



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: JULY 19, 2023

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: STEVE FORSTER, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: JORDAN MARTINEZ, ASSISTANT PLANNER

SUBJECT: PLANNING COMMISSION CASE NO. 2022-01 CUP
(CONDITIONAL USE PERMIT)

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT FOR A BANQUET HALL AT 3466 EAST FLORENCE AVENUE, LOCATED WITHIN THE COMMERCIAL GENERAL (CG) ZONE.

APPLICANT: Shannon Westbrook
3340 Marna Avenue
Long Beach, CA 90808

PROPERTY OWNER: Shannon Westbrook
3340 Marna Avenue
Long Beach, CA 90808

PROPERTY OWNER'S MAILING ADDRESS: 3340 Marna Avenue
Long Beach, CA 90808

PROJECT LOCATION: 3466 East Florence Avenue

ASSESSOR'S PARCEL NUMBER: 6213-003-026

PREVIOUS USE: Restaurant with on sale beer and wine and Dance Hall

LOT SIZE: 8,190 square feet

BUILDING SIZE: 6,672 square feet (Existing)
7,056 square feet (Proposed)

GENERAL PLAN: General Commercial

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ZONE: Commercial General (CG)

**SURROUNDING
LAND USES:**

North: Open Space (OS)

West: Commercial General (CG)

South: Low Density Residential (RL)

East: Commercial General (CG)

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

Pursuant to Huntington Park Municipal Code (HPMC) Section 9-4.202, Banquet Halls are 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 CUP for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
4. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the

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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 proposed project is Categorically Exempt pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

PROJECT BACKGROUND:

- ***Site Description***

The subject site is located south of E. Florence Avenue between Bissell Street to the west and California Avenue to the east. The site measures approximately 8,190 square feet. Additionally, the site is developed with an existing two-story commercial building, measuring approximately 6,672 square feet. The subject site is surrounded by commercial uses to the west and east, residential uses to the south, and open space uses to the north.

ANALYSIS:

- ***Project Proposal***

The Applicant, Shannon Westbrook, is the new property owner at 3466 E. Florence Avenue. The Applicant is also the owner/CEO of SRW Studios, which is a company that provides personal private specialty event planning services. SRW Studios is expanding to the existing two-story building in Huntington Park (3466 E. Florence Avenue). The Applicant purchased the property in November of 2019. However, in order for SRW Studios to operate in an official capacity in Huntington Park the company needs a business license and an entitlement to operate a banquet hall use. Therefore, the Applicant is requesting a CUP for the banquet hall use at said property.

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- ***Business Operation***

SRW Studios will operate with a staff comprised of one Events Coordinator and five to seven in-house operations employees. SRW Studios will provide clients with food catering options and provide non-alcoholic beverages. However, alcohol may be served, when provided by the host for parties and events that meet specific alcohol control measures. There will not be any alcohol sales on-site. Valet and security services are also offered by SRW Studios. Per the Business and Concept Plan, hours of operation would be Monday to Sunday from 8:00 AM to 2:00 AM.

However, Planning staff provided modified hours in the conditions of approval that take into consideration the sensitive land uses (primarily the residential uses located to the south) in the immediate vicinity of the project site. Specifically, Planning proposed the following hours of operation:

Sunday - Thursday:	10:00 AM to 10:00 PM
Friday - Saturday:	10:00 AM to 12:00 AM

The Planning Commission can also make modifications to the hours of operation as they see fit.

- ***Access/Circulation***

The subject site has vehicular and pedestrian access from E. Florence Avenue located to the north of the property. Vehicles will enter a driveway located at the northwest corner of the property from E. Florence Avenue. Parking is available to the south and west of the building. The driveway is located between two different properties. As such, access will be shared with the neighboring property located to the west (3452-3454 E. Florence Avenue) of the banquet hall. During larger events, access to the project site may be supplemented by a second driveway further west on E. Florence Avenue that provides direct access to the 3452-3454 E. Florence Avenue parking lot. This parking lot will serve as additional parking for the banquet hall via a parking agreement. A Parking Lot Lease Agreement was made between both properties (3466 E. Florence Avenue and 3452-3454 E. Florence Avenue) and

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has a duration of ten years. The Agreement was executed and agreed by both property owners on October 15, 2022.

- ***Parking***

Pursuant to the HPMC Section 9-3.804, the parking requirements for banquet halls and similar establishments with or without entertainment is one (1) space per 100 square feet of seating/assembly gross floor area and 1 space per 400 square feet of nonseating gross floor area. In addition, the parking requirement for office use is one (1) space per 400 square feet of gross floor area.

In accordance with the City's parking standards, the total off-street number of parking spaces required for the proposed use is 41 parking spaces. The proposed use will provide only 18 parking spaces on site (1 handicapped, 2 compact, and 15 standard). As a result, the project will not comply with the number of required parking spaces. However, in order to meet the parking deficit (23 spaces) a Parking Lot Lease Agreement was made between both properties. The additional parking provided via parking agreement would allow for the proposed banquet hall to meet parking requirements. The parking calculations are summarized in the following table:

Off-Street Parking Requirement	
Parking Standards	Required
1 st Floor Banquet Seat Area	1,230 sf / 100 sf = 13 Spaces
Office Area	252 sf/ 400 sf = 1 Space
2 nd Floor Banquet Seat Area	1,868 sf/ 100 sf = 19 Spaces
Bar Area	69 sf/ 100 sf = 1 Space

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Dance Area	320 sf/ 100 sf = 4 Spaces
Stage Area	199 sf/ 100 sf = 2 Spaces
Mezzanine non-seating area	384 sf/ 400 sf = 1 Space
Total	41 Spaces

Additionally, HPMC Section 9-3.703 requires that commercial uses with less than 10,000 square feet of gross floor area provide one (1) loading space. As such, the banquet hall will need to provide one loading space. Additional loading spaces may be required by the Planning Commission.

- ***Traffic Study***

The Applicant submitted a Traffic Study prepared by KOA Corporation for City Review. The Traffic Study evaluated the potential transportation impacts of the proposed banquet hall development.

The non-CEQA analysis determined that the project would not cause intersection operational deficiencies, site access or circulation constraints, or parking concerns. The project is not expected to worsen queuing conditions at the study intersections (the project driveway/E. Florence Avenue and Salt Lake Avenue (West)/ California Avenue with E. Florence Avenue). Also, the project would not interfere with access to adjacent properties and/or intersections.

Additionally, the CEQA analysis determined that the project is not expected to conflict with City plans, programs, ordinances, or policies; or cause substantially increase hazards due to geometric design feature(s) or incompatible use.

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- **Noise Study**

The Applicant submitted a Noise Study prepared by Noise Monitoring Services for City Review. Pursuant to HPMC Section 9-3.507, any noise level from the use or operation of any musical instrument or other machine or device for the producing or reproducing of sound between 10:00 p.m. and 8:00 a.m. shall not exceed sixty-five (65) decibels (dBA) at the property lines. The noise study details the interior-to-exterior noise analysis for the project.

The noise sources associated with the project include music, people talking in the banquet hall, and two air conditioning units on the roof. The banquet hall will not have a permanent amplified sound system. However, disc jockeys or live bands would bring their own amplified systems for events. The nearest residences are located approximately 50 feet to the south of the project. Salt Lake Park is located approximately 130 feet to the north and additional residences are located approximately 400 feet to the northeast of the project in the City of Bell.

Per the Noise Study, the operational noise levels would reach 54 dBA at the residences to the south, up to 56 dBA for Salt Lake Park, and up to 46 dBA at the residences to the northeast. As such, all noise generated will not exceed the 65 dBA threshold in the HPMC. Noise control measures in the form of conditions of approval are also included to reduce noise emanating from the project site.

- **Conditional Use Permit Findings**

In granting a Conditional Use Permit to allow for the banquet hall use, the Planning Commission must make findings in connection with the Conditional Use Permit, as set forth in the HPMC. A Conditional Use Permit may be approved only if all of the following findings are made:

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

Finding: Pursuant to HPMC Section 9-4.202, banquet halls are subject to a Conditional Use Permit in the Commercial General zone. This zoning district is

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intended to provide for general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. As such, the proposed banquet hall will provide another service-oriented business in the area. Additionally, the proposed project will comply with the requirements of the HPMC.

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

Finding: The proposed use is consistent with the General Plan. Specifically, the proposed use supports Goal 3.0 of the Land Use Element, which calls for the revitalization of deteriorating land uses and properties. The project site was purchased by the Applicant in 2019. Before the Applicant bought the property, the last operating business was in 2015. Since then, the building at the site has stayed in an abandoned and deteriorated state. The proposed banquet hall use would provide a revamped look made possible through a combination of an upgraded building façade and new landscaping. Additionally, the banquet hall's new appearance would complement the newly proposed development located to the east of the property at 3480 East Florence Avenue (Starbucks). The project would also be consistent with Goal 5.0 of the Land Use Element, which calls to promote expansion of the City's economic base and diversification of economic activity. The banquet hall will provide the City with an additional source of revenue. By providing another location for banquet hall use, the City will provide residents with more flexibility and would also encourage more business to come to the City.

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

Finding: The proposed project is Categorically Exempt pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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

Finding: The proposed use is compatible in design, location, size, and operating characteristics of the general area. Uses in the area are generally service-oriented and vehicular along with pedestrian traffic are based primarily from E. Florence Avenue. The banquet hall will not deviate from the existing two-story configuration and instead will incorporate an architectural façade highlighting stone siding and earth tone colors that will complement the surrounding buildings. The banquet hall will be subject to conditions of approval from various City departments to ensure that the use will not create significant noise, traffic, or other conditions or situations that may be detrimental to the surrounding uses or pose as a hazard 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;**

Finding: The subject site measures approximately 8,190 square feet square feet. The total size of the existing two-story commercial building measures approximately 6,672 square feet. The proposed project will be of similar intensity to those known to have occupied the subject site and surrounding area. The subject site is surrounded by commercial uses to the west and east, residential uses to the south, and open space uses to the north, thus providing similar conditions.

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

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Finding: Vehicular and pedestrian access to the project site will be provided through East Florence Avenue located to the north. The use proposes to utilize existing infrastructure and public utilities. The surrounding area is completely developed with public access, water sanitation, and other public utilities. The use will not impede the accessibility to public access, water, sanitation, or other public utilities and services. The use will not be detrimental to public health, safety, and general welfare of the community. It is expected that the project will be required to comply with all Building Code requirements.

CONCLUSION:

Based on the above analysis, Staff has recommended approval for the request since the proposed use meets all the findings for a CUP. Additionally, conditions of approval will ensure that the proposed use will meet HPMC stipulations. However, the Planning Commission may approve, deny, or request modifications to the project.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **approve Case No. 2022-01 CUP.**

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CONDITIONS OF APPROVAL:

PLANNING

1. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, or Planning Commission. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.
2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. The proposed project shall comply with all applicable federal, state and local agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.
4. The property be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. All proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and/or routed along the ground floor and shall be completely concealed from public view as required by the City prior to authorization to operate.
6. That any existing and/or future graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
7. That all unmaintained landscaping material shall be replaced with new landscape materials. The applicant shall submit a landscape plan prepared by a licensed landscape architect.
8. That the operator shall obtain a valid City of Huntington Park Business License prior to commencing business operations.
9. There shall be no sale of alcohol on the premises.
10. Security personnel will be responsible for checking I.D.'s of all guests attempting to obtain or possess alcohol. Once proper identification has been presented, security personnel will issue the person a wristband.
11. Only the contracted bartender will be allowed to serve alcohol. No outside volunteers will be allowed to assist.

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12. Commencement of alcohol service shall not begin prior to the start time of the event.
13. That no loitering or consumption of alcohol take place outside of the establishment or in surrounding parking area(s) and that sign be posted in both English and Spanish on the site prohibiting such activities. The number, design, location, size and text of the signs shall be subject of Planning Division and Police Department review and approval. This condition must be complied with prior to commencement of business operations.
14. That the hours of operation shall be Sunday to Thursday from 10:00 AM to 10:00 PM and Friday to Saturday from 10:00 AM to 12:00 AM. Any modification to the hours of operation shall be subject to the approval of the Director of Community Development.
15. That all doors and windows shall be coated with anti-graffiti film, as approved by the Planning Division, prior to the issuance of the City Business License.
16. 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 Applicant 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.
17. That this entitlement shall be subject to review for compliance with conditions of approval at the issuance at such intervals as the City Planning Commission or Community Development Director shall deem appropriate.
18. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
19. 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.
20. No outdoor storage, including but not limited to, recreational vehicles, motorhomes, trailers, campervans, boats, vehicles, motorcycles, etc. shall be permitted on the property.
21. That the parking lot shall be utilized by patrons of the establishment and shall not be utilized as storage.

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22. Applicant shall provide and maintain one (1) loading space with a minimum dimension of 10 feet in width by 25 feet in length. The loading space is required to be compliant with Title 9, Chapter 3, Article 7 (Off-street Loading Standards).
23. Vehicle loading and unloading shall occur on-site and not within any adjoining streets nor alleys.
24. No payphones shall be allowed on the subject site.
25. The facility shall provide a trash enclosure for the refuse containers per HPMC 9-3.103.24.B. The trash enclosure(s) shall be of decorative material and have a decorative trellis.
26. 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.
27. 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.
28. The applicant shall provide adequate on-site security at all times to ensure the safety of patrons and maintenance of the property. Security Plan shall be submitted and approved by the Police Department.
29. This entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
30. If the use ceases to operate for a period of six (6) months, the entitlement shall be null and void.
31. If the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be null and void.
32. That the Applicant shall comply with all applicable property development standards including, but not limited to, outdoor storage, fumes and vapors, property maintenance, and noise.
33. The Director of Community Development is authorized to make minor modifications to the approved plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.

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34. All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way.
35. All landscaping shall be installed and permanently maintained in compliance with HPMC Title 9, Chapter 3, Article 4 (Landscaping Standards).
36. All vehicles associated with the business shall be parked or stored on-site and not in adjoining streets or alleys.
37. Egress and ingress of the building shall be made by patrons from Florence Avenue to the north and from the parking lot to the west of the building. The south and east sides of the building shall be limited to egress only.
38. All exterior doors shall be kept closed during the operating hours to avoid noise spillover to neighboring uses.
39. Any driveway or public work activities require an Encroachment Permit.
40. The entitlement shall be valid for a term of 5 years. The Applicant must return to the Planning Commission to obtain a renewal of the entitlement.
41. Acceptance of the CUP shall relinquish any entitlements, contracts, or previous agreements with the City associated with the development and operations of the site.
42. That the Applicant (business owner and property owner) agree in writing to the above conditions.

CODE ENFORCEMENT

43. Ensure no window tint eliminates the ability to see into the business causing a safety issue for emergency services. Window coverage not to exceed the Municipal Code allowances.
44. The parking lot for the Starbucks located at 3480 East Florence Avenue shall not be used for parking for the banquet hall at 3466 East Florence Avenue.
45. Use of anti-graffiti film on windows and glass doors.
46. No street/sidewalk vending services to be used to provide food for event services.
47. No banner type advertising to be used.
48. Post No Trespassing signs and No Loitering signs to prevent trespassers on the property.

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POLICE DEPARTMENT

49. 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.
50. 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.
51. The permittee shall not allow employees to discard trash or beer bottles into the outside dumpster between the hours of 8 p.m. and 7 a.m. per section 9-3.507 HPMC.
52. The permittee shall take reasonable measures to prohibit and prevent the loitering of persons immediately outside any of the entrance/exit doors and the parking lot, at all times while open for business. This should be done by utilizing security guards and signage with verbiage such as, "Please respect our neighbors", or something similar. At the conclusion of each event, the permittee shall take reasonable measures to ensure that exiting patrons walk directly to their vehicles and not loiter in the parking lot or the immediate area.
53. Current occupancy loads shall be posted at all times.
54. The posting of flyers, and/or placards, or cards on windshields or similar literature, advertising entertainment activities at the business including promotional events, shall be strictly prohibited within the City of Huntington Park per HPMC sections 5-1.02, 5-1.03, & 5-1.02.1. Violation of this condition shall be cause for the City Council to take punitive action against the permittee, including revocation, suspension, or modification of this permit.
55. The permittee shall maintain full compliance with all applicable laws, ABC laws, ordinances, and stated conditions.
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 for a minimum of 30 days.
57. The permittee agrees to reimburse the City of Huntington Park whenever excessive police services, as determined by the Chief of Police, are required as the result of any incident or nuisance arising out of, or in connection with the permittee's operations.

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58. The surrounding area (exterior & parking lot) shall be illuminated in order to make easily discernible the appearance and conduct of all person on or about the property.
59. The permittee shall be responsible for maintaining an adequate security staff to supervise patrons inside the establishment and those waiting to enter. Potential patrons awaiting entry in a defined “queue” shall be counted toward the calculation of required security staffing levels. For crowds up to fifty (50) patrons, the permittee shall provide a minimum of two (2) uniformed security guards. For crowds over (50) fifty patrons, the permittee shall provide a minimum of one (1) additional uniformed security guard per fifty (50) people. Should the permittee’s operations give rise to a substantial increase in complaints/calls for service, or trash left in the parking lot or adjacent property, the permittee shall increase security as directed by the Chief of Police.
60. **Noncompliance with conditions:** when the Chief of Police determines that permittee has violated the terms of the permit, including the permittee’s obligation to comply with all other laws and regulations, but believes those violations can be remedied through education and/or minor modifications to permittee’s operation, permittee will be asked to attend a meeting with the involved departments to address the community concerns and discuss how additional restrictions and/or revocation can be avoided.
61. Moreover, the City reserves the right to review the permittee’s compliance with the terms and conditions of this Conditional Use Permit and if necessary, revoke, suspend or modify the permit if the conduct of the business staff and/or customers creates problems as described in these conditions and subject to regulations of the Huntington Park Municipal Code.

LOS ANGELES COUNTY FIRE DEPARTMENT

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

EXHIBITS:

- A: PC Resolution No. 2022-01 CUP
- B: Site Plan
- C: Floor Plan
- D: Parking Lot Lease Agreement
- E: SRW Business Plan
- F: Site Photographs - Existing Conditions
- G: Conditional Use Permit Application Packet

PC RESOLUTION NO. 2022-01 CUP

EXHIBIT A

CASE NO. 2022-01 CUP

[illegible]

WHEREAS, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, July 19, 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 Shannon Westbrook, requesting a Conditional Use Permit for a banquet hall at 3466 East Florence Avenue, located within the Commercial General (CG) zone, described as:

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

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

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

SECTION 1: Based on the evidence within staff report, traffic study, noise study, and the Environmental Assessment Questionnaire, the Planning Commission adopts the

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

SECTION 2: The Planning Commission hereby makes all of the following required 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 Planning Staff finds that pursuant to HPMC Section 9-4.202, banquet halls are subject to a Conditional Use Permit in the Commercial General zone. This zoning district is intended to provide for general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. As such, the proposed banquet hall will provide another service-oriented business in the area. Additionally, the proposed project will comply with the requirements of the HPMC.

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

The Planning Staff finds that the proposed use is consistent with the General Plan. Specifically, the proposed use supports Goal 3.0 of the Land Use Element, which calls for the revitalization of deteriorating land uses and properties. The project site was purchased by the Applicant in 2019. Before the Applicant bought the property, the last operating business was in 2015. Since then, the building at the site has stayed in an abandoned and deteriorated state. The proposed banquet hall use would provide a revamped look made possible through a combination of an upgraded building façade and new landscaping. Additionally, the banquet hall's new appearance would complement the newly proposed development located to the east of the property at 3480 East Florence Avenue (Starbucks). The project would also

1 *be consistent with Goal 5.0 of the Land Use Element, which calls to promote*
2 *expansion of the City's economic base and diversification of economic*
3 *activity. The banquet hall will provide the City with an additional source of*
4 *revenue. By providing another location for banquet hall use, the City will*
5 *provide residents with more flexibility and would also encourage more*
6 *business to come to the City.*

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

10 *The Planning Staff finds that an environmental assessment has been*
11 *conducted for this project in compliance with the California Environmental*
12 *Quality Act (CEQA). The Project is Categorically Exempt pursuant to Section*
13 *15301, Class 1, (Existing Facilities) of the California Environmental Quality*
14 *Act (CEQA) Guidelines.*

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

21 *The Planning Staff finds that the proposed use is compatible in design,*
22 *location, size, and operating characteristics of the general area. Uses in the*
23 *area are generally service-oriented and vehicular along with pedestrian traffic*
24 *are based primarily from E. Florence Avenue. The banquet hall will not*
25 *deviate from the existing two-story configuration and instead will incorporate*
26 *an architectural façade highlighting stone siding and earth tone colors that*
27 *will complement the surrounding buildings. The banquet hall will be subject*
28 *to conditions of approval from various City departments to ensure that the*

use will not create significant noise, traffic, or other conditions or situations that may be detrimental to the surrounding uses or pose as a hazard to the public interest, health, safety, convenience or welfare of the City.

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

The Planning Staff finds that the subject site measures approximately 8,190 square feet square feet. The total size of the existing two-story commercial building measures approximately 6,672 square feet. The proposed project will be of similar intensity to those known to have occupied the subject site and surrounding area. The subject site is surrounded by commercial uses to the west and east, residential uses to the south, and open space uses to the north, thus providing similar conditions.

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 Planning Staff finds that vehicular and pedestrian access to the project site will be provided through East Florence Avenue located to the north. The use proposes to utilize existing infrastructure and public utilities. The surrounding area is completely developed with public access, water sanitation, and other public utilities. The use will not impede the accessibility to public access, water, sanitation, or other public utilities and services. The use will not be detrimental to public health, safety, and general welfare of the community. It is expected that the project will be required to comply with all Building Code requirements.

SECTION 3: The Planning Staff can make all six (6) of the required findings in support of Resolution No. 2022-01 CUP; therefore, the Planning Commission hereby approved Resolution No. 2022-01 CUP subject to the following conditions:

CONDITIONS OF APPROVAL:

PLANNING

1. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, or Planning Commission. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.
2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. The proposed project shall comply with all applicable federal, state and local agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.
4. The property be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. All proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and/or routed along the ground floor and shall be completely concealed from public view as required by the City prior to authorization to operate.
6. That any existing and/or future graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
7. That all unmaintained landscaping material shall be replaced with new landscape materials. The applicant shall submit a landscape plan prepared by a licensed landscape architect.
8. That the operator shall obtain a valid City of Huntington Park Business License prior to commencing business operations.
9. There shall be no sale of alcohol on the premises.
10. Security personnel will be responsible for checking I.D.'s of all guests attempting to obtain or possess alcohol. Once proper identification has been presented, security personnel will issue the person a wristband.

11. Only the contracted bartender will be allowed to serve alcohol. No outside volunteers will be allowed to assist.
12. Commencement of alcohol service shall not begin prior to the start time of the event.
13. That no loitering or consumption of alcohol take place outside of the establishment or in surrounding parking area(s) and that sign be posted in both English and Spanish on the site prohibiting such activities. The number, design, location, size and text of the signs shall be subject of Planning Division and Police Department review and approval. This condition must be complied with prior to commencement of business operations.
14. That the hours of operation shall be Sunday to Thursday from 10:00 AM to 10:00 PM and Friday to Saturday from 10:00 AM to 12:00 AM. Any modification to the hours of operation shall be subject to the approval of the Director of Community Development.
15. That all doors and windows shall be coated with anti-graffiti film, as approved by the Planning Division, prior to the issuance of the City Business License.
16. 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 Applicant 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.
17. That this entitlement shall be subject to review for compliance with conditions of approval at the issuance at such intervals as the City Planning Commission or Community Development Director shall deem appropriate.
18. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
19. 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.
20. No outdoor storage, including but not limited to, recreational vehicles, motorhomes, trailers, campervans, boats, vehicles, motorcycles, etc. shall be permitted on the property.
21. That the parking lot shall be utilized by patrons of the establishment and shall not be utilized as storage.

- 1 22. Applicant shall provide and maintain one (1) loading space with a minimum
2 dimension of 10 feet in width by 25 feet in length. The loading space is required to be
3 compliant with Title 9, Chapter 3, Article 7 (Off-street Loading Standards).
- 4 23. Vehicle loading and unloading shall occur on-site and not within any adjoining streets
5 nor alleys.
- 6 24. No payphones shall be allowed on the subject site.
- 7 25. The facility shall provide a trash enclosure for the refuse containers per HPMC 9-
8 3.103.24.B. The trash enclosure(s) shall be of decorative material and have a
9 decorative trellis.
- 10 26. The applicant shall provide publicly visible art or pay art fees in accordance with the
11 HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of
12 Occupancy.
- 13 27. Any proposed mechanical equipment and appurtenances, including satellite dishes,
14 gutters, etc., whether located on the rooftop, ground level or anywhere on the
15 property shall be completely shielded/enclosed so as not to be visible from any public
16 street and/or adjacent properties. Such shielding/enclosure of facilities shall be of
17 compatible design related to the building structure for which such facilities are
18 intended to serve and shall be installed prior to final building inspection.
- 19 28. The applicant shall provide adequate on-site security at all times to ensure the safety
20 of patrons and maintenance of the property. Security Plan shall be submitted and
21 approved by the Police Department.
- 22 29. This entitlement shall expire in the event it is not exercised within one (1) year from
23 the date of approval, unless an extension has been granted by the Planning
24 Commission.
- 25 30. If the use ceases to operate for a period of six (6) months, the entitlement shall be
26 null and void.
- 27 31. If the operation of this establishment be granted, deemed, conveyed, transferred, or
28 should a change in management or proprietorship occur at any time, this Conditional
Use Permit shall be null and void.
32. That the Applicant shall comply with all applicable property development standards
including, but not limited to, outdoor storage, fumes and vapors, property
maintenance, and noise.
33. The Director of Community Development is authorized to make minor modifications
to the approved plans or any of the conditions if such modifications shall achieve
substantially the same results, as would strict compliance with said plans and
conditions.

- 1 34. All on-site lighting shall be energy efficient, stationary, and directed away from
2 adjoining properties and public rights-of-way.
- 3 35. All landscaping shall be installed and permanently maintained in compliance with
4 HPMC Title 9, Chapter 3, Article 4 (Landscaping Standards).
- 5 36. All vehicles associated with the business shall be parked or stored on-site and not in
6 adjoining streets or alleys.
- 7 37. Egress and ingress of the building shall be made by patrons from Florence Avenue to
8 the north and from the parking lot to the west of the building. The south and east
9 sides of the building shall be limited to egress only.
- 10 38. All exterior doors shall be kept closed during the operating hours to avoid noise
11 spillover to neighboring uses.
- 12 39. Any driveway or public work activities require an Encroachment Permit.
- 13 40. The entitlement shall be valid for a term of 5 years. The Applicant must return to the
14 Planning Commission to obtain a renewal of the entitlement.
- 15 41. Acceptance of the CUP shall relinquish any entitlements, contracts, or previous
16 agreements with the City associated with the development and operations of the site.
- 17 42. That the Applicant (business owner and property owner) agree in writing to the above
18 conditions.

19 **CODE ENFORCEMENT**

- 20 43. Ensure no window tint eliminates the ability to see into the business causing a
21 safety issue for emergency services. Window coverage not to exceed the Municipal
22 Code allowances.
- 23 44. The parking lot for the Starbucks located at 3480 East Florence Avenue shall not be
24 used for parking for the banquet hall at 3466 East Florence Avenue.
- 25 45. Use of anti-graffiti film on windows and glass doors.
- 26 46. No street/sidewalk vending services to be used to provide food for event services.
- 27 47. No banner type advertising to be used.
- 28 48. Post No Trespassing signs and No Loitering signs to prevent trespassers on the
property.

POLICE DEPARTMENT

49. 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.
50. 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.
51. The permittee shall not allow employees to discard trash or beer bottles into the outside dumpster between the hours of 8 p.m. and 7 a.m. per section 9-3.507 HPMC.
52. The permittee shall take reasonable measures to prohibit and prevent the loitering of persons immediately outside any of the entrance/exit doors and the parking lot, at all times while open for business. This should be done by utilizing security guards and signage with verbiage such as, "Please respect our neighbors", or something similar. At the conclusion of each event, the permittee shall take reasonable measures to ensure that exiting patrons walk directly to their vehicles and not loiter in the parking lot or the immediate area.
53. Current occupancy loads shall be posted at all times.
54. The posting of flyers, and/or placards, or cards on windshields or similar literature, advertising entertainment activities at the business including promotional events, shall be strictly prohibited within the City of Huntington Park per HPMC sections 5-1.02, 5-1.03, & 5-1.02.1. Violation of this condition shall be cause for the City Council to take punitive action against the permittee, including revocation, suspension, or modification of this permit.
55. The permittee shall maintain full compliance with all applicable laws, ABC laws, ordinances, and stated conditions.
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 for a minimum of 30 days.
57. The permittee agrees to reimburse the City of Huntington Park whenever excessive police services, as determined by the Chief of Police, are required as the result of any incident or nuisance arising out of, or in connection with the permittee's operations.
58. The surrounding area (exterior & parking lot) shall be illuminated in order to make easily discernible the appearance and conduct of all person on or about the property.

59. The permittee shall be responsible for maintaining an adequate security staff to supervise patrons inside the establishment and those waiting to enter. Potential patrons awaiting entry in a defined "queue" shall be counted toward the calculation of required security staffing levels. For crowds up to fifty (50) patrons, the permittee shall provide a minimum of two (2) uniformed security guards. For crowds over (50) fifty patrons, the permittee shall provide a minimum of one (1) additional uniformed security guard per fifty (50) people. Should the permittee's operations give rise to a substantial increase in complaints/calls for service, or trash left in the parking lot or adjacent property, the permittee shall increase security as directed by the Chief of Police.

60. **Noncompliance with conditions:** when the Chief of Police determines that permittee has violated the terms of the permit, including the permittee's obligation to comply with all other laws and regulations, but believes those violations can be remedied through education and/or minor modifications to permittee's operation, permittee will be asked to attend a meeting with the involved departments to address the community concerns and discuss how additional restrictions and/or revocation can be avoided.

61. Moreover, the City reserves the right to review the permittee's compliance with the terms and conditions of this Conditional Use Permit and if necessary, revoke, suspend or modify the permit if the conduct of the business staff and/or customers creates problems as described in these conditions and subject to regulations of the Huntington Park Municipal Code.

LOS ANGELES COUNTY FIRE DEPARTMENT

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

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

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

PASSED, APPROVED, AND ADOPTED this 19th of July, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

HUNTINGTON PARK PLANNING COMMISSION

Jonathan Sanabria, Chairperson

ATTEST:

Steve Forster, Secretary

SITE PLAN

EXHIBIT B

CASE NO. 2022-01 CUP

Site Plan

3466 East Florence Ave



FLOOR PLAN

EXHIBIT C

CASE NO. 2022-01 CUP

3466 E. FLORENCE AVE
HUNTINGTON PARK CA 90255

EXISTING 2ND FLOOR

EXISTING FIRST FLOOR



EXISTING SECOND FLOOR PLAN



3466 E. FLORENCE AVE
HUNTINGTON PARK CA 90255

THE DESIGNER RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER. HOWEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND COMMENT OF THE DESIGNER.

EXISTING FLOOR PLANS

Scale AS SHOWN

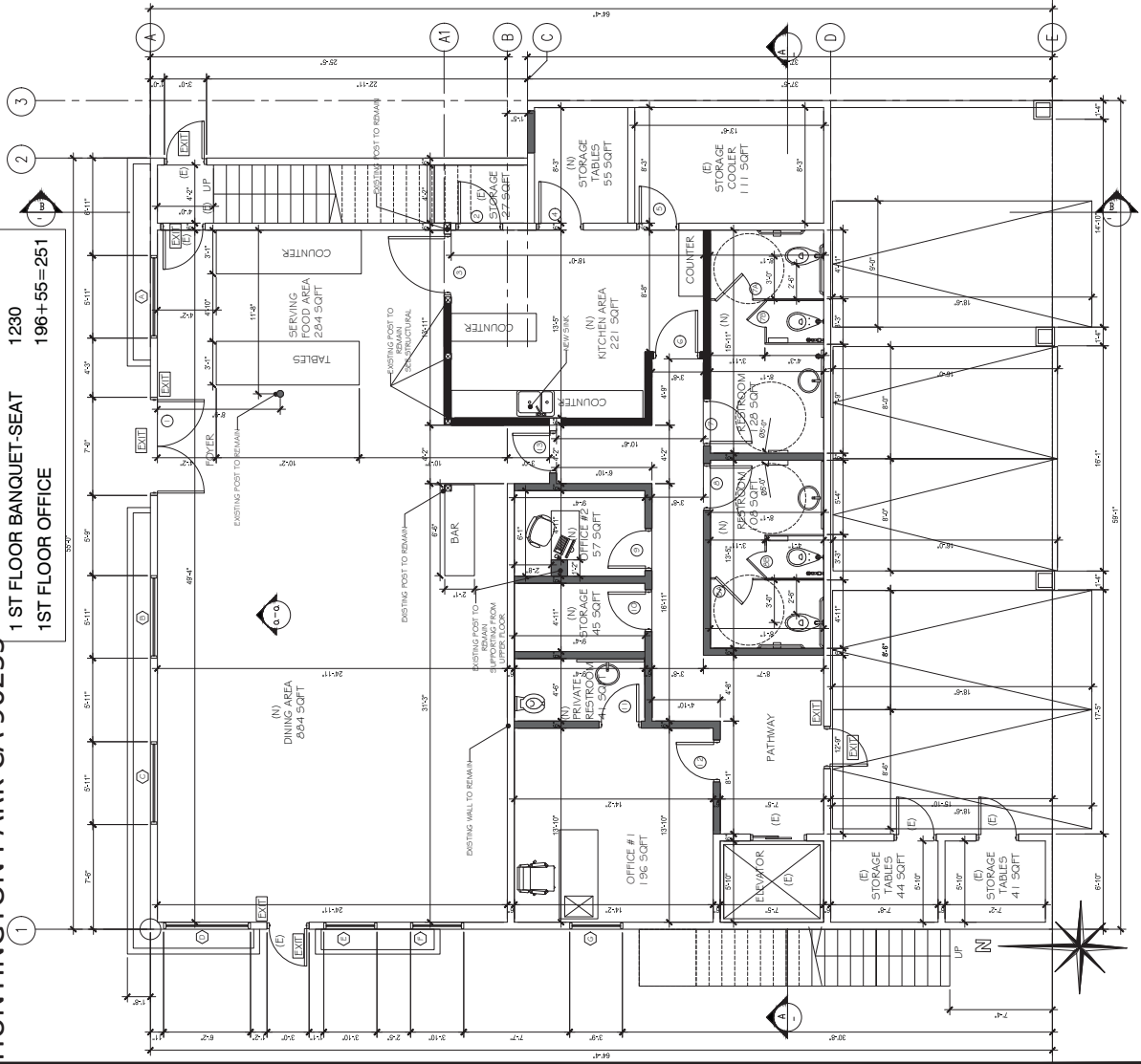
Sheet #

- DESIGN
- PLANS
- PERMITS

DESIGN
PLANS
PERMITS

3466 E. FLORENCE AVE
HUNTINGTON PARK CA 90255

1230
196+55=251
1ST FLOOR OFFICE
1ST FLOOR BANQUET-SEAT



PROPOSED FIRST FLOOR PLAN

1/4"=1'-0"

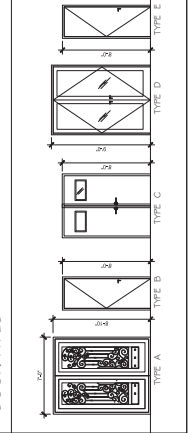
DOOR SCHEDULE

NO.	LOCATION	TYPE	SIZE (HxW)	REMARKS
1	ENTRY	A	7'-0" x 8'-0"	
2	STORAGE UNDER STAIRS	B	2'-6" x 6'-0"	
3	KITCHEN	C	6'-0" x 6'-0"	
4	STORAGE	D	3'-0" x 6'-0"	
5	EXISTING COOLER ROOM	E	3'-0" x 6'-0"	
6	KITCHEN	F	3'-0" x 6'-0"	
7	BATHROOM	G	3'-0" x 6'-0"	
8	BATHROOM INTER. STALL	H	3'-0" x 6'-0"	
9	BATHROOM INTER. STALL	I	3'-0" x 6'-0"	
10	STORAGE OFFICE	J	2'-6" x 6'-0"	
11	BATHROOM	K	2'-6" x 6'-0"	
12	OFFICE	L	3'-0" x 6'-0"	
13	HALLWAY	M	3'-0" x 6'-0"	
14	2ND FL. ENTRY HALL	N	3'-0" x 6'-0"	
15	2ND FL. BATHROOM	O	3'-0" x 6'-0"	
16	BATHROOM INTER. STALL	P	3'-0" x 6'-0"	
17	BATHROOM INTER. STALL	Q	3'-0" x 6'-0"	
18	PREPARATION ROOM	R	2'-6" x 6'-0"	
19	PREPARATION ROOM	S	2'-6" x 6'-0"	

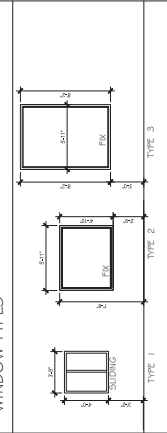
WINDOW SCHEDULE

NO.	LOCATION	TYPE	SIZE (HxW)	REMARKS
1	FIRST FL. BANQUET HALL	1	5'-1" x 14'-0"	
2	FIRST FL. BANQUET HALL	2	5'-1" x 14'-0"	
3	FIRST FL. BANQUET HALL	3	5'-1" x 14'-0"	
4	FIRST FL. BANQUET HALL	4	5'-1" x 14'-0"	
5	FIRST FL. BANQUET HALL	5	5'-1" x 14'-0"	
6	FIRST FL. BANQUET HALL	6	5'-1" x 14'-0"	
7	FIRST FL. BANQUET HALL	7	5'-1" x 14'-0"	
8	FIRST FL. BANQUET HALL	8	5'-1" x 14'-0"	
9	FIRST FL. BANQUET HALL	9	5'-1" x 14'-0"	
10	FIRST FL. BANQUET HALL	10	5'-1" x 14'-0"	
11	FIRST FL. BANQUET HALL	11	5'-1" x 14'-0"	
12	FIRST FL. BANQUET HALL	12	5'-1" x 14'-0"	
13	FIRST FL. BANQUET HALL	13	5'-1" x 14'-0"	
14	FIRST FL. BANQUET HALL	14	5'-1" x 14'-0"	
15	FIRST FL. BANQUET HALL	15	5'-1" x 14'-0"	
16	FIRST FL. BANQUET HALL	16	5'-1" x 14'-0"	
17	FIRST FL. BANQUET HALL	17	5'-1" x 14'-0"	
18	FIRST FL. BANQUET HALL	18	5'-1" x 14'-0"	
19	FIRST FL. BANQUET HALL	19	5'-1" x 14'-0"	
20	FIRST FL. BANQUET HALL	20	5'-1" x 14'-0"	

DOOR TYPES



WINDOW TYPES



DOOR AND WINDOW SCHEDULE

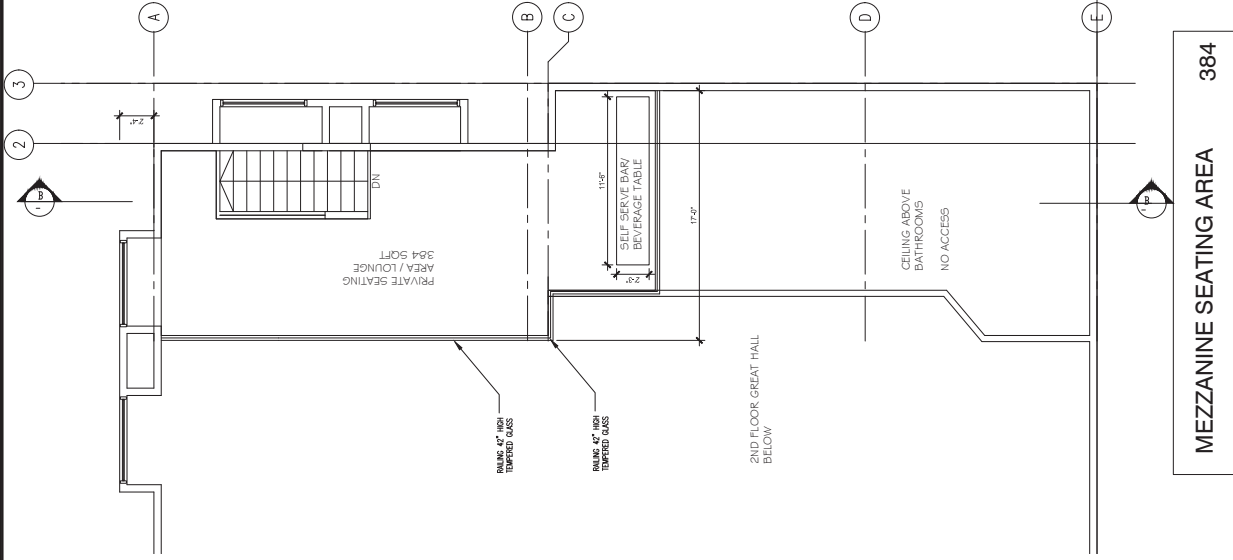
3/16"=1'-0"

3466 E. FLORENCE AVE
HUNTINGTON PARK CA 90255

THE DESIGNER RESERVES THE RIGHT TO MAKE ANY CHANGES TO THE DESIGN WITHOUT NOTICE AND WITHOUT LIABILITY TO THE CLIENT. THE CLIENT AGREES TO HOLD THE DESIGNER HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE DESIGNER'S NEGLIGENCE, ACTIVE OR PASSIVE, IN THE PERFORMANCE OF THE DESIGNER'S OBLIGATIONS TO THE CLIENT.

PROPOSED FIRST FLOOR
PROJ. # 20-308.96
Scale AS SHOWN
Sheet # A3-2

3466 E. FLORENCE AVE
HUNTINGTON PARK CA 90255



MEZZANINE SEATING AREA 384

PROPOSED NEW MEZZANINE PLAN

1/4" = 1'

GR

WITH DESIGN

• DESIGN

• PLANS

• PERMITS

RUTH ALKNER

818-825-5988

RODESIGNDECO@GMAIL.COM

CLIENT	ADDRESS	3466 E. FLORENCE AVE HUNTINGTON PARK CA 90255
THE DESIGNER RESERVES THE RIGHT TO MODIFY OR ALTER THE DESIGN AT ANY TIME WITHOUT NOTICE AND WITHOUT LIABILITY. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF ANY PROPERTY OR PERSONS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF ANY PROPERTY OR PERSONS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF ANY PROPERTY OR PERSONS.		
PROJ # 20-308.96		
PROPOSED MEZZANINE		
Scale	AS SHOWN	
Sheet #	A3-4	

PARKING LOT LEASE AGREEMENT

EXHIBIT D

CASE NO. 2022-01 CUP

PARKING SPACE LEASE AGREEMENT (PAGE 1)

THIS PARKING LOT LEASE AGREEMENT (this "Lease") is made as of Saturday October 15, 2022, by and between Francisco Granadeno with an address of 3452 and 3454 E. Florence Ave. Huntington Park, CA 90255 (the "Landlord"), and SRW Studios, LLC with an address of 3466 E. Florence Ave. Huntington Park, CA 90255 (the "Tenant").

The Landlord and the Tenant shall also be referred to herein each as a "Party", and collectively as the "Parties". Francisco Granadeno, as Landlord, does hereby agree to let to SRW Studios, LLC, the Tenant, lease up to 40 parking spaces located at 3450, 3452, 3454 E. Florence Ave. Huntington Park, CA 90255. The following terms and conditions shall apply to this Parking Space Lease Agreement ("Agreement"):

Terms and Conditions:

1. **Special Event Parking.** Tenant shall inform Landlord of parking spaces needed for special events. Landlord shall require a minimum of 3-day notice and the number of parking spaces that are needed for the event. Tenant may lease up to 40 parking spaces per event.
2. **Security.** Tenant shall provide parking security for special events when parking is leased.
3. **Items Left in Vehicle.** Landlord shall not be responsible for damage or loss to possessions or items to any property during a time when parking spaces are leased.
4. **Damage to Vehicle.** Landlord shall not be responsible for damage to Tenant's vehicle, whether or not such damage is caused by other vehicle(s) or person(s) in the parking lot and surrounding area.
5. **Damage to Property.** Tenant shall be responsible for any damaged caused to Landlord's property caused by tenant's customers during events.
6. **Clean Up.** Tenant shall be responsible for ensuring there is not trash or debris left by Tenant's customers at the end of all events.
7. **Payments by Tenant.** Tenant agrees to pay Landlord the following per event:
 - (a) November 1, 2022 to December 31, 2027: \$250.00 per event.
 - (b) January 1, 2028 to December 31, 2029: \$350.00 per event
 - (c): January 1, 2030 to December 31, 2032: \$400.00 per event

Tenant is to make such payment to Landlord in person (or by mail) at 3452 E. Florence Ave. Huntington Park, CA 90255 address.

8. **Duration.** This agreement is in place for 10 years. This agreement is not transferable.

EXECUTED AND AGREED by the parties hereto, this the 15th day of October 2022.

CONTINUED' PARKING SPACE LEASE AGREEMENT (PAGE 2)

Francisco Granadeno
Landlord (printed name)

Francisco Granadeno

Landlord (signature)

10/15/22
Date

3452 E. Florence Ave. Huntington Park, Park, CA 90255

Landlord's Address

SRW Studios, LLC a California Limited Liability Company
Tenant (printed name)

Shannon Westbrook

Tenant (signature)

Shannon Westbrook, General Partner

Date

10-15-22

3340 Morna Ave. Long Beach CA 90808

Tenant's Address

NOTARY

See all Purpose

Acknowledgement

Dated 10/15/22

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On 10-15-2022
Date

before me, Fernando D. Fernandez
Here Insert Name and Title of the Officer

personally appeared Shannon Horton Westbrook & Francisco Boanerges
Name(s) of Signer(s)
Gradenwa

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

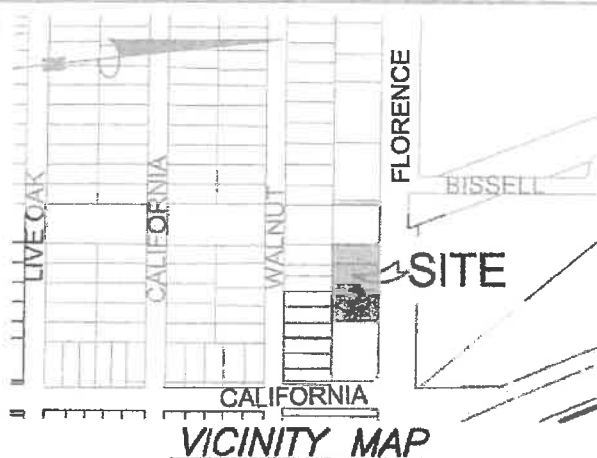
☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____



PARCEL 1 LEGAL DESCRIPTION:

THE WEST 10 FEET OF THE EAST 80 FEET OF LOT 13 OF TRACT NO.2599, IN THE CITY OF HUNTINGTON PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26 PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN:6213-003-025

PARCEL 2 LEGAL DESCRIPTION:

THE EASTERLY 70.00 FEET OF LOT 13 OF TRACT NO.2599, IN THE CITY OF HUNTINGTON PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26 PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN:6213-003-026

PARCEL 3 LEGAL DESCRIPTION:

PARCEL 1: THE EASTERLY 50 FEET OF LOT 12, EXCEPT THE NORTHERLY 25 FEET THEREOF, OF TRACT NO. 2599, IN THE CITY OF HUNTINGTON PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26 PAGE(S) 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: THE WEST 70 FEET OF LOT 13 OF TRACT NO. 2599 IN THE CITY OF HUNTINGTON PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26 PAGE(S) 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN:6213-003-005

BASIS OF BEARINGS:

THE BEARING OF THE CENTERLINE OF CALIFORNIA AVENUE AS SHOWN ON TRACT NO. 2599, RECORDED IN BOOK 26 PAGES 50 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA; WAS HELD TO BE SOUTH 07°04'00" WEST.

SURVEYOR'S NOTES:

- 1- THIS MAP IS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 2- PROPERTY SHOWN PER LOT LINES SHOWN PER TRACT NO. 2599, RECORDED IN BOOK 26 PAGES 50 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

SURVEYOR STATEMENT:

THIS MAP WAS MADE BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY, MONUMENTS FOUND, AND PUBLIC RECORDS IN THE CITY OF HUNTINGTON PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

Shereef Surur, L.S. 7295

Forma Engineering Inc.

400 San Fernando Mission Blvd, Suite 200

San Fernando, California 91340

Telephone No (818) 832-1710 Ext. 115



FORMA ENGINEERING INC.

400 San Fernando Mission Boulevard, Suite 200
San Fernando, California 91340

Phone: (818) 832-1710 • Fax: (818) 832-1740

PREPARED UNDER THE SUPERVISION OF:

Drawing Title:

EXHIBIT

3466 FLORENCE AVE
CITY of HUNTINGTON
PARK, CA 90255 -
TR 2599

Work Order
21024

Date:
7/25/2022

Scale: 1" = 30'

Designed: SS

Drawn: MY

Checked: SS

Sheet 1 of
2 Sheets

FLORENCE AVENUE

N82°54'30"W 1868.00'

50.00'

N82°54'30"W
10.00'

N82°56'00"W 50.00'

N82°54'30"W 70.00'

N82°54'30"W 70.00'

PORTION OF
LOT 12
APN: 6213-003-005

PORTION OF
LOT 13
APN: 6213-003-005

PORTION OF
LOT 13
TRACT NO. 2599
M. B. 26-50
APN : 6213-003-026

116.94'

116.96'

N7°04'00"E 116.96'

APN: 6213-003-025
(NO ADDRESS)

N7°04'00"E 116.96'

N7°04'00"E 116.96'

N82°54'30"W
10.00'

N82°54'30"W 50.00'

N82°54'30"W 70.00'

N82°54'30"W 70.00'

APN 6213-003-015

APN 6213-003-014

APN 6213-003-013

APN 6213-003-012

APN 6213-003-011

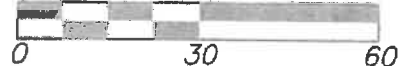
LOT 17

TRACT NO. 2599 M. B. 26-50

3
B. 26-50



GRAPHIC SCALE 1" = 30'



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Work Order	21024
Date:	7/25/2022
Scale:	1" = 30'
Designed:	SS
Drawn:	MY
Checked:	SS
Sheet 2 of	2 Sheets

SRW BUSINESS PLAN

EXHIBIT E

CASE NO. 2022-01 CUP

SRW Studios

Business & Concept Plan

September 2021

Shannon Westbrook
SRW Studios
224 E. 11th Street Unit 500
Los Angeles, CA 90015
Phone: 310.000.0000
Email: swestbrook220@yahoo.com

Contents

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B. Management & Team.....	
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D. Market Industry Research Opportunity.....	
E. Detailed Description of Clients.....	
F. Food and Beverage Catering.....	
G. Business Niche.....	
H. Growth Strategy.....	
I. Start Up Expenditures.....	
J. Maximum Building Occupancy.....	
K. Revenue Projections.....	

A. Executive Summary & Concept:

SRW Studios was incorporated in 2017. Current operations are at 224 11th Street, Los Angeles Ca. located in the heart of the historic entertainment district in downtown Los Angeles. SRW is expanding to a 2 story building in Huntington Park located at 3466 E. Florence Avenue.

SRW is a company that provides a personal private specialty event planning venue for consumer and business clientele. SRW Studios offers a venue for a variety of occasions ranging from anniversaries, small birthday parties, retirement parties, baby showers and other personal gatherings to medium sized weddings and corporate events.

SRW services include but are not limited to decorations, music arrangements, food catering, photography, and video recording. The Los Angeles location accommodates 150 people per event. The Huntington Park location can house from 50-150 people at a single event per floor. Valet and security services are also offered, if required.

EVENT HOURS

Event hours are from 10am-1am. Operations may require set up and clean up time of 1-2 hours and a total operation time from 8am-2am 7 days a week. SRW will typically run with a lean staff of 1 Events Coordinator and 5-7 in-house operations employees.

Gathering with family and friends at a venue that you can personalize is becoming more and more popular and SRW is positioned to offer customized events at a reasonable price. The exclusive venue offers clientele the opportunity to host celebrations or retreats that they desire in a controlled environment.

SRW has done over 100 events at its Downtown Los Angeles Location and is in need of a second location that provides easier access and more convenient parking options.

B. Management & Team:

The management and operations will be handled by the Principle Owner and CEO of SRW Studios along with the Director of Operations.

Shannon Westbrook – Owner/CEO

Shannon Westbrook (Certified Event Planner) has over 20 years of event planning experience. She has worked for small event planning companies in the past. Event planning has always been a passion of hers and she has built an exclusive array of clients, corporate and consumer. Shannon is a California native from the Los Angeles area. She understands the clientele here in Southern California and has built a reputation for hosting once in a lifetime special events that are often the talk of the town.

Mariela Castillo – Director of Operations

Mariela Castillo has over 25 years of experience in the party planning industry having worked for herself and several local large golf courses in the Los Angeles and Downey areas. Prior to joining SRW, Mariela was responsible for coordinating a wide range of events from small birthday parties and quinceaneras to large corporate events with 500 guests. Her expertise is a huge compliment to SRW.

SRW also plans to hire operations staff from the community it serves as growth plans are realized.

C. Legal Structure

SRW Studios is a Limited Liability Company incorporated in 2017.

D. Market Industry Research Opportunity

The party and event planning industry is composed on independent companies and individuals that organize parties, weddings, corporate dinners and other social gatherings on behalf of households, businesses and nonprofits. Industry participants orchestrate a variety of details for parties and events, including venue booking, music arrangements, food catering, photography, video recording and other services. In many cases, the planner or a representative of the planner is present during the event to ensure that everything runs smoothly. Since the industry offers services that are highly discretionary, industry revenue is heavily correlated with corporate profitability and discretionary personal income. The market is estimated to grow at an annual growth rate of 2.8% in 2021. With the market's value being \$4.8 billion in 2020, it is expected to continue to experience steady growth of 7% to \$5.14 billion by 2025.

E. Detailed Description of Clients

SRW clientele consists of consumers from the ages of 25 - 75 who are looking to celebrate a special event with family and friends. Other potential clients include organizations who are seeking a location for training of employees, employee recognition events and annual celebrations that foster high employee morale. SRW serves clients who value quality and exclusivity and require a fun and safe environment. These clients are willing to spend more money on a venue that is customizable and offers exclusivity.

F. Food and Beverage Catering

Food Catering

Each client will have the option for food catering. Clients can bring food onsite for consumption by event attendees, or they can purchase catering with their party package. Catering will be organized by SRW. SRW will use 3rd party caterers who will prepare food offsite and deliver it to the venue. Commercial grade stainless steel food chafing dishes will be used to keep the food hot. There will be no food cooked on the premises. All food will be prepared offsite and brought in to be served. All food requests will be paid for as part of the entire event package.

Beverage Catering

SRW will provide non-alcoholic beverages (soda, water, juices, etc.) that will be cooled using ice and ice coolers. Alcohol may be served, when provided by host, for parties and events that meet requirements.

Events where alcoholic beverages are served SRW will ensure the following requirements:

- The event is private
- The alcohol is host provided
- All drinks are complimentary

ALCOHOL CONTROL
MEASURES

- There is no admission cost for the event
- Security will be provided

SRW will contract a caterer to serve alcohol provided by the host. The clientele must pay for alcohol offsite and bring it for consumption by event attendees. The caterer will responsibly serve liquor to age-appropriate attendees who have proper identification. There will not be any alcohol sales onsite.

G. Business Niche

SRW Studios has the following advantages compared to competitors:

1. *Exclusive and Customizable Venue* – we offer a variety of venue themes and can offer customization and packages that are specific to each client. We offer an exclusive venue that is not open to the general public.
2. *Reasonable and Affordable Pricing* – we have the ability to be nimble and provide better pricing options for customers looking to have a high-quality event at a competitive price, we can adjust our pricing up and/or down depending on the client's budget
3. *Quality time with Event Planner* - we can offer time with the actual CEO of the business who will personally assist with the event planning. Our CEO has 20 years of experience planning small to medium sized events for consumers and corporate clients.
4. *Less Restrictions and Increased Availability* - we will offer increased location availability as we expand to our newly built Huntington Park location that has easy parking access with expanded business hours of operation.

H. Growth Strategy

To grow our business and clientele, SRW will do the following:

1. Advertise in target markets, newspaper, magazine, and broadcast. Along with advertisements through use of the existing sign on the current property, which gets over 10,000 cars per day passing through the Florence Avenue corridor.
2. Utilizing the internet by providing e-mail newsletter, Google advertisements and Facebook advertisements. We will also use social media such as Twitter, YouTube, Facebook, LinkedIn and Pinterest.
3. Provide contact information on the studios website.
4. Professional referrals through other business contacts, and targeted advertisements through such venues within the sports and entertainment industry.
5. Continue to provide a high quality culinary experience with an expansive menu and unlimited food and beverage options.
6. Continue to acquire the latest interior design décor materials, furniture and fixtures to provide our clients with unlimited design options for their special occasion.
7. We have plans for tenant improvements that will provide for a state of the art venue perfect for exclusive events for our VIP clients and their families & friends.

I. Start-up Expenditures

SRW Studios Huntington Park location has detailed projections for month to month revenue and expenses during its first year, and a subsequent build out plan for tenant improvements. SRW estimates

the total project build out cost at approximately \$500,000. The buildout should be completed within 6-8 months.

The property at 3466 E. Florence Avenue has been purchased for \$1,070,000. The property was purchased with personal private funds. The buildout will also be paid for with private funds. SRW trusts the monetary investment of over \$1,500,000 will speak to the commitment we are making to bringing back viable business operations to the location.

A copy of the plans for improvement are available upon request.

J. Maximum Building Occupancy:

SRW will occupy 100% of the location which is 6,672 Sq. Ft. Maximum capacity on the premises will be 350 occupants. Valet and security services are also offered.

K. Revenue Projections:

A detailed financial projection of revenue based on a 3 year plan using the current area demographics was completed. A summary breakdown is as follows:

Conservative revenues are projected at approximately \$500,000 for year 1 and expected to grow to over \$1,500,000 by year 3. Price points for special events range from \$5,000 to \$50,000 per event. Most events will span for 7 hours. There will be days where SRW will hold two events as the building is a 2 story structure.

Current scheduling list indicates 2.5 events per week and 8-10 events per month. Anticipated monthly revenue is \$40,000.

We currently have several clients waiting for events planned for the first quarter in 2022. We will be able to accommodate clients who may want to opt for virtual and hybrid events and/or opt for micro events due to COVID-19 protocols.

SRW will take a conservative approach towards growth to ensure it can duplicate the quality and operational efficiencies clients experience at its current location.

The excellent demographics with over 520,000 people within a 15 mile radius makes this location ideal.

**SITE PHOTOGRAPHS – EXISTING
CONDITIONS**

EXHIBIT F

CASE NO. 2022-01 CUP











CONDITIONAL USE PERMIT APPLICATION PACKET

EXHIBIT G

CASE NO. 2022-01 CUP



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

CONDITIONAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY

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

PROJECT INFORMATION

Project Address: 3466 E Florence Ave Huntington Park CA 90240

General Location: _____

Assessor's Parcel Number (APN): 6213-003-013

APPLICANT'S INFORMATION

Applicant: Shannon Westbrook

Mailing Address: 3340 MARNA AVE LONG BEACH CA 90808

Phone 1: 310-654-9766 Phone 2: _____ Email: SWESTBROOK220a@yahoo.com

PROPERTY OWNER'S INFORMATION

Property Owner: Shannon Westbrook

Mailing Address: 3340 MARNA AVE LONG BEACH CA 90808

Phone 1: 310 654 9766 Phone 2: _____ Email: Swestbrook220@yahoo.com

REQUEST

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

Converting existing two story restaurant to
banquet hall with non-functional kitchen
only heating option Available. REFRIGIRATORS
and storage provided.

The Banquet hall will have food prep area
offices, Bathrooms, Dancing, Bar and stage
area.

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.
- 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. Describe how 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 site for this proposed use is adequate in size and shape.

No change to zone, Same use, just the operational is to banquet Hall, events will be specific scheduling, no size or shape will be affected, building will be renovated.

2. Describe how the proposed use is consistent with the General Plan.

Floor plan reviewed size and shape, interior remodeling only to add bathroom to comply with ADA

3. Describe how 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.

No impact on environment, please see noise report and parking analysis

4. Describe how the design, location, size, and operating characteristics of the proposed use is 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.

The project has traffic and noise report attached they comply with codes and conditions, it does not impact safety or public health.

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

The site is suitable for all, it has handicap access, complies with density

6. Describe how 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.

Public Access has ADA compliant entry, elevator, has exit signs on all exits to comply with safety

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.

Shannon Westbrook
Applicant Signature (Required)

Date 7/11/23

Shannon Westbrook
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.

Shannon Westbrook
Property Owner Signature (Required)

Date 7/11/23

Shannon Westbrook
Print Name

**CITY OF HUNTINGTON PARK**

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

**ENVIRONMENTAL
INFORMATION FORM****FOR OFFICE USE ONLY**

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

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

Name: Ruth Aulker

Address: 15233 Ventura Blvd #1203 Sherman Oaks 91403

Telephone: 818-825-5988

Fax: _____

2. Contact Person concerning this project:

Name: Ruth Aulker

Address: _____

Telephone: 818-825-5988

Fax: _____

3. Address of project: 3466 Florence Ave Huntington Park 90255**4. Assessor's Parcel Number (APN): 6213-003-026 and 025****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: HP-CG****8. Proposed use of site: Banquet Hall, no cooking on site
just heating food**

9. **Site size** (lot dimensions and square footage):

9200 sq ft

10. **Project size:**

Square feet to be added/constructed to structure(s):

(E) existing 2 story Restaurant converted to Banquet hall

Total square footage of structure(s): _____

11. **Number of floors of construction:**

Existing: 2

Proposed: 2 + LOFT within existing perimeter

12. **Parking:**

Amount required: 46

Amount provided: onsite 19 from parks 27

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

14. **Proposed phasing of development:** _____

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

16. **If commercial, indicate the type of commercial use, estimated employment per shift, proposed hours of operations, indicate whether neighborhood, City or Regionally oriented, square footage of sales area, and loading locations:**

Customers to operate

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:

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

A) Potentially
Significant
Impact

B) Potentially
Significant Impact
Unless Mitigation
Incorporated

C) Less than
Significant
Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

a. Affect a scenic vista?

D

b. Have a demonstrable negative aesthetic effect?

D

c. Create light or glare?

D

AIR QUALITY

20. Would the proposed project:

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

D

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

D

c. Create objectionable odors?

D

BIOLOGICAL RESOURCES

21. Would the proposed project:

- a. Remove of any existing trees or landscaping?

0

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?

0

0

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?

0

0

0

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?

0

0

0

0

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

- a. Change water drainage patterns? less use
- 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?

0

0

c. Impact groundwater quality?

0

d. Substantially reduce the amount of groundwater otherwise available for public water supplies?

0

LAND USE AND PLANNING

26. Would the proposed project:

a. Conflict with the Zoning or General Plan designation?

0

b. Be incompatible with existing land use in the vicinity?

c. Disrupt or divide the physical arrangement of an established community?

0

MINERAL AND ENERGY RESOURCES

27. Would the proposed project:

a. Conflict with the conservation of water?

0

b. Use non-renewable resources in a wasteful and/or inefficient manner?

0

c. Substantially increase energy consumption (i.e. electricity, oil, natural gas, etc.)?

0

NOISE

28. Would the proposed project result in:

a. Increase to existing noise levels?

0

b. Exposure of people to severe noise levels?

0

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)?

0

b. Displace existing housing, especially affordable housing?

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?

0

- 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? 0

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

- a. Increase vehicle trips or traffic congestion? E
- 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?

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? 0
- 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.

existing was Restaurant

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.).

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

3/14/22