019 CALIFORNIA T-24 ENERGY STANDARDS	
2019 LOS ANGELES MUNICIPAL CODE	

6350 RUGBY AVE.	7,570 SQ. FT.
LOT AREA	

LEGAL DESCRIPTION :	HUNTINGTON PARK, LOT 10 BLK 31
---------------------	--------------------------------

ASSESSOR'S PARCEL NO. :	6320-031-006
-------------------------	--------------

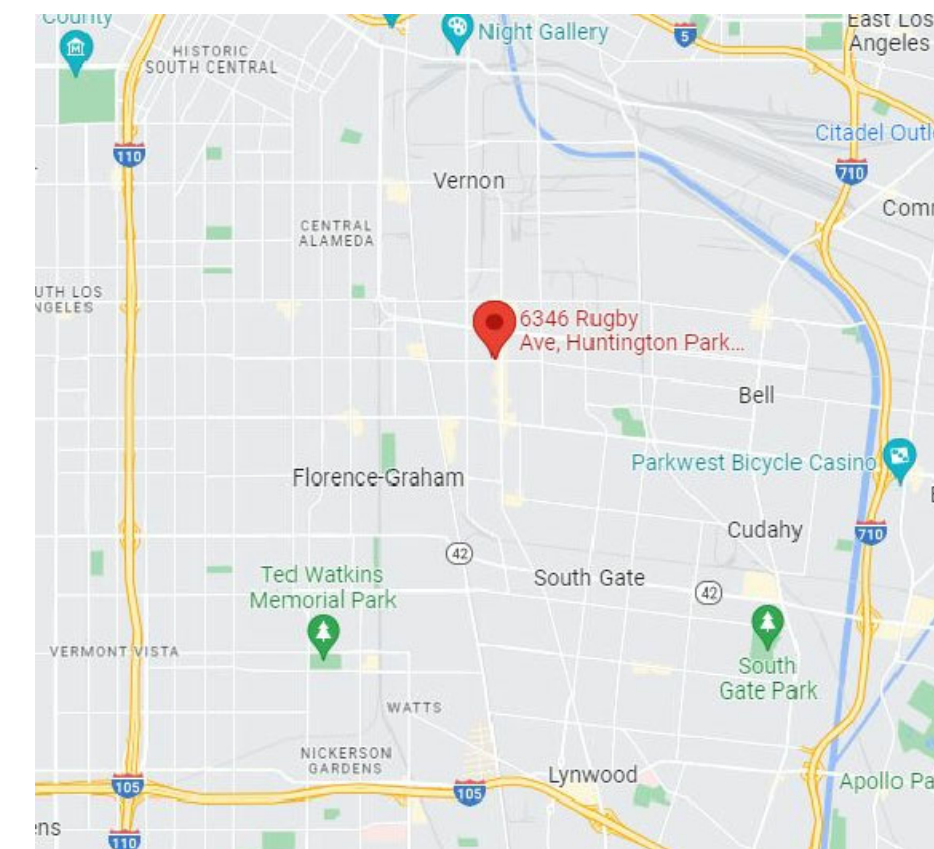
SITE PLAN KEYED NOTES

1. PROPERTY LINE
2. EXT'G BUILDING LINE
3. ACCESSIBLE PATH OF TRAVEL
4. SIDEWALK
5. NEW DRIVEWAY
6. NEW PARKING LAYOUT
7. EXT'G TORCH DOWN ROOF TO REMAIN
8. LOCATION OF TRASH LOCATION
9. EXT'G PLANTER TO REMAIN
10. EXT'G HVAC UNITS PER MECHANICAL PLAN
11. EXT'G STORAGE ENCLOSURE
12. NEW CURB CUT
13. EXT'G ELECTRICAL PANEL TO REMAIN
14. EXT'G FLOOD LIGHT TO REMAIN
15. EXT'G 6" WROUGHT IRON WALL
16. LOCATION OF PUBLIC ART PIECE
17. TRASH AND RECYCLABLES STORAGE- 24 SQ.FT. EACH, AND METAL ENCLOSURE ON A CONCRETE PAD
18. EXISTING PARKING LOT LIGHT
19. NEW SKYLIGHTS
20. NEW DRIVEWAY APRON UNDER A SEPARATE PERMIT
21. EXT'G APRON TO BE REMOVED
22. NEW LOADING ZONE-1 SPACE
23. EXT'G DRIVEWAY

PROJECT INFORMATION

PROJECT LOCATION	TENANT
6346 RUGBY AVE HUNTINGTON PARK, CA 90255	ADULT DAY CARE 6346 RUGBY AVE HUNTINGTON PARK, CA 90255
PROJECT DESIGNER	OWNER
DESIGNNRK 213 N. ORANGE ST. UNIT: E GLENDALE, CA 91203 OFFICE : 818.823.7286 FAX : 888.424.8125 E-MAIL : INFO@DESIGNNRK.COM	KAMBIZ KASHANI 777 E. WASHINGTON BLVD. LOS ANGELES, CA 90021

SITE MAP



SHEET INDEX

ARCHITECTURAL SHEETS:	
A0.1	COVER SHEET & PROPOSED SITE PLAN
A0.2	EXT'G SITE PLAN
A2.0	EXT'G/DEMO FLOOR PLAN
A2.1	PROPOSED FLOOR PLAN
A3.1	EXT'G EXTERIOR ELEVATIONS
A3.2	PROPOSED EXTERIOR ELEVATIONS

NOTES

- A. SEPARATE PERMIT IS REQUIRED FOR THE FOLLOWING :
1. MECHANICAL
 2. ELECTRICAL
 3. PLUMBING
- B. SIGNAGE UNDER SEPARATE PERMIT.

GENERAL NOTES

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, GRADES, EXISTING STRUCTURES, AND FIELD CONDITIONS AT THE SITE, BEFORE COMMENCING WORK. HE SHALL IMMEDIATELY NOTIFY THE DESIGNER AND/OR OWNER.

TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION. WHERE NO DETAILS ARE GIVEN, THE CONSTRUCTION SHALL BE AS FOR SIMILAR WORK. OMISSIONS AND/ OR CONFLICTS AMONG THE VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, SPECIFICATIONS, EXISTING STRUCTURES, AND/ OR FIELD CONDITIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER, BEFORE PROCEEDING WITH THE WORK SO INVOLVED.

CONSTRUCTION WORK SHALL NOT CREATE DUST, DIRT, OR OTHER SUCH INCONVENIENCES TO THE OTHER TENANTS.

CONSTRUCTION OPERATION SHALL NOT BLOCK WALKWAYS, OR OTHER MEANS OF EGRESS.

SITE PLAN LEGEND

	EXT'G ADULT DAY CARE BUILDING
	EXT'G LANDSCAPING
	HANDICAPPED ACCESSIBLE PATH OF TRAVEL
	LOADING PATH OF TRAVEL

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COVER SHEET & SITE PLAN

ADULT DAY CARE CENTER

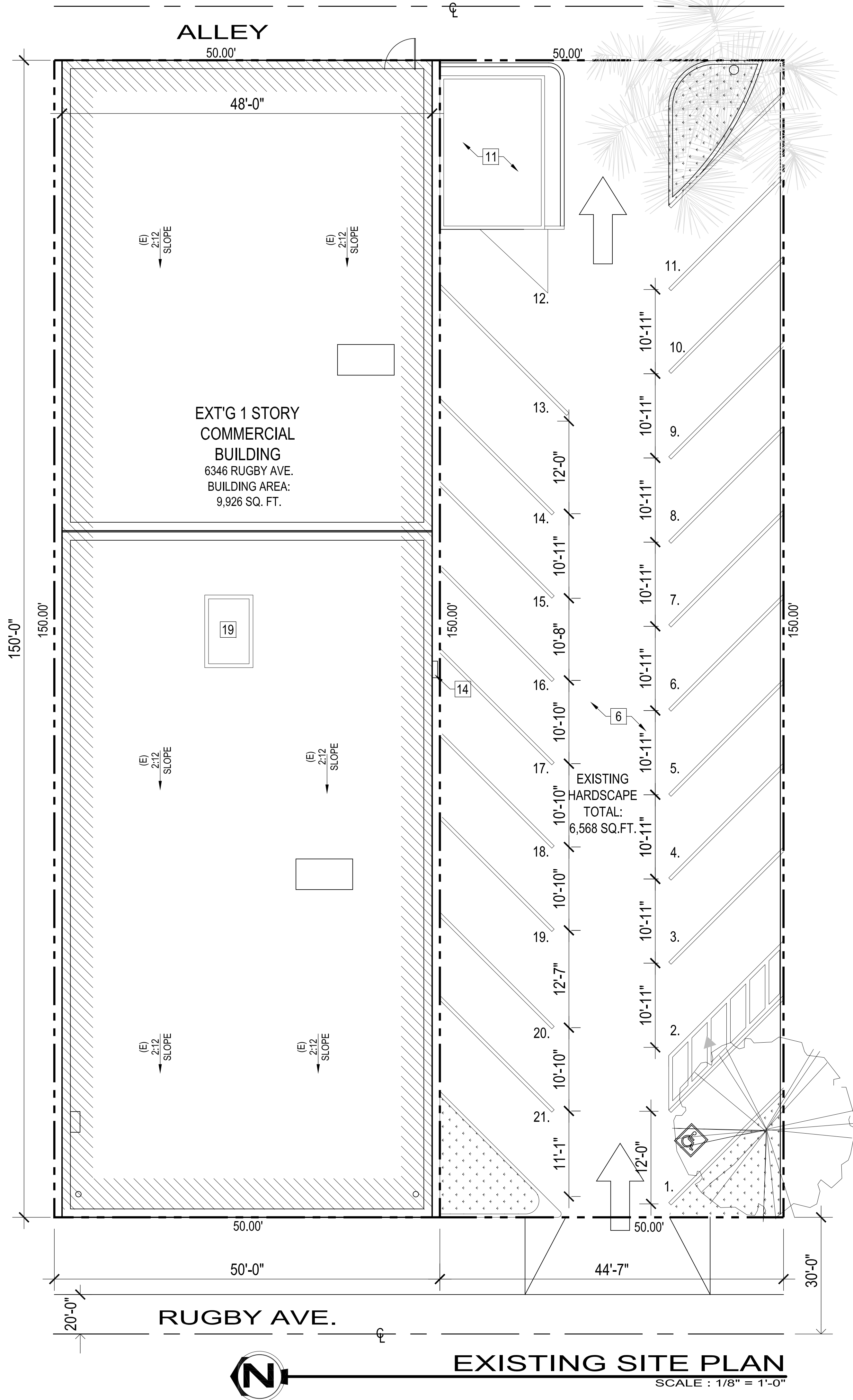
6346 RUGBY AVE., HUNTINGTON PARK, 90255

DATE:	02/2023
DRAWN BY:	NRK
JOB NO.	22105

SHEET NO.

A0.1

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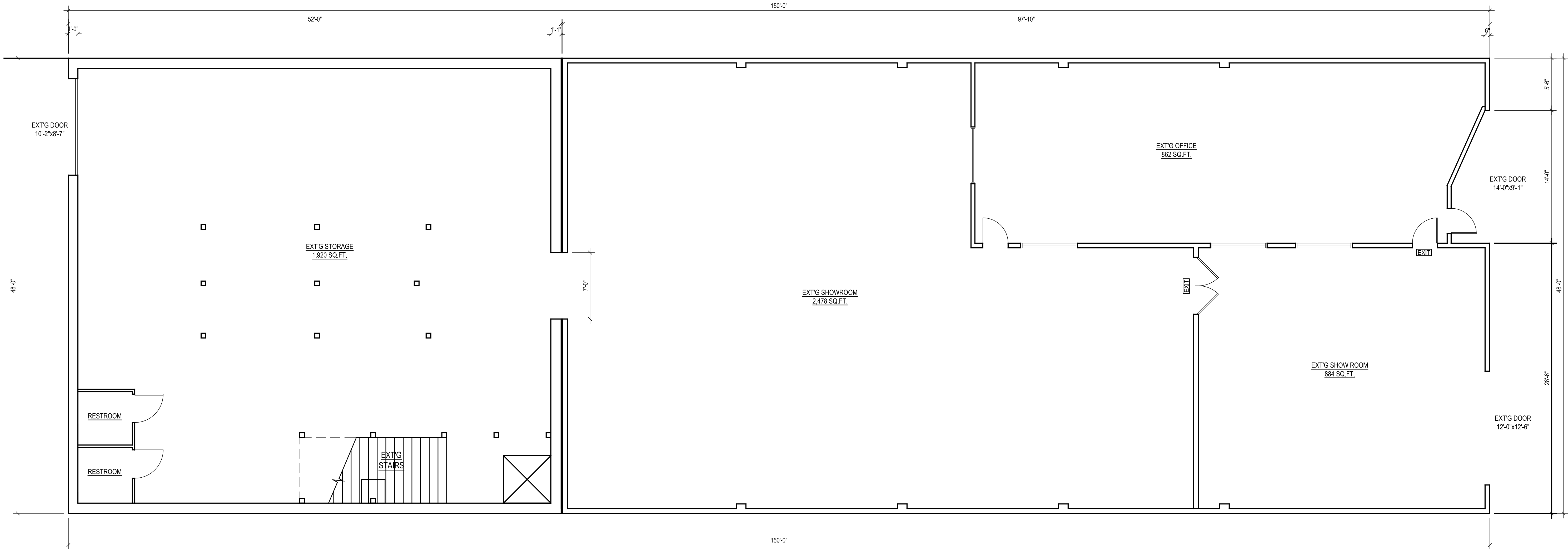
EXT'G SITE PLAN

ADULT DAY CARE CENTER
6346 RUGBY AVE., HUNTINGTON PARK, 90255

DATE:	02/2023
DRAWN BY:	NRK
JOB NO.	22105

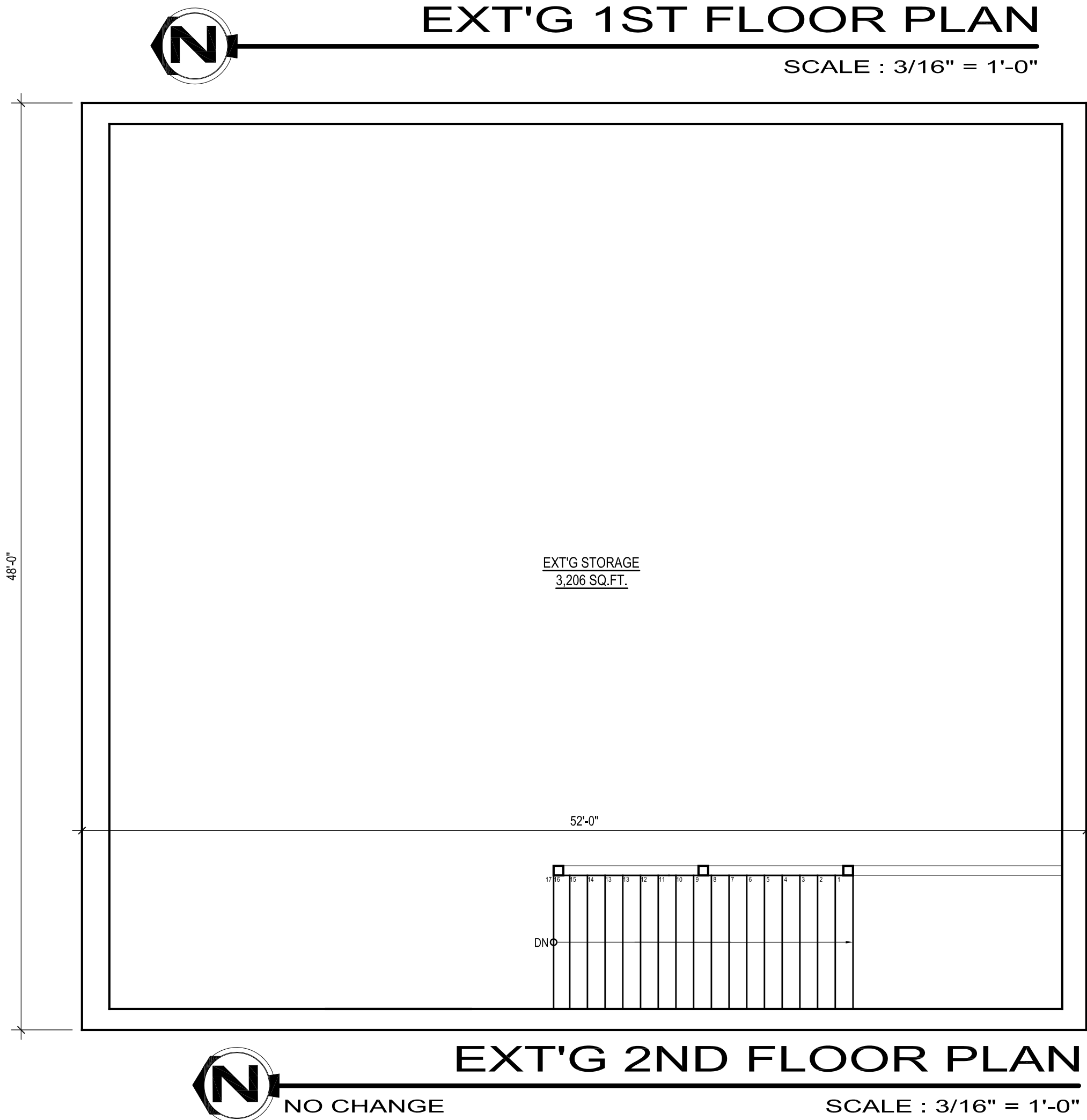
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WALL / SYMBOL LEGEND

WALLS TO REMAIN



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EXT'G PLAN

ADULT DAY CARE CENTER

6346 RUGBY AVE., HUNTINGTON PARK, 90255

DATE:	02/2023
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SHEET NO.
A2.0

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City of Huntington Park
City of Perfect Balance

Date: 01-03-23

To: Lemesis Quintero, Associate Planner

From: Alfred Martinez, Police Captain

Subject: CUP NO. 2022-03 – 6346 RUGBY AVE

RECOMMENDED CONDITIONS:

- The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the City Council. Any change in the operation, which exceeds the conditions of the approved permit, will require that a new permit application be submitted to the City Council for their review and approval.
- Noise emanating from the permittee's premises shall not be audible **50 feet** or more from the property line of the premises. The permittee shall be responsible for determining how to best meet this requirement, either by keeping doors and windows closed, limiting hours of entertainment, or by offering non-amplified entertainment.
- Current occupancy loads shall be posted at all times.
- The permittee shall be responsible for installing and maintaining a video surveillance system that monitors no less than the front and rear of the business, with full view of the public right-of-ways, and any parking lot under the control of the permittee. These cameras shall record video and have the capacity to store the video for a minimum of 30 days.
- The surrounding area (exterior & parking lot) shall be illuminated during business hours, in order to make easily discernible the appearance and conduct of all people on or about the property.
- Address should be clearly marked to the front and rear of structure.
- Any graffiti painted or marked upon the premises, under the control of the permittee shall be removed or painted over within a reasonable amount of time not to exceed 7 calendar days.

Memorandum

DOOR SCHEDULE

#	MATERIAL	WIDTH	HEIGHT	THICK	GLAZE TEMP	SOLID CORE	FINISH	HARDWARE TYPE	U-FACTOR	SHGC	NOTES
1	METAL FRAMED	10'-4"	8'-7"	1 3/4"	•		CLEAR ANODIZED	P	0.32	0.25	2'-8"x7'-0" DOOR w/ GLASS INSERTS & 1'-5" HIGH TRANSOM
2	WOOD	3'-0"	6'-8"	1 3/8"		•	PAINTED	L			RESTROOM DR - SOLID - SELF LATCHING
3	WOOD	3'-0"	6'-8"	1 3/8"		•	PAINTED	L			INTERIOR DOOR

WINDOW SCHEDULE

MARK	NO. OF UNIT	PROPOSED SIZE		TYPE	PROPOSED MATERIAL	GLAZE		COLOR	U-FACTOR	SHGC	NOTE
		WIDTH	HEIGHT			DUAL	TEMP				
(A)	1	12'-0"	12'-7"	FIXED	ALUMINUM	•	•	CLEAR ANODIZED	0.32	0.25	ALL GLASS INSERTS TO BE 3/8" THICK
(B)	5	9'-5"	6'-3"	FIXED	ALUMINUM	•	•	CLEAR ANODIZED	0.32	0.25	SKYLIGHT

DOOR NOTES :

HARDWARE : • 1" LEVER TYPE HARDWARE - DOOR HANDLE TO BE 34" TO 44" ABOVE FINISH FLOOR ALL HARDWARE

- SHAPE OF OPERATING DEVICES MUST BE EASY TO GRASP WITH ONE HAND
- NO TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE
- LEVERS AND U-SHAPED HANDLES ARE ACCEPTABLE
- NO SPECIFIC PROJECTION IS REQUIRED FOR PULLS
- NO HIGHER THAN 48" ABOVE FINISHED FLOOR
- FROM DOOR OPEN POSITION OF 70 DEGREE TO 3" FROM LATCH, THE SWEEP PERIOD SHALL BE ADJUSTED TO BE 3 SECONDS MIN.
- ENTRANCE DOORS ARE SELF-CLOSING TIGHT-FITTING AND VERMIN PROOF

EXIT DOOR MUST BE OPENABLE FROM EGRESS SIDE WITHOUT THE USE OF KEY, SPECIAL KNOWLEDGE, OR EFFORT. CBC 1010.1.9

*ROOM LEGEND:

LCSW : LICENCED CLINICAL WORKER

ST: SPEECH THERAPIST

RD: REGISTERED DIETITIAN

OT/NPA: OCCUPATIONAL THERAPIST, PROGRAM AIDE

ISOLATION ROOM: ISOLATION ROOM IS WHEN A PARTICIPANT IS IN NEED OF A QUIETER AREA OR POTENTIALLY CONTAGIOUS

MULTI-PURPOSE ROOM: SMALL ACTIVITY ROOM, SMALLER GROUPS, SUCH AS GRIEF, COUNSELING, TABLE, GAMES, ETC.

SOCIALIZATION AREA A-

SOCIALIZATION AREA B-

WALL / SYMBOL LEGEND

- FULL HEIGHT NEW WALLS
- EXT'G WALLS TO BE REMOVED
- WALLS TO REMAIN
- FIRE EXTINGUISHER, SEMI- RECESSED
- LIGHT SWITCH ACTIVATED MECHANICAL EXHAUST VENT
- EXIT PATHWAY
- DOOR NUMBER
- DETAIL NUMBER
- SHEET NUMBER
- EXIT SIGN
- 2 LAMP LED EMERGENCY LIGHTING
- FLOOR DRAIN

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PROPOSED PLAN

ADULT DAY CARE CENTER

6346 RUGBY AVE., HUNTINGTON PARK, 90255

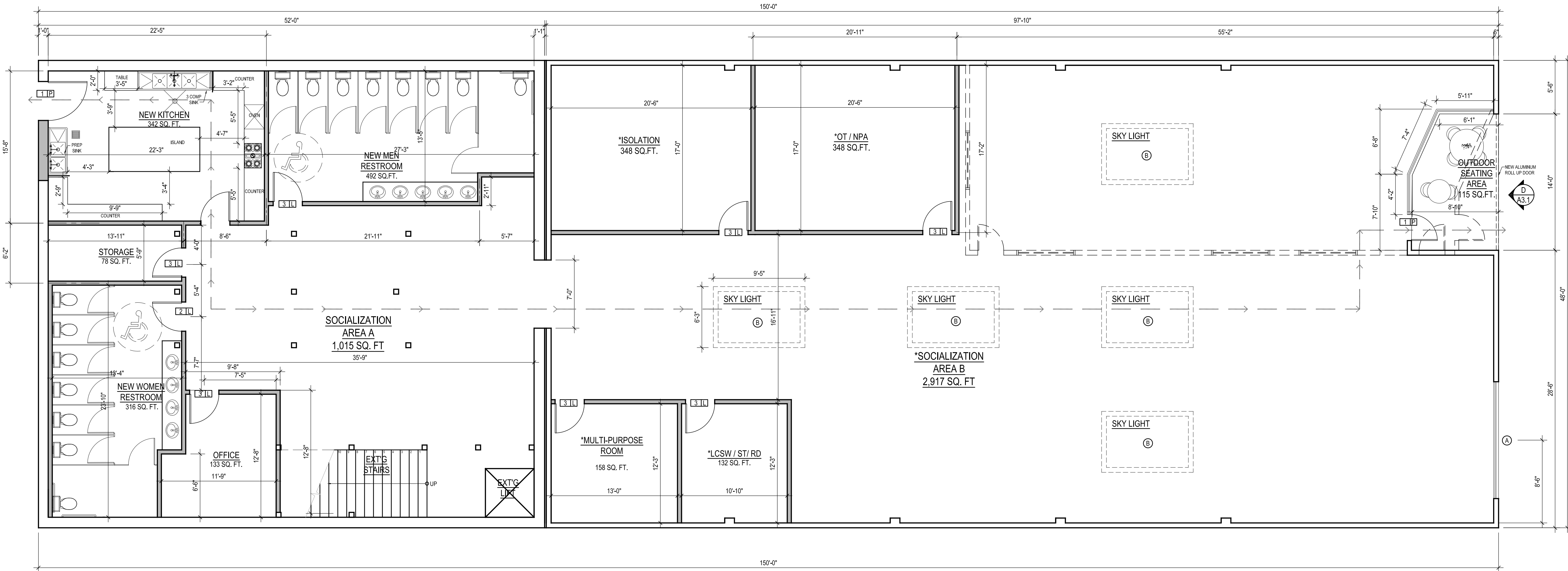
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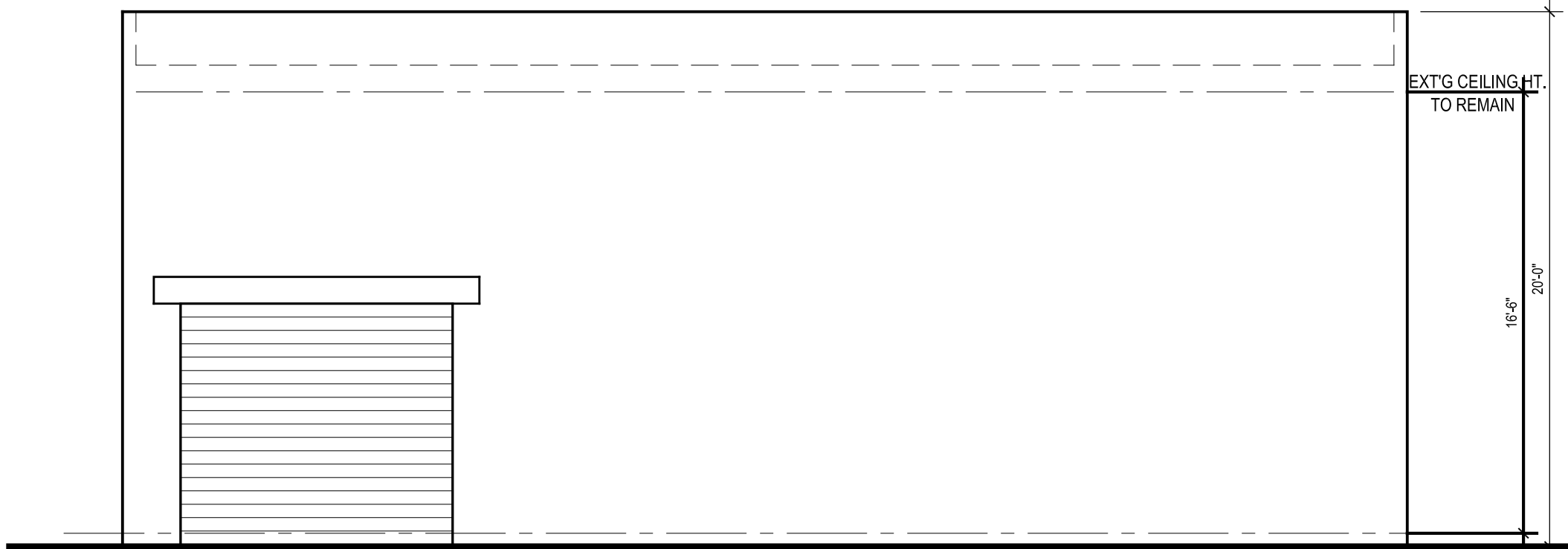
A2.1

PROPOSED 1ST FLOOR PLAN

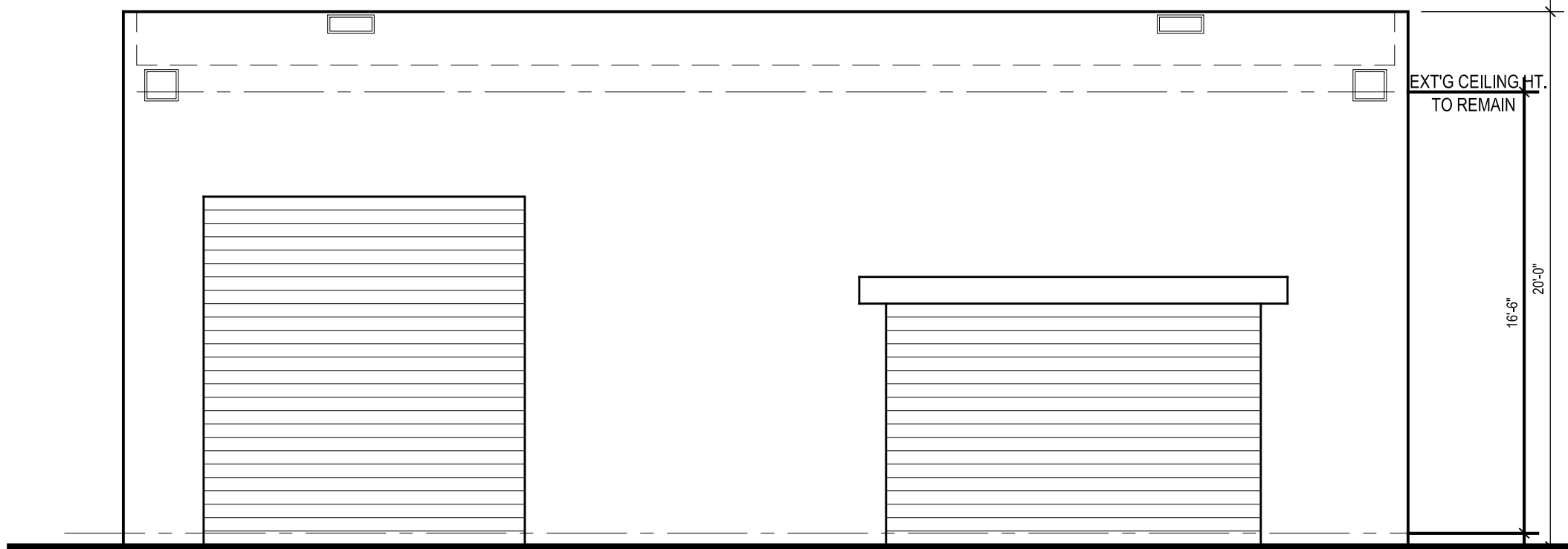
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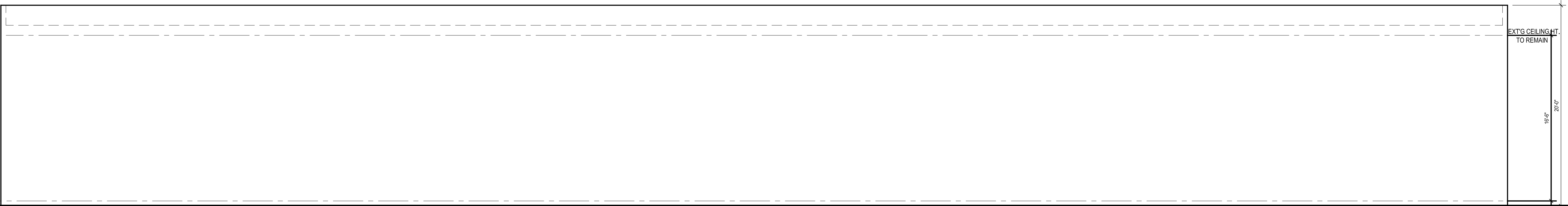
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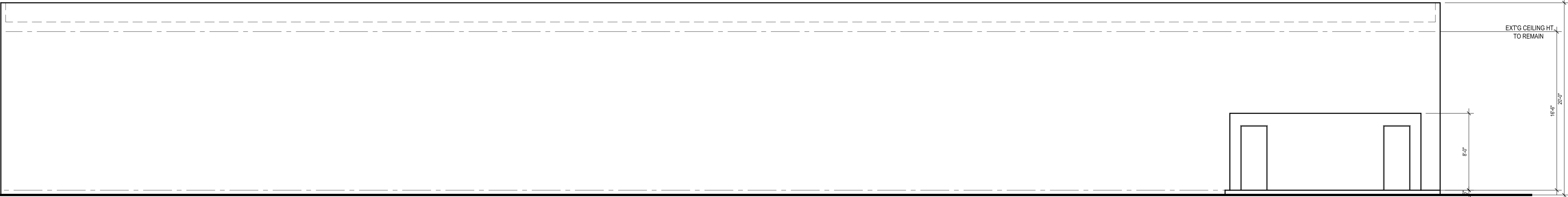
EXT'G EAST ELEVATION
SCALE : 3/16" = 1'-0"



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



EXT'G NORTH ELEVATION
NO CHANGE
SCALE : 3/16" = 1'-0"



EXT'G SOUTH ELEVATION
NO CHANGE
SCALE : 3/16" = 1'-0"

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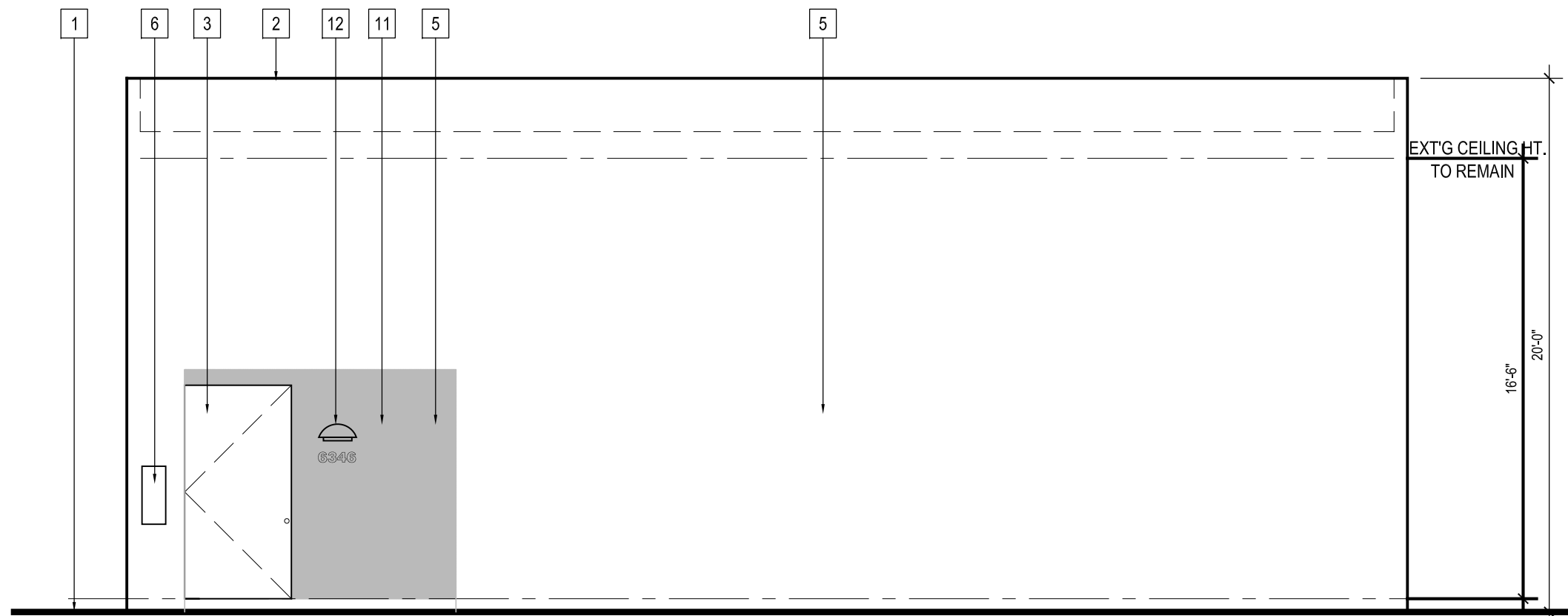
EXTERIOR ELEVATIONS

ADULT DAY CARE CENTER
6346 RUGBY AVE., HUNTINGTON PARK, 90255

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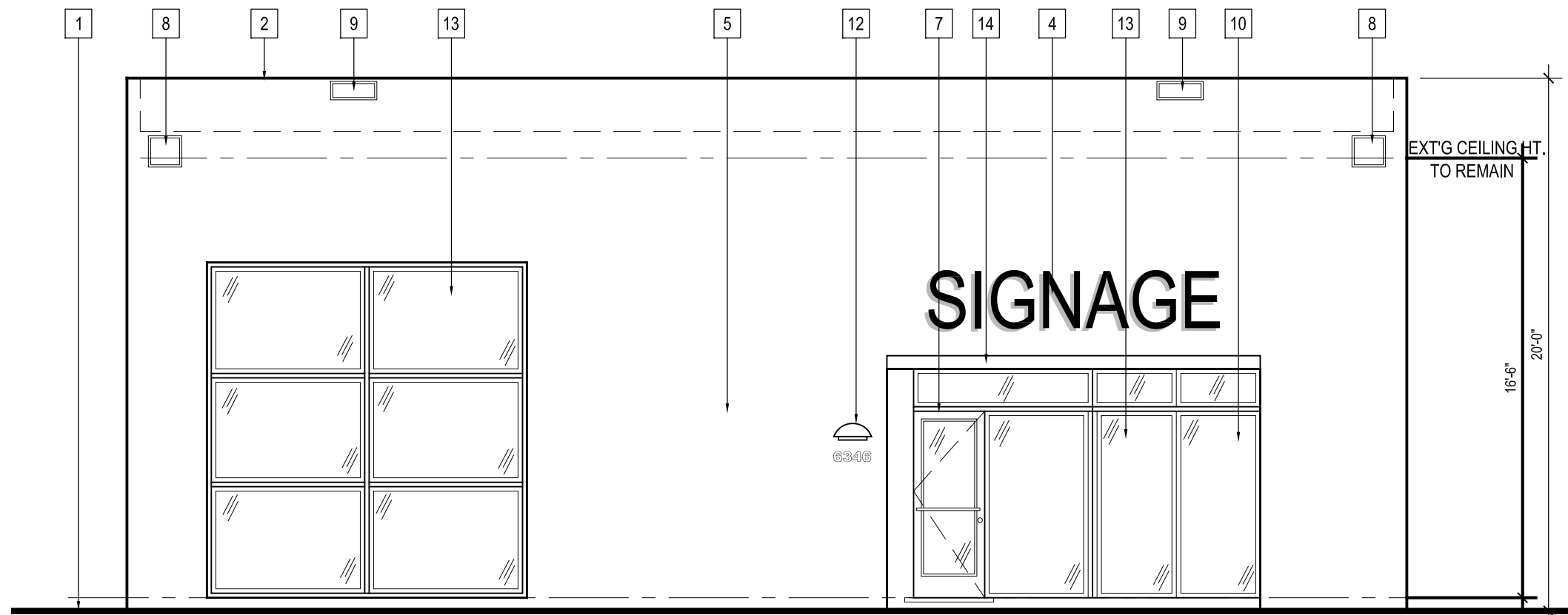


PROPOSED EAST (REAR) ELEVATION

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

ELEVATION KEYED NOTES

1. EXT'G GRADE
2. EXT'G FLAT ROOF TO REMAIN
3. NEW DOOR (SEE SCHEDULE)
4. NEW SIGNAGE UNDER A SEPARATE PERMIT
5. NEW 7/8" 'DUNN EDWARDS-SWISS COFFEE COLOR' SMOOTH STUCCO
6. EXT'G ELECTRICAL PANEL TO REMAIN
7. EXT'G DOOR TO REMAIN
8. EXT'G GUTTER
9. EXT'G FLOOD LIGHT
10. EXT'G ROLL UP DOOR TO BE REMOVED
11. NEW WALL
12. NEW LIGHT FIXTURE AND ADDRESS NUMBERS
13. NEW STOREFRONT WINDOW
14. NEW ROLL-UP DOOR
15. NEW CONCRETE PAD
16. NEW WROUGHT IRON DOORS
17. EXT'G PROPERTY BLOCK WALL

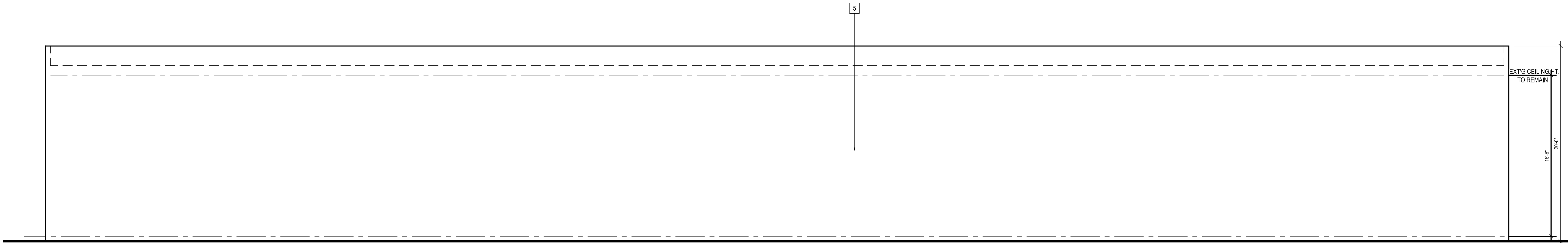


PROPOSED WEST (FRONT) ELEVATION

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

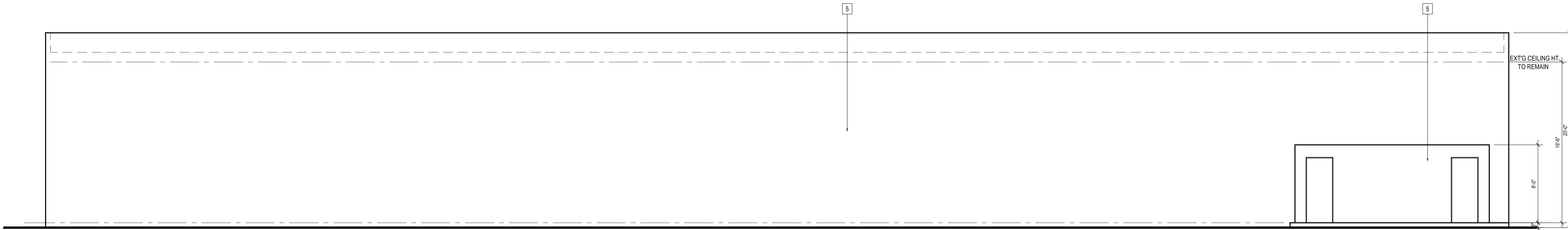
'D' ROLL UP
DOOR ELEVATION

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



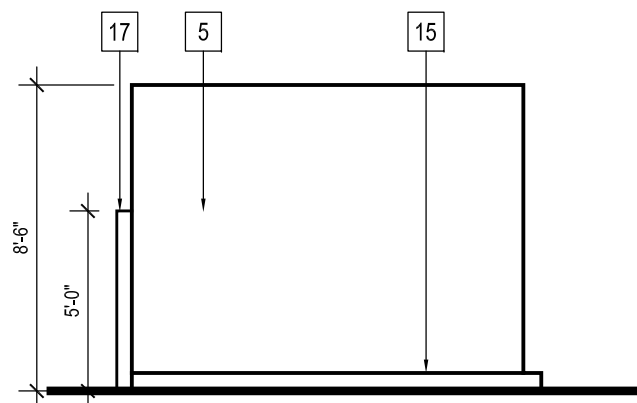
NORTH ELEVATION (NO CHANGE)

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



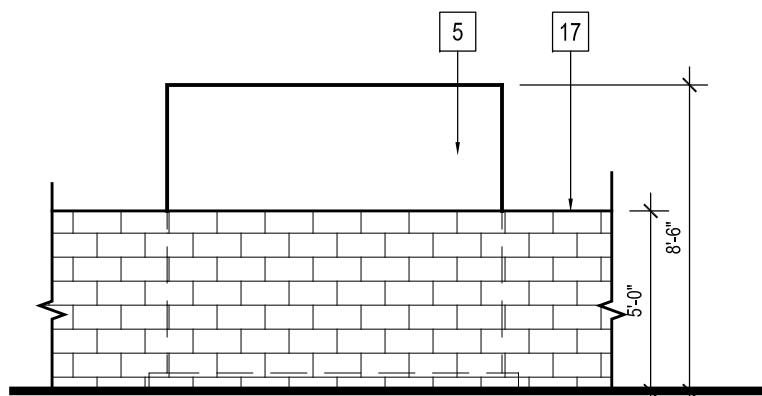
SOUTH ELEVATION (NO CHANGE)

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



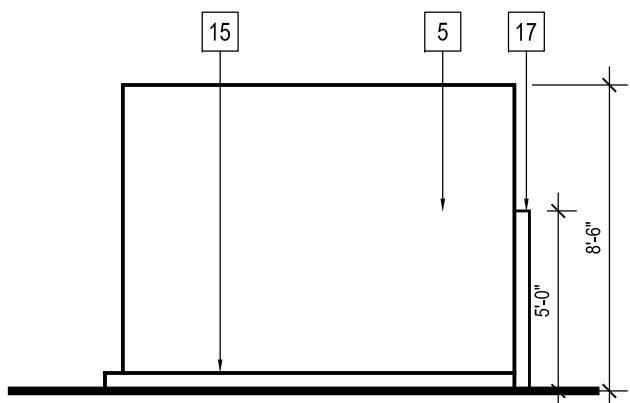
EAST TRASH/RECYCLING
ENCLOSURE ELEVATION

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



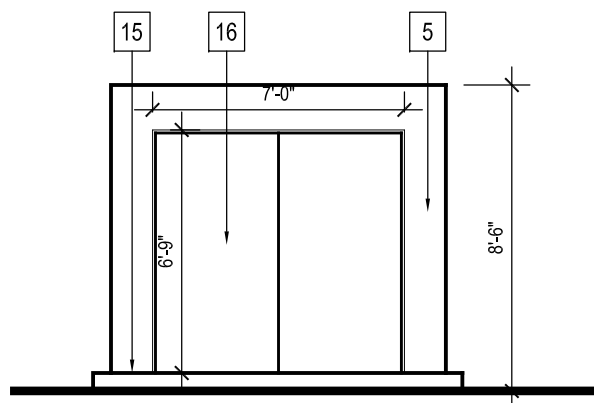
SOUTH TRASH/RECYCLING
ENCLOSURE ELEVATION

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



WEST TRASH/RECYCLING
ENCLOSURE ELEVATION

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



NORTH TRASH/RECYCLING
ENCLOSURE ELEVATION

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

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EXTERIOR ELEVATIONS

ADULT DAY CARE CENTER

6346 RUGBY AVE., HUNTINGTON PARK, 90255

DATE:	02/2023
DRAWN BY:	NRK
JOB NO.	22105

SHEET NO.
A3.2

ADULT DAY CARE CENTER SERVICES

EXHIBIT D

RECEIVED

FEB 02 2023

BY: _____

C. ADULT DAY HEALTH CARE CENTER SERVICES

Professional services from the Multidisciplinary Team as well as basic services such as meals and transportation provide the major component of the ADHC program. The Multidisciplinary Team is a professional team composed of regular staff and consultants of the center. Though emphasis is put on the involvement of all staff members, the primary responsibility for assessment is carried by the:

Program Director
Social Worker
Registered Nurse
Activities Coordinator
Occupational Therapist
Physical Therapist
Primary Physician

This team represents the core of the ADHC program. They assess and reassess each applicant and participant, and develop a person centered treatment plan with the participant, staff, family and friends and or private physician.

Consultants in the following areas shall be utilized as deemed necessary and as required:

Dietician
Pharmacist
Psychiatrist
Speech Therapist
Medical Director

D. ADHC PROGRAM BASIC SERVICES

The ADHC is licensed by the Department of Public Health and certified by the California Department of Aging, Community Based Adult Services. The ADHC offers services such as physical, occupational, and speech therapies; medical supervision, social services; nursing services; dietary counseling and meals; psychiatric/ psychological services; personal care; a recreational and social activity program and transportation.

Paraiso Adult Day Health Care Center offers the following direct services to participants by accredited or licensed personnel or paraprofessionals supervised by licensed personnel. The amount of service depends on the recommendations of the Multidisciplinary Team.

1. **Social Casework.** Initial and recurring assessments of participant. Personal, family and economic counseling are provided. The Social Worker coordinates all services, both those offered by ADHC and those arranged for through other agencies. The Social Worker advocates for the participants both within the program and in the community. The Social Worker will perform the home assessment prior to the time of admission and should the participant move while attend the ADHC. Services are provided by a Masters or Bachelors level Social Worker.
2. **Nursing Services.** Initial and recurring assessments of participant. The Nurse supervises and/or administers all medication, treatments and dressings. He/she may assess needs in the home and coordinates emergency care at ADHC, supervises administration of personal care services at ADHC; and coordinates the implementation of medical services as ordered by the physician, with the ADHC team and family members. He/she provides medical education for the participant and family, including training in self-medication and continence. Services are provided by a Registered Nurse, or an L.V.N. under the supervision of a Registered Nurse.

3. **Personal Care Services.** Grooming, dressing, assistance with eating, toileting and transferring are provided by Program Aides and supervised by the Nurse.
4. **Transportation.** The ADHC provides pick-up and return of participants to their own homes in specially equipped vehicles and contracts with outside transportation services as needed. Emphasis is given on providing these services to those who would otherwise be subject to transportation hardship. Family members may wish to provide transportation.
5. **Nutrition.** Nutritional counseling is provided by a Registered Dietician on an individual basis in order to help participants maintain their prescribed diet and monitor their physical conditions. Well-balanced meals geared to dietary needs of individuals are served. Dietician will assess all participants with a special diet order.
6. **Recreational and Social Activities.** The Activities Coordinator assesses recreational and social needs; provides a planned schedule of social and other purposeful, independent or group activities, designed primarily to encourage self-care and resumption of normal activities, or prevent further mental and physical deterioration. The program includes physical activities, arts and crafts, reality orientation, educational programs, social activities, cultural experiences and community outings. Services are provided by an Activity Coordinator and by the Program Aides under the supervision of the Activity Coordinator.
7. **Physical Therapy.** The Physical Therapist evaluates new participants to assess mobility level and other functional abilities through means of measuring muscle strength, range of motion, endurance balance, level of pain, posture, coordination, gait and ability to transfer. He/she provides therapeutic exercises, gait training, community ambulating, transfer training, home programs and relaxation training.

Other treatment modalities include the application of heat and/or ice, and massage to improve or maintain individual at his/her highest level of functioning. Instruction in the above is provided to family members, friends, and home attendants as needed. Services are provided by a contract with a licensed Physical Therapist.

8. **Occupational Therapy.** The Occupational Therapist may evaluate the home environment for: personal care and independence when indicated, architectural barriers, accessibility, safety and self-help equipment. He/she provides self-help equipment, purposeful activities, home modification, therapeutic exercises needed for personal care independence; evaluates functional level of independence in activities of daily living and assists in training and supportive activity programs to maintain and improve the participant's level of functioning. The therapist evaluates communication for referral to the Speech Therapist. Services are provided by a contract with a Licensed Occupational Therapist.
9. **Speech Therapy.** The Speech Therapist diagnoses and evaluates a variety of speech and language problems resulting from laryngectomy, stroke, Parkinson's disease and other conditions. He/she develops and implements the speech therapy treatment plan with the participant. He/she also evaluates diagnosis and prescribes treatments for problems related to swallowing. This may include: speech exercises, writing exercises, procuring mechanical devices, and others. Home therapy procedures and communication strategies are suggested to the participant's family members, friends and attendants. Services are provided by a contract with a licensed Speech Therapist.
10. **Medical Supervision.** Primary medical responsibility remains with the participant's physician. ADHC staff consult with the physician and provide information regarding changes, progress, etc. The Staff Physician serves as a consultant to the ADHC staff, and as liaison with the participant's personal physician. Services are provided by a contract with a licensed Physician.

11. **Psychiatric and Psychological Services.** Consultation is provided to staff by a Psychiatrist, Psychologist, Psychiatrist Nurse or Licensed Clinical Social Worker (LCSW) at least three hours per month. The consultant may need to provide service to participants when indicated by the Multidisciplinary Team. The consultant will assess all participants with a primary or secondary diagnosis of mental illness and those prescribed any psychiatric medications. Additionally any participants with a history of or currently exhibiting behavioral problems are referred to the Psychiatric Consultant for assessment and intervention.
12. **Referral for optional health services.** When so indicated by the Multidisciplinary Team referrals are made for Dentistry, Audiology, Optometry and Podiatry.
13. **Emergency Services.** Medical emergency services are available involving physician, hospital and paramedic services. In a life threatening situation, 911 is called.

PROJECT DESCRIPTION AND PARKING DEMAND ANALYSIS

EXHIBIT E



Traffic, Transportation, and Parking Consultants
833 Americana Way, Suite 505
Glendale, CA 91210
Jano@JBATraffic.com
Tel: 8180694-2880
Fax: 818-888-4541

Project Description and Parking Demand Analysis
For
The Proposed Paraiso Adult Day Health Care Center (ADHC)
Located at
6346 Rugby Ave
Huntington Park, California

April 5, 2023



City Engineer's Review
Comments (04-27-23)

Report Approved As
Submitted

Yunus Rahi, PhD, PE, TE
City Engineer
626-826-7560

A handwritten signature in black ink, appearing to read 'Yunus Rahi', located below the printed name and contact information.



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833 Americana Way, Suite 505
Glendale, CA 91210
Jano@JBATraffic.com
Tel: 8180694-2880
Fax: 818-888-4541

Date: April 5, 2023

To: Lemessis Quintero, Associate Planner,

From: Jano Baghdanian, P.E., T.E.

Subject: Parking Demand Analysis for a Proposed Paraiso Adult Day Health Center (ADHC) - City of Huntington Park

Introduction

JB & Associates (JBA) has prepared the following Parking Demand Analysis for the proposed Paraiso Adult Day Health Center (ADHC) located at 6346 Rugby Avenue, Huntington Park, to demonstrate that ADHC has adequate off-street parking to meet the parking code requirement for this center.

Project Site

The project site is located 6346 Rugby Avenue in an existing 9,926 square feet building and approximately a 7,500 square feet off-street parking lot that will be striped with 2 disables spaces, 5 standard spaces, and one 10'X 20'-6" loading space for the facility's passenger vans as shown in the attached **Figure 1-Site Plan**.

Proposed Adult Day Health Care Description

The ADHC applicant is proposing to convert the existing building to operate an ADHC for 180-200 participants as approved by the State of California. This facility will provide a daytime Community-Based Adult Services (CBAS) that will provide comprehensive health care, therapy and counseling services to the elderly. In addition, hot meals and snacks will be provided to the participants during the hours of operation.

ADHC Operation

The proposed ADHC will operate as follows:

1. Initially up to 180 registered senior participants that will be a lower number and eventually grow to a maximum of 200 participants.
2. Age group: 60 years old and over.
3. Hours of Operation as follows: 8:00 a.m. to 2:00 p.m. Monday through Friday
 - 70% of the participants will attend the center 3 times a week (MWF).
 - 20% of the participants will attend the center 4 times a week (MTWTH).
 - 10% of the participants will attend 5 times a week (MTWTHF).

For example: Patient A- attends once a week visit only, Patient B- attends 3 times a week, Patient C – attends 5 days a week.



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4. Up to 6 employees will manage the center depending on the total adult enrollment at the ADHC. The number of employees working at the center will essentially be working in two shifts of 3-4 at a time based on the day of the week. Based on applicants experience the worst case scenario in terms of attendance occurs three days of the week when 70% of the patients attend the center and 4 employees will be assigned on these days. In addition, typically several employees rideshare, that will reduce the parking demand. Therefore, the 5 off-street parking spaces will be adequate for employee parking.

Patient/ Adult Participant Base and Transportation Services

The proposed Adult Day Health Care (ADHC) Center is nearby to:

- Huntington Plaza Senior apartments (184 units) as primary source of patients which is within walking distance.
- The Casa Bonita senior apartments is also a secondary source of patients who can also be walking with assistance.

Participants at the ADHC will not be driving by themselves to the center because of the proximity to Huntington Plaza Senior apartments and Casa Bonita senior apartments. Therefore, there is no need for off-street parking for the participants of the ADHC.

The following transportation services will serve the ADHC:

- Majority will use of Los Angeles County Access services for qualified seniors and the disabled.
- ADHC will hire Driver(s) who own their own vans that will assist with pickup of patients starting at 7 am and drop-off at facility by 8 a.m. Pick up again at 2 p.m. from the facility and drop-off back to their home/facility.
- The ADHC may purchase a van for emergency pickup and drop-off for the facility depending on the capacity of the patients.

There will be designated van 10' X 20'-6" space on site as shown on the site plan for the passenger vans. It is important to note that Access Services provides curb to curb service. In most cases the passengers will be dropped off or picked up in from of the ADHC on Rugby Street and not in the parking lot. The project applicant has applied for a passenger loading zone in front of 6346 Rugby Avenue that is subject to the City approval. Ideally, this loading zone will be the most ideal and efficient area for the patients of the ADHC.

City of Huntington Park Parking Code Requirements

The City of Huntington Park Parking Code does not have a parking ratio for the proposed ADHC. Therefore the parking requirement for the proposed 9,926 square foot floor area is based on its employee



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numbers. Given the fact that ALL the participants are transported to and from the center by Access services, private vans, or they can walk to the ADHC, the need for off-street parking is minimized.

Conclusion

Community-Based Adult Services (CBAS) is a community-based day health program that provides services to elderly people and adults with chronic medical, cognitive, or behavioral health conditions and/or disabilities that make them at risk of needing institutional care. It is an alternative to institutional care for Medi-Cal beneficiaries who can live at home with the aid of appropriate health, rehabilitative, personal care, and social services.

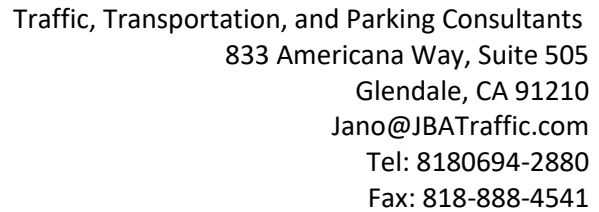
Each center has a multidisciplinary team of health professionals who conduct a comprehensive assessment of each potential participant to determine and plan services needed to meet the individual's specific health and social needs.

As stated in the sections above, all patients attending the proposed ADHC will be either walking or transported by ACCESS Services, private vans or walking to and from the ADHC. Therefore, the ADHC's adjacent parking lot will be adequate for the drop-off and pick-off activity of the vans and the employee parking. In addition to a passenger loading area on Rugby Avenue proposed and subject to City's approval. The 5 off-street parking spaces will be adequate for the employees as they will be working in shifts depending on the day of the week and the patient demand . The potential addition of a private van owned by the ADHC for patient emergency transportation needs will also enhance the transportation needs of the patients.



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FIGURE 1 – SITE PLAN

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VICINITY MAP

EXHIBIT F

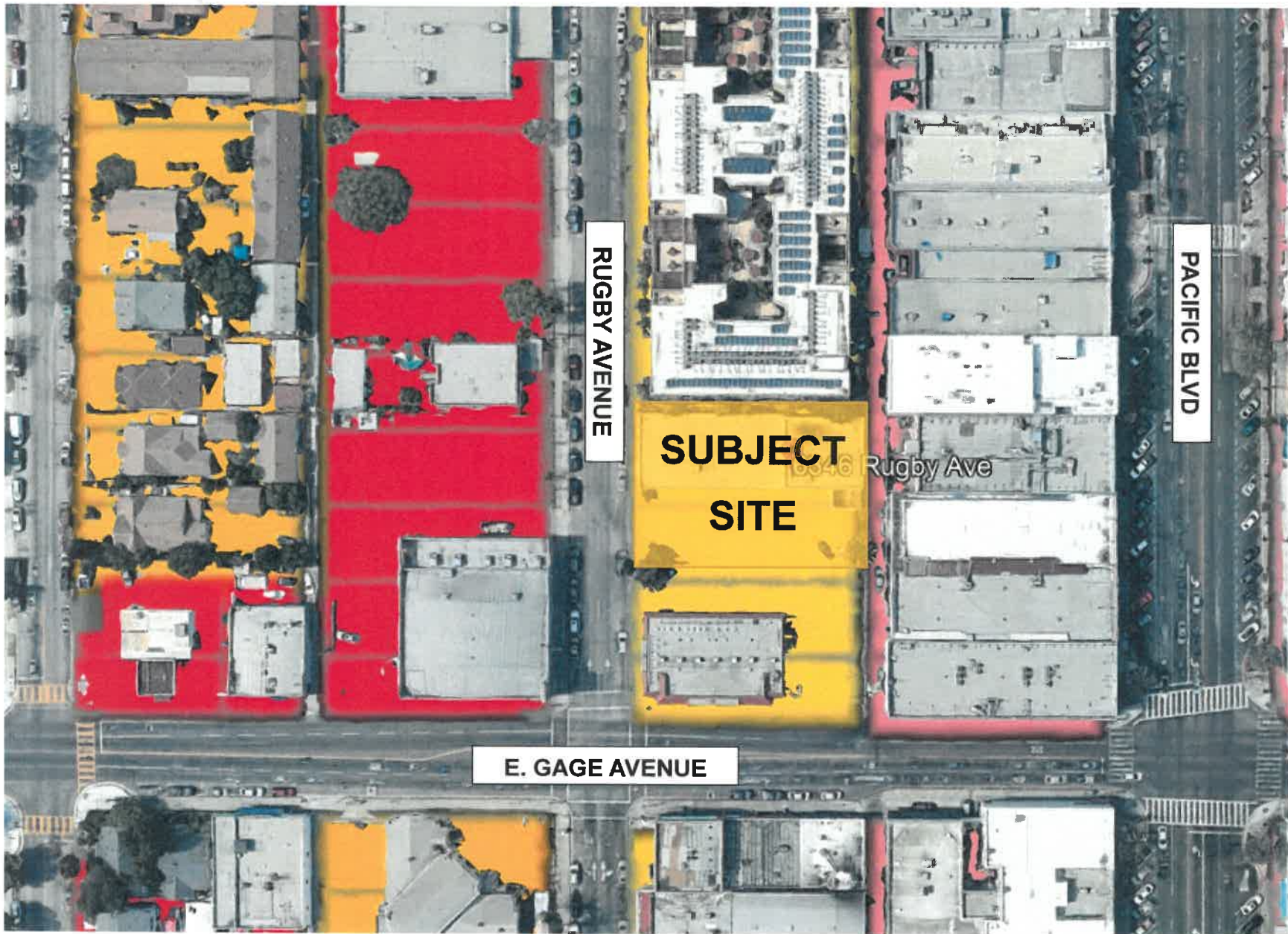
VICINITY MAP



ZONING MAP

EXHIBIT G

ZONING MAP



NOTICE OF EXEMPTION

EXHIBIT H

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: 12400 EAST IMPERIAL HIGHWAY
ROOM 2001 NORWALK, CA 90650

From: (Public Agency): CITY OF HUNTINGTON PARK
COMMUNITY DEVELOPMENT DEPARTMENT
6550 MILES AVE, HUNTINGTON PARK CA 90255

(Address)

Project Title: CONDITIONAL USE PERMIT 2022-03

Project Applicant: ANNA SARKISYAN

Project Location - Specific:

6346 RUGBY AVENUE

Project Location - City: HUNTINGTON PARK Project Location - County: LOS ANGELES

Description of Nature, Purpose and Beneficiaries of Project:

THE PROJECT CONSISTS OF TENANT IMPROVEMENT PLANS FOR A CHANGE OF USE TO AN ADULT DAY CARE CENTER.

Name of Public Agency Approving Project: CITY OF HUNTINGTON PARK

Name of Person or Agency Carrying Out Project: ANNA SARKISYAN

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15301(a) existing facilities
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is exempt from the California Environmental Quality Act (CEQA) in accordance with Article 19 (Categorical Exemptions), Section 15301(a) (Existing Facilities) of CEQA Guidelines. This project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

The project complies with the General Plan and zoning designations and is fully served by all required utilities. The site has no value for sensitive or endangered habitat. As there is no substantial evidence that the project may have a significant effect on the environment, Planning Commission may find that the project is in compliance with the CEQA exemption.

Lead Agency

Contact Person: LEMESSIS QUINTERO Area Code/Telephone/Extension: 323-584-6270

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: ASSOCIATE PLANNER

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____