



REGULAR MEETING AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting

Wednesday, September 20, 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 sessions, 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 before 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 AUGUST 16, 2023, PLANNING COMMISSION MEETING

REGULAR AGENDA

PUBLIC HEARINGS

1. **CASE NO. CUP-2023-05 CONDITIONAL USE PERMIT (CUP)** - A REQUEST TO REVIEW EXISTING CONDITIONAL USE PERMIT (PREVIOUSLY APPROVED AS CASE NO. 1299-CUP) FOR A NIGHTCLUB WITH ON-SALE OF BEER AND WINE IN CONJUNCTION WITH LIVE ENTERTAINMENT AND DANCING AT AN EXISTING BUSINESS LOCATED AT 6927 PACIFIC BOULEVARD, LOCATED WITHIN DISTRICT B - FESTIVAL OF THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DTSP).

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Continue the public hearing to October 18, 2023

2. **CASE NO. 2023-03 CONDITIONAL USE PERMIT TRANSFER (CUPTR)** - A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED OPERATION OF AN AUTOMOBILE BODY REPAIR CENTER AT PROPERTY LOCATED AT 6000 S. ALAMEDA STREET, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) 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 CUP Transfer
4. Render a decision based on the findings stipulated in the Staff Report and Resolution

3. **CASE NO. 2023-04 CONDITIONAL USE PERMIT TRANSFER (CUPTR)** - A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED OPERATION OF AN AUTOMOBILE SALES DEALERSHIP ON PROPERTY LOCATED AT 6201 S. ALAMEDA STREET, WITHIN THE COMMERCIAL GENERAL (CG) 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 CUP Transfer
4. Render a decision based on the findings stipulated in the Staff Report and Resolution

4. **CASE NO. 2023-05 CONDITIONAL USE PERMIT TRANSFER (CUPTR) - A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED OPERATION OF AN AUTOMOBILE SALES DEALERSHIP ON PROPERTY LOCATED AT 6333 S. ALAMEDA STREET, WITHIN THE COMMERCIAL GENERAL (CG) ZONE.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Continue the public hearing to October 18, 2023

5. **CASE NO. 1660R-CUP – CONDITIONAL USE PERMIT – A REQUEST TO CONSIDER THE REVOCATION OF RESOLUTION NO. 1660-CUP AND ANY EXTENSIONS OR PERMITS IN CONNECTION WITH RESOLUTION NO. 1660-CUP, IN CONJUNCTION WITH A SMALL COLLECTION FACILITY FOR RECYCLABLE MATERIALS WITHIN THE PARKING LOT OF AN EXISTING SHOPPING CENTER LOCATED AT 6000-6046 PACIFIC BOULEVARD, WITHIN THE COMMERCIAL GENERAL (CG) 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 Revocation
4. Render a decision based on the findings stipulated in the Staff Report and Resolution

RECEIVE AND FILE

1. No items scheduled.

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn until the next regular meeting on Wednesday, October 18, 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 the City of Huntington Park City Hall and made available at www.hPCA.gov not less than 72 hours before the meeting.



Steve Forster
Community Development Director

**PLANNING COMMISSION MEETING MINUTES
AUGUST 16, 2023**



MINUTES

CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION

Wednesday, August 16th, 2023, at 6:30 p.m.

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

Commissioner Angelica Montes called the meeting to order at 6:35 p.m.

PRESENT IN PERSON: Commissioner Erika Nuno, Commissioner Ricardo Barba-Ochoa, Commissioner Angelica Montes, Chairperson Jonathan Sanabria, and Commissioner Eduardo Carvajal

STAFF PRESENT: Community Development Director, Steve Forster; Planning Division Manager, Luis Rodriguez; and Associate Planner, Lemessis Quintero

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Commissioner Erika Nuno

PUBLIC COMMENT – None

CONSENT ITEMS – Approve Planning Commission Meeting Minutes:

1. Regular Planning Commission Meeting held on July 19, 2023

MOTION: Commissioner Ricardo Barba-Ochoa to approve Minutes, seconded by Commissioner Nuno. Motion **passed 3-0-2**, by the following vote:

NOES: Commissioner(s): None

ABSENT: Commissioner(s): Commissioner Eduardo Carvajal.
Chairperson Jonathan Sanabria

The Approval of Planning Commission Meeting Minutes for May 17 and June 21, 2023, was cancelled due to lack of quorum.

PRESENTATIONS

1. **CASE NO. 2023-02 CONDITIONAL USE PERMIT (CUP) – A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE EXPANSION OF AN EXISTING GROCERY STORE ALCOHOLIC EVERAGE CONTROL (ABC) LICENSE FROM A TYPE 20 TO A TYPE 21 (OFF-SALE GENERAL LIQUOR) WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED AT 4135 SANTA ANA STREET WITHIN THE COMMERCIAL NEIGHBORHOOD (CN) ZONE.**

Associate Planner, Lemessis Quintero presented a PowerPoint to the Commission describing the request for a Conditional Use Permit to allow the expansion of an existing ABC Type 20 license to a Type 21 license at 4135 Santa Ana Street. Associate planner Quintero provided background information on the business and provided details related to the request including minor interior and exterior tenant improvements, no additional square footage proposed. The presentation included the environmental review and conditions of approval.

PUBLIC HEARING & QUESTIONS

Commissioner Angelica Montes asked if there is any signage identifying the location of the associated parking lot across the street. Applicant, Navsher Singh stated that there is no specific sign for the business in the parking lot.

Commissioner Barba-Ochoa stated that the current parking lot is situated in South Gate and asked if the applicant had to get permission to access the parking lot. Applicant Singh stated that the parking lot and building which the business is located in are owned by the same owner. Commissioner Barba-Ochoa then asked about the entrance through Santa Ana Street being the only entrance, to which applicant Singh said yes. Commissioner Barba-Ochoa mentioned residents living in that area and expressed his concern about parking issues that might appear in the future affecting these residents. Applicant Singh said that there will be no conflict with parking since they want to be good neighbors and not cause any trouble.

Commissioner Eduardo Carvajal expressed his concern about security, he asked about surveillance cameras being installed at the property. Applicant Singh said that they do have them installed, two cameras inside and two cameras outside the property, but if requested, they can add more cameras.

With no more comments from the Commission or Staff, Chairperson Sanabria, seconded by Commissioner Barba-Ochoa to **Approve CASE NO. 2023-02 CONDITIONAL USE PERMIT (CUP)**, seconded by Commissioner Ricardo Barba-Ochoa. Motion **passed 5-0-0**, by the following vote:

NOES: Commissioner(s): None

Community Development Director, Steve Forster gave a brief description of the remaining items on the agenda and mentioned that these items will be postponed for the next Planning Commission Meeting in September. Director Forster opened the public comment for any testimony on each item.

PUBLIC COMMENT

2. **CASE NO. CUP-2023-05 CONDITIONAL USE PERMIT (CUP) - A REQUEST TO REVIEW EXISTING CONDITIONAL USE PERMIT (PREVIOUSLY APPROVED AS CASE NO. 1299-CUP) FOR A NIGHTCLUB WITH ON-SALE OF BEER AND WINE IN CONJUNCTION WITH LIVE ENTERTAINMENT AND DANCING AT AN EXISTING BUSINESS LOCATED AT 6927 PACIFIC BOULEVARD, LOCATED WITHIN DISTRICT B - FESTIVAL OF THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DTSP).**

Martha Romero, a representative of the business owner spoke on behalf of the owner of 6927 Pacific Boulevard (Kalua's Night Club). Ms. Romero responded to concerns regarding noise concerns, she explained that the noise is not always emanating from Kalua's Nightclub. She stated that noise is coming from nearby nightclub, Ibiza.

3. **CASE NO. 2023-03 CONDITIONAL USE PERMIT TRANSFER (CUPTR)** - A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED OPERATION OF AN AUTO REPAIR AND AUTOBODY SHOP ON PROPERTY LOCATED AT 6000 S. ALAMEDA STREET, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.
4. **CASE NO. 2023-04 CONDITIONAL USE PERMIT TRANSFER (CUPTR)** - A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED OPERATION OF AN AUTO DEALERSHIP AND SERVICE FACILITY ON PROPERTY LOCATED AT 6201 S. ALAMEDA STREET, WITHIN THE COMMERCIAL GENERAL (CG) ZONE
5. **CASE NO. 2023-05 CONDITIONAL USE PERMIT TRANSFER (CUPTR)** - A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED OPERATION OF AN AUTO DEALERSHIP AND SERVICE FACILITY ON PROPERTY LOCATED AT 6333 S. ALAMEDA STREET, WITHIN THE COMMERCIAL GENERAL (CG) ZONE.

Property Owner, Nick Alexander expressed his sentiment of gratitude to the City of Huntington Park for a great business relationship that led to a successful partnership. Mr. Alexander shared how difficult it was for himself and his family to make the decision to sell the businesses.

RECEIVE AND FILE – No items to present.

STAFF COMMENTS

Director Forster provided brief updates regarding ongoing development projects:

- Farmer Boys is now open.
- Ross Stores on Pacific Blvd. has been open for over a month and is doing phenomenal business. The community has provided positive reviews.
- Raising Canes has broken ground. Construction activities have started.
- A Code Enforcement case was opened against the new Target for outside tarps, which is unacceptable.
- The large fire that occurred at St. Francis Family Health Center has been cleared and a white fence to allow developers to see the site.
- The General Plan update will be coming back to the Planning Commission in October.

PLANNING COMMISSION COMMENTS

1. Commissioner Barba-Ochoa thanked staff for such an incredible job with a detailed presentation. He thanked Director Forster for his great leadership and expressed his gratitude for the work he has done for the community.
2. Commissioner Carvajal thanked staff for the great work on improving the City's conditions. He expressed that he grew up in this City and he is pleased with its growth.
3. Commissioner Nuno shared the sentiment of her fellow commissioners. She thanked staff for going above and beyond to make the City a better place.
4. Commissioner Montes expressed her gratitude for everyone's great work and thanked the staff for putting on a neat and helpful presentation.
5. Chairperson Sanabria thanked staff for working through each project and for having detailed information that let the Commission make the right decisions.

ADJOURNMENT

At 7:50 p.m. the City of Huntington Park Planning Commission was adjourned to a Regular Meeting on Wednesday, September 20, 2023, at 6:30 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "SF".

Steve Forster
Community Development Director



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: SEPTEMBER 20, 2023

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

FROM: STEVE FORSTER, DIRECTOR OF COMMUNITY DEVELOPMENT

SUBJECT: PLANNING COMMISSION CASE NO. 2023-05 CUP
(CONDITIONAL USE PERMIT)

PROJECT

LOCATION: 6927 PACIFIC BOULEVARD

REQUEST: A REQUEST TO REVIEW EXISTING CONDITIONAL USE PERMIT (PREVIOUSLY APPROVED AS CASE NO. 1299-CUP) FOR A NIGHTCLUB WITH ON-SALE OF BEER AND WINE IN CONJUNCTION WITH LIVE ENTERTAINMENT AND DANCING AT AN EXISTING BUSINESS LOCATED AT 6927 PACIFIC BOULEVARD, LOCATED WITHIN DISTRICT B - FESTIVAL OF THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DTSP).

**ITEM CONTINUED TO NEXT REGULAR MEETING
OF THE PLANNING COMMISSION
WEDNESDAY OCTOBER 18, 2023, AT 6:30 PM**



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: SEPTEMBER 20, 2023

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: STEVE FORSTER, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: LEMESSIS QUINTERO, ASSOCIATE PLANNER

SUBJECT: PLANNING COMMISSION CASE NO. 2023-03 CUPTR
(CONDITIONAL USE PERMIT TRANSFER)

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED OPERATION OF AN AUTOMOBILE BODY REPAIR CENTER AT PROPERTY LOCATED AT 6000 S. ALAMEDA STREET, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.

APPLICANT: CPAG LA, INC.
3464 N. Peck Road
El Monte, CA 91731

PROPERTY OWNER: Alexander Family Trust

**PROPERTY OWNER'S
MAILING ADDRESS:** 1944 Edison Street
Santa Ynez, CA 93460

PROJECT LOCATION: 6000 S. Alameda Street

**ASSESSOR'S
PARCEL NUMBER:** 6321-007-013
6321-007-015
6321-007-016
6321-007-017

PREVIOUS/ CURRENT USE: Automobile body repair center

PROJECT SIZE: 54,950 square feet

BUILDING SIZE: 49,375 square feet

PLANNING COMMISSION AGENDA REPORT
CASE NO. 2023-03 CUPTR - 6000 S. Alameda Street
SEPTEMBER 20, 2023
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GENERAL PLAN:	Manufacturing Planned Development
ZONE:	Manufacturing Planned Development (MPD)
SURROUNDING LAND USES:	North: Manufacturing Planned Development (MPD) West: Manufacturing Planned Development (MPD) South: Manufacturing Planned Development (MPD) East: Manufacturing Planned Development (MPD)
MUNICIPAL CODE APPLICABILITY OF REQUIREMENTS FOR CONDITIONAL PERMIT TRANSFER:	Pursuant to Huntington Park Municipal Code (HPMC) Section 9-2.1106; in approving a Conditional Use Permit (CUP), the Review Authority may impose conditions (e.g., buffers, hours of operation, landscaping and maintenance, lighting, off-site improvements, parking, performance guarantees, property maintenance, signs, surfacing, time limits, traffic circulation, etc.) deemed reasonable and necessary to ensure that the approval would be in compliance with the findings required by HPMC Section 9-2.1105 (Findings). Condition No. 34 under Case No.1954-CUP (the existing CUP) at 6000 S. Alameda Street stipulates, " <i>That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.</i> " As such, the existing CUP shall be reviewed to ensure that new ownership shall continue compliance with the Municipal Code and Conditions of Approval.
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:**

Case No. 1954 CUP

On April 18, 2012, the Planning Commission approved a Conditional Use Permit to establish an automobile body repair center at 6000 S. Alameda St (subject site). The conditions of approval for CUP 1954 contain standards for the maintenance of the subject site and mitigation measures to prevent noise and traffic concerns.

The application for the transfer of CUP 1954 has been routed to applicable City Departments, the conditions of approval in this report and corresponding resolution reflect input and requirements from the City Departments.

PROJECT PROPOSAL:

The Applicant, CPAG LA, Inc., intends to continue to operate the existing automobile body repair center. There will be no change in the building layout, façade, or operation; the request is solely for a change of ownership.

• ***Business Operation***

The business hours of operation will be Monday through Friday 9 am – 7 pm, Saturday 9 am – 6 pm and Sunday 10 am – 6 pm.

The business employs approximately 30 employees. The automobile body repair center is for the exclusive use of the automobile dealerships at 6201 S. Alameda Street and 6333 S. Alameda Street.

ANALYSIS:

• ***Site Description***

The subject site is located on the northeasterly corner of Alameda Street and Randolph Street. The subject site is comprised of four (4) parcels (6321-007-013, 6321-007-015, 6321-007-016, and 6321-007-017). The combined total lot size is approximately 54,950 square feet.

The subject site is surrounded by industrial uses to the north, south, east, and west. The Alameda Corridor is located to the west of the subject site.

- ***Access/Circulation***

The subject site provides vehicular and pedestrian access from Alameda Street to the west, Randolph Street to the south, and Belgrave Avenue to the north. The subject site has existing driveways on Randolph Street and Belgrave Avenue. No modifications are proposed to on-site access or circulation.

- ***Off-Street Parking***

The applicant will continue to operate an automobile repair center, no additional square footage is proposed, nor will there be an intensification of the use. The automobile repair center is exclusive to the affiliated car dealerships located at 6201 S. Alameda and 6333 S. Alameda Street, which are under the same ownership. Therefore, no customer parking is provided on site.

Thus, the transfer of the Conditional Use Permit will not require additional parking greater than the off-site parking approved through Conditional Use Permit No. 1954.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **allow the Transfer of Conditional Use Permit No. 1954 (allowing the use of an autobody repair center) and adopt resolution no. 2023-03 CUPTR**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL CUPTR 2023-03:

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. That the proposed use shall comply with all applicable codes, laws, rules, and regulations, including Air Quality, Health, Building and Safety, Fire, Sign, Zoning, and Business License Regulations of the City of Huntington Park.
4. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. That the applicant comply with the development standards of an automobile service center/automobile repair specialty shop as required by Huntington Park Municipal Code Section 9-4.203(D).
6. That any existing and/or future graffiti as defined by Huntington Park Municipal Code Section 5-27.02(d) shall be diligently removed within a reasonable time period.
7. That all proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the structure or property shall be completely shielded/enclosed so as not to be visible from public view and/or adjacent properties.
8. That all repair/service activities and vehicle loading and unloading shall occur on-site and not on adjoining streets or alleys.
9. That the storage, use and removal of toxic substances, solid waste pollution, and flammable liquids, particularly gasoline, paints, solvents and thinners, shall be in compliance with all applicable local, State, and Federal regulations.
10. That all signs on the site be installed in compliance with the City's sign regulations and that approval be obtained through a Sign Design Review prior to installation.
11. 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 the SUSUMP requirements when applicable.
12. That the applicant comply with the requirements of County Sanitation District of Los Angeles.
13. That any violation of the conditions of this entitlement may result in the revocation of the entitlement.

14. That the applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
15. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
16. 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.
17. That this permit may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
18. The Director of Community Development is authorized to make minor modifications to any of the conditions of approval if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
19. That the Applicant and Property Owner agree in writing to the above conditions.

POLICE DEPARTMENT

20. 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.
21. 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.
22. Current occupancy loads shall be posted at all times.
23. 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.
24. 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.
25. Address should be clearly marked to the front and rear of structure.

26. 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.

PLANNING DIVISION SPECIAL CONDITIONS

27. That a Lot Merger / Tentative Parcel Map application to consolidate the existing four parcels into one, be submitted and approved within one (1) year after approval of this Conditional Use Permit Transfer.
28. That the Final Map be recorded within 24 months of the approval of the Tentative Parcel Map, unless an extension is granted by the Planning Commission.
29. Should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.
30. All conditions of approval in Resolution No. 1954 for Conditional Use Permit No. 1954 shall remain active, applicable and shall be complied with.

ATTACHMENTS:

- A. PC Resolution No. 2023-03 CUPTR
- B. Conditional Use Permit Transfer Application
- C. Planning Commission Staff Report No. 1954- CUP
- D. Planning Commission Resolution No.1954
- E. Conditional Use Permit No. 1954 Plans

PC RESOLUTION NO. 2023-03 CUPTR

EXHIBIT A

CASE NO. 2023-03 CUPTR

PC RESOLUTION NO. 2023-03 CUPTR

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TRANSFER IN CONNECTION WITH REAL PROPERTY LOCATED AT 6000 S. ALAMEDA STREET, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.

WHEREAS, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, September 20, 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 CPAG LA, INC., requesting approval of a Conditional Use Permit Transfer to continue the automobile body repair center for property located 6000 S. Alameda Street, within the Manufacturing Planned Development (MPD) zone, described as:

Assessor's Parcel No. 6321-007-013, 6321-007-015, 6321-007-016, and 6321-007-017, City of Huntington Park, County of Los Angeles; and

WHEREAS, the Planning Commission has considered the information relative to the proposed entitlement transfer; and

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

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

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

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

SECTION 1: Based on the evidence within staff report, the Planning Commission adopts the findings and determines that the project, as proposed, will have no significant adverse effect on the environment and adopts an Environmental Categorical Exemption

1 (CEQA Guidelines, Section 15301, Class 1, Existing Facilities).

2 **SECTION 2:** The Planning Commission hereby grants the transfer of the Conditional
3 Use Permit No. 1954 subject to the execution and fulfillment of the following relevant
4 conditions of approval after the Conditional Use Permit Transfer:

5 **PLANNING DIVISION**

- 6 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.
- 7 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.
- 8 3. That the proposed use shall comply with all applicable codes, laws, rules, and
regulations, including Air Quality, Health, Building and Safety, Fire, Sign, Zoning, and
Business License Regulations of the City of Huntington Park.
- 9 4. That the use be conducted, and the property be maintained, in a clean, neat, quiet,
and orderly manner at all times and comply with the property maintenance standards
as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park
Municipal Code.
- 10 5. That the applicant comply with the development standards of an automobile service
center/automobile repair specialty shop as required by Huntington Park Municipal
Code Section 9-4.203(D).
- 11 6. That any existing and/or future graffiti as defined by Huntington Park Municipal Code
Section 5-27.02(d) shall be diligently removed within a reasonable time period.
- 12 7. That all proposed mechanical equipment and appurtenances, including satellite
dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the
structure or property shall be completely shielded/enclosed so as not to be visible
from public view and/or adjacent properties.
- 13 8. That all repair/service activities and vehicle loading and unloading shall occur on-site
and not on adjoining streets or alleys.
- 14 9. That the storage, use and removal of toxic substances, solid waste pollution, and
flammable liquids, particularly gasoline, paints, solvents and thinners, shall be in
compliance with all applicable local, State, and Federal regulations.

1

2 10. That all signs on the site be installed in compliance with the City's sign regulations
3 and that approval be obtained through a Sign Design Review prior to installation.

4 11. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the
5 Huntington Park Municipal Code relating to Storm Water Management. The applicant
6 shall also comply with all requirements of the National Pollutant Discharge
7 Elimination System (NPDES), Model Programs, developed by the County of Los
8 Angeles Regional Water Quality Board. This includes the SUSUMP requirements
when applicable.

9 12. That the applicant comply with the requirements of County Sanitation District of Los
10 Angeles.

11 13. That any violation of the conditions of this entitlement may result in the revocation of
12 the entitlement.

13 14. That the applicant be required to apply for a new entitlement if any alteration,
14 modification, or expansion would increase the existing floor area of the
15 establishment.

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

18 16. That this entitlement shall be subject to review for compliance with conditions of the
19 issuance at such intervals as the City Planning Commission shall deem appropriate.

20 17. That this permit may be subject to additional conditions after its original issuance.
21 Such conditions shall be imposed by the City Planning Commission as deemed
22 appropriate to address problems of land use compatibility, operations, aesthetics,
23 security, noise, safety, crime control, or to promote the general welfare of the City.

24 18. The Director of Community Development is authorized to make minor modifications
25 to any of the conditions of approval if such modifications shall achieve substantially
26 the same results, as would strict compliance with said plans and conditions.

27 19. That the Applicant and Property Owner agree in writing to the above conditions.

28

POLICE DEPARTMENT

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

25 21. Noise emanating from the permittee's premises shall not be audible 50 feet or more
26 from the property line of the premises. The permittee shall be responsible for

1 determining how to best meet this requirement, either by keeping doors and windows
2 closed.

3 22. Current occupancy loads shall be posted at all times.

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

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

12 25. Address should be clearly marked to the front and rear of structure.

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

PLANNING DIVISION SPECIAL CONDITIONS

16 27. That a Lot Merger / Tentative Parcel Map application to consolidate the existing four
17 parcels into one, be submitted and approved within one (1) year after approval of this
18 Conditional Use Permit Transfer.

19 28. That the Final Map be recorded within 24 months of the approval of the Tentative
20 Parcel Map, unless an extension is granted by the Planning Commission.

21 29. Should the operation of this establishment be granted, deemed, conveyed,
22 transferred, or should a change in management or proprietorship occur at any time,
23 this Conditional Use Permit shall be reviewed.

24 30. All conditions of approval in Resolution No. 1954 for Conditional Use Permit No. 1954
25 shall remain active, applicable and shall be complied with.

26 **SECTION 3:** This resolution shall not become effective until 15 days after the date of
27 decision rendered by the Planning Commission, unless within that period of time it is
28 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.

29 **SECTION 4:** The Secretary of the Planning Commission shall certify to the adoption
30 of this resolution and a copy thereof shall be filed with the City Clerk.

PASSED, APPROVED, AND ADOPTED this 20th of September, 2023 by the following

vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

HUNTINGTON PARK PLANNING COMMISSION

Jonathan Sanabria, Chairperson

ATTEST:

Steve Forster, Secretary

CONDITIONAL USE PERMIT TRANSFER APPLICATION

EXHIBIT B

CASE NO. 2023-03 CUPTR



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 TRANSFER APPLICATION

FOR OFFICE USE ONLY

Date Filed: 7/31/23 File No.: CUP TR 2023-03 Fee/Receipt No.: \$ 316.00

Initials: JKW

PROJECT INFORMATION

Project Address: 6000 S ALAMEDA ST, HUNTINGTON PARK CA 90255

General Location: _____

Assessor's Parcel Number (APN): 6321-007-015

APPLICANT'S INFORMATION

Applicant: CPAG LA INC

Mailing Address: 3464 N PECK RD, EL MONTE CA 91731

Phone 1: 206-920-0608 Phone 2: 714-274-4640 Email: MATTHEW@CARPROS.COM

PROPERTY OWNER'S INFORMATION

Property Owner: Alexander Family Trust

Mailing Address: 1944 Edison Street, Santa Ynez CA 93460

Phone 1: (323) 353-2030 Phone 2: _____ Email: naibmw@aol.com

APPLICATION PROCEDURES

1. Submit two (2) sets of plan drawings as outlined below if changes are being proposed to layout or façade of the business. If no physical changes are proposed, Planning will require one (1) set of plans. All plans should be submitted on 24" x 36" paper.
2. One (1) CD Rom or USB drive containing all files in digital PDF and/or JPEG formats
3. Submit a Conditional Use Permit Transfer application.
4. Submit required fee of \$316.00
5. All re-submittals shall contain the previously submitted plans with the corrections made by the Planning Division.

Plans should include the following items:

1. Site plans must show the following information:
 - a. Property line boundaries.
 - b. All existing and proposed structures and uses.
 - c. Adjacent public improvements, streets and/or alleys.
 - d. Landscaping (trees, shrubs, lawns, ground cover, etc.)
 - e. Special areas (outdoor storage, future development, walkways, driveways, etc.)
 - f. Full dimensions.
 - g. North arrow.
2. Floor plans showing the interior layout of all levels, including dimensions, existing and proposed uses.
3. Elevations for all sides of each structure indicating material, architectural treatment, color, etc.

For further information, please contact the Planning Division by calling (323) 584-6210, between 7:00 a.m. and 5:30 p.m., Monday through Thursday.

In order for the Community Development Department to approve a CUP Transfer, Huntington Park Municipal Code Section 9-2.1105 requires that all of the following findings be made for a CUP:

- A. That 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. That the proposed use is consistent with the General Plan;
- C. That 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. That 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. That the subject site is physically suitable for the type and density/intensity of use being proposed; and
- F. That 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 Community Development Department 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)

No change in use is requested. We propose to continue the facility's use as an automotive repair facility.

Application is due to change in ownership.

The site is a 47,074 square foot automotive repair facility sitting on 1.29 acres.

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

Operations at the site will not have a detrimental effect upon anything adjacent. As it currently operates, and will continue to, all operations for the site will be kept to the site. Any and all required licensing and permits- to include environmental- will be in place. The site will conform with all applicable laws and regulations.

3. If known, please detail any modifications to the building and/or operations of the business, which were not considered in the initial CUP approval.

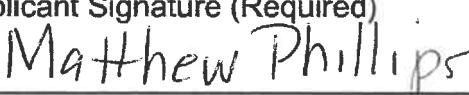
No material changes to the building or operations are planned, but the business will be under different ownership.

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 7-26-23



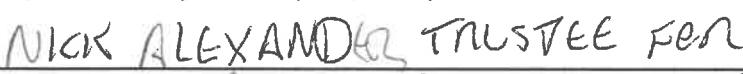
Print Name

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 7-26-23



Print Name NICK ALEXANDER TRUSTEE FOR
THE ALEXANDER FAMILY TRUST

**PLANNING COMMISSION
STAFF REPORT NO. 1954-CUP**

EXHIBIT C

CASE NO. 2023-03 CU PTR



City of
HUNTINGTON PARK california
COMMUNITY DEVELOPMENT DEPARTMENT
6550 MILES AVENUE
HUNTINGTON PARK, CA 90255

ADMINISTRATIVE REPORT

DATE: April 18, 2012

TO: Chairperson Benitez and Members of the Planning Commission

FROM: Jack L. Wong, Interim Community Development Director

BY: Albert G. Fontanez, Senior Planner

**SUBJECT: PLANNING COMMISSION CASE NO. 1954-CUP
(CONDITIONAL USE PERMIT)**

REQUEST: The applicant is requesting Planning Commission approval of a Conditional Use Permit to establish an automobile body repair center at 6000 Alameda Street, within the MPD (Manufacturing Planned Development) Zone.

APPLICANT: Studio IV, Inc.
25691 Atlantic Ocean Drive, B-17
Lake Forest, CA 92630

PROPERTY OWNER: Nicholas B Alexander Company Trust
6333 Alameda Street
Los Angeles, CA 90001

PROJECT LOCATION: 6000 Alameda Street
Huntington Park, CA 90255

ASSESSOR'S PARCEL NO's.: 6321-007-013, 6321-007-015, 6321-007-016 & 6321-007-017

PROJECT SIZE: 54,950 Sq. Ft.

BUILDING SIZE: 49,375 Sq. Ft.

SITE SIZE: 6321-007-013: 20,820 Sq. Ft.
6321-007-015: 28,260 Sq. Ft.
6321-007-016: 3,350 Sq. Ft.

PLANNING COMMISSION ADMINISTRATIVE REPORT

CASE NUMBER 1954-CUP

April 18, 2012

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<u>6321-007-017:</u>	2,520 Sq. Ft.
Total:	54,950 Sq. Ft.

PRESENT USE: Industrial/Vacant

ZONE: Industrial/Manufacturing Planned Development (MPD)

GENERAL PLAN: Industrial/Manufacturing Planned Development

SURROUNDING LAND USES:
North: Industrial/Manufacturing Uses
West: Alameda Corridor and Industrial/Manufacturing Uses
South: Industrial/Manufacturing Uses
East: Industrial/Manufacturing Uses

MUNICIPAL CODE REQUIREMENTS FOR A

CONDITIONAL USE PERMIT: An auto body shop is permitted in the Industrial/Manufacturing Planned Development (MPD) Zone provided a Conditional Use Permit has been granted by the Planning Commission.

REQUIRED FINDINGS FOR A CONDITIONAL USE PERMIT:

Following a hearing, the Planning Commission shall record the decision in writing and shall recite the findings upon which the decision is based. The Commission may approve and/or modify a Conditional Use Permit 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

PLANNING COMMISSION ADMINISTRATIVE REPORT

CASE NUMBER 1954-CUP

April 18, 2012

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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:**

Categorical Exemption, CEQA Section 15301
Existing Facilities

**ADMINISTRATIVE
COMMENTS AND
ANALYSIS:**

The applicant, Studio IV, Inc on behalf of Mr. Nicholas Alexander, is requesting Planning Commission approval of a Conditional Use Permit (CUP) to establish an automobile body repair center at 6000 Alameda Street, within the MPD (Manufacturing Planned Development) Zone..

The subject site is comprised of four (4) parcels (6321-007-013, 6321-007-015, 6321-007-016 and 6321-007-017) located on the northeast corner of Little Alameda Street and Randolph Street. The combined total lot size is $54,950 \pm$ sq. ft. The subject site has a street frontage along Belgrave Avenue of 476 feet; along Little Alameda Street of 94 feet; and along Randolph Street of 458 feet. Currently, the site is developed with a two-story brick structure located towards the westerly side of the subject property fronting Little Alameda Street, Belgrave Avenue and Randolph Street, which spans the entire western-most parcel (6321-007-015). There is also a one-story warehouse structure located towards the easterly side of the subject property fronting Belgrave Avenue and Randolph Street, which spans over the three eastern-most parcels (6321-007-013, 6321-007-016 and 6321-007-017).

The existing structures have a total floor area of $49,375 \pm$ sq. ft. which were previously used as industrial warehouses and are now vacant. There is an open paved area towards the center of the subject site that has been and will continue to be used for parking purposes. The subject site is surrounded by industrial uses to the north, south, and east and by the Alameda Corridor to the west.

PLANNING COMMISSION ADMINISTRATIVE REPORT

CASE NUMBER 1954-CUP

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Staff has conditioned that the applicant and/or property owner submit a Tentative Parcel Map (TPM) in order to consolidate the four (4) parcels into one (1) parcel. The minimum lot area in the MPD Zone is 5,000 sq. ft. Two of the four existing parcels currently meet this standard; however, the remaining two parcels (6321-007-016 and 6321-007-017) do not meet the minimum lot size. By consolidating all four lots, the existing non-conformity of lot sizes would be eliminated. A lot consolidation would create one (1) parcel that exceeds the minimum lot area as required by the Huntington Park Municipal Code (HPMC).

The site is physically suitable for the type and intensity of the proposed use and has adequate provisions for public access. Primary access is available from Little Alameda Street, which borders the site on the west and is both a major arterial and a designated truck route as defined by the Circulation Element of the City's General Plan. Randolph Street, which borders the site on the south, provides additional access to the property and is classified as a secondary arterial. Belgrave Avenue, which is considered a local access street, borders the site on the north and will provide an additional point of access.

The applicant proposes to establish an automobile collision repair center on the existing vacant property. The structure will be comprised of a total of twenty-eight (28) service bays; two (2) will include a spray booth for the proposed use. The structure's exterior will remain the same in appearance, however, exterior openings that were sealed in the past to comply with seismic retrofit requirements will be improved to compliment the existing brick finish. The layout of the structures will for the most part remain the same, except for a few new partition walls. The applicant is not proposing expansion of the existing structures or construction of any new buildings on the site.

Off-street parking will be provided via the open parking area located on the southerly side of the site along Randolph Street and will be developed with 16 parking spaces. The existing warehouse building located on the easterly side of the site will be used for parking purposes and will contain 33 parking spaces. The applicant is proposing six (6) additional spaces with the service center area. The HPMC requirement for automobile service uses is one (1) parking space for each 3,000 square feet of lot area, and 1 space for each service bay; therefore, the project will require a total of 47 off-street parking spaces. The applicant

PLANNING COMMISSION ADMINISTRATIVE REPORT**CASE NUMBER 1954-CUP**

April 18, 2012

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is proposing to provide 55 off-street parking spaces. These parking calculations are summarized in the table below.

STANDARD OFF-STREET PARKING CALCULATION				
USE	RATIO	AREA	REQUIRED	PROVIDED
Service Ctr Lot Area	1 space/ 3,000 sf	54,950 sf	18.31	27
Service Bays	1 space/ 1 bay	28 bays	28	28
Total			46.31 ≈ 47	55

The project has been conditioned that the applicant provide landscape planters and trees on-site. As conditioned, all planters will have permanent irrigation and will be bordered by six (6) inch curbing. Additionally, per the HPMC, the applicant is required to provide street trees with decorative grates, as approved by the City Engineer, 30-feet on center along Belgrave Avenue, Little Alameda Street, and Randolph Street.

On-site improvements include the provision of decorative trash enclosure as required by HPMC Section 9-3.103(24) to address the potential for trash and debris to preserve the clean character of the site. It is also conditioned that the property comply with the property maintenance standards as set forth in the HPMC. In addition, various decorative features will be provided throughout the site, including decorative paving on the proposed driveway.

In accordance with the City's requirements, the proposed use shall maintain all noise levels in compliance with the City of Huntington Park Noise Ordinance (HPMC Title 9, Chapter 3, Article 5). Additionally, all vehicle service/repair work shall occur within a fully enclosed structure.

This proposed project, as conditioned, will not adversely affect or interfere with the public's health, safety, and welfare, meets all of the City's Zoning and Development Standards subject to the approval of a Conditional Use Permit and Tentative Parcel Map by the City's Planning Commission, and is consistent with the City's General Plan. The applicant shall also be required to obtain permits/approvals from all other applicable agencies including the Fire Department, Building and Safety and the South Coast Air Quality Management District (AQMD).

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CASE NUMBER 1954-CUP

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COMMENTS FROM OTHER DEPARTMENTS AND/OR AGENCIES:

Los Angeles County Fire Department: No response.

Los Angeles County Sanitation District: No response.

Huntington Park Engineering Dept.: No response.

Huntington Park Building and Safety Division: No response.

Huntington Park Water Division: No response.

Huntington Park License Division: No response.

Huntington Park Police Department: No response.

Huntington Park Code Enforcement Division: No response.

RECOMMENDATIONS:

Based on the evidence presented, it is the recommendation of the Community Development Department Staff that the Planning Commission conduct a public hearing; make the required findings; affirm compliance with the requirements set forth in the Huntington Park Municipal Code; **adopt** the Categorical Exemption; and **approve** Conditional Use Permit No. 1954, subject to the following conditions and/or additional limitations the Planning Commission may wish to add:

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, Planning Commission, or Community Development 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. That all architectural detailing, including building materials, lighting, colors, façade improvements, finishes and other details proposed for the structure be consistent with the submitted plans as approved by the Planning Division.

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4. That the proposed use shall comply with all applicable codes, laws, rules, and regulations, including Air Quality, Health, Building and Safety, Fire, Sign, Zoning, and Business License Regulations of the City of Huntington Park.
5. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
6. That the applicant comply with the development standards of an automobile service center/automobile repair specialty shop as required by Huntington Park Municipal Code Section 9-4.203(D).
7. That any existing graffiti be removed from all exterior walls prior to issuance of Certificate of Occupancy.
8. That any existing and/or future graffiti as defined by Huntington Park Municipal Code Section 5-27.02(d) shall be diligently removed within a reasonable time period.
9. That an anti-graffiti finish, as approved by the Planning Division, shall be applied to all exterior surfaces that are visible to the public and likely to attract graffiti prior to the issuance of the Certificate of Occupancy.
10. That the structures be painted to comply with the City's Standards for Exterior Colors as set forth in Section 9-3.103(3) of the Huntington Park Municipal Code, prior to the issuance of the Certificate of Occupancy.
11. That all existing and/or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the structure or property shall be completely shielded/enclosed so as not to be visible from public view 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 the issuance of the Certificate of Occupancy as approved by the Planning Division.
12. That any proposed on-site utilities, including cable, electrical and telephone, be installed underground and be completely concealed from public view as required by the Planning Division prior to the issuance of the Certificate of Occupancy.
13. That the parking area be paved and striped as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.
14. That all required off-street parking and loading spaces comply with the minimum dimensions as set forth within the Huntington Park Municipal Code prior to issuance of the Certificate of Occupancy.
15. That all repair/service activities and vehicle loading and unloading shall occur on-site and not on adjoining streets or alleys;

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CASE NUMBER 1954-CUP

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16. That the storage, use and removal of toxic substances, solid waste pollution, and flammable liquids, particularly gasoline, paints, solvents and thinners, shall be in compliance with all applicable local, State, and Federal regulations.
17. That a decorative trash enclosure, with a view obscuring gate, be provided onsite as approved by the Planning Division prior to the issuance of the Certificate of Occupancy.
18. That a decorative trellis, as approved by the Planning Division, be installed above the required trash enclosure prior to issuance of Certificate of Occupancy.
19. That decorative paving be provided and maintained at the parking lot driveway entrance along Randolph Street, as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.
20. That a lighting plan be provided for all outdoor areas of the property. Such lighting shall be decorative and installed as approved by the Planning Division and to the satisfaction of the Building Official prior to issuance of the Certificate of Occupancy. The proposed light fixtures shall be decorative and energy efficient and the illumination of such shall be projected towards the site and away from all adjacent properties, public streets, and rights-of-way.
21. That all signs on the site be installed in compliance with the City's sign regulations and that approval be obtained through a Sign Design Review prior to installation.
22. That a landscape plan be provided for the entire property, showing planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to the Planning Division, and such landscaping shall be installed and planted according to the approved plan, prior to being issued the Certificate of Occupancy, and shall thereafter be continuously and permanently maintained.
23. That a landscape planters with 6" curbing and permanent irrigation be provided within the parking area, and that landscaping be provided in areas not used for vehicle parking, vehicle circulation or pedestrian access.
24. That public improvements be completed per the City Engineer's requirements prior to the issuance of the Certificate of Occupancy as follows:
 - a. Provide 24" box (min) street trees at 30' on center along Belgrave Avenue, Little Alameda Street, and Randolph Street with decorative grates and a permanent irrigation system as required by the City Engineer;
 - b. Remove any unused driveway(s) and replace with new curb, gutter, and sidewalk;
 - c. Install all new driveways per City Engineer's requirements;
 - d. Remove and replace all public improvements damaged by construction per City Engineer's requirements; and
 - e. Repair and/or replace any abutting substandard or damaged public improvements as required by the City Engineer.

PLANNING COMMISSION ADMINISTRATIVE REPORT

CASE NUMBER 1954-CUP

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25. That a Tentative Parcel Map entitlement application be submitted and approved within one (1) year after approval of this entitlement unless an extension is granted by the Planning Commission, to consolidate the existing four (4) parcels into one (1).
26. That the Final Map be recorded within 24 months of the approval of the Tentative Parcel Map, unless an extension is granted by the Planning Commission, or all proceedings shall be terminated.
27. That after the Final Map is recorded, a micro-fiche, mylar, and two (2) blueprints be submitted to the Engineering Division at no cost to the City.
28. That the applicant provide publicly visible art or pay art fees in accordance with City of Huntington Park's Publicly Visible Art Ordinance (Ordinance No. 668-NS), prior to the issuance of the Certificate of Occupancy.
29. 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 the SUSUMP requirements when applicable.
30. That the applicant comply with the requirements of County Sanitation District of Los Angeles prior to issuance of Certificate of Occupancy.
31. That the Conditional Use Permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
32. That any violation of the conditions of this entitlement may result in the revocation of the entitlement.
33. That the applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
34. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
35. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.
36. 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.
37. That this permit may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of

PLANNING COMMISSION ADMINISTRATIVE REPORT

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land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.

38. 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.
39. That the applicant and property owner agree in writing to the above conditions.

Respectfully submitted,

FOR 14

Jack L. Wong
Interim Community Development Director

Attachments:	Exhibit "A":	Vicinity Map
	Exhibit "B":	Assessor's Parcel Map
	Exhibit "C":	Site Plan
	Exhibit "D":	Floor Plan
	Exhibit "E":	Elevations
	Exhibit "F":	Conditional Use Permit Application/ Environmental Assessment Checklist
	Exhibit "G":	Resolution No. 1954

**PLANNING COMMISSION RESOLUTION
NO. 1954**

EXHIBIT D

CASE NO. 2023-03 CUPTR

RESOLUTION NO. 1954

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
HUNTINGTON PARK, STATE OF CALIFORNIA, GRANTING A
CONDITIONAL USE PERMIT IN CONNECTION WITH REAL PROPERTY
LOCATED AT 6000 ALAMEDA STREET, HUNTINGTON PARK,
CALIFORNIA

WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, April 18, 2012 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 Studio IV, Inc. on behalf of Mr. Nicholas Alexander, requesting approval of a Conditional Use Permit to establish an automobile body repair center at 6000 Alameda Street, within the Industrial/Manufacturing Planned Development (MPD) Zone on the following described contiguous properties:

Assessor's Parcel No. 6321-007-013, 6321-007-015, 6321-007-016 and 6321-007-017; City of Huntington Park, County of Los Angeles; and

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

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

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

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

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

SECTION 1: Based on the evidence in the Environmental Assessment Questionnaire, the Planning Commission adopts the findings in said Questionnaire and determines that the project, as proposed, will have no significant adverse effect on the environment and adopts an Environmental

1 Categorical Exemption (CEQA Guidelines, Section 15301, Existing Facilities).

2 **SECTION 2:** The Planning Commission hereby makes the following findings in connection
3 with Conditional Use Permit No. 1954:

- 4 (A) The proposed use is conditionally permitted within, and would not impair the integrity
5 and character of, the subject zoning district and complies with all of the applicable
6 provisions of this Code (Huntington Park Zoning Code Title 9); and
- 7 (B) The proposed use is consistent with the General Plan; and
- 8 (C) The approval of the Conditional Use Permit for the proposed use is in compliance with
9 the requirements of the California Environmental Quality Act (CEQA) and the City's
10 Guidelines; and
- 11 (D) The design, location, size, and operating characteristics of the proposed use are
12 compatible with the existing and planned future land uses within the general area in
13 which the proposed use is to be located and will not create significant noise, traffic, or
14 other conditions or situations that may be objectionable or detrimental to other permitted
15 uses operating nearby or adverse to the public interest, health, safety, convenience, or
16 welfare of the City; and
- 17 (E) The subject site is physically suitable for the type and density/intensity of the use being
18 proposed; and
- 19 (F) There are adequate provisions for public access, water, sanitation, and public utilities
20 and services to ensure that the proposed use would not be detrimental to public health
21 and safety.

22 **SECTION 3:** The Planning Commission hereby grants Conditional Use Permit No. 1954 subject
23 to the execution and fulfillment of the following conditions:

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

1 or Community Development Commission. The City shall promptly notify the applicant of
2 any claim, action or proceeding and should cooperate fully in the defense thereof.

- 3 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department
4 corrections and conditions, the property shall be developed substantially in accordance with
5 the applications, environmental assessment, and plans submitted.
- 6 3. That all architectural detailing, including building materials, lighting, colors, façade
7 improvements, finishes and other details proposed for the structure be consistent with the
8 submitted plans as approved by the Planning Division.
- 9 4. That the proposed use shall comply with all applicable codes, laws, rules, and regulations,
10 including Air Quality, Health, Building and Safety, Fire, Sign, Zoning, and Business License
11 Regulations of the City of Huntington Park.
- 12 5. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and orderly
13 manner at all times and comply with the property maintenance standards as set forth in
14 Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
- 15 6. That the applicant comply with the development standards of an automobile service
16 center/automobile repair specialty shop as required by Huntington Park Municipal Code
17 Section 9-4.203(D).
- 18 7. That any existing graffiti be removed from all exterior walls prior to issuance of Certificate of
19 Occupancy.
- 20 8. That any existing and/or future graffiti as defined by Huntington Park Municipal Code Section
21 5-27.02(d) shall be diligently removed within a reasonable time period.
- 22 9. That the structures be painted to comply with the City's Standards for Exterior Colors as set
23 forth in Section 9-3.103(3) of the Huntington Park Municipal Code, prior to the issuance of
24 the Certificate of Occupancy.
- 25 10. That all proposed mechanical equipment and appurtenances, including satellite dishes, gutters
26 etc., whether located on the rooftop, ground level or anywhere on the structure or property
27 shall be completely shielded/enclosed so as not to be visible from public view and/or adjacent
28 properties. Such shielding/enclosure of facilities shall be of compatible design related to the

1 building structure for which such facilities are intended to serve and shall be installed prior to
2 the issuance of the Certificate of Occupancy as approved by the Planning Division.

3 11. That any proposed on-site utilities, including cable, electrical and telephone, be installed
4 underground and be completely concealed from public view as required by the Planning
5 Division prior to the issuance of the Certificate of Occupancy.

6 12. That the parking area be paved and striped as approved by the Planning Division, prior to
7 issuance of the Certificate of Occupancy.

8 13. That all required off-street parking and loading spaces comply with the minimum dimensions
9 as set forth within the Huntington Park Municipal Code prior to issuance of the Certificate of
10 Occupancy.

11 14. That all repair/service activities and vehicle loading and unloading shall occur on-site and not
12 on adjoining streets or alleys.

13 15. That the storage, use and removal of toxic substances, solid waste pollution, and flammable
14 liquids, particularly gasoline, paints, solvents and thinners, shall be in compliance with all
15 applicable local, State, and Federal regulations.

16 16. That a decorative trash enclosure, with a view-obscuring gate, be provided onsite as approved
17 by the Planning Division prior to the issuance of the Certificate of Occupancy.

18 17. That a decorative trellis, as approved by the Planning Division, be installed above the required
19 trash enclosure prior to issuance of Certificate of Occupancy.

20 18. That decorative paving be provided and maintained at the parking lot driveway entrance along
21 Randolph Street, as approved by the Planning Division, prior to issuance of the Certificate of
22 Occupancy.

23 19. That a lighting plan be provided for all outdoor areas of the property. Such lighting shall be
24 decorative and installed as approved by the Planning Division and to the satisfaction of the
25 Building Official prior to issuance of the Certificate of Occupancy. The proposed light
26 fixtures shall be decorative and energy efficient and the illumination of such shall be projected
27 towards the site and away from all adjacent properties, public streets, and rights-of-way.

28

1 20. That all signs on the site be installed in compliance with the City's sign regulations and that
2 approval be obtained through a Sign Design Review prior to installation.

3 21. That a landscape plan be provided for the entire property, showing planter design, schedule of
4 plant material, planter location and method of automatic permanent irrigation. The plan shall
5 be submitted to the Planning Division, and such landscaping shall be installed and planted
6 according to the approved plan, prior to being issued the Certificate of Occupancy, and shall
7 thereafter be continuously and permanently maintained.

8 22. That a landscape planter with 6" curbing and permanent irrigation be provided within the
9 parking area, and that landscaping be provided in areas not used for vehicle parking, vehicle
10 circulation or pedestrian access.

11 23. That public improvements be completed per the City Engineer's requirements prior to the
12 issuance of the Certificate of Occupancy as follows:

13 a. In compliance with ADA requirements, provide 24" box (min) street trees at 30' on
14 center along Belgrave Avenue, Little Alameda Street, and Randolph Street with
15 decorative grates and a permanent irrigation system as required by the City Engineer;

16 b. Remove any unused driveway(s) and replace with new curb, gutter, and sidewalk;

17 c. Install all new driveways per City Engineer's requirements;

18 d. Remove and replace all public improvements damaged by construction per City
19 Engineer's requirements; and

20 e. Repair and/or replace any abutting substandard or damaged public improvements as
21 required by the City Engineer.

22 24. That a Tentative Parcel Map entitlement application be submitted and approved within one (1)
23 year after approval of this entitlement unless an extension is granted by the Planning
24 Commission, to consolidate the existing four (4) parcels into one (1).

25 25. That the Final Map be recorded within 24 months of the approval of the Tentative Parcel Map,
26 unless an extension is granted by the Planning Commission, or all proceedings shall be
27 terminated.

28

1 26. That after the Final Map is recorded, a microfiche, mylar, and two (2) blueprints be submitted
2 to the Engineering Division at no cost to the City.

3 27. That the applicant provide publicly visible art prior to the issuance of the Certificate of
4 Occupancy or pay in-lieu art fees prior to the issuance of a building permit in accordance with
5 the City of Huntington Park's Publicly Visible Art Ordinance (Ordinance No. 668-NS).

6 28. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington
7 Park Municipal Code relating to Storm Water Management. The applicant shall also comply
8 with all requirements of the National Pollutant Discharge Elimination System (NPDES),
9 Model Programs, developed by the County of Los Angeles Regional Water Quality Board.
10 This includes the SUSUMP requirements when applicable.

11 29. That the applicant comply with the requirements of County Sanitation District of Los Angeles
12 prior to issuance of Certificate of Occupancy.

13 30. That the Conditional Use Permit shall expire in the event the entitlement is not exercised
14 within one (1) year from the date of approval, unless an extension has been granted by the
15 Planning Commission.

16 31. That any violation of the conditions of this entitlement may result in the revocation of the
17 entitlement.

18 32. That the applicant be required to apply for a new entitlement if any alteration, modification, or
19 expansion would increase the existing floor area of the establishment.

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

22 34. That should the operation of this establishment be granted, deemed, conveyed, transferred, or
23 should a change in management or proprietorship occur at any time, this Conditional Use
24 Permit shall be reviewed.

25 35. That this entitlement shall be subject to review for compliance with conditions of the issuance
26 at such intervals as the City Planning Commission shall deem appropriate.

27 36. That this permit may be subject to additional conditions after its original issuance. Such
28 conditions shall be imposed by the City Planning Commission as deemed appropriate to

1 address problems of land use compatibility, operations, aesthetics, security, noise, safety,
2 crime control, or to promote the general welfare of the City.

3 37. The Director of Community Development is authorized to make minor modifications to the
4 approved preliminary plans or any of the conditions if such modifications shall achieve
5 substantially the same results, as would strict compliance with said plans and conditions.

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

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

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

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1 **PASSED, APPROVED, AND ADOPTED** this 18th day of April, 2012 by the following

2 vote:

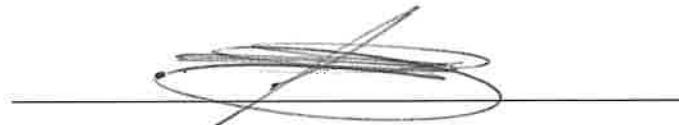
3 AYES: Commissioners Anaya, Carvajal, Herrera, Benitez

4 NOES: None

5 ABSTAIN: None

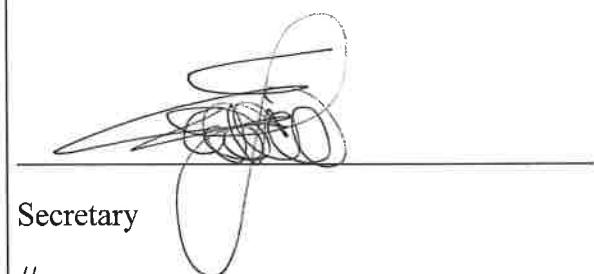
6 ABSENT: Vice Chair Lopez

7 HUNTINGTON PARK PLANNING COMMISSION

8
9
10 

11 Chairperson

12
13
14 ATTEST:

15
16 
17 Secretary

18 //

19 //

20 //

21 //

22 //

23 //

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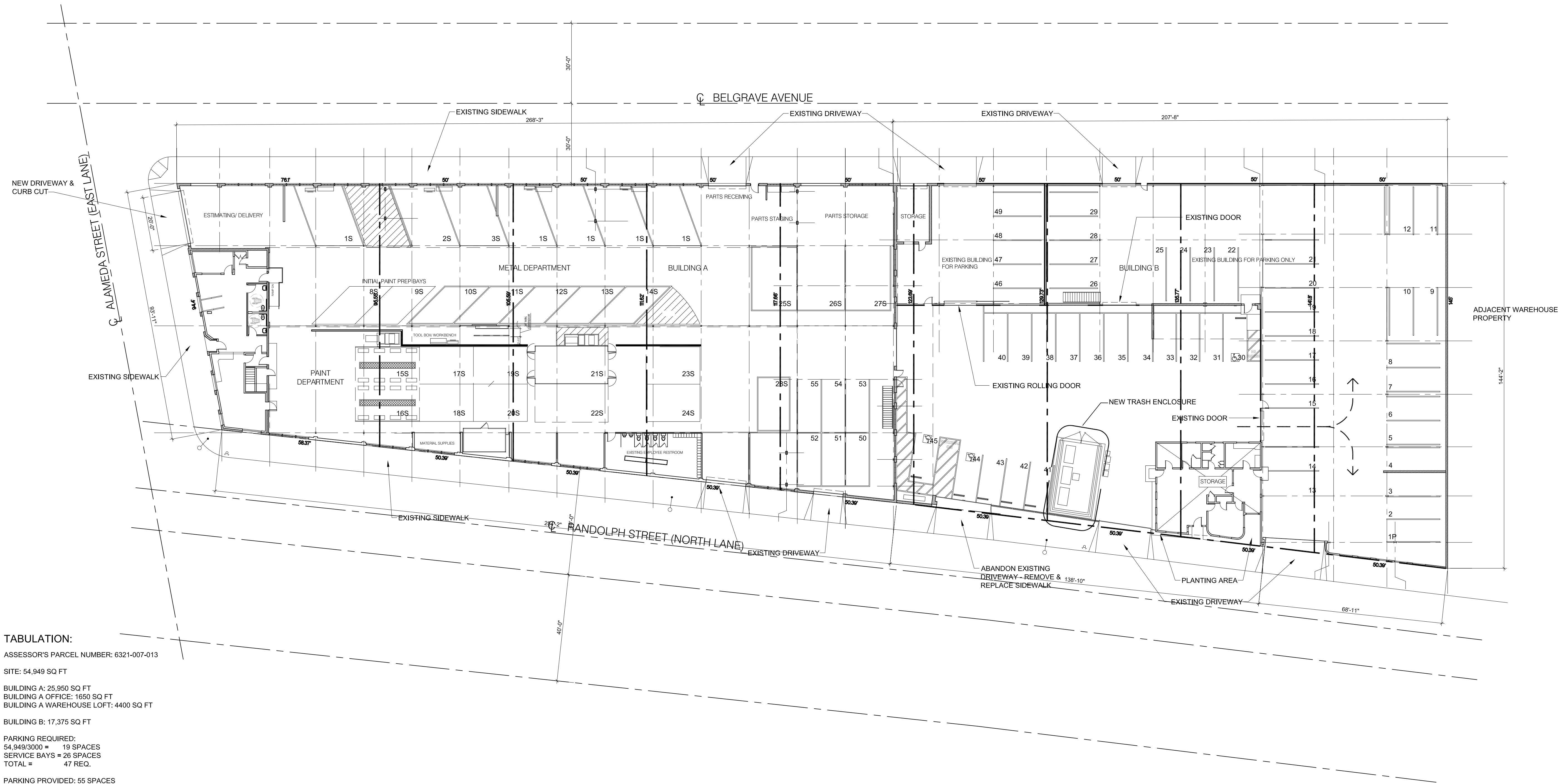
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CONDITIONAL USE PERMIT NO. 1954 PLANS

EXHIBIT E

CASE NO. 2023-03 CU PTR



2.0

NICK ALEXANDER COLLISION CENTER

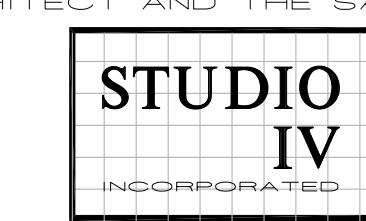
OVERALL SITE PLAN/FLOOR PLAN

SLC

SAUERS LOPEZ CONSTRUCTION, INC.

26141 Marguerite Parkway, Suite A
Mission Viejo, CA 92692
Contractor's Lic. No. 736915

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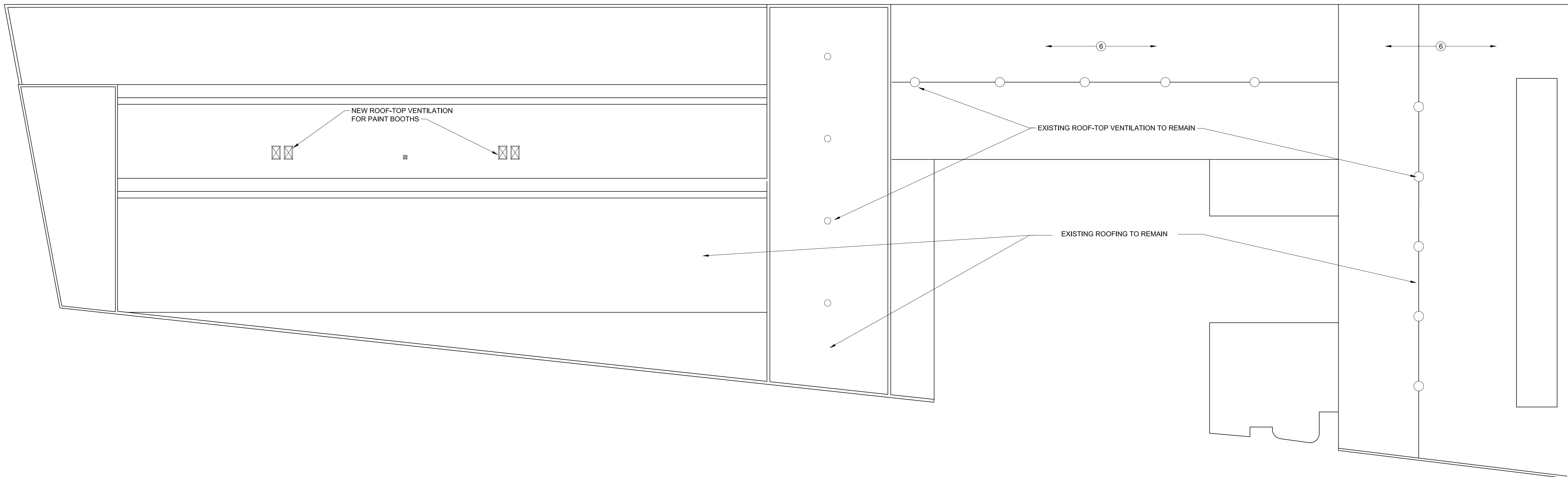


25691 Atlantic Ocean Drive Suite B-17
Lake Forest California 92630
949.598.9544

NICK ALEXANDER COLLISION CENTER
6000 S. ALAMEDA STREET, HUNTINGTON PARK



DRAWING PREPARATION DATE: 02-28-12



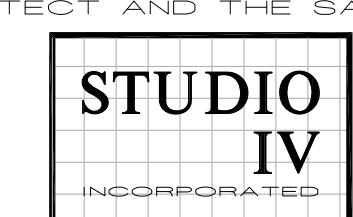
2.5

NICK ALEXANDER COLLISION CENTER

ROOF PLAN
SLC

SAUERS LOPEZ CONSTRUCTION, INC.
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Contractor's Lic. No. 736915

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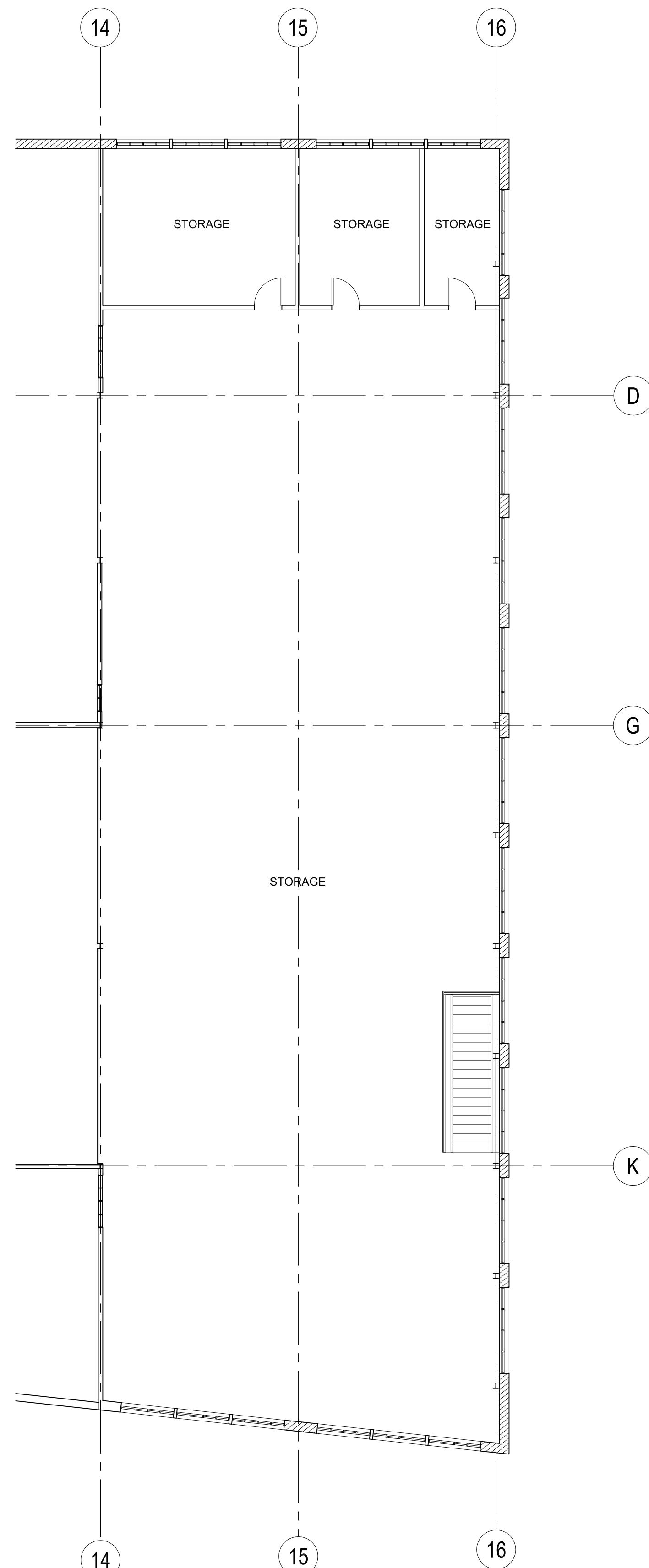
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949.598.9544

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6000 S. ALAMEDA STREET, HUNTINGTON PARK

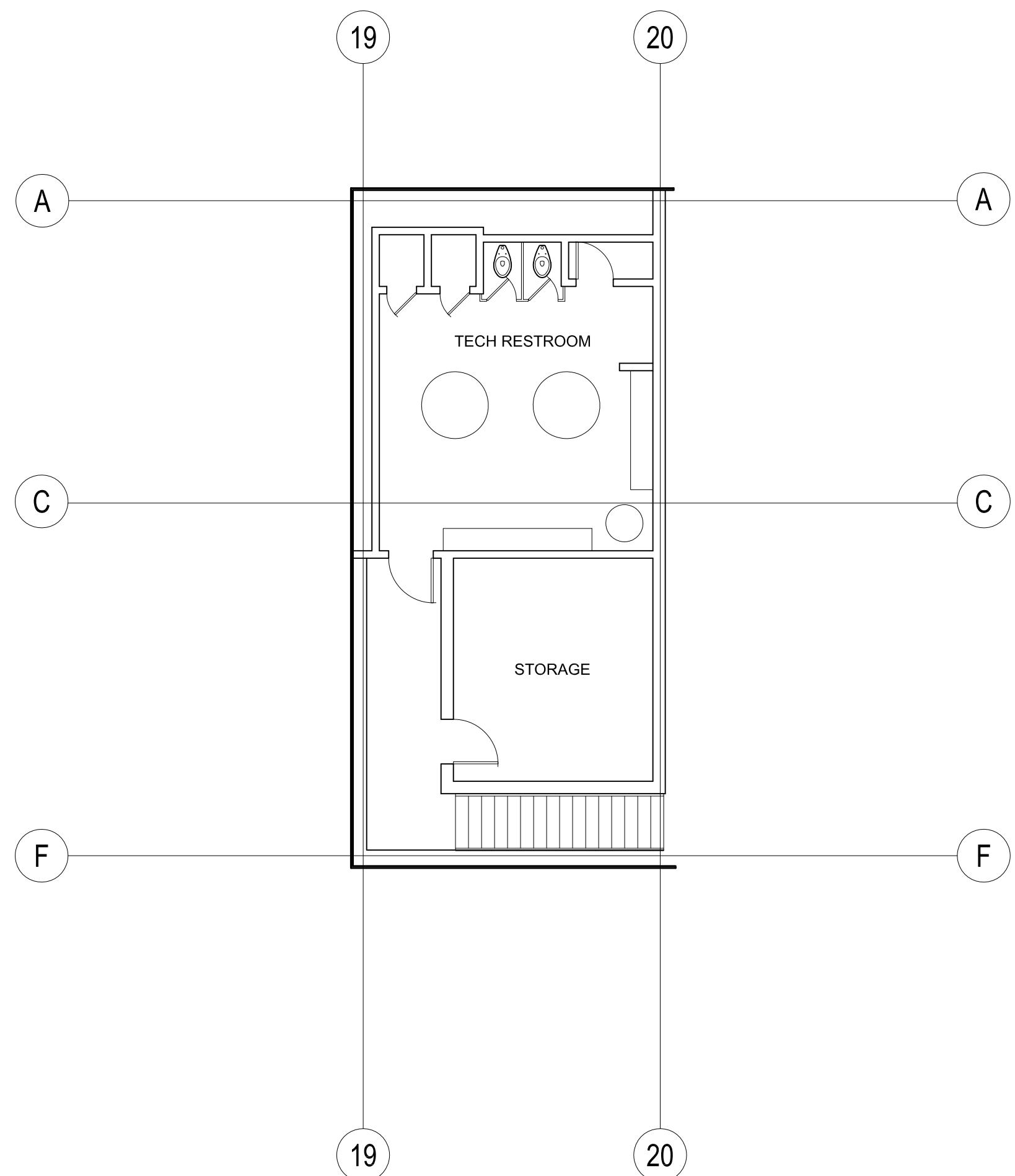


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DRAWING PREPARATION DATE: 02-28-12



PARTIAL SECOND FLOOR PLAN BLDG. A



PARTIAL SECOND FLOOR PLAN BLDG. B

2.4

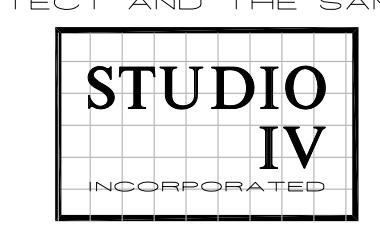
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PARTIAL SECOND FLOOR PLAN



SAUERS LOPEZ CONSTRUCTION, INC.
26141 Marguerite Parkway, Suite A
Mission Viejo, CA 92692
Contractor's Lic. No. 736915

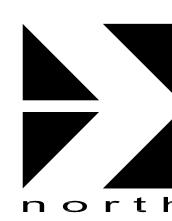
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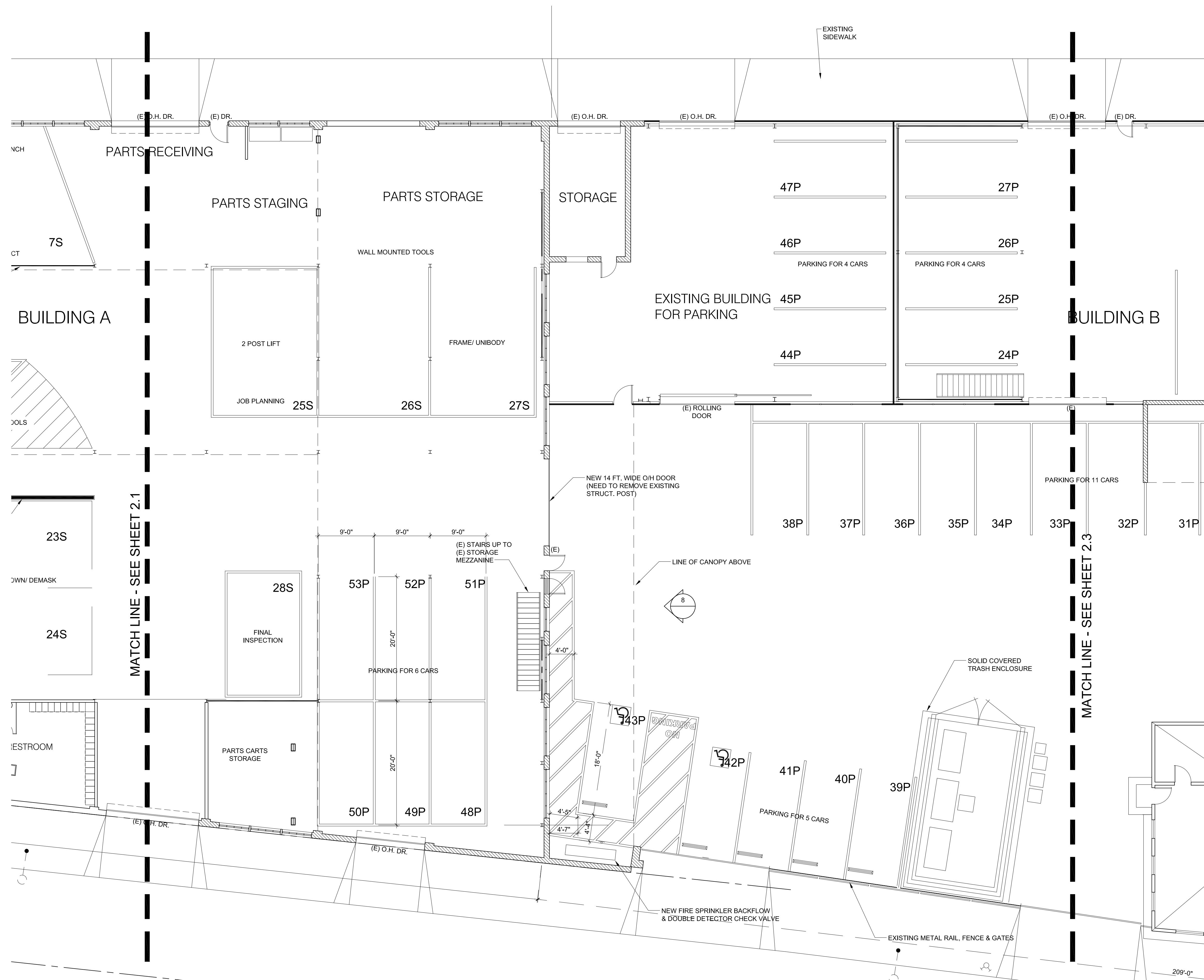
25691 Atlantic Ocean Drive Suite B-17
Lake Forest California 92630
949.598.9544

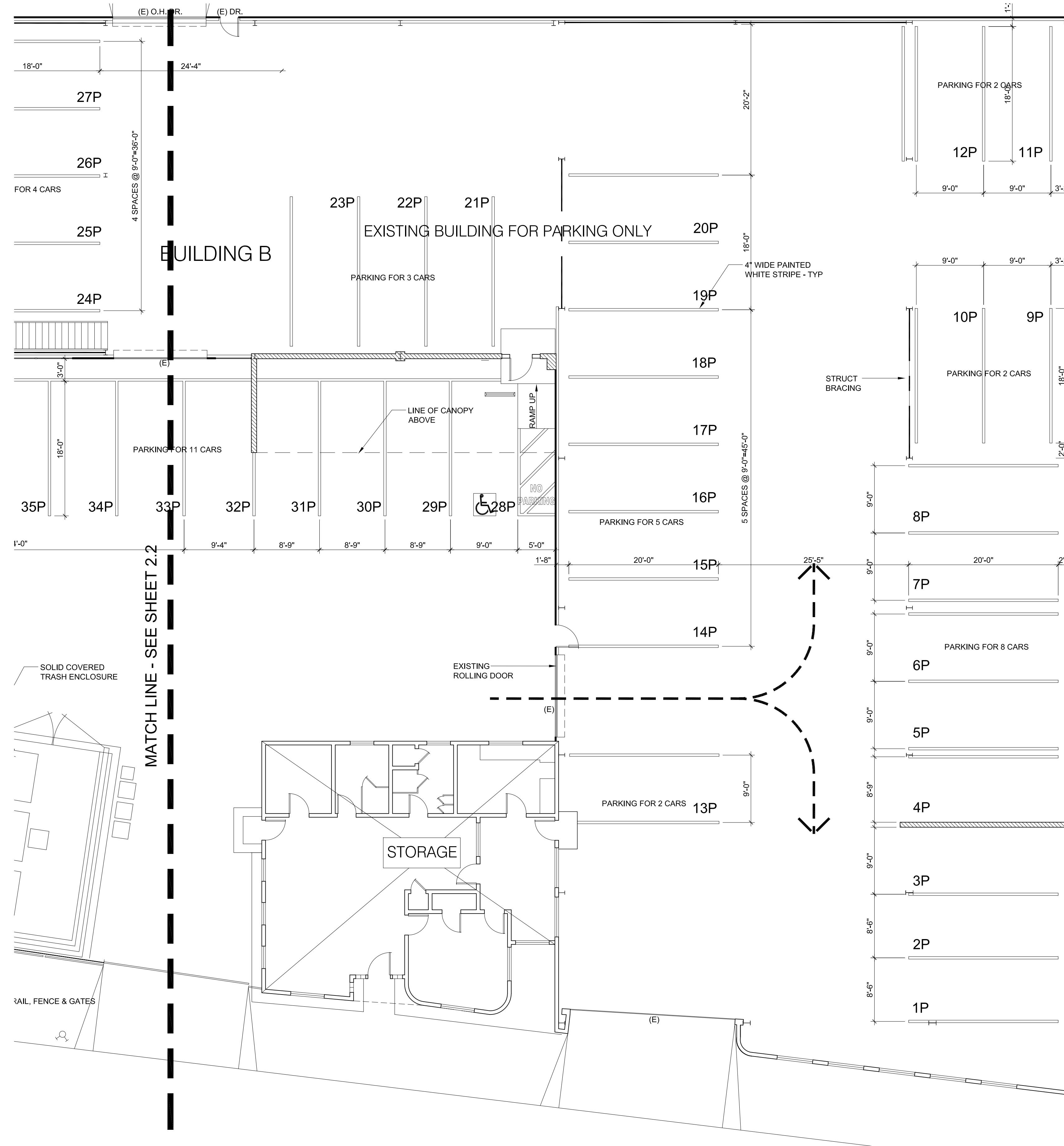
NICK ALEXANDER COLLISION CENTER
6000 S. ALAMEDA STREET, HUNTINGTON PARK

DRAWING PREPARATION DATE: 02-07-12



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





2.3

NICK ALEXANDER COLLISION CENTER



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

ALL DRAWINGS AND WRITTEN
PARTIAL FIRST FLOOR PLAN

SLC

SAUERS LOPEZ CONSTRUCTION, INC.
26141 Marguerite Parkway, Suite A
Mission Viejo, CA 92692
Contractor's Lic. No. 736915

BAUERS LOPEZ CONSTRUCTION, INC.
26141 Marguerite Parkway, Suite A Phone: 949.362-
Mission Viejo, CA 92692 Fax: 949.362.0
Contractor's Lic. No. 736915

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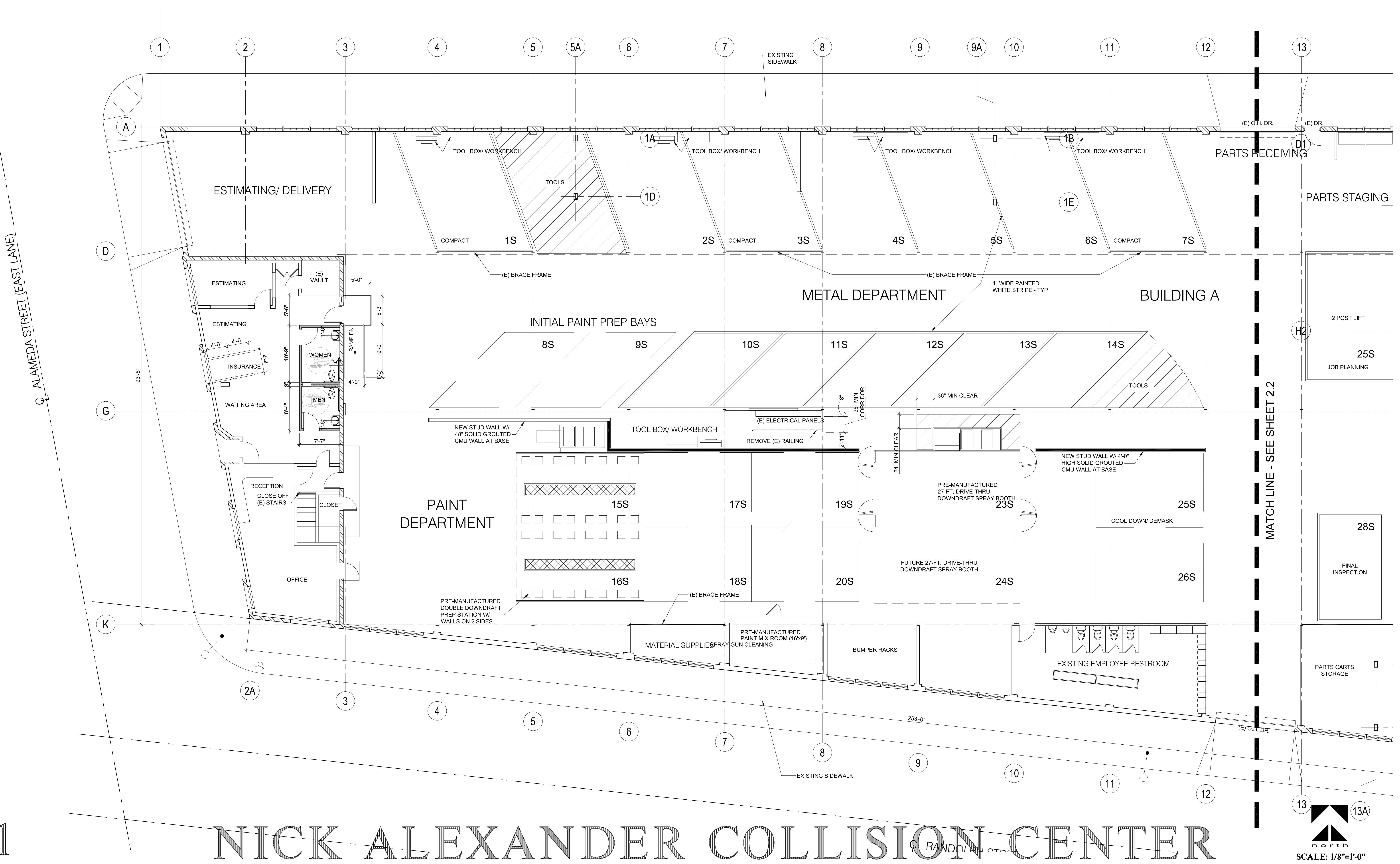
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2.1

NICK ALEXANDER COLLISION CENTER

PARTIAL FIRST FLOOR PLAN

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26141 Marguerite Parkway, Suite A
Mission Viejo, CA 92692

SAUERS LOPEZ CONSTRUCTION, INC.
26141 Marguerite Parkway, Suite A Phone: (714) 369-1000
Mission Viejo, CA 92692 Fax: (714) 369-1001
Contractor's Lic. No. 736915

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PARTIAL FIRST FLOOR PLAN

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6000 S. ALAMEDA STREET, HUNTINGTON PARK

STUDIO
IV

INCORPORATED

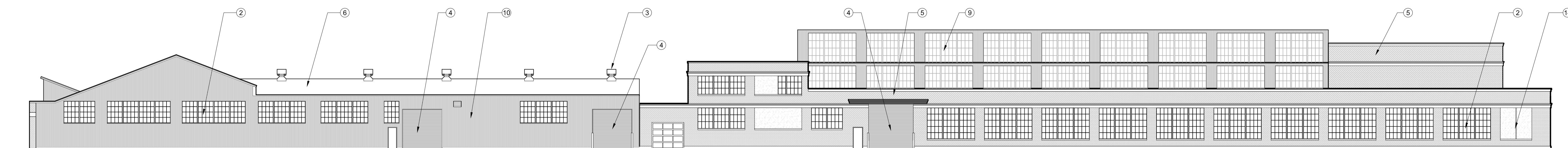
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STUDIO IV INCORPORATED

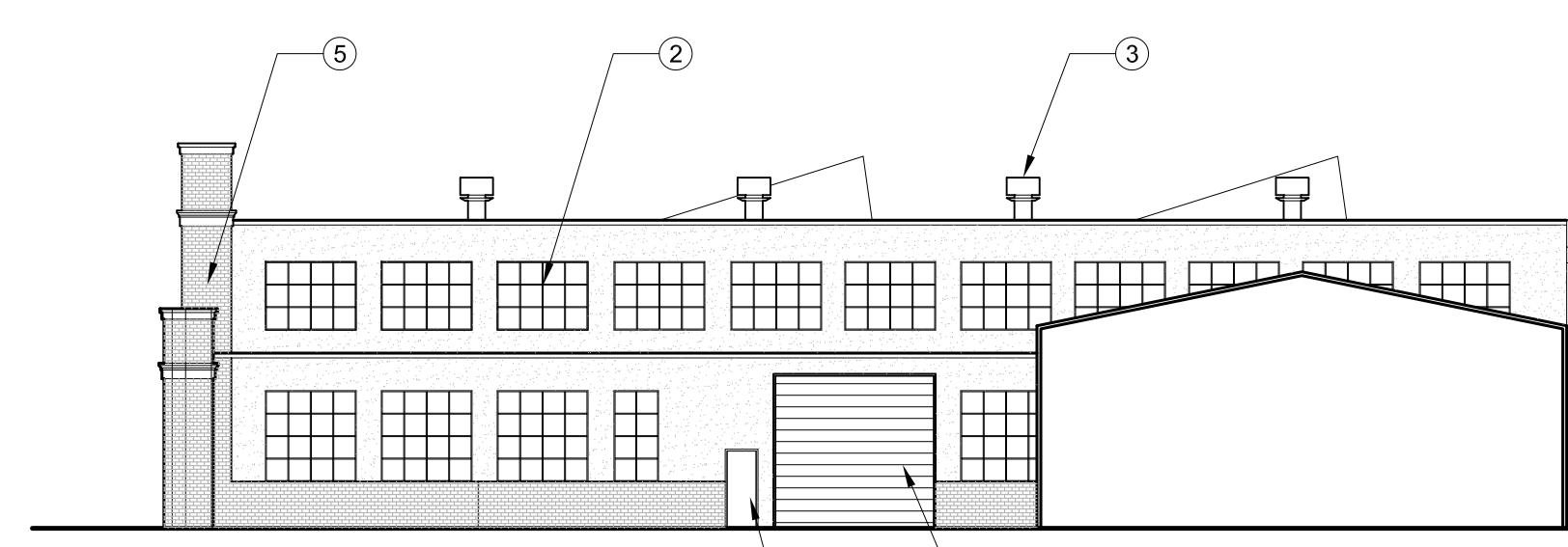
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949.598.9544

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6000 S. ALAMEDA STREET, HUNTINGTON PARK
DRAWING PREPARATION DATE: 02-28-12

DRAWING PREPARATION DATE: 02-28-12



SOUTH EXTERIOR ELEVATION (BELGRAVE AVENUE)



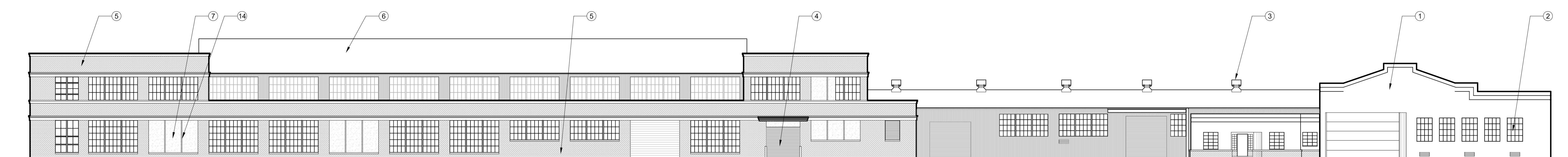
COURTYARD ELEVATION/SECTION



**WEST EXTERIOR ELEVATION
(ALAMEDA STREET)**

- ① EXISTING CEMENT PLASTER FINISH
- ② EXISTING MULTI-PANE WINDOW
- ③ EXISTING ROOF-TOP VENTILATION TO REMAIN
- ④ EXISTING METAL ROLL-UP DOOR
- ⑤ EXISTING BRICK MASONRY WALL
- ⑥ EXISTING CORRUGATED METAL ROOFING
- ⑦ EXISTING CEMENT PLASTER INFILL PANEL - REPAINTED
- ⑧ EXISTING CEMENT PLASTER TRIM CAP
- ⑨ EXISTING MULTI-PANE CLERESTORY WINDOW
- ⑩ EXISTING CORRUGATED METAL SIDING
- ⑪ NEW SECTIONAL GLASS SERVICE DOOR
- ⑫ NEW COILING OVERHEAD SERVICE DOOR
- ⑬ NEW ACCESS DOOR
- ⑭ NEW EXT. CEM. PLASTER REVEALS

KEYNOTES



NORTH EXTERIOR ELEVATION (RANDOLPH STREET)

3.0

NICK ALEXANDER COLLISION CENTER

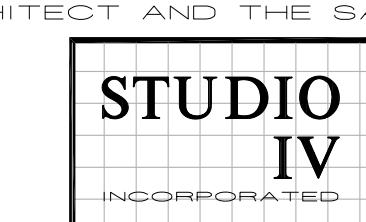
SCALE: 1/16"=1'-0"

EXTERIOR ELEVATIONS



SAUERS LOPEZ CONSTRUCTION, INC.
26141 Marguerite Parkway, Suite A
Mission Viejo, CA 92692
Contractor's Lic. No. 736915

Phone: 949.362-0756
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6000 S. ALAMEDA STREET, HUNTINGTON PARK

DRAWING PREPARATION DATE: 02-07-12

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CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: SEPTEMBER 20, 2023

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: STEVE FORSTER, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: LEMESSIS QUINTERO, ASSOCIATE PLANNER

SUBJECT: PLANNING COMMISSION CASE NO. 2023-04 CUPTR
(CONDITIONAL USE PERMIT TRANSFER)

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED OPERATION OF AN AUTOMOBILE SALES DEALERSHIP ON PROPERTY LOCATED AT 6201 S. ALAMEDA STREET, WITHIN THE GENERAL COMMERCIAL (GC) ZONE.

APPLICANT: CPAG LA, INC.
3464 N. Peck Road
El Monte, CA 91731

PROPERTY OWNER: Alexander Family Trust

**PROPERTY OWNER'S
MAILING ADDRESS:** 1944 Edison Street
Santa Ynez, CA 93460

PROJECT LOCATION: 6201 S. Alameda Street

**ASSESSOR'S
PARCEL NUMBER:** 6009-033-002

PREVIOUS/ CURRENT USE: Automobile Sales Dealership

LOT SIZE: 1.45 acres

BUILDING SIZE: 16,705 square feet

GENERAL PLAN: General Commercial

ZONE: Commercial General Commercial (C-G)

**SURROUNDING
LAND USES:**

North: Commercial General Zone (C-G)
West: Manufacturing Planned Development (MPD)
South: Commercial General (C-G)
East: Manufacturing Planned Development (MPD)

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

Pursuant to Huntington Park Municipal Code (HPMC) Section 9-2.1106; in approving a Conditional Use Permit (CUP), the Review Authority may impose conditions (e.g., buffers, hours of operation, landscaping and maintenance, lighting, off-site improvements, parking, performance guarantees, property maintenance, signs, surfacing, time limits, traffic circulation, etc.) deemed reasonable and necessary to ensure that the approval would be in compliance with the findings required by HPMC Section 9-2.1105 (Findings).

Condition No. 9 under Case No.1871-CUP (the existing CUP) at 6201 S. Alameda Street stipulates, *“That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.”* As such, the existing CUP shall be reviewed to ensure that the new ownership shall continue compatibility and compliance with the Municipal Code and Conditions of Approval with its operation.

**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:**

Case No. 1871 CUP

On April 16, 2008, the Planning Commission approved a Conditional Use Permit to establish an automobile sales dealership at 6201 S. Alameda St (subject site). The conditions of approval for CUP 1871 contain standards for the maintenance of the subject site and mitigation measures to prevent noise and traffic concerns.

The application for the transfer of CUP 1871 has been routed to applicable City Departments, the conditions of approval in this report and corresponding resolution reflect input and requirements from the City Departments.

PROJECT PROPOSAL:

The Applicant, CPAG LA, Inc., intends to continue to operate the existing automobile sales dealership and ancillary service facility. There will be no change in the building layout, façade, or operation; the applicant is solely proposing a change of ownership.

• ***Business Operation***

The business hours of operation will be Monday through Friday 9 am – 7 pm, Saturday 9 am – 6 pm and Sunday 10 am – 6 pm.

The business employs approximately 24 employees.

ANALYSIS:

• ***Site Description***

The subject site is located on the westerly side of Alameda St, midblock between Randolph Street and E. Gage Ave. The lot size is approximately 1.45 acres, and it is occupied by an existing commercial building that faces Alameda Street. The existing building is approximately 16,705 square feet.

The subject site is surrounded by industrial uses to the west, automobile sales dealership to the south, unoccupied lot to the north and the Alameda corridor to the east.

• ***Access/Circulation***

The subject site has vehicular and pedestrian access from Alameda Street to the east. The site has two (2) existing driveways on Alameda Street. Both driveways provide ingress and egress access (two-way) traffic onto the site. No modifications are proposed to on-site access or circulation.

- ***Off-Street Parking***

The applicant will continue to operate an automobile sales dealership, no additional square footage is proposed, nor will there be an intensification of the use.

Additionally, since the same type of use is maintained and there will be no intensification in use, the transfer of the Conditional Use Permit will not require additional parking greater than the off-site parking approved through Conditional Use Permit No. 1871.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **allow the transfer of Conditional Use Permit No. 1871 (allowing the use of an automobile sales dealership) and adopt resolution CUPTR 2023-04**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL CUPTR 2023-24:

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. That the proposed project shall comply with all applicable codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License Regulations of the City of Huntington Park.
4. That the property be maintained in a clean, neat, quiet, and orderly manner at all times

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2023-04 CUPTR - 6201 S. Alameda Street

September 20, 2023

Page 5 of 7

and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.

5. That the entitlements shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
6. That the operator shall obtain a City of Huntington Park Business License prior to commencing business operations.
7. That the applicant be required to apply for new entitlements if any alteration, modification, or expansion would increase the existing floor area of the establishment.
8. That all existing and/or 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.
9. That if the business ceases to operate as automobile sales dealership, then this Conditional Use Permit shall be null and void.
10. That the permit shall expire in the event the entitlement is not exercised within one (1) year from the date of the approval.
11. That all signs on the site be installed in compliance with the City's sign regulations and that approval be obtained through a Sign Design Review prior to installation.
12. That no "For Sale" vehicles be displayed within the customer and/or service vehicle parking stalls.
13. Trash bins shall be kept within the approved trash enclosure area only, and trash area shall be kept free of trash overflow and maintained in a clean manner at all times.
14. All landscape shall be maintained pursuant to HPMC Chapter 3 Article 4.
15. 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.
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 the SUSUMP requirements when applicable.
17. That this permit may be subject to additional conditions after its original issuance.

Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, security, noise, safety, crime control, or to promote the general welfare of the City.

18. That any violation of the conditions of this entitlement may result in the revocation of this entitlement.
19. 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.
20. That the Applicant and Property Owner agree in writing to the above conditions.

POLICE DEPARTMENT

21. 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.
22. 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.
23. Current occupancy loads shall be posted at all times.
24. 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.
25. 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.
26. Address should be clearly marked to the front and rear of structure.
27. 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.

PLANNING DIVISION SPECIAL CONDITIONS

28. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.
29. All conditions of approval in Resolution No. 1871 for Conditional Use Permit No. 1871 shall remain active, applicable and shall be complied with.

ATTACHMENTS:

- A. PC Resolution No. 2023-04 CUPTR
- B. Conditional Use Permit Transfer Application
- C. Planning Commission Staff Report No. 1871 – CUP
- D. Planning Commission Resolution No.1871
- E. Conditional Use Permit No. 1871 Plans

**RESOLUTION 2023-04
CONDITIONAL USE PERMIT TRANSFER**

EXHIBIT A

CASE NO. 2023-04 CUPTR

PC RESOLUTION NO. 2023-04 CUPTR

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TRANSFER IN CONNECTION WITH REAL PROPERTY LOCATED AT 6201 S. ALAMEDA STREET, WITHIN THE GENERAL COMMERCIAL (CG) ZONE.

WHEREAS, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, September 20, 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 CPAG LA, INC., requesting approval of a Conditional Use Permit Transfer allowing the use of an Automobile Sales Dealership for property located 6201 S. Alameda Street, within the General Commercial (CG) zone, described as:

Assessor's Parcel No. 6009-033-002, City of Huntington Park, County of Los Angeles; and

WHEREAS, the Planning Commission has considered the information relative to the proposed entitlement transfer; and

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

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

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

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

SECTION 1: Based on the evidence within staff report, the Planning Commission adopts the findings and determines that the project, as proposed, will have no significant adverse effect on the environment and adopts an Environmental Categorical Exemption

1 (CEQA Guidelines, Section 15301, Class 1, Existing Facilities).

2 **SECTION 2:** The Planning Commission hereby grants the transfer of Conditional
3 Use Permit No. 1871 subject to the execution and fulfillment of the following relevant
4 conditions of approval following the Conditional Use Permit Transfer:

5 **PLANNING DIVISION**

- 6 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.
- 7 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.
- 8 3. That the proposed project shall comply with all applicable codes, laws, rules, and
regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business
License Regulations of the City of Huntington Park.
- 9 4. That the property be maintained in a clean, neat, quiet, and orderly manner at all
times and comply with the property maintenance standards as set forth in Section 9-
3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
- 10 5. That the entitlements shall be subject to review for compliance with conditions of the
issuance at such intervals as the City Planning Commission shall deem appropriate.
- 11 6. That the operator shall obtain a City of Huntington Park Business License prior to
commencing business operations.
- 12 7. That the applicant be required to apply for new entitlements if any alteration,
modification, or expansion would increase the existing floor area of the
establishment.
- 13 8. That all existing and/or 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.
- 14 9. That if the business ceases to operate as automobile sales dealership, then this
Conditional Use Permit shall be null and void.

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2 10. That the permit shall expire in the event the entitlement is not exercised within one (1) year from the date of the approval.

3 11. That all signs on the site be installed in compliance with the City's sign regulations and that approval be obtained through a Sign Design Review prior to installation.

4 12. That no "For Sale" vehicles be displayed within the customer and/or service vehicle parking stalls.

5 13. Trash bins shall be kept within the approved trash enclosure area only, and trash area shall be kept free of trash overflow and maintained in a clean manner at all times.

6 14. All landscape shall be maintained pursuant to HPMC Chapter 3 Article 4.

7 15. 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.

8 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 the SUSUMP requirements when applicable.

9 17. That this permit may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, security, noise, safety, crime control, or to promote the general welfare of the City.

10 18. That any violation of the conditions of this entitlement may result in the revocation of this entitlement.

11 19. 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.

12 20. That the Applicant and Property Owner agree in writing to the above conditions.

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POLICE DEPARTMENT

21. 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.

1 22. Noise emanating from the permittee's premises shall not be audible 50 feet or more
2 from the property line of the premises. The permittee shall be responsible for
3 determining how to best meet this requirement, either by keeping doors and windows
4 closed.

5 23. Current occupancy loads shall be posted at all times.

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

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

14 26. Address should be clearly marked to the front and rear of structure.

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

PLANNING DIVISION SPECIAL CONDITIONS

15 28. That should the operation of this establishment be granted, deemed, conveyed,
16 transferred, or should a change in management or proprietorship occur at any time,
17 this Conditional Use Permit shall be reviewed.

18 29. All conditions of approval in Resolution No. 1871 for Conditional Use Permit No. 1871
19 shall remain active, applicable and shall be complied with.

20 **SECTION 3:** This resolution shall not become effective until 15 days after the date of
21 decision rendered by the Planning Commission, unless within that period of time it is
22 appealed to the City Council. The decision of the Planning Commission shall be stayed
23 until final determination of the appeal has been effected by the City Council.

24 **SECTION 4:** The Secretary of the Planning Commission shall certify to the adoption
25 of this resolution and a copy thereof shall be filed with the City Clerk.

PASSED, APPROVED, AND ADOPTED this 20th of September, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

HUNTINGTON PARK PLANNING COMMISSION

Jonathan Sanabria, Chairperson

ATTEST:

Steve Forster, Secretary

CONDITIONAL USE PERMIT TRANSFER APPLICATION

EXHIBIT B

CASE NO. 2023-04 CUPTR



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

CONDITIONAL USE PERMIT TRANSFER APPLICATION

FOR OFFICE USE ONLY

Date Filed: 7/31/23 File No. CLTR-2023-07 Fee/Receipt No. \$ 316.00

Initials JHR

PROJECT INFORMATION

Project Address: 6201 S Alameda St, Huntington Park CA 90001

General Location: _____

Assessor's Parcel Number (APN): 6009-033-002

APPLICANT'S INFORMATION

Applicant: CPAG LA INC

Mailing Address: 3464 N Park Rd, El Monte CA 91731

Phone 1: 206-920-0608 Phone 2: _____ Email: matthew@cpags.com

PROPERTY OWNER'S INFORMATION

Property Owner: Alexander Family Trust

Mailing Address: 1944 Edison St, Santa Ynez CA 93460

Phone 1: 323-353-2030 Phone 2: _____ Email: naibmw@aol.com

APPLICATION PROCEDURES

1. Submit two (2) sets of plan drawings as outlined below if changes are being proposed to layout or façade of the business. If no physical changes are proposed, Planning will require one (1) set of plans. All plans should be submitted on 24" x 36" paper.
2. One (1) CD Rom or USB drive containing all files in digital PDF and/or JPEG formats
3. Submit a Conditional Use Permit Transfer application.
4. Submit required fee of \$316.00
5. All re-submittals shall contain the previously submitted plans with the corrections made by the Planning Division.

Plans should include the following items:

1. Site plans must show the following information:
 - a. Property line boundaries.
 - b. All existing and proposed structures and uses.
 - c. Adjacent public improvements, streets and/or alleys.
 - d. Landscaping (trees, shrubs, lawns, ground cover, etc.)
 - e. Special areas (outdoor storage, future development, walkways, driveways, etc.)
 - f. Full dimensions.
 - g. North arrow.
2. Floor plans showing the interior layout of all levels, including dimensions, existing and proposed uses.
3. Elevations for all sides of each structure indicating material, architectural treatment, color, etc.

For further information, please contact the Planning Division by calling (323) 584-6210, between 7:00 a.m. and 5:30 p.m., Monday through Thursday.

In order for the Community Development Department to approve a CUP Transfer, Huntington Park Municipal Code Section 9-2.1105 requires that all of the following findings be made for a CUP:

- A. That 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. That the proposed use is consistent with the General Plan;
- C. That 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. That 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. That the subject site is physically suitable for the type and density/intensity of use being proposed; and
- F. That 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 Community Development Department 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)

yes - no change in use.

Application is due to change in ownership

Site is a 16,705 square foot dealership on 1.45 acres

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

operations for site will be kept to site and will not have an adverse affect on any adjacent property
Any and all required licensing and permits will be/are in place. Site will conform with all applicable laws and regulations

3. If known, please detail any modifications to the building and/or operations of the business, which were not considered in the initial CUP approval.

unknown

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.

Matthew Phillips
Applicant Signature (Required)

Date 7-19-2023

Matthew Phillips - CEO
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.

NICK ALEXANDER TRUSTEE FOR THE
ALEXANDER FAMILY TRUST
Print Name

Date 7-26-23

**PLANNING COMMISSION
STAFF REPORT NO. 1871 CUP**

EXHIBIT C

CASE NO. 2023-04 CUPTR



City of
HUNTINGTON PARK **california**
COMMUNITY DEVELOPMENT DEPARTMENT

6550 MILES AVENUE
HUNTINGTON PARK, CA 90255
TEL: (323) 584-6210 FAX: (323) 584-6244

ADMINISTRATIVE REPORT

DATE: April 16, 2008

TO: Chairman Benitez and Members of the Planning Commission

FROM: Henry L. Gray, Director of Community Development

SUBJECT: PLANNING COMMISSION CASE NO. 1871-CUP

REQUEST: The applicant is requesting approval of a Conditional Use Permit to establish an automobile sales dealership at 6201 S. Alameda Street, within the C-G (General-Commercial) Zone.

APPLICANT: Nick Alexander
6333 S. Alameda Street
Huntington Park, CA 90001

PROPERTY OWNER: Alexander Imports
6333 S. Alameda Street
Huntington Park, CA 90001

PROJECT LOCATION: 6201 S. Alameda Street

ASSESSOR'S PARCEL NO.: 6009-033-002

PRESENT USE: Commercial

PROJECT SIZE: ±63,137 Sq. Ft. (1.453 Acres)

BUILDING SIZE: ±16,662 Sq. Ft.

SITE SIZE: ±63,137 Sq. Ft. (1.453 Acres)

ZONE: C-G (General-Commercial) Zone

GENERAL PLAN: General-Commercial

ADMINISTRATIVE REPORT

PC CASE NO. 1871-CUP

April 16, 2008

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SURROUNDING

LAND USES:

North: Commercial

West: Commercial

South: Commercial

East: Railroad Right-of-Way

**MUNICIPAL CODE
REQUIREMENTS FOR
AUTOMOBILE SALES:**

Pursuant to Municipal Code Section 9-4.203(2)(C), automobile sales dealerships, new and/or used, may be permitted in the C-G zoning district subject to the approval of a Conditional Use Permit, and shall be developed/operated in the following manner:

1. The minimum site area for a new dealership shall be 15,000 square feet;
2. All parts, accessories, etc., shall be stored within a fully enclosed structure;
3. Service and associated car storage areas shall be completely screened from public view;
4. All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way;
5. All landscaping shall be installed and permanently maintained in compliance with Chapter 3, Article 4 (Landscaping Standards);
6. All on-site signs shall be in compliance with Chapter 3, Article 12 (Sign Standards);
7. All loading and unloading of vehicles shall occur on-site and not in adjoining streets or alleys;
8. All vehicles associated with the business shall be parked or stored on-site and not in adjoining streets or alleys;
9. An adequate on-site queuing area for service customers shall be provided. Required parking spaces may not be counted as queuing spaces;

ADMINISTRATIVE REPORT

PC CASE NO. 1871-CUP

April 16, 2008

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10. All vehicle service/repair work shall occur within a fully enclosed structure. Service bays with individual access from the exterior of the structure shall not directly face or front on a public right-of-way if located across the street from or within 100 feet of a residential zoning district/use;
11. Off-street parking requirements shall be established during project review to adequately accommodate all on-site uses including showroom, office, parts and service areas, as well as employee and customer parking; and
12. Every parcel with a structure shall have trash receptacle(s) on the premises in compliance with Section 9-3.103.

**MUNICIPAL CODE
REQUIREMENTS FOR A**

CONDITIONAL USE PERMIT: An automobile sales dealership is allowed in the C-G (General-Commercial) Zone provided a Conditional Use Permit has been granted by the Planning Commission.

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

Following a hearing, the Planning Commission shall record the decision in writing and shall recite the findings upon which the decision is based. The Commission may approve and/or modify a Conditional Use Permit 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

ADMINISTRATIVE REPORT

PC CASE NO. 1871-CUP

April 16, 2008

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

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

**MUNICIPAL CODE
REQUIREMENTS FOR
OFF-STREET PARKING:**

Per the Municipal Code, off-street parking requirements for an automobile sales dealership is one (1) space for each 400 square of indoor sales area; plus one (1) space for each 4,000 square feet of outdoor sales area, plus two (2) spaces for each service bay.

**ENVIRONMENTAL
REVIEW:**

Categorical Exemption, CEQA Section 15301, Existing Facilities

**ADMINISTRATIVE
COMMENTS AND
ANALYSIS:**

The applicant, Mr. Nick Alexander, on behalf of Alexander Imports, is requesting approval of a Conditional Use Permit to establish an automobile sales dealership at 6201 S. Alameda Street, within the C-G (General-Commercial) Zone.

The property is located on the west side of Alameda Street between Randolph Street and Gage Avenue. The subject site is approximately 63,137 square feet in size and is developed with an existing 16,662 square foot, one story warehouse building. The existing building was formerly occupied by Smart & Final grocery warehouse. The property is adjacent to the existing Alexander Imports BMW Dealership which is located to the south and is also owned and operated by the applicant. The applicant also occupies the property immediately to the north, which is used for automobile storage.

Several interior and exterior improvements are being proposed by the applicant in order to convert the existing building into a Mini Cooper automobile showroom and service center. The applicant is not proposing any physical expansion to the building. The existing building elevations will be treated with a variety of

ADMINISTRATIVE REPORT**PC CASE NO. 1871-CUP****April 16, 2008****Page 5**

architectural finishes, including smooth plaster, aluminum composite panels, and reflective glazing (windows) with brushed stainless steel frames. Near the center of the front (street facing) façade, a protruding glass tower is proposed to provide prominence to the building's entrance. Staff has conditioned that the structure comply with the City's Exterior Color Ordinance.

On-site improvements will be minimal since the applicant is proposing to utilize the parking area as it currently exists. The existing trees and landscape planters will remain except in the area where the entrance to the service center is being proposed. Due to the elimination of a few existing parking spaces and planters in that area, the applicant is also proposing to create landscape planters in those areas not used for vehicle circulation or pedestrian access. The applicant is also proposing an eight (8) foot high chain link fence at rear property line adjacent to the public alley. Also at the rear, the applicant will provide a ninety-six (96) square foot decorative trash and recyclables enclosure to serve the property that will be accessed through the alley. Vehicular and pedestrian access to the site will be primarily off of Alameda Street.

Based on the requirements for off-street parking as set forth within the Huntington Park Municipal Code, the proposed use requires a total of 39 spaces. The table below provides a breakdown of the required parking.

USE	REQUIRED	PROVIDED
Indoor Sales Area	$6,734 \text{ sf}/400 = 16.8$	17
Outdoor Sales Area	$5,994 \text{ sf}/4,000 = 1.5$	2
Service Bays	$10 \times 2 = 20$	20
Total	$38.3 \approx 39$	39

In order to ensure that the proposed use is properly developed, staff has conditioned that the proposed project comply with the standards from all applicable departments and agencies, including Building and Safety, and the Fire Department.

The project as proposed and conditioned will not adversely affect or interfere with public welfare, complies with the City's development standards for automobile sales dealerships and is consistent with the C-G (General-Commercial) Zone, subject to the approval of a Conditional Use Permit by the City's Planning Commission.

ADMINISTRATIVE REPORT

PC CASE NO. 1871-CUP

April 16, 2008

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COMMENTS FROM OTHER DEPARTMENTS AND/OR AGENCIES:

Los Angeles County Fire Department:	No response.
Huntington Park Engineering Division:	No response.
Huntington Park Building and Safety Division:	No response.
Huntington Park Water Division:	No response.
Huntington Park License Division:	No response.
Huntington Park Police Department:	No response.
Huntington Park Code Enforcement Division:	No response.

RECOMMENDATIONS:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission approve the Categorical Exemption, make the required findings and requirements set forth in the Huntington Park Municipal Code, and approve Conditional Use Permit No. 1871-CUP, subject to the following conditions and/or additional limitations the Planning Commission may wish to add:

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, Planning Commission, or Community Development 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. That the proposed project shall comply with all applicable codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License Regulations of the City of Huntington Park.
4. That the property be maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.

ADMINISTRATIVE REPORT

PC CASE NO. 1871-CUP

April 16, 2008

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5. That the entitlements shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
6. That the operator shall obtain a City of Huntington Park Business License prior to commencing business operations.
7. That the applicant be required to apply for new entitlements if any alteration, modification, or expansion would increase the existing floor area of the establishment.
8. That any proposed on-site utilities, including electrical and telephone, be installed underground and be completely concealed from public view as required by the Planning Division.
9. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.
10. That all existing and/or 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.
11. That if the business ceases to operate as automobile sales dealership, then this Conditional Use Permit shall be null and void.
12. That the permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval.
13. That all signs on the site be installed in compliance with the City's sign regulations and that approval be obtained through a Sign Design Review prior to installation.
14. That no "For Sale" vehicles be displayed within the customer and/or service vehicle parking stalls.
15. That a decorative trash enclosure be constructed according to City standards prior to issuance of the certificate of occupancy (i.e. - materials and finish to match the proposed improvements to the existing structure). The design shall be approved by the Planning Division. Trash bins shall be kept within the approved trash enclosure area only, and trash area shall be kept free of trash overflow and maintained in a clean manner at all times.
16. That a landscape and irrigation plan designed by a Registered Landscape Architect be provided. Said plan shall show the entire property and shall include planter design, schedule of plant materials, planter location and method of automatic permanent irrigation. A minimum of 2% of the parking area shall be landscaped with at least one (1) 24-inch box size tree for every ten (10) parking stalls. Said trees shall be located in planters with a minimum 6 inch concrete curb border and shall include a permanent irrigation system. The plan shall be submitted to the Planning

ADMINISTRATIVE REPORT

PC CASE NO. 1871-CUP

April 16, 2008

Page 8

Division for approval. Landscaping shall be installed and planted according to such approved plan prior to issuance of the Certificate of Occupancy and shall thereafter be continuously and permanently maintained.

17. That the applicant provide publicly visible art or pay art fees in accordance with City of Huntington Park's Publicly Visible Art Ordinance (Ordinance No. 668-NS), prior to the issuance of the Certificate of Occupancy.
18. That an anti-graffiti finish, as approved by the Planning Division, shall be applied to all exterior surfaces that are visible to the public and likely to attract graffiti prior to issuance of Certificate of Occupancy.
19. 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.
20. That the property owner shall grant either by the covenants, conditions and restrictions (CC&R's) for the subject property, or by a separate covenant recorded against the subject property, the right of entry to authorized City employees and/or agents for the purpose of removing or painting over graffiti from structures on the subject property, prior to issuance of Certificate of Occupancy.
21. 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 the SUSUMP requirements when applicable.
22. That this permit may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, security, noise, safety, crime control, or to promote the general welfare of the City.
23. That any violation of the conditions of this entitlement may result in the revocation of this entitlement.
24. 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.
25. That the Business Owner and Property Owner (applicant) agree in writing to the above conditions.

ADMINISTRATIVE REPORT

PC CASE NO. 1871-CUP

April 16, 2008

Page 9

Respectfully Submitted,

Henry L. Gray

Director of Community Development

Attachments:	Exhibit "A": Vicinity Map
	Exhibit "B": Site Plan
	Exhibit "C": Floor Plan
	Exhibit "D": Elevations
	Exhibit "E": Conditional Use Permit Application / Environmental Assessment Checklist
	Exhibit "F": Resolution No. 1871

AGE: R:\PLANNING DIVISION\CUP'S\1871-CUP 6201 ALAMEDA (AUTO SALES MINI COOPER)\1871-CUP PC REPORT.DOC

**PLANNING COMMISSION
RESOLUTION CASE NO. 1871**

EXHIBIT D

CASE NO. 2023-04 CUPTR

RESOLUTION NO. 1871

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
HUNTINGTON PARK, STATE OF CALIFORNIA, GRANTING A
CONDITIONAL USE PERMIT IN CONNECTION WITH REAL PROPERTY
LOCATED AT 6201 S. ALAMEDA STREET, HUNTINGTON PARK,
CALIFORNIA

WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, April 16, 2008 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 Mr. Nick Alexander, on behalf of Alexander Imports, requesting approval of a Conditional Use Permit to establish an automobile sales dealership at 6201 S. Alameda Street, within the C-G (General-Commercial) Zone on the following described property:

Assessor's Parcel No. 6009-033-002, City of Huntington Park, County of Los Angeles; and

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

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

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

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

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

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

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1 **SECTION 2:** The Planning Commission hereby makes the following findings in connection
2 with Conditional Use Permit No. 1871:

3 (A) The proposed use is conditionally permitted within, and would not impair the integrity
4 and character of, the subject zoning district and complies with all of the applicable
5 provisions of this Code (Huntington Park Zoning Code Title 9); and
6 (B) The proposed use is consistent with the General Plan; and
7 (C) The approval of the Conditional Use Permit for the proposed use is in compliance with
8 the requirements of the California Environmental Quality Act (CEQA) and the City's
9 Guidelines; and
10 (D) The design, location, size, and operating characteristics of the proposed use are
11 compatible with the existing and planned future land uses within the general area in
12 which the proposed use is to be located and will not create significant noise, traffic, or
13 other conditions or situations that may be objectionable or detrimental to other permitted
14 uses operating nearby or adverse to the public interest, health, safety, convenience, or
15 welfare of the City; and
16 (E) The subject site is physically suitable for the type and density/intensity of the use being
17 proposed; and
18 (F) There are adequate provisions for public access, water, sanitation, and public utilities and
19 services to ensure that the proposed use would not be detrimental to public health and
20 safety.

21 **SECTION 3:** The Planning Commission hereby grants Conditional Use Permit No. 1871
22 subject to the execution and fulfillment of the following conditions:

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

1 shall promptly notify the applicant of any claim, action or proceeding and should
2 cooperate fully in the defense thereof.

- 3 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department
4 corrections and conditions, the property shall be developed substantially in accordance
5 with the applications, environmental assessment, and plans submitted.
- 6 3. That the proposed project shall comply with all applicable codes, laws, rules, and
7 regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business
8 License Regulations of the City of Huntington Park.
- 9 4. That the property be maintained in a clean, neat, quiet, and orderly manner at all times
10 and comply with the property maintenance standards as set forth in Section 9-3.103.18
11 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
- 12 5. That the entitlements shall be subject to review for compliance with conditions of the
13 issuance at such intervals as the City Planning Commission shall deem appropriate.
- 14 6. That the operator shall obtain a City of Huntington Park Business License prior to
15 commencing business operations.
- 16 7. That the applicant be required to apply for new entitlements if any alteration,
17 modification, or expansion would increase the existing floor area of the establishment.
- 18 8. That any proposed on-site utilities, including electrical and telephone, be installed
19 underground and be completely concealed from public view as required by the Planning
20 Division.
- 21 9. That should the operation of this establishment be granted, deemed, conveyed,
22 transferred, or should a change in management or proprietorship occur at any time, this
23 Conditional Use Permit shall be reviewed.
- 24 10. That all existing and/or proposed mechanical equipment and appurtenances, including
25 satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on
26 the property shall be completely shielded/enclosed so as not to be visible from any public
27 street and/or adjacent properties. Such shielding/enclosure of facilities shall be of
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1 compatible design related to the building structure for which such facilities are intended
2 to serve.

3 11. That if the business ceases to operate as automobile sales dealership, then this Conditional
4 Use Permit shall be null and void.

5 12. That the permit shall expire in the event the entitlement is not exercised within one (1)
6 year from the date of approval.

7 13. That all signs on the site be installed in compliance with the City's sign regulations and
8 that approval be obtained through a Sign Design Review prior to installation.

9 14. That no "For Sale" vehicles be displayed within the customer and/or service vehicle
10 parking stalls.

11 15. That a decorative trash enclosure be constructed according to City standards prior to
12 issuance of the certificate of occupancy (i.e. - materials and finish to match the proposed
13 improvements to the existing structure). The design shall be approved by the Planning
14 Division. Trash bins shall be kept within the approved trash enclosure area only, and
15 trash area shall be kept free of trash overflow and maintained in a clean manner at all
16 times.

17 16. That a landscape and irrigation plan designed by a Registered Landscape Architect be
18 provided. Said plan shall show the entire property and shall include planter design,
19 schedule of plant materials, planter location and method of automatic permanent
20 irrigation. A minimum of 2% of the parking area shall be landscaped with at least one (1)
21 24-inch box size tree for every ten (10) parking stalls. Said trees shall be located in
22 planters with a minimum 6 inch concrete curb border and shall include a permanent
23 irrigation system. The plan shall be submitted to the Planning Division for approval.
24 Landscaping shall be installed and planted according to such approved plan prior to
25 issuance of the Certificate of Occupancy and shall thereafter be continuously and
26 permanently maintained.

17. That the applicant provide publicly visible art or pay art fees in accordance with City of
18. Huntington Park's Publicly Visible Art Ordinance (Ordinance No. 668-NS), prior to the
19. issuance of the Certificate of Occupancy.
20. That an anti-graffiti finish, as approved by the Planning Division, shall be applied to all
21. exterior surfaces that are visible to the public and likely to attract graffiti prior to issuance
22. of Certificate of Occupancy.
23. That any existing and/or future graffiti, as defined by the Huntington Park Municipal
24. Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
25. That the property owner shall grant either by the covenants, conditions and restrictions
26. (CC&R's) for the subject property, or by a separate covenant recorded against the subject
27. property, the right of entry to authorized City employees and/or agents for the purpose of
28. removing or painting over graffiti from structures on the subject property, prior to
- issuance of Certificate of Occupancy.
21. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the
22. Huntington Park Municipal Code relating to Storm Water Management. The applicant
23. shall also comply with all requirements of the National Pollutant Discharge Elimination
24. System (NPDES), Model Programs, developed by the County of Los Angeles Regional
25. Water Quality Board. This includes the SUSUMP requirements when applicable.
26. That this permit may be subject to additional conditions after its original issuance. Such
27. conditions shall be imposed by the City Planning Commission as deemed appropriate to
28. address problems of land use compatibility, operations, security, noise, safety, crime
- control, or to promote the general welfare of the City.
21. That any violation of the conditions of this entitlement may result in the revocation of this
22. entitlement.
23. The Director of Community Development is authorized to make minor modifications to
24. the approved preliminary plans or any of the conditions if such modifications shall
25. achieve substantially the same results, as would strict compliance with said plans and
26. conditions.

1 25. That the Business Owner and Property Owner (applicant) agree in writing to the above
2 conditions.

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

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

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1 **PASSED, APPROVED, AND ADOPTED** this 16th day of April, 2008 by the following vote:

2 AYES: Commissioners Perez, Molina, Sanders, Lopez, Benitez

3 NOES: None

4 ABSENT: None

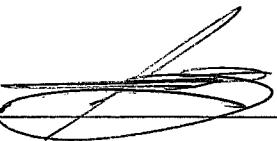
5 HUNTINGTON PARK PLANNING COMMISSION

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10 Chairperson

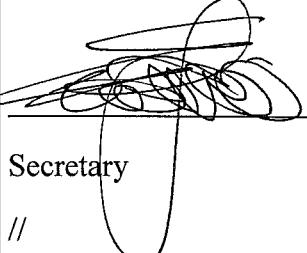
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12 ATTEST:

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16 Secretary

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CONDITIONAL USE PERMIT NO. 1871 PROJECT PLANS

EXHIBIT E

CASE NO. 2023-04 CUPTR

SITE INFORMATION

104

PARKING REQUIREMENTS
ALEXANDER IMPORTS - AUTOMOBILE SALES

LANDSCAPE REQUIREMENTS
ALEXANDER IMPORTS • AUTOMOBILE SALES

INDOOR SALE AREA	8,734 SQ.FT.
OUTDOOR SALES AREA	10,000 SQ.FT. / 1,400' = 10.83' (10 PARKING SPACES)
SERVICE BAY	10 SERVICE BAYS x 2 = 20 (20 PARKING SPACES)
NEW CAR DISPLAY	0
USED CAR DISPLAY	0
USED SPACES	32 SPACES WI/ 2 HANDICAPPED

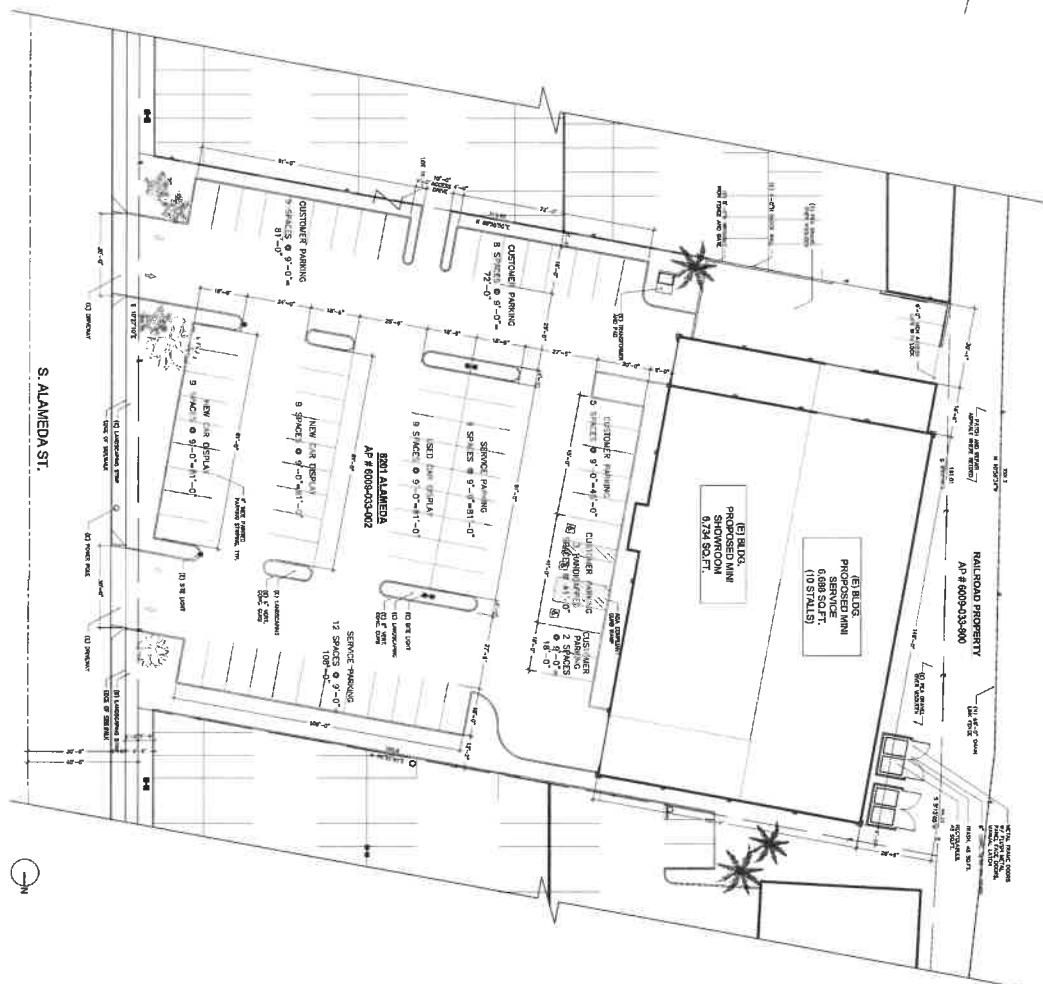
8,182 SQ.FT. (15%)

PROPOSED MINI
SHOWROOM
6,734 SQ.FT.

(E) BLDG.
PROPOSED MINI
SERVICE
6,698 SQ.FT.
(10 STALLS)
100' X 103'
100' DEEP
100' DEEP
100' DEEP
100' DEEP

ALEXANDER IMPORTS
6333 S. Alameda Street
Los Angeles, CA 90001
Tel. 800/800-5425

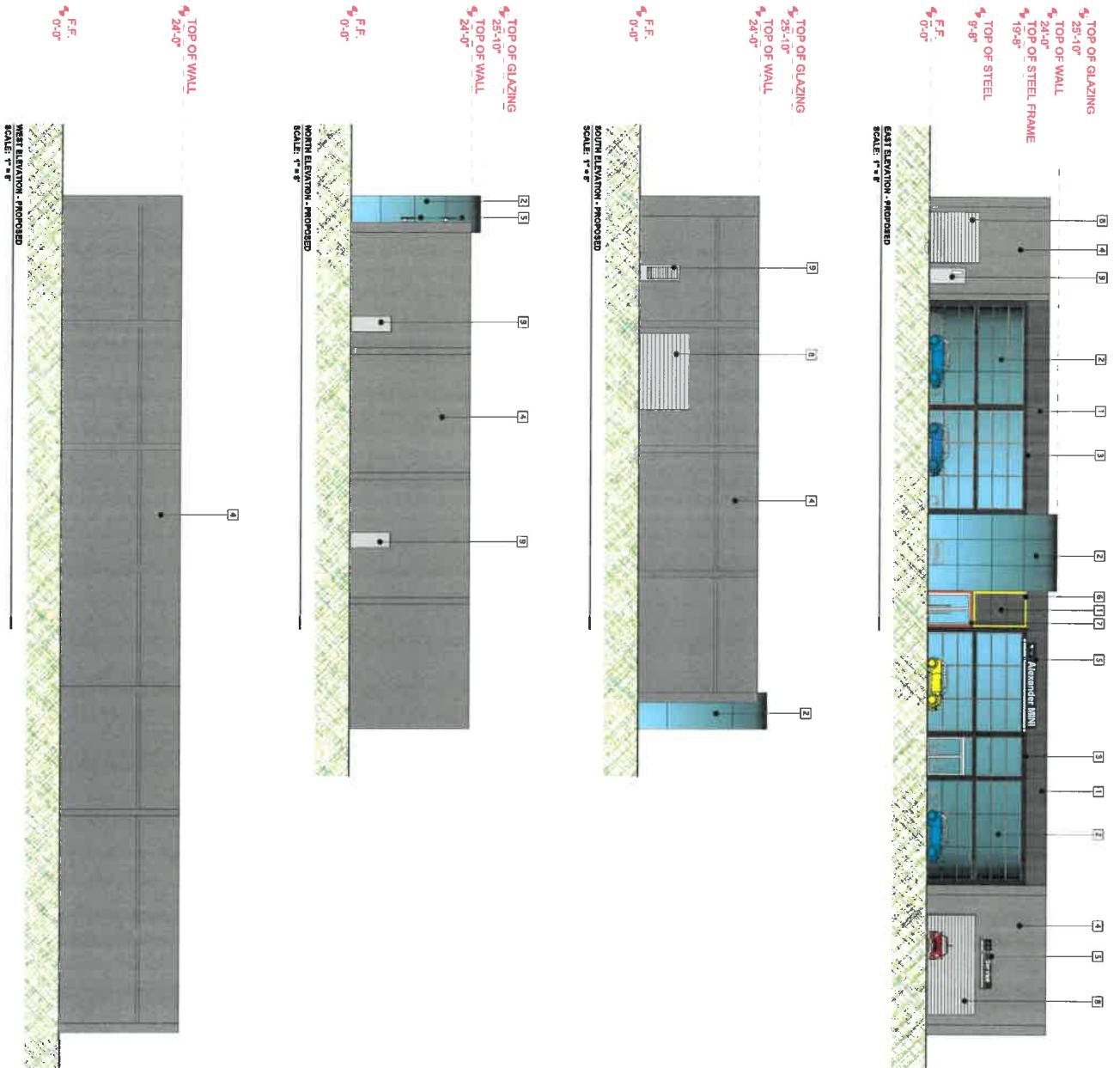
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213.622.7830 f
315 w. ninth st. #1004
los angeles, california
90015
design workshop



SITE PLAN 1

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SITE PLAN



EXTERIOR FINISH KEYNOTE		1. EXTERIOR FINISHES	
		1. EXTERIOR COLOR: TAN 2. GUARD: COLOR: CLEAR BUTT-CRIMP OR STRUCTURAL: MADING FRAME: CLEAR ANODIZED ALUMINUM OR BRUSHED OR GRANITE 3. STEEL FRAME: ARCHITECTURAL FINISH PAINTED BLACK TO MATCH ARCHITECTURE 4. MASONRY: PAINTER: COLOR: TAN OR WHITE STONE: COLOR: TAN OR WHITE ASYLUM: COLOR: BLACK, SUBJECT TO MANUFACTURER APPROVAL 5. EXTERIOR ROOFING & BEARING STRUCTURE BY MANUFACTURER 6. EXTERIOR APPROVED SIGN MANUFACTURER 7. ALUMINUM COMPOSITE PANEL: COLOR: TAN 8. ROLL UP DOOR: STEEL: TAN, PAINTED: GREY 9. HOLLOW METAL DOOR: PAINTED: GREY	
		DESIGN INTENT DOCUMENTS 1. THE DRAWING IS FOR INFORMATION ONLY, IT CANNOT BE USED FOR CONSTRUCTION OR OTHER PURPOSES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE INFORMATION PROVIDED TO THE DESIGNER. THEREFORE IT SHOULD NOT BE USED FOR TRADESMAN INFORMATION. 2. DO NOT SCALE THIS DRAWING. ALTHOUGH THIS DRAWING IS FOR THE DESIGNER'S PROJECT, IT IS NOT CONTRACT DRAWING FOR THE TRADES. 3. DIMENSIONAL DRAWINGS ON THIS DRAWING ARE FOR INFORMATION ONLY. ACTUAL DIMENSIONS SHALL BE REFERRED TO THE DEALER'S ARCHITECT. 4. REFER TO MECHANICAL, ELECTRICAL, PLUMBING DRAWINGS FOR ALL RELATED TO HEATING, AIR CONDITIONING, DRAINAGE, VENTILATION, REFRIGERATOR USES, TILES, ETC. 5. THE DESIGN DRAWINGS ON THIS DRAWING ARE FOR THE PROJECT. THEY ARE NOT TO BE USED AS A SOURCE OF CONTRACT. THEY ARE FOR INFORMATION ONLY. CONTRACT DRAWINGS IN ACCORDANCE WITH A CONTRACT ARE CONTRACT DRAWINGS IN ACCORDANCE WITH A CONTRACT.	
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CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: SEPTEMBER 20, 2023

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

FROM: STEVE FORSTER, DIRECTOR OF COMMUNITY DEVELOPMENT

SUBJECT: PLANNING COMMISSION CASE NO. 2023-05 CUPTR
(CONDITIONAL USE PERMIT TRANSFER)

PROJECT

LOCATION: 6333 S. Alameda Street

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED OPERATION OF AN AUTO DEALERSHIP AND SERVICE FACILITY ON PROPERTY LOCATED AT 6333 S. ALAMEDA STREET, WITHIN THE COMMERCIAL GENERAL (CG) ZONE.

**ITEM CONTINUED TO NEXT REGULAR MEETING
OF THE PLANNING COMMISSION
WEDNESDAY OCTOBER 18, 2023, AT 6:30 PM**



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: SEPTEMBER 20, 2023

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: STEVE FORSTER, COMMUNITY DEVELOPMENT DIRECTOR

FROM: JORDAN MARTINEZ, ASSISTANT PLANNER

SUBJECT: PLANNING COMMISSION CASE NO. 1660R - CUP
(CONDITIONAL USE PERMIT)

REQUEST: A REQUEST TO CONSIDER THE REVOCATION OF RESOLUTION NO. 1660-CUP AND ANY EXTENSIONS OR PERMITS IN CONNECTION WITH RESOLUTION NO. 1660-CUP, IN CONJUNCTION WITH A SMALL COLLECTION FACILITY FOR RECYCLABLE MATERIALS WITHIN THE PARKING LOT OF AN EXISTING SHOPPING CENTER LOCATED AT 6000-6046 PACIFIC BOULEVARD, WITHIN THE COMMERCIAL GENERAL (CG) ZONE.

APPLICANT: City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

PROPERTY OWNER: RHA Partners Limited dba Comstock Crosser & Associates Development Company
2301 Rosecrans Avenue, Suite 1150
El Segundo, CA 90245

SUBJECT LOCATION: 6000-6046 Pacific Boulevard

**ASSESSOR'S
PARCEL NUMBER:** 6320-012-072

CURRENT USE: Recycling Collection Facility

LOT SIZE: 154,600 square feet (3.55 acres)

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BUILDING SIZE:	2 containers (8 feet x 24 feet each) and 1 kiosk (5 feet x 18 feet)
GENERAL PLAN:	General Commercial
ZONE:	Commercial General (CG)
SURROUNDING LAND USES:	North: Commercial General (CG) West: Commercial General (CG) South: DTSP – District A (Gateway) and High Density Residential (RH) East: Commercial General and Medium Density Residential (RM)
MUNICIPAL CODE REQUIREMENTS FOR A REVOCATION OF A CONDITIONAL USE PERMIT:	<p>Pursuant to Huntington Park Municipal Code (HPMC), Section 9-2.1112, the Commission may hold a hearing to revoke or modify a Conditional Use Permit granted in compliance with the provisions of Chapter 2 of the HPMC. A Conditional Use Permit may be revoked or modified by the Commission if any one of the following findings can be made:</p> <ol style="list-style-type: none">1. That circumstances have changed by the applicant to a degree that one or more of the findings contained in the original permit can no longer be made in a positive manner and the public health, safety and welfare require the revocation;2. That the Conditional Use Permit was issued, in whole or in part, on the basis of a misrepresentation or omission of a material statement in the application, or in the applicant's testimony presented during the public hearing, for the entitlement or permit;3. That the use for which the Conditional Use Permit was granted had ceased or was suspended for six (6) or more months;4. That one or more of the conditions of the Conditional Use Permit have not been met;

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5. That the use is in violation of any statute, ordinance, law or regulation; or
6. That the use permitted by the Conditional Use Permit is detrimental to the public health, safety or welfare or constitutes a nuisance.

ENVIRONMENTAL REVIEW:

Categorically Exempt from further environmental review pursuant to Article 19, Section 15321, Class 21 (Enforcement Actions by Regulatory Agencies) of the California Environmental Quality Act (CEQA) Guidelines.

BACKGROUND:

- ***Site Description***

The small collection facility (subject site) is located within the southern portion of the parking lot of an existing shopping center east of Pacific Boulevard and fronting Randolph Street to the south. The entire lot measures approximately 3.55 acres. The site is developed with an existing shopping center, measuring approximately 154,000 square feet. The small collection facility for recyclable materials consists of 2 containers measuring approximately 8 feet by 24 feet each and 1 kiosk measuring approximately 5 feet by 18 feet. The subject site is surrounded by commercial and uses to the north, west, east, and south, along with residential uses to the east and south.

- ***Pre-Conditional Use Permit Requirement/Conceptual Approval – Redevelopment Agency***

Prior to the small collection facility use operating, the use was a conditionally permitted use. The Applicant (Mr. Arsen Oganesyan) was required to receive Redevelopment Agency conceptual approval prior to applying for the CUP with the Planning Commission. Approval was granted for the CUP to establish a collection facility for recyclable materials within an existing shopping center parking lot by the Huntington Park Redevelopment Agency on July 6, 1998, (RA Case No. 98-03). The Redevelopment Agency recommended the placement of two conditions on the collection Facility: (1) a six (6) month review period for verification for a state license to operate a collection facility and (2) a six (6) month semi-annual review of the project.

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Additionally, the Redevelopment Agency staff report for RA Case No. 98-03 states the Municipal Code requires yearly renewal of the Conditional Use Permit for the type of use proposed (collection facility). The collection facility, as proposed, would comprise of one (1) container, measuring 8 feet wide and 20 feet deep. The container would be used to collect recyclable materials such as aluminum, plastic, glass, and paper. No recycling will be conducted on site. The proposed collection facility would occupy a total of 160 square feet. The Applicant at the time received the owner's permission for the proposed use.

- ***Resolution No. 1660***

The subject site was granted a CUP by the Planning Commission on August 5, 1998, which allowed for the establishment of a small collection facility for recyclable materials within the parking lot of an existing shopping center for property located at 6000-6046 Pacific Boulevard. The Applicant was Mr. Arsen Oganesyan. The approval was subject to conditions stipulated in Resolution No. 1660-CUP.

- ***Property Owner Approval***

A letter dated May 7, 1998, from Mr. David Fraser, Property Manager, a representative of RHA Partners, LTD (property owner) granted Mr. Arden Oganesyan permission to operate a collection facility as outlined in his lease dated March 23, 1998. The Lease Agreement (Lease) between RHA Partners LTD referred to as "Client" and Mr. Arden Oganesyan referred to as "Contractor" explicitly states, "Contractor will not assign or transfer this Agreement, or any part thereof, or any rights of Contractor herein, nor subcontract the whole or any part thereof, except as otherwise consented to in writing by the Client. Consent to transfer of subcontract is at the absolute discretion of the Client." Furthermore, the Lease was valid for twenty-four (24) months. The Lease was executed on April 4, 1998. Thereafter, it may be extended and renewed by written agreement of both parties. To date, Planning has no documentation of any updated and/or new lease agreements between the Property Owner and/or Business Owner of the small collection facility. In addition, Planning has no property owner approval proof on record for the current business owner (Mr. Saro Khachaturian) of the small collection facility at 6000-6046 Pacific Boulevard.

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• ***CUP Transfer (Resolution No. 1660)***

On February 13, 2014, the CUP for Resolution No. 1660 was transferred to Mr. Saro Khachaturian. The transfer was processed administratively. As part of the CUP Transfer process, the Applicant must acknowledge receipt of the adopted resolution and agree to comply with all the conditions of approval therein. Since 2014, Mr. Saro Khachaturian continued to operate the small collection recycling facility within the parking lot of the existing shopping center.

It is important to note that previous staff erroneously issued the CUP Transfer because it was already expired. Specifically, condition number 5 under Resolution No. 1660-CUP, states that, "This entitlement shall be valid for only a six (6) month period. If the applicant wishes to continue, he shall be required to renew the entitlement, and renew annually thereafter as required by Code." There is no record of renewals with Planning since 1998. Therefore, under the aforementioned condition, the entitlement expired and is void. With a void entitlement, there is nothing to transfer.

DISCUSSION:

• ***Conditional Use Permit (CUP)***

The Planning Commission may hold a hearing to revoke or modify a Conditional Use Permit granted in compliance with the provisions of HPMC Section 9-2.1112, "Revocation." A Conditional Use Permit may be revoked or modified by the Commission if any one of the following findings can be made:

1. That circumstances have been changed by the applicant to a degree that one or more of the findings contained in the original permit can no longer be made in a positive manner and the public health, safety and welfare require the revocation;
2. That the Conditional Use Permit was issued, in whole or in part, on the basis of a misrepresentation or omission of a material statement in the application, or in the applicant's testimony presented during the public hearing, for the entitlement or permit;

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3. That the use for which the Conditional Use Permit was granted had ceased or was suspended for six (6) or more months;
4. That one or more of the conditions of the Conditional Use Permit have not been met;
5. That the use is in violation of any statute, ordinance, law or regulation; or
6. That the use permitted by the Conditional Use Permit is detrimental to the public health, safety or welfare or constitutes a nuisance.

ANALYSIS:

• ***Grounds for Revocation***

The grounds for revocation include but are not limited to: (1) that one or more of the conditions of the Conditional Use Permit have not been met and (2) that the use is in violation of any statute, ordinance, law or regulation.

As previously mentioned, a CUP was granted by the Planning Commission on August 5, 1998, which allowed for the establishment of a small collection facility for recyclable materials within the parking lot of an existing shopping center for property located at 6000-6046 Pacific Boulevard. The approval was subject to conditions stipulated in Resolution No. 1660-CUP. The existing small collection facility for recyclable materials is in violation of multiple conditions of approval. Specifically, condition numbers 2, 4, 5, and 6 are breached.

Condition number 2 states that “the proposed development shall comply with all applicable codes, laws, rules, and regulations, including Health and Safety, Building, Fire, Sign, Zoning and Business License Regulation of the City of Huntington Park.” The proposed development violated zoning regulations during its original approval in 1998. Per Article 33, Recycling Facilities, of the Huntington Park Municipal Code in 1989 (Code used during time of entitlement’s original approval), if the permit expires for a small collection facility without renewal, the collection facility shall be removed from the site on the day following permit expiration. There is no record with Planning of any renewals that took place during the CUP approval for Mr. Arsen

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Oganesyan in 1998. Therefore, the entitlement expired by 1999, and the use should have been removed. Since 1999, Mr. Arsen Oganesyan has been operating with an expired and void entitlement.

Condition number 4 states that “any violation of the conditions of this entitlement may result in the revocation of this entitlement.” As mentioned above, there was already a violation of a condition of approval for the entitlement. As further elaborated below, the multiple violations in the conditions of approval for the CUP may result in revocation.

Condition number 5 states, “This entitlement shall be valid for only a six (6) month period. If the applicant wishes to continue, he shall be required to renew the entitlement, and renew annually thereafter as required by Code.” The entitlement was never renewed per Planning records since its original approval in 1998. Therefore, the entitlement expired in 1999. Consequently, the CUP Transfer that occurred in 2014 is void because no entitlement should have been transferred. The current business owner of the small collection facility is operating without an entitlement, which is a use in violation of City of Huntington Park laws and regulations. Per HPMC Section 9-3.1002, a small collection facility in the CG zone requires a Development Permit.

Condition number 6 states, “the operation be conducted in accordance with the Huntington Park Municipal Code Article 33, Recycling Facilities [HPMC Section 9-3.3305(b)].” Again, the operation did not comply with renewal requirements, and it resulted in the expiration of the entitlement which required removal of the collection facility. The collection facility was never removed, which exemplifies noncompliance of the HPMC.

CONCLUSION:

Based on the above analysis, Planning Staff has determined that the required findings to revoke Resolution No. 1660-CUP can be made. Above all, the small collection facility is currently operating without an entitlement and is in clear violation of the HPMC.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission adopt Resolution No. 1660R revoking Resolution No. 1660-CUP, disallowing the use and revoke any extensions or

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permits in connection with Resolution No. 1660-CUP, in conjunction with a small collection facility for recyclable materials within the parking lot of an existing shopping center located at 6000-6046 Pacific Boulevard, within the Commercial General (CG) zone.

EXHIBITS:

- Exhibit A: Resolution No. 1660R-CUP
- Exhibit B: Site Plan
- Exhibit C: Huntington Park Redevelopment Agency Staff Report (July 6, 1998)
- Exhibit D: Huntington Park Municipal Code, Article 33, Recycling Facilities (1989)
- Exhibit E: Property Owner Approval for Collection of Recyclable Material to Arden Oganesyan at Huntington Park Shopping Center (May 7, 1998)
- Exhibit F: Lease Agreement between RHA Partners LTD and Mr. Arsen Oganesyan (1998)
- Exhibit G: Resolution No. 1660-CUP
- Exhibit H: Conditional Use Permit Transfer (February 13, 2014)

RESOLUTION NO. 1660R-CUP

EXHIBIT A

CASE NO. 1660R-CUP

RESOLUTION NO. 1660R-CUP

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, REVOKING RESOLUTION NO. 1660-CUP AND ANY EXTENSIONS OR PERMITS IN CONNECTION WITH RESOLUTION NO. 1660-CUP, IN CONJUNCTION WITH A SMALL COLLECTION FACILITY FOR RECYCLABLE MATERIALS WITHIN THE PARKING LOT OF AN EXISTING SHOPPING CENTER LOCATED AT 6000-6046 PACIFIC BOULEVARD, WITHIN THE COMMERCIAL GENERAL (CG) ZONE.

WHEREAS, on August 5, 1998, the Planning Commission approved Resolution No. 1660 granting Mr. Arsen Oganesyan a Conditional Use Permit to establish a small collection facility for recyclable materials within the parking lot of an existing shopping center located at 6000-6046 Pacific Boulevard, in the Commercial General (CG) zone on the following described property:

Assessor's Parcel No. 6320-012-072; City of Huntington Park, County of Los Angeles;
and

WHEREAS, Condition No. 2 of Resolution No. 1660-CUP states, "That the proposed development shall comply with all applicable codes, laws, rules and regulations, including Health and Safety, Building, Fire, Sign, Zoning and Business License Regulations of the City of Huntington Park"; and

WHEREAS, Condition No. 4 of Resolution No. 1660-CUP states, "That any violation of the conditions of this entitlement may result in the revocation of this entitlement"; and

WHEREAS, Condition No. 5 of Resolution No. 1660-CUP states, "This entitlement shall be valid for only a six (6) month period. If the applicant wishes to continue, he shall be required to renew the entitlement, and renew annually thereafter as required by Code"; and

WHEREAS, Condition No. 6 of Resolution No. 1660-CUP states, "That the operation be conducted in accordance with Huntington Park Municipal Code Article 33, Recycling Facilities [HPMC Section 9-3.3305(b)]"; and

WHEREAS, on February 13, 2014, the Planning Division approved the transfer of the CUP allowing a small collection recycling facility within the parking lot of an existing shopping center located at 6000-6046 Pacific Boulevard to Mr. Saro Khatchaturian; and

1 **WHEREAS**, on August 24, 2023, the applicant was duly noticed of the Planning
2 Commission hearing on September 20, 2023, to consider the revocation of Resolution No.
3 1660-CUP and any extensions or permits in connection with Resolution No. 1660-CUP;

4 **WHEREAS**, on September 20, 2023, the Planning Commission conducted a public
5 hearing considering the revocation of Resolution No. 1660-CUP and any extensions or
6 permits in connection with Resolution No. 1660-CUP, and

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

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

12 **SECTION 1:** The revocation of Resolution No. 1660-CUP and any extensions or
13 permits in connection with Resolution No. 1660-CUP, has been reviewed for compliance with
14 the California Environmental Quality Act (CEQA) and is found to be exempt from CEQA under
15 Section of 15321 for Enforcement Actions by Regulatory Agencies, which exempts
16 enforcement actions taken by a permitting agency, including revoking a use permit due to
17 violations of the operational conditions of said permit by an applicant.

18 **SECTION 2:** The Planning Commission finds that in accordance with Section
19 9-2.1112 of the Huntington Park Municipal Code, a Conditional Use Permit may be revoked
20 or modified by the Commission if any one of the following findings can be made:

- 21 1. That circumstances been changed by the applicant to a degree that one or more
22 of the findings contained in the original permit can no longer be made in a
23 positive manner and the public health, safety and welfare require the revocation;
- 24 2. That the Conditional Use Permit was issued, in whole or in part, on the basis of
25 a misrepresentation or omission of a material statement in the application, or in
26 the applicant's testimony presented during the public hearing, for the entitlement
27 or permit;
- 28 3. That the use for which the Conditional Use Permit was granted had ceased or

was suspended for six (6) or more months;

4. That one or more of the conditions of the Conditional Use Permit have not been met;
5. That the use is in violation of any statute, ordinance, law or regulation; or
6. That the use permitted by the Conditional Use Permit is detrimental to the public health, safety or welfare or constitutes a nuisance.

SECTION 3: The Planning Commission finds that pursuant to Section 9-2.1112 of the Huntington Park Municipal Code, “That one or more of the conditions of the Conditional Use Permit have not been met” and “That the use is in violation of any statute, ordinance, law or regulation” can be made in that the following conditions of approval have been documented to be out of compliance based on the review of the entitlement and current operation (numbered as they appear in Resolution No. 1660-CUP):

2. That the proposed development shall comply with all applicable codes, laws, rules and regulations, including Health and Safety, Building, Fire, Sign, Zoning and Business License Regulations of the City of Huntington Park. Based on City records the business operation and entitlement was found to be out compliance with City codes, laws, rules, and regulations. Specifically, the proposed development violated zoning regulations during its original approval in 1998. Per Article 33, Recycling Facilities, of the Huntington Park Municipal Code in 1989 (Code used during time of entitlement's original approval), if the permit expires for a small collection facility without renewal, the collection facility shall be removed from the site on the day following permit expiration. There is no record with Planning of any renewals that took place during the CUP approval for Mr. Arsen Oganesyan in 1998. Therefore, the entitlement expired by 1999, and the use should have been removed. Since 1999, Mr. Arsen Oganesyan has been operating with an expired and void entitlement.

4. That any violation of the conditions of this entitlement may result in the revocation of this entitlement. As mentioned above, there was already a violation of a condition of approval for the entitlement. As further elaborated below, the multiple violations

in the conditions of approval for the CUP may result in revocation.

5. This entitlement shall be valid for only a six (6) month period. If the applicant wishes to continue, he shall be required to renew the entitlement, and renew annually thereafter as required by Code. The entitlement was never renewed per Planning records since its original approval in 1998. Therefore, the entitlement expired in 1999. Consequently, the CUP Transfer that occurred in 2014 is void because no entitlement should have been transferred. The current business owner of the small collection facility is operating without an entitlement, which is a use in violation of City of Huntington Park laws and regulations. Per HPMC Section 9-3.1002, a small collection facility in the CG zone requires a Development Permit.

6. That the operation be conducted in accordance with the Huntington Park Municipal Code Article 33, Recycling Facilities [HPMC Section 9-3.3305(b)]. Again, the operation did not comply with renewal requirements, and it resulted in the expiration of the entitlement which required removal of the collection facility. The collection facility was never removed, which exemplifies noncompliance of the HPMC.

SECTION 4: Based on the findings set forth in Sections 2 and 3 of this Resolution and the evidence in the record, the Planning Commission hereby revokes Resolution No. 1660-CUP and any extensions or permits in connection with Resolution No. 1660-CUP, in conjunction with a small collection facility for recyclable materials within the parking lot of an existing shopping center located at 6000-6046 Pacific Boulevard.

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

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

PASSED, APPROVED, AND ADOPTED this 20th day of September, 2023 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

HUNTINGTON PARK PLANNING COMMISSION

Jonathan Sanabria, Chairperson

ATTEST:

Steve Forster, Secretary

SITE PLAN

EXHIBIT B

CASE NO. 1660R-CUP

Site Plan

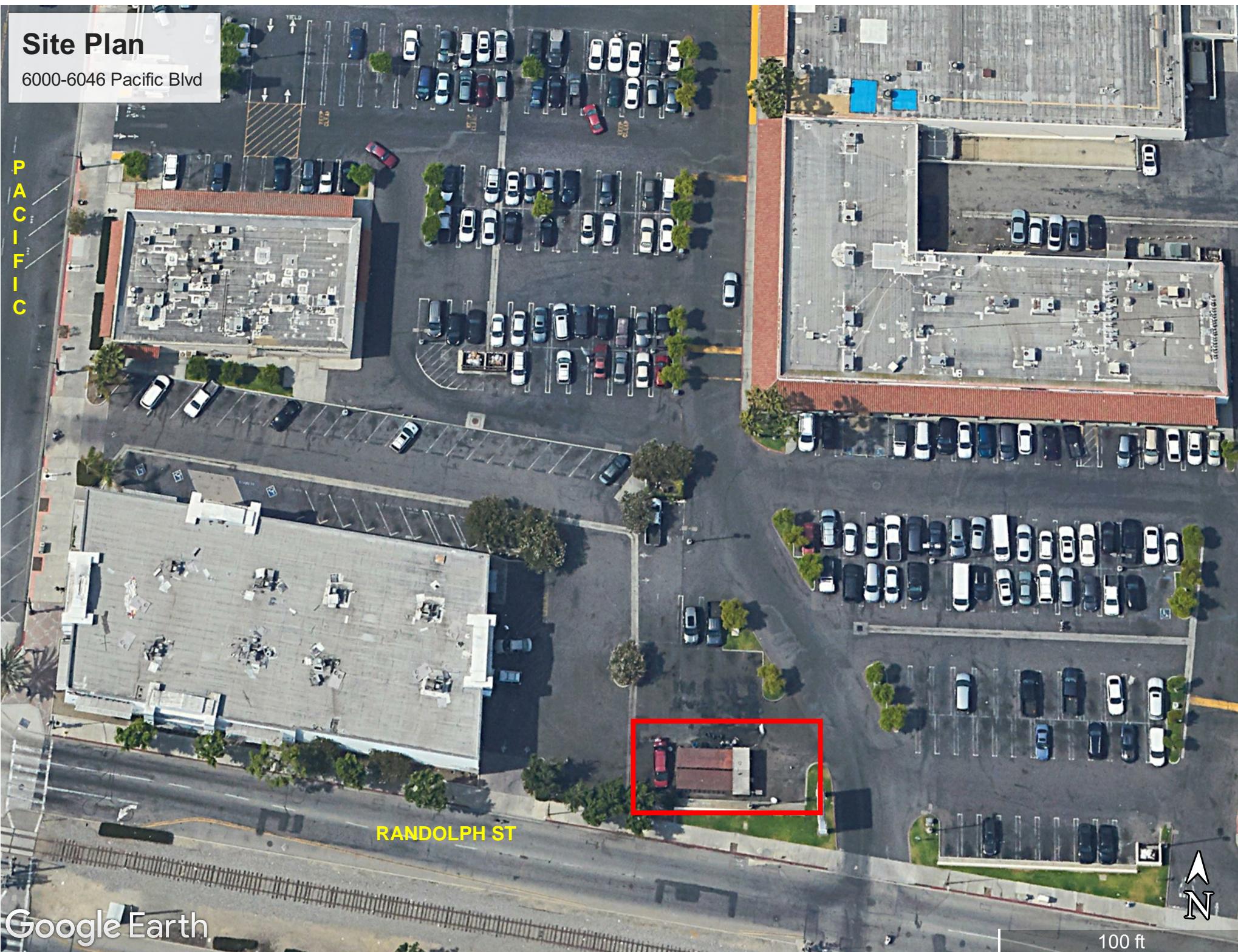
6000-6046 Pacific Blvd

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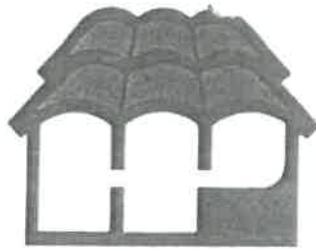
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**HUNTINGTON PARK REDEVELOPMENT
AGENCY STAFF REPORT
(JULY 6, 1998)**

EXHIBIT C

CASE NO. 1660R-CUP



HUNTINGTON PARK

REDEVELOPMENT AGENCY

CIVIC CENTER, 6550 MILES AVENUE

• HUNTINGTON PARK, CA 90255

• (213) 582-6161

July 6, 1998

TO: Chairman Jackson and Members of the
Redevelopment Agency

FROM: Jack L. Wong, Executive Director

SUBJECT: CONSIDERATION OF A REQUEST FOR CONCEPTUAL APPROVAL
OF A CONDITIONAL USE PERMIT TO ESTABLISH A
COLLECTION FACILITY FOR RECYCLABLE MATERIALS WITHIN
AN EXISTING SHOPPING CENTER PARKING LOT AT 6010
PACIFIC BOULEVARD, IN THE MERGED REDEVELOPMENT
PROJECT AREA (RA CASE NO. 98-03).

The applicant, Mr. Arsen Oganesyan, is requesting Redevelopment Agency conceptual approval of a Conditional Use Permit to establish a small collection facility, within the existing Superior Super Warehouse shopping center parking lot, at 6010 Pacific Boulevard (see attached site plan).

The collection facility, as proposed, would comprise of one (1) container, measuring 8 ft. tall, 8 ft. wide and 20 ft. deep. The container would be used to collect recyclable materials such as aluminum, plastic, glass and paper. No recycling will be conducted on site.

The City's zoning regulations allow for the establishment of small collection facilities (i.e. smaller than 500 square feet) in the Commercial General (C-G) Zone with the approval of a Conditional Use Permit. The proposed collection facility would total 160 square feet. The placement of the container would occupy one (1) parking space, but the use of this space will not cause any deficiency in the overall shopping center's parking requirement.

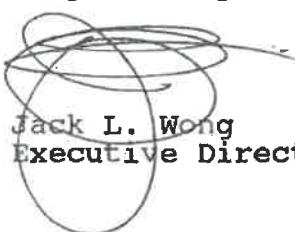
The Municipal Code requires yearly renewal of the Conditional Use Permit for this type of use, therefore, the Agency can reconsider the conceptual approval of the application if any problems arise as a result of this establishment.

The applicant has received the owner's permission for the proposed use (see attached letter). As a conditionally permitted use, the applicant is required to receive Redevelopment Agency conceptual approval prior to applying for the Permit with the Planning Commission.

Chairman Jackson and Members
of the Redevelopment Agency
RA Case No. 98-03
page 2

RECOMMENDATION: TO GRANT CONCEPTUAL APPROVAL OF A CONDITIONAL USE PERMIT TO ESTABLISH A COLLECTION FACILITY FOR RECYCLABLE MATERIALS WITHIN AN EXISTING SHOPPING CENTER PARKING LOT AT 6010 PACIFIC BOULEVARD, IN THE MERGED REDEVELOPMENT PROJECT AREA.

Respectfully submitted,



Jack L. Wong
Executive Director

Attachment: Site Plan
Owner's Authorization Letter

ma3:ra9803.cup



REDEVELOPMENT AGENCY

CIVIC CENTER, 6550 MILES AVENUE

• HUNTINGTON PARK, CA 90255

• (213) 582-6161

TO: Mariano Aguirre, Assistant Planner

FROM: Bill Chow, Project Coordinator *QC*

SUBJECT: Conditional Use Permit for Collection Facility Located at 6010 Pacific Boulevard

DATE: July 13, 1998

On July 6, 1998, RA CASE NO. 98-03 was presented to the Redevelopment Agency for a conceptual approval of a Conditional Use Permit to establish a small collection facility for recyclable materials within an existing shopping center parking lot located at 6010 Pacific Boulevard. The Redevelopment Agency reviewed the RA CASE NO and recommended the placement of two conditions on the Collection Facility. The two conditions placed on the collection facility are 1) a six (6) month review period for verification of a state license to operate a collection facility and 2) a six (6) month semi-annual review of the project.

**Minutes of the Regular Meeting of the Huntington Park
Redevelopment Agency held on July 6, 1998.**

Agency Chairman Jackson called the meeting to order at 6:00 p.m. Present: Agency Board Members Jessica Maes, Richard V. Loya, Linda Luz Guevara, Rosario Marin and Chairman Thomas E. Jackson. Also in attendance were Executive Director Jack L. Wong, Chief Administrative Officer Donald L. Jeffers, Agency Attorney Steven N. Skolnik, Project Coordinator Bill Wm. Chow and Agency Secretary Corinna Wilkinson.

Minutes of the regular meeting held June 15, 1998:

After a brief discussion, a motion was made by Maes, seconded by Loya, to approve the minutes of June 15, 1998.

The motion carried as follows: Ayes: Agency Board Members Maes, Loya and Chairman Jackson; Noes: None; Abstain: Marin; Absent: Guevara.

Consideration of a request for conceptual approval of a Conditional Use Permit to establish a collection facility for recyclable materials within an existing shopping center parking lot at 6010 Pacific Boulevard, in the Merged Redevelopment Project Area (RA Case No 98-03):

Agency Board Member Guevara entered the meeting at 6:04 p.m.

Following a lengthy discussion, a motion was made by Maes, seconded by Guevara, to conceptually approve a Conditional Use Permit (CUP) to establish a collection facility for recyclable materials within an existing shopping center parking lot at 6010 Pacific Boulevard, in the Merged Redevelopment Project Area, with the recommendation that the Planning Commission approve the CUP for an initial 6 month period and an annual renewal thereafter and that the approval be contingent upon the applicants receipt of the required State "Buy Back" license for the facility.

The motion carried as follows: Ayes: Agency Board Members Maes, Loya, Guevara, Marin and Chairman Jackson; Noes: None; Absent: None.

Status of the Home Depot project and the appraisal of the project site:

Following a brief discussion, and there being no objection, Chairman Jackson so ordered this staff report be received and filed.

Public Appearances:

None.

**HUNTINGTON PARK MUNICIPAL CODE,
ARTICLE 33, RECYCLING FACILITIES (1989)**

EXHIBIT D

CASE NO. 1660R-CUP

Article 33. Recycling Facilities

Sec. 9-3.3301. Intent and purposes.

The intent of this article is to implement the California Beverage Container Recycling and Litter Reduction Act of 1986, Assembly Bill 2020, by establishing standards and procedures for permitting recycling facilities in the City.

(§ 13, Ord. 454-NS, eff. February 2, 1989)

Sec. 9-3.3302. Definitions.

For the purposes of this article, unless otherwise apparent from the content, certain words and phrases used in this article are defined as follows:

(a) "Recyclable material" shall mean reusable material including but not limited to metals, glass, plastic and paper, which are intended for reuse, remanufacture, or reconstitution for the purpose of using the altered form. Recyclable material does not include refuse or hazardous materials.

(b) "Recycling facility" shall mean a center for the collection and/or processing or recyclable materials. A certified recycling facility or certified processor means a recycling facility certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986. A recycling facility does not include storage containers or processing activity located on the premises of a residential, commercial, or manufacturing use and used solely for the recycling of material generated by that residential property, business or manufacturer. Recycling facilities may include the following:

(1) *Collection facility.* A "collection facility" shall mean a center for the acceptance by donation, redemption, or purchase of recyclable materials from the public. Such a facility does not use power-driven processing equipment except as indicated in Section 9-3.3305 Criteria and Standards. Collection facilities may include the following:

(i) Reverse vending machine(s);

(ii) Small collection facilities which occupy an area of not more than 500 square feet, and may include:

(aa) A mobile unit;

(ab) Bulk reverse vending machines or a grouping of reverse vending machines occupying more than fifty (50) square feet;

(ac) Kiosk type units which may include permanent structures;

(ad) Unattended containers placed for the donation of recyclable materials.

(iii) Large collection facilities which may occupy an area of more than 500 square feet and may include permanent structures.

(2) *Processing facility.* A "processing facility" shall mean a building or enclosed space used for the collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment, or to an end-user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. Processing facilities include the following:

(i) A light processing facility occupies an area of under 45,000 square feet of gross collection, processing and storage area and has up to an average of two (2) outbound truck shipments per day. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and repairing of reusable materials sufficient to qualify as a certified processing facility. A light processing facility shall not shred, compact, or bale ferrous metals other than food and beverage containers.

(ii) A heavy processing facility is any processing facility other than a light processing facility.

(iii) "Reverse vending machine(s)" shall mean an automated mechanical device which accepts at least one or more types of empty beverage containers including, but not limited to aluminum cans, glass and plastic bottles, and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value as determined by the state. A reverse vending machine may sort and process containers mechanically; provided, that the entire process is enclosed within the machine.

In order to accept and temporarily store all three container types in a proportion commensurate with their relative redemption rates, and to meet the requirements of certification as a recycling facility, multiple grouping of reverse vending machines may be necessary.

A bulk reverse vending machine is a reverse vending machine that is larger than fifty (50) square feet; is designated to accept more than one container at a time; and will pay by weight instead of by container.

(iv) "Mobile recycling unit" shall mean an automobile, truck, trailer or van, licensed by the Department of Motor Vehicles which is used for the collection of recyclable materials. A mobile recycling unit also means the bins, boxes or containers transported by trucks, vans or trailers and used for the collection of recyclable materials.
(§ 13, Ord. 454-NS, eff. February 2, 1989)

Sec. 9-3.3303. Permits required.

No person shall permit the placement, construction or operation of any recycling facility without first obtaining a conditional use permit pursuant to the provisions set forth in this section as indicated below. The conditional use permit is valid for a twelve-month period and shall be reconsidered annually.

Facility	Permitted Zones	Permit Required
Reverse vending machines	M-1, M-2, M-3, CP, CBD, CG, & CM	Conditional use
Small collection	CG, CM, M-1, M-2 & M-3	Conditional use
Large collection	M-2 & M-3	Conditional use
Light processing	M-2 & M-3	Conditional use
Heavy processing	M-2 & M-3	Conditional use

(§ 13, Ord. 454-NS, eff. February 2, 1989)

Sec. 9-3.3304. Permits for multiple sites.

A single permitted accessory use permit may be granted to allow more than one reverse vending machine(s) or small collection facility located on different sites under the following conditions:

- (a) The property owner or authorized agent of each of the proposed locations is the same;
- (b) The proposed facilities are determined by the Community Development Director to be similar in nature, size and intensity of activity; and
- (c) All of the applicable criteria and standards set forth in Section 9-3.3305 are met for each such proposed facility.
(§ 13, Ord. 454-NS, eff. February 2, 1989)

Sec. 9-3.3305. Criteria and standards.

Those recycling facilities permitted with a conditional use permit shall meet all the applicable criteria and standards in this section, and the Community Development Director may relax such standards or impose stricter standards as an exercise of discretion upon finding that such modifications are reasonably necessary in order to implement the general intent of this section and the purposes of this title.

The criteria and standards for recycling facilities are as follows:

(a) *Reverse vending machine(s).* Reverse vending machines do not require additional parking spaces for recycling customers and may be permitted in all industrial zones and designated commercial zones, excluding CN, with conditional use permits as designated in Section 9-3.3303; provided, that they comply with the following standards:

(1) Shall be established in conjunction with a commercial use which is in compliance with the zoning, building and fire codes of the city;

(2) Shall be located within 100 feet of the main entrance to the commercial structure and shall not obstruct pedestrian or vehicular circulation;

(3) Shall not occupy parking spaces required by the primary use;

(4) Shall occupy no more than a maximum of forty (40) square feet installation including any protective enclosure, and shall be no more than eight (8) feet in height;

(5) Shall be constructed and maintained with durable waterproof and rustproof material;

(6) Shall be clearly marked to identify the type of material to be deposited, operating instructions, and the identity and phone number of the operator or responsible person to call if the machine is inoperative;

(7) Shall have a sign area of a maximum of four (4) square feet per machine, exclusive of operating instructions;

(8) Shall be maintained in a clean, litter-free condition on a daily basis;

(9) Operating hours shall be at least the operating hours of the host use;

(10) Shall be illuminated to ensure comfortable and safe operation if operating hours are between dusk and dawn.

(b) *Small collection facilities.* Small collection facilities may be sited in all industrial zones and in commercial zones excluding CN, CBD

and CP Zones, with conditional use permits as designated in Section 9-3.3303 provided they comply with the following conditions:

- (1) Shall be established in conjunction with an existing commercial use which is in compliance with the zoning, building and fire codes of the city;
- (2) Shall be no larger than 500 square feet and occupy no more than five (5) parking spaces not including space that will be periodically needed for removal of materials or exchange of containers;
- (3) Shall be set back at least ten (10) feet from any street line and shall not obstruct pedestrian or vehicular circulation;
- (4) Shall accept only glass, metals, plastic containers, papers and reusable items;
- (5) Shall use no power-driven processing equipment except for reverse vending machines;
- (6) Shall use containers that are constructed and maintained with durable waterproof and rustproof material, covered when site is not attended, secured from unauthorized entry or removal of material, and shall be of a capacity sufficient to accommodate materials collected and collection schedule;
- (7) Shall store all recyclable material in containers or in the mobile unit vehicle, and shall not leave materials outside of containers when attendant is not present;
- (8) Shall be maintained free of litter and any other undesirable materials, and mobile facilities at which truck or containers are removed at the end of each collection day, shall be swept at the end of each collection day;
- (9) Shall not exceed noise levels of sixty (60) dBA as measured at the property line of residentially zoned or occupied property, otherwise shall not exceed seventy (70) dBA;
- (10) Attended facilities located within 100 feet of a property zoned or occupied for residential or commercial-neighborhood (C-N) uses shall operate only during the hours between 9:00 a.m. and 7:00 p.m.;
- (11) Containers for the twenty-four-hour donation of materials shall be at least thirty (30) feet from any property zoned or occupied for residential or CN use unless there is a recognized service corridor and acoustical shielding between the containers and the residential use;
- (12) Containers shall be clearly marked to identify the type of material which may be deposited; the facility shall be clearly marked to identify the name and telephone number of the facility operator and the

hours of operation, and display a notice stating that no material shall be left outside the recycling enclosure or containers;

(13) Signs may be provided as follows:

(i) Recycling facilities may have identification signs with a maximum of twenty (20%) percent per side or sixteen (16) square feet, whichever is lesser, in addition to informational signs required in subsection (b)(12) of this section; in the case of a wheeled facility, the side will be measured from the pavement to the top of the container;

(ii) Signs must be consistent with the character of the location;

(iii) Directional signs, bearing no advertising message, may be installed with the approval of the Community Development Director if necessary to facilitate traffic circulation, or if the facility is not visible from the public right-of-way;

(iv) The Community Development Director may authorize increases in the number and size of signs upon findings that it is compatible with adjacent businesses;

(14) The facility shall not impair the landscaping required by local ordinances for any concurrent use by this title or any permit issued pursuant thereto;

(15) No additional parking spaces will be required for customers of a small collection facility located at the established parking lot of a host use. One space will be provided for the attendant, if needed;

(16) Mobile recycling units shall have an area clearly marked to prohibit other vehicular parking during hours when the mobile unit is scheduled to be present;

(17) Occupation of parking spaces by the facility and by the attendant may not reduce available parking spaces below the minimum number required for the primary host unless all of the following conditions exist:

(i) A parking study shows that existing parking capacity is not already fully utilized during the time the recycling facility will be on the site;

(ii) The permit will be reconsidered at the end of twelve (12) months.

A reduction in available parking spaces in an established parking facility may then be allowed as follows:

For a commercial host use:

Number of Existing Parking Spaces	Maximum Reduction
0-25	0
26-35	2
36-49	3
50-99	4
100+	5

(18) If the permit expires without renewal, the collection facility shall be removed from the site on the day following permit expiration.

(c) *Large collection facilities.* A large collection facility is one that is larger than 500 square feet, or is on a separate property not appurtenant to a host use, and which may have a permanent building. A large collection facility is permitted only in the M-2 and M-3 Zones with a conditional use permit provided the facility meets the following standards:

(1) Facility does not abut a property zoned or planned for residential or CN use;

(2) Facility will be screened from the public right-of-way by operating in an enclosed building or:

(i) Within an area enclosed by an opaque fence at least six (6') feet in height with landscaping; at least 150 feet from property zoned or planned for residential or CN use; and

(ii) Meets all applicable noise standards in this article;

(3) Setbacks and landscape requirements shall be those provided for the zoning district in which the facility is located;

(4) All exterior storage of material shall be in sturdy containers which are covered, secured, and maintained in good condition. No storage, excluding truck trailers and overseas containers, will be visible above the height of the fencing;

(5) Site shall be maintained free of litter and any other undesirable materials, and will be cleaned of loose debris on a daily basis;

(6) Space will be provided on site for six (6) vehicles or the anticipated peak customer load, whichever is higher, to circulate and to deposit recyclable materials, except where the Community Development Director determines that allowing overflow traffic above six (6) vehicles is compatible with surrounding businesses and public safety;

(7) One parking space will be provided for each commercial vehicle operated by the recycling facility. Parking requirements will be as provided for in the zone, except that parking requirements for employees may be reduced when it can be shown that parking spaces are not

necessary such as when employees are transported in a company vehicle to a work facility;

(8) Noise levels shall not exceed sixty (60) dBA as measured at the property line of residentially zoned property, or otherwise shall not exceed seventy (70) dBA;

(9) If the facility is located within 500 feet of property zoned, planned or occupied for residential or CN use, it shall not be in operation between 7:00 p.m. and 7:00 a.m.;

(10) Any containers provided for after-hours donation of recyclable materials will be at least fifty (50') feet from any property zoned or occupied for residential or CN use, shall be of sturdy, rust-proof construction, shall have sufficient capacity to accommodate materials collected, and shall be secure from authorized entry or removal of materials;

(11) Donation areas will be kept free of litter and any other undesirable material, and the containers will be clearly marked to identify the type of material that may be deposited; facility shall display a notice stating that no material shall be left outside the recycling containers;

(12) Facility will be clearly marked with the name and phone number of the facility operator and the hours of operation; identification and informational signs will meet the standards of the zone; and directional signs, bearing no advertising message, may be installed with the approval of the Community Development Director, if necessary, to facilitate traffic circulation or if the facility is not visible from the public right-of-way;

(13) Power-driven processing, including aluminum foil and can compacting, baling, plastic shredding, or other light processing activities necessary for efficient temporary storage and shipment of material, may be approved through a conditional use permit process or at the discretion of the Community Development Director if noise and other conditions are met.

(d) *Processing facilities.* Light and heavy processing facilities are permitted in the M-2 and M-3 Zones with a conditional use permit.

A light or heavy processing facility must also meet the following conditions:

(1) Facility does not abut a property zoned or planned for residential or CN use;

(2) Processors will operate in a wholly enclosed building except for incidental storage, or

(i) Within an area enclosed on all sides by an opaque fence or wall not less than eight (8') feet in height and landscaped on all street frontages, and is located at least 150 feet from property zoned or planned for residential or CN use;

(3) Power-driven processing shall be permitted, provided all noise level requirements are met. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and repairing of reusable materials;

(4) A light processing facility shall be no larger than 45,000 square feet and shall have no more than an average of two (2) outbound truck shipments of material per day and may not shred, compact or bale ferrous metals other than food and beverage containers;

(5) Setbacks and landscaping requirements shall be those provided for the zoning district in which the facility located;

(6) All exterior storage of material shall be in sturdy containers or enclosures which are covered, secured, and maintained in good condition;

(7) Site shall be maintained free of litter and any other undesirable materials, and will be cleaned of loose debris on a daily basis and will be secured from unauthorized entry and removal of materials when attendants are not present;

(8) Space shall be provided on site for the anticipated peak load of customers to circulate, park and deposit recyclable materials. If the facility is open to the public, space will be provided for a minimum of ten (10) customers or the peak load, whichever is higher, except where the Community Development Director determines that allowing overflow traffic is compatible with surrounding businesses and public safety;

(9) One parking space will be provided for each commercial vehicle operated by the processing center. Parking requirements will otherwise be as mandated by the zone in which the facility is located;

(10) Noise levels shall not exceed sixty (60) dBA as measured at the property line of property zoned or planned for residential or CN use, or otherwise shall not exceed seventy (70) dBA;

(11) If the facility is located within 500 feet of property zoned or planned for residential or CN use, it shall not be in operation between 7:00 p.m. and 7:00 a.m. The facility will be administered by on-site personnel during the hours the facility is open;

(12) Any containers provided for after-hours donation of recyclable materials will be at least 50 feet from any property zoned or occupied for residential use; shall be of sturdy, rustproof construction; shall have sufficient capacity to accommodate materials collected; and shall be secure from authorized entry or removal of materials;

(13) Donation areas shall be kept free of litter and any other undesirable material. The containers shall be clearly marked to identify the type of material that may be deposited. Facility shall display a notice stating that no material shall be left outside the recycling containers;

(14) Sign requirements shall be those provided for the zoning district in which the facility is located. In addition, facility will be clearly marked with the name and phone number of the facility operator and the hours of operation;

(15) No dust, fumes, smoke, vibration or odor above ambient level may be detectable on neighboring properties.

(§ 13, Ord. 454-NS, eff. February 2, 1989)

Sec. 9-3.3306. Enforcement and abatement.

Those recycling facilities permitted with a conditional use permit shall meet all the applicable criteria and standards in this section.

The criterion and standards for abatement of non-conferring recycling facilities and number of allowable recycling units per business are as follows:

(a) *Abatement of non-conforming recycling facilities.*

(1) All non-conforming recycling facilities shall be abated within six (6) months of notification by the City including reverse vending machines, small collection and large collection facilities and light and heavy processing facilities.

(2) The Community Development Director may grant an extension upon consideration of circumstances.

(b) *Maximum allowed recycling units per business.*

(1) Business shall have no more than four (4) reverse vending machines or forty (40) square feet, whichever is less, of recycling area in permitted zones only.

(2) Business shall have no more than 500 square feet of small collection facilities to include bulk reverse vending machines, mobile units, kiosk units, or unattended containers in permitted zones only.

(3) Business in the M-2 and M-3 Zones shall have not more than one large collection facility over 500 square feet per business.

(4) Business in the M-2 and M-3 Zones shall have not more than one light processing facility under 45,000 square feet of gross collection, processing and storage area and having no more than an average of two (2) outbound truck shipments per day per business.

(5) Business in the M-2 and M-3 Zones shall have not more than one heavy processing facility per business.

(§ 14, Ord. 454-NS, February 2, 1989)

**PROPERTY OWNER APPROVAL FOR
COLLECTION OF RECYCLABLE MATERIAL
TO ARDEN OGANESYAN AT HUNTINGTON
PARK SHOPPING CENTER
(MAY 7, 1998)**

EXHIBIT E

CASE NO. 1660R-CUP

Comstock Crosser & Associates

DEVELOPMENT COMPANY, INC.

May 7, 1998

Mr. Steve Masura
Huntington Park, Planning Department
6550 Miles Avenue, Room 145
Huntington Park, CA 90255

Re: Landlord Grants Permission for Collection of Recyclable Material
to Arden Oganesyan at Huntington Park Shopping Center
6000-6048 Pacific Blvd, Huntington Park, CA

Steve:

As a representative of RHA Partners, LTD, I certify that Arden Oganesyan has the land owner's permission to operate a collection facility as outlined in his lease dated March 23, 1998. This permission supersedes the statement contained in our letter dated December 4, 1995 (copy enclosed).

Thank you for your diligence in protecting our rights as land owners by insisting on our permission before approving this use. If you need any further information regarding this matter, I may be reached directly at extension 217.

Sincerely,



David Fraser
Property Manager

/df

Enclosures: 1

cc: Cindy Ezell

**LEASE AGREEMENT BETWEEN RHA
PARTNERS LTD AND MR. ARSEN
OGANESYAN
(1998)**

EXHIBIT F

CASE NO. 1660R-CUP

AGREEMENT

This Agreement is effective this 23rd day of March, 1998, by and between RHA Partners Ltd., a California Limited Partnership, 321 12th Street, Suite 200, Manhattan Beach, California, 90266, hereinafter referred to as "Client" and Mr. Arsen Oganesyan, 132 S. Adams Street, #202, Glendale, California, 91205, hereinafter referred to as "Contractor".

Any reference herein to Client and/or Contractor will also include their respective agents, servants, employees, officers and directors.

The Client is desirous of contracting for recycling services for the Client's premises at Huntington Park Shopping Center, NEC No. Randolph St. & Pacific Blvd., Huntington Park, California, 90255, California. Client will provide Contractor with two parking spaces in a location to be specified by Landlord at Landlord's sole discretion, to conduct recycling services.

Therefore, it is agreed by and between the parties hereto as follows:

Contractor shall have the limited use of space, at a location to be identified by Client, to install two 8' x 20' containers to be used exclusively for ~~recycling~~ aluminum, glass and plastic. Contractor responsibilities will include, but not be limited to, providing onsite personnel to conduct recycling services, maintenance of the area around the containers and maintaining crowd control to avoid any inconvenience for the shops in the center and their customers.

Contractor will indemnify Client from and against any and all losses or damages and shall defend Client against each and every demand, claim, assertion of liability or action to the extent arising or alleged to arise, as a result of Contractor's activities on the Premises, whether such demand, claim, assertion of liability or action be for (1) damages, injury or death to persons, or (2) damages to property.

Client agrees to notify Contractor promptly in writing of any claim for personal injury or property damage for which Contractor is liable as well as any demand, assertion of liability or action brought to Client's attention.

The services provided under this Agreement are solely for the benefit of Client and shall not give rise to, nor shall be deemed to or construed so as to confer any rights on any other party as a third party beneficiary or otherwise.

INITIAL
HERE



II

It is understood that Contractor is an independent contractor and shall have complete supervision of any and all of Contractor's personnel, subject to the terms and conditions of this Agreement. Contractor agrees that all of its services hereunder are those of an independent contractor and neither it nor any of its employees are an employee of, nor a joint venture with, Client.

Contractor agrees to comply with all laws, statutes, rules and regulations in force in all applicable cities and counties, the State of California and the United States of America. Contractor agrees not to employ anyone so as to violate existing labor or immigration laws.

It is agreed that all persons performing services shall, at all times, be employees of Contractor. Contractor shall pay all wages, bonuses, and expenses of such employees and all applicable taxes relating to such employees and shall comply with all applicable Federal, State, County and City laws, statutes and regulations relating to wages, hours of employment, and safety qualifications.

III

Contractor will not assign or transfer this Agreement, or any part thereof, or any rights of Contractor herein, nor subcontract the whole or any part thereof, except as otherwise consented to in writing by the Client. Consent to transfer or subcontract is at the absolute discretion of the Client.

IV

Contractor shall maintain at its sole cost and expense all Worker's Compensation Insurance required under all applicable Worker's Compensation Laws.

Contractor shall maintain, at its sole cost and expense, a policy or policies of Public Liability Insurance covering Contractor's operation and any contingent exposure Client may deem necessary to insure with policy limits of not less than one million dollars (\$1,000,000.00) Combined Single Limits for injury to or death of any number of persons or for damage to property arising out of any one occurrence. Said policy or policies shall provide, among other things, Contractual Liability Insurance recognizing and insuring the assumption of liability undertaken by Contractor under this Agreement, and shall name Client as an additional insured.

Contractor's naming of Client as an additional insured in its liability policy(ies) pursuant to this Agreement, shall afford coverage for the negligent performance of activities by Contractor for Client pursuant to this Agreement.

The insurance required under this Agreement shall be issued by one or more insurance carriers rated with an A.M. Best "A" rating, or better, licensed to do business in California.

Prior to Contractor's performance under this Agreement, Contractor shall cause to be delivered to Client one or more duly executed Certificates of Insurance, in form and content satisfactory to Client, evidencing all insurance coverage required by this Agreement and providing that the policy or policies which they evidence shall be neither canceled or materially changed until after thirty (30) days prior written notice of such cancellation or material change, is provided to Client by certified mail, at the address specified in this Agreement.

V

Contractor will be responsible for, and shall make any and all payment of, any and all occupation or other similar taxes, all sales of consumer taxes, payroll taxes, all taxes measured by payrolls, all assessments for social security taxes, unemployment compensation or taxes, levies, or fines, related to the employment of Contractor's personnel imposed by laws of any city, county, state or the United States of America. Contractor agrees to hold harmless Client for any of those taxes, levies or fines.

VI

Contractor will pay directly to Client the sum of one thousand dollars (\$1,000.00) per month, payable on the first day of each and every month, commencing upon the earlier of Tenant opening for business or seventy-five (75) days following the execution of this Agreement by all parties, and continuing until further notice. Additionally, Contractor will pay to Client one thousand dollars (\$1,000.00) as a security deposit, which Client is free to deposit into its own bank account without any payment of interest. If the monthly rental check is not received on or before the 10th of the month, then there shall be a late charge of ten percent (10%). Contractor agrees that, at all times, it will keep the area clean, will maintain crowd control around the location and that the location will not be used for any other purpose other than recycling. Contractor agrees that it is solely responsible for any permits or authorizations of any type required by any governmental entity having jurisdiction over the subject area and the activity in question.

Notwithstanding the foregoing, Rent for the first two (2) months of the Agreement shall be eight hundred dollars (\$800.00) per month.

All checks will be mailed or delivered to client as follows:

RHA Partners, Ltd.
c/o Comstock, Crosser & Associates Development Co., Inc.
321 12th Street, Suite 200
Manhattan Beach, CA 90266

VII

All notices required to be given under this Agreement shall be sent as follows:

Mr. Arsen Oganesyan
132 S. Adams Street, #202
Glendale, CA 91205
Telephone: (818) 547-0686
SSN: 622-50-2288
DL: A9907876

Contractor agrees that insofar as is possible, Contractor will avoid labor disputes with its employees. Contractor further agrees that in the event of such a dispute which results in Contractor's employees picketing at any of the Client's locations, or the eminent prospect of picketing, Contractor, if required by Client to do so, will immediately cease doing business on Client's premises, or on behalf of Client, until settlement of the dispute. If at any time Client, in its sole judgment, concludes that any potential labor dispute will endanger business of Client or impair its sales volume, Client may suspend or revoke this Agreement and Contractor's rights hereunder, effective immediately, and without prior notice to Contractor. Thereafter, no amounts shall be due Contractor as compensation under this Agreement, unless otherwise agreed to in writing by Client.

VIII

Client may reasonably disapprove any personnel assigned provided such exercise is not in violation of law. If any person is removed at Client's written request, any such personnel will not be reassigned to Client's property at any future time. Removal will be accomplished at the earliest possible time. Contractor agrees to comply with Executive Order 11246, as amended; Section 503 of the Rehabilitation Act of 1973, as amended; Section 402 of the Vietnam Era Veterans' Readjustment Assistance Act of 1974 and related regulations. Assignments will be made without regard to race, age, color, creed, sex, national origin, disabilities that do not impair job performance, veteran status, or on any basis prohibited by law.

IX

Client agrees that, during the term of this Agreement, it will not knowingly hire, employ, contract and or otherwise engage any employee or former employee of Contractor

without written approval of Contractor.

X

Any controversy arising out of or relating to the Agreement, the breach of this Agreement or any provision thereof, the facts and circumstances preceding the execution of this Agreement, or the interpretation of any provision of this Agreement, which cannot be resolved through any other procedure in this Agreement, shall be settled by arbitration. The parties agree to submit to binding and final arbitration which is subject to review by or appeal to any court. Arbitration shall be in accordance with the rules of the Judicial Arbitration and Mediation Services (JAMS) as such rules shall be in effect at the time of arbitration.

XI

This Agreement shall be for twenty-four (24) months commencing upon the earlier of Tenant opening for business or seventy-five (75) days following the execution of this Agreement by all parties. Thereafter, it may be extended and renewed by written agreement of both parties. Notwithstanding the foregoing, this contract may be terminated by Client at any time, upon thirty (30) days prior written notice to Contractor.

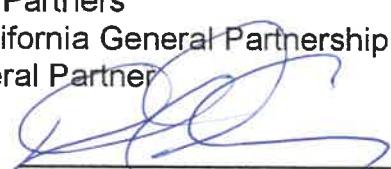
Executed this 4th day of April, 1998, at Monrovia, California.

CLIENT

RHA Partners, Ltd.
a California Limited Partnership

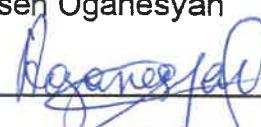
By: Randolph-Huntington Partners, Ltd.
a California Limited Partnership
General Partner

By: CCH Partners
a California General Partnership
General Partner

By: 
Daniel D. Crosser
General Partner

CONTRACTOR

Arsen Oganesyan



By: _____

Title: _____

Date: 03. 24. 98.

RESOLUTION NO. 1660-CUP

EXHIBIT G

CASE NO. 1660R-CUP

RESOLUTION NO. 1660-CUP

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
HUNTINGTON PARK, STATE OF CALIFORNIA, GRANTING A CONDITIONAL
USE PERMIT IN CONNECTION WITH REAL PROPERTY LOCATED AT
6000-6046 PACIFIC BOULEVARD, HUNTINGTON PARK, CALIFORNIA.

WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California, on Wednesday, August 5, 1998 at 7:30 p.m., pursuant to the notice published and posted as required by law in accordance with the provisions of the City of Huntington Park Municipal Code, upon the application from Mr. Arsen Oganesyan requesting a conditional use permit to establish a small collection facility for recyclable materials within the parking lot of an existing shopping center in the Commercial General (C-G) Zone on the following described property:

Assessor's Parcel No. 6320-012-072, also known as
6000-6046 Pacific Boulevard, Huntington Park, 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 has considered the environmental impact information relative to the proposed entitlement; and

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

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

SECTION 1: The Planning Commission determines that the proposed conditional use permit will not have a significant effect on the environment and hereby adopts an Environmental Categorical Exemption.

SECTION 2: That Planning Commission hereby makes the following findings in connection with Conditional Use Permit No.1660:

(A) That the conditional use permit applied for is authorized by the provisions of the Huntington Park Municipal Code; and

(B) That the granting of such conditional use permit will not adversely affect the established character of the surrounding neighborhood or be injurious to the property or improvements in such vicinity and zone in which the property is located; and

(C) That the granting of such conditional use permit will not adversely affect the General Plan of this City; and

(D) That the establishment, maintenance or conducting of the use for which a conditional use permit is sought will not, under the particular case be detrimental to the persons residing or working in the neighborhood of such use; and will not, under the circumstances of the particular case, be detrimental to the public welfare or injuries to the property or improvements in the neighborhood.

SECTION 3: The Planning Commission hereby grants Conditional Use Permit No. 1660 subject to the execution and fulfillment of the following conditions:

1. 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 Conditional Use Permit application, Environmental Assessment, and Plans submitted and marked Exhibit's "A", "B", and "C", except that there may be a maximum of two containers 8 feet wide, 8 feet tall and 16 feet long placed in the location shown on the exhibits and in the adjacent parking space, of substantially similar design and appearance as the container shown on attached exhibits.

- 1 2. That the proposed development shall comply with all
2 applicable codes, laws, rules and regulations, including
3 Health and Safety, Building, Fire, Sign, Zoning and
4 Business License Regulations of the City of Huntington
5 Park.
- 6 3. That the proposed use be maintained in a clean, neat,
7 quiet and orderly manner at all times and comply with the
8 maintenance standards as set forth in the Huntington Park
9 Municipal Code Section 8-9.02.1.
- 10 4. That any violation of the conditions of this entitlement
11 may result in the revocation of this entitlement.
- 12 5. This entitlement shall be valid for only a six (6) month
13 period. If the applicant wishes to continue, he shall be
14 required to renew the entitlement, and renew annually
15 thereafter as required by Code.
- 16 6. That the operation be conducted in accordance with the
17 Huntington Park Municipal Code Article 33, Recycling
18 Facilities [HPCM Section 9-3.3305(b)].
- 19 7. That the applicant be required to apply for a new
20 entitlement if any alteration, modification or expansion
21 would increase the existing size of the use.
- 22 8. That any public improvements damaged by the proposed use
23 be removed and replaced per City Engineer requirements.
- 24 9. That written authorization be obtained, and a copy
25 submitted to the Planning Department, from a tenant on the
26 property indicating that employees of the collection
27 facility may have accessibility to a restroom during all
28 hours of operation of the collection facility.
- 10 10. That this permit shall expire in the event the entitlement
11 is not exercised within one (1) year from the date of
12 approval.
- 13 11. This entitlement approval is contingent upon the applicant
14 receiving and providing proof of the State ("Buy Back")
15 License to operate a collection facility at this location.
- 16 12. That this permit may be subject to additional conditions
17 after its original issuance. Such conditions shall be
18 imposed by the City Planning Commission as deemed
19 appropriate to address problems of land use compatibility
20 or to promote the general welfare of the City.
- 21 13. The Director of Community Development is authorized to
22 make minor modifications to the approved preliminary plans
23 or any of the conditions if such modifications shall
24 achieve substantially the same results as would strict
25 compliance with said plans and conditions.
- 26 14. That the applicant and/or owner agree in writing to the
27 above conditions.

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

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

4 PASSED, APPROVED AND ADOPTED this 5th day of August, 1998,
5 by the following vote:

6 AYES: Commissioners Lopez, Gomez, Bravo, Mears

7 NOES: None

8 ABSENT: Commissioner Palos

9 HUNTINGTON PARK PLANNING COMMISSION

10 Juicile Mears
11 Chairman

12 ATTEST:

13 Monica Lopez
14 Secretary

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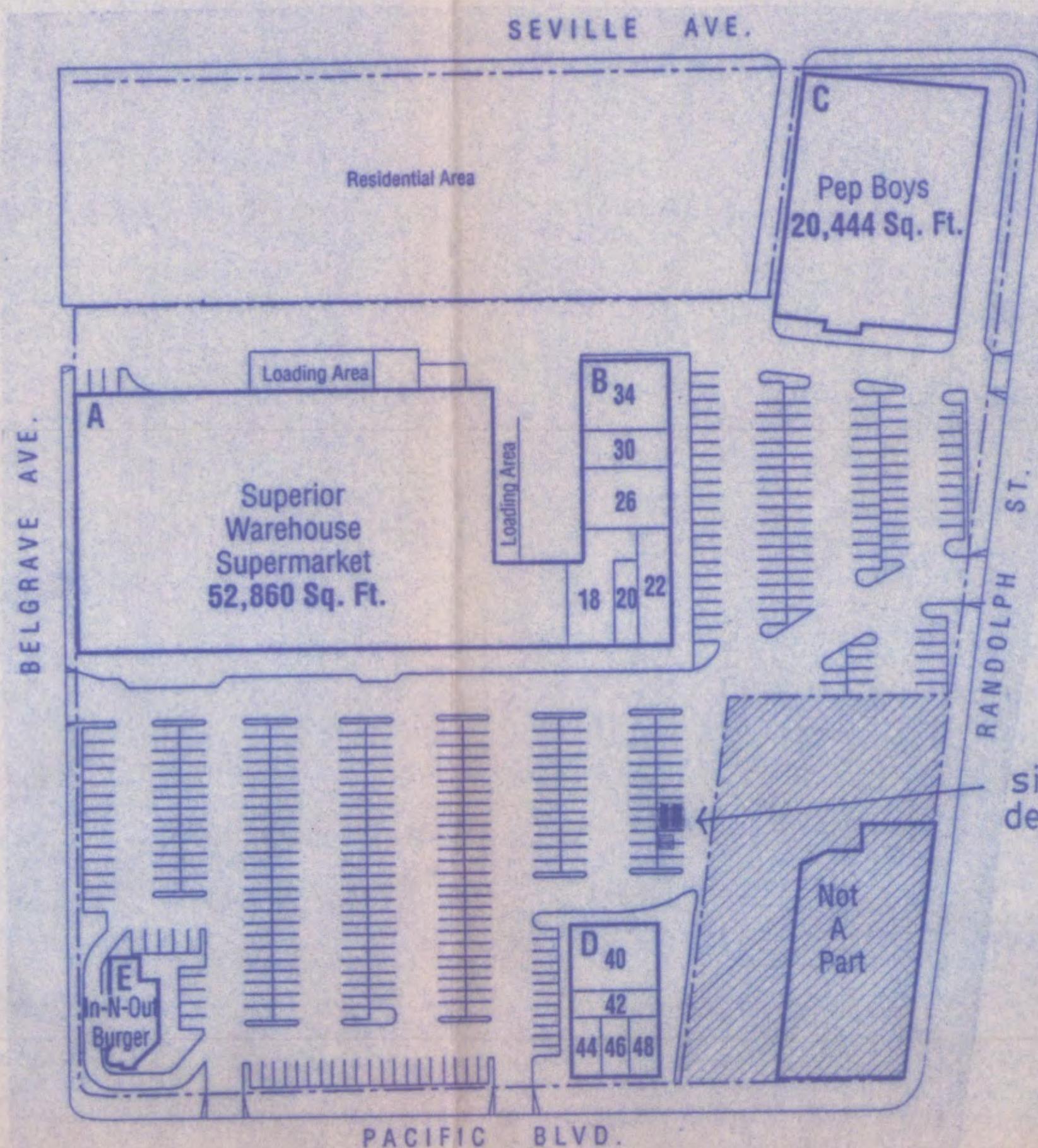
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HUNTINGTON PARK SHOPPING CENTER

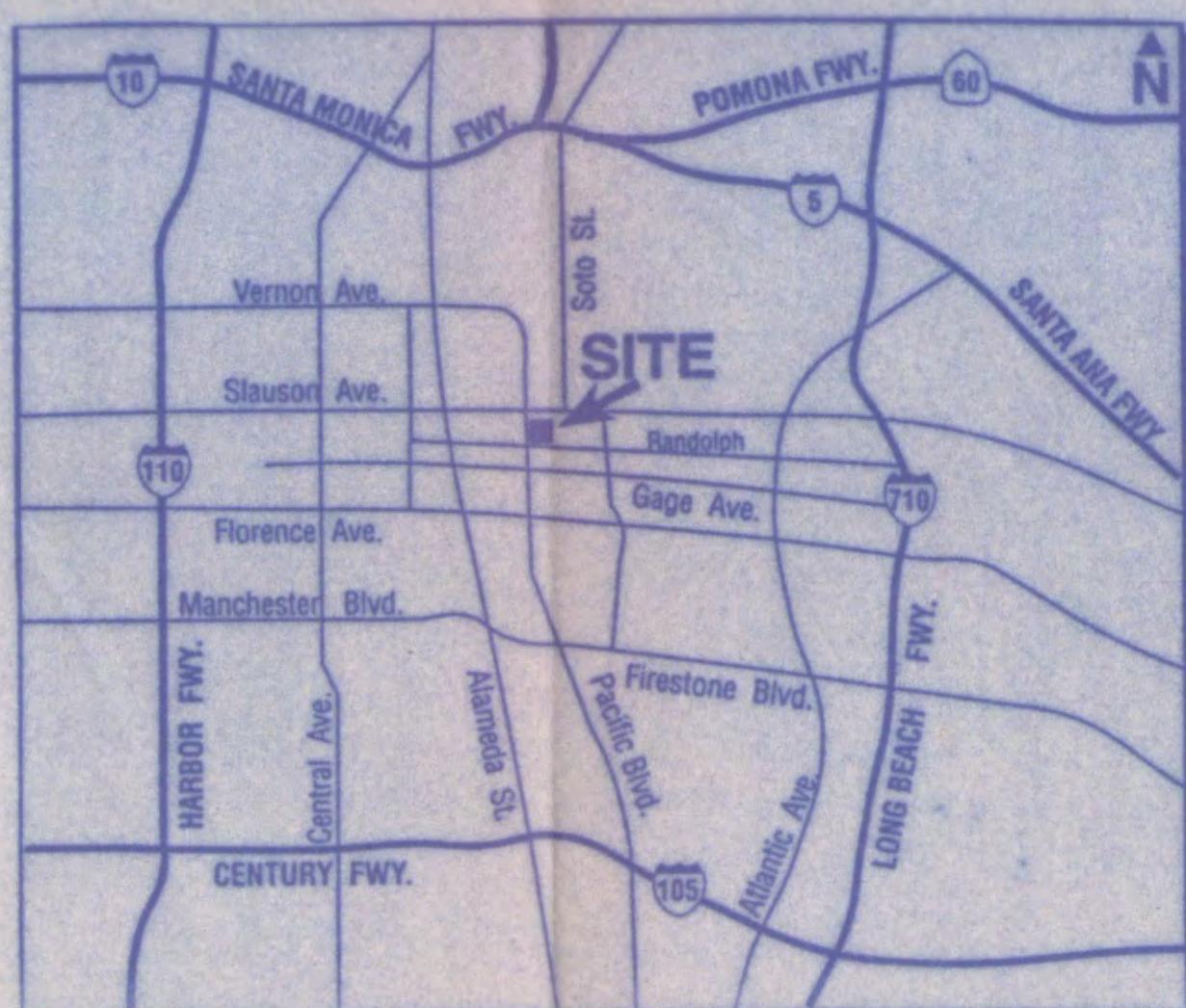


6000-6046 Pacific Boulevard

Land Area:	284,875 Sq. Ft.
Building Area:	93,864 Sq. Ft.
Land/Building Ratio:	2.04/1
Parking:	367 Spaces
Year Built:	1989

DRAWN PREPARED FOR:
DESIGNING &
DRAFTING SERVICE
WERNER TOLEDO
1531 CELIS ST
SAN FERNANDO CA.
PHONE: (818) 838-0738
DATE: JUN-17-98

APPROVED
NAME: *Yvonne Grace*
TITLE: *Project Manager*
DATE: *August 26, 1998*
ENTITY: *Comstock Crosser Associates
Agents for RHA Partners LP*



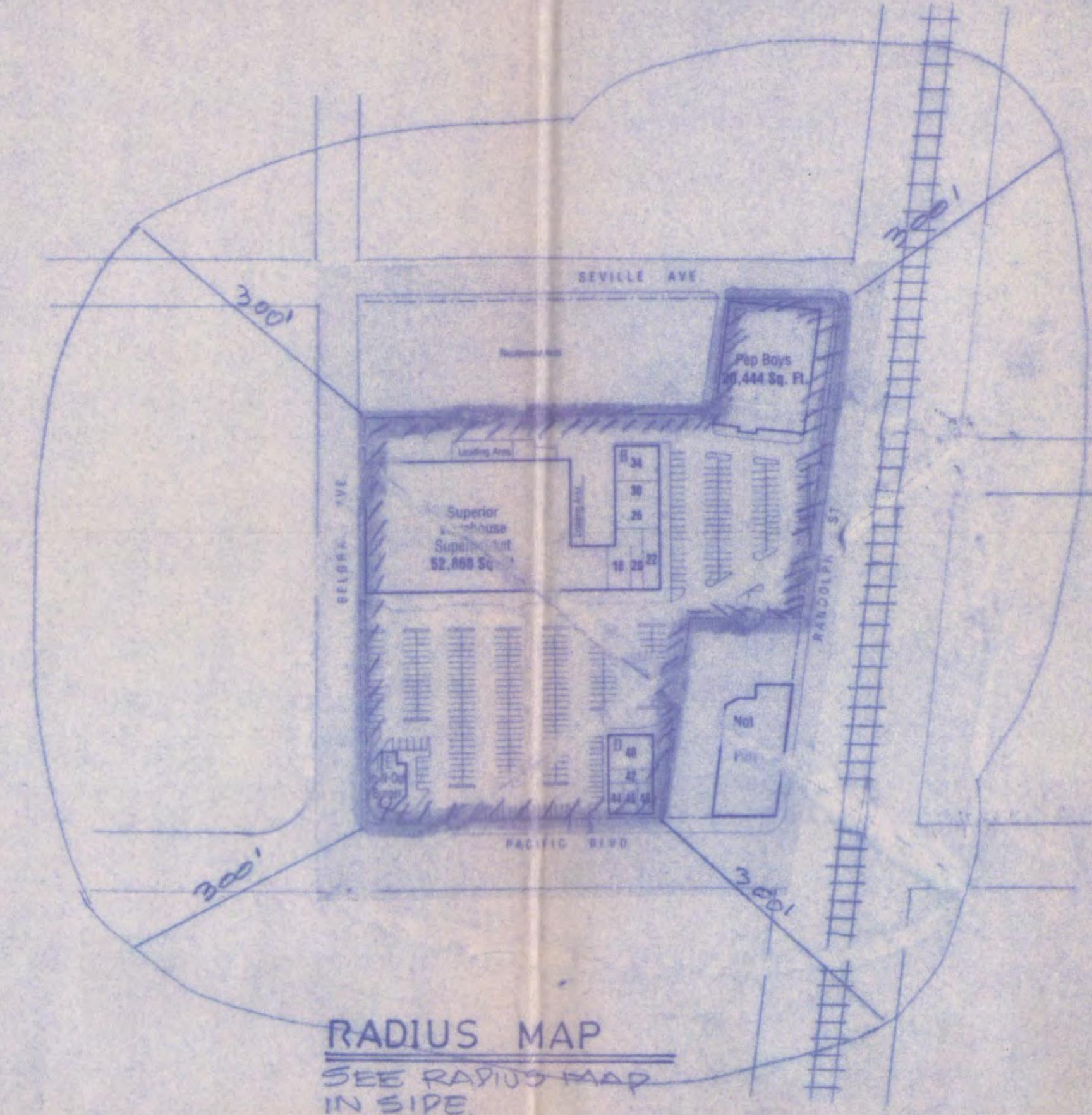
VICINITY MAP

	1 mile	3 mile	5 mile
Population*	40,570	391,211	1,038,906
Households*	9,490	93,637	265,616
Hispanic Origin*	94.30%	84.52%	76.80%
Average Household Income*	\$41,513	\$43,019	\$42,612

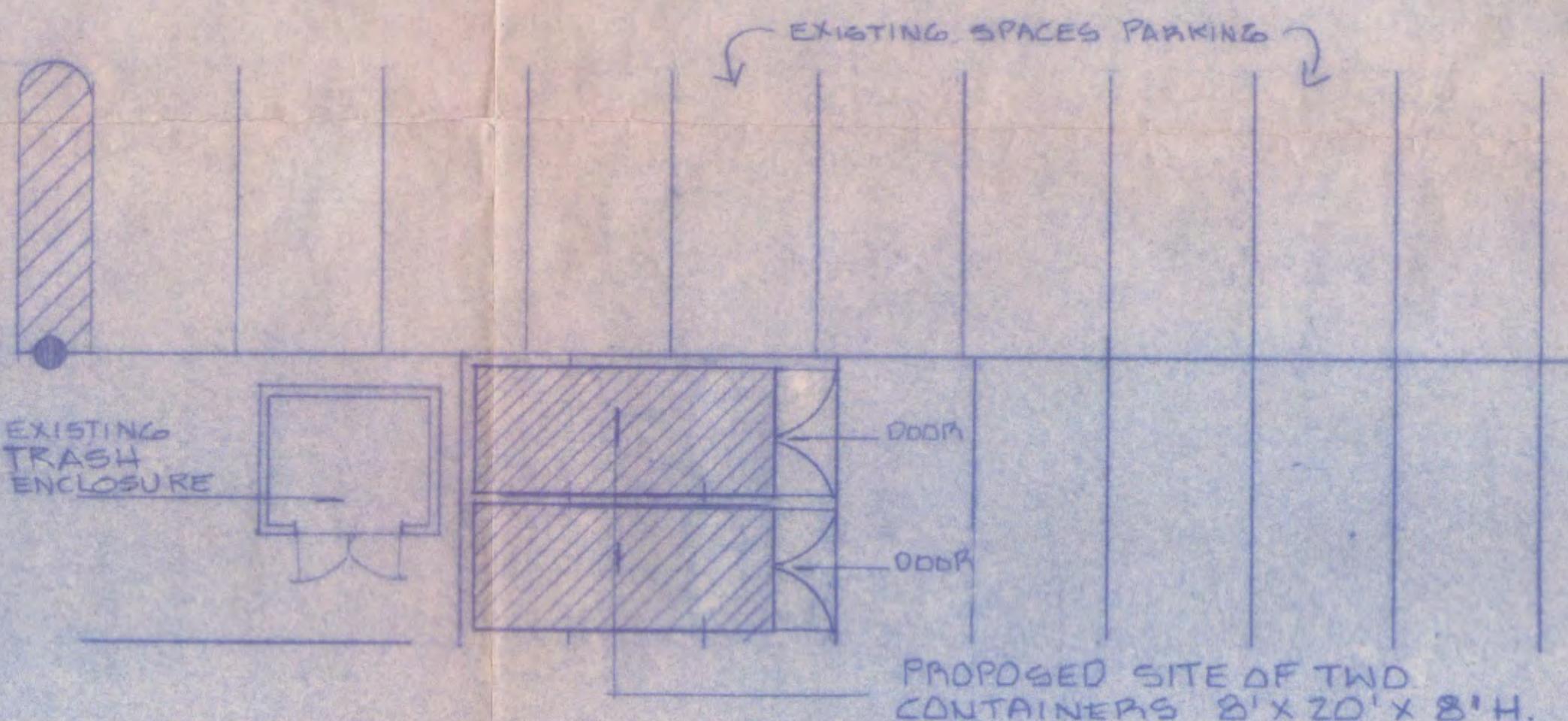
*1997 Estimates

HUNTINGTON PARK TENANT LIST

SUITE	TENANT	SQ. FT.	USE
A	SUPERIOR WAREHOUSE	52,860	Grocery (General Use)
B-18	SUPERMARKET	2,520	Office (Utility Payment)
B-20	SO-CAL GAS COMPANY	900	Hair Salon (General Use)
B-22	MAGICUTS	2,000	Asian Restaurant (Sit down)
B-26	FANTASY BOWL	2,700	UNDETERMINED
B-30	DISCOUNT STORE	1,040	General Merchandise (General Use)
B-34	LAUNDERLAND	3,180	Coin Laundry
C	PEP BOYS	20,444	Auto Parts (General Use)
D-40	DENTAL OFFICE	1,500	(Medical/Dental)
D-42	WATER STORE	1,200	(General Use)
D-44	GREAT CHINA	1,200	Chinese Restaurant (Sit down Restaurant)
D-46	SUBWAY	1,200	Restaurant (Sit down)
D-48	PIZZA HUT	1,200	Restaurant (Sit down & Delivery Restaurant)
E	IN-N-OUT BURGER	2,420	Restaurant (Drive-thru)



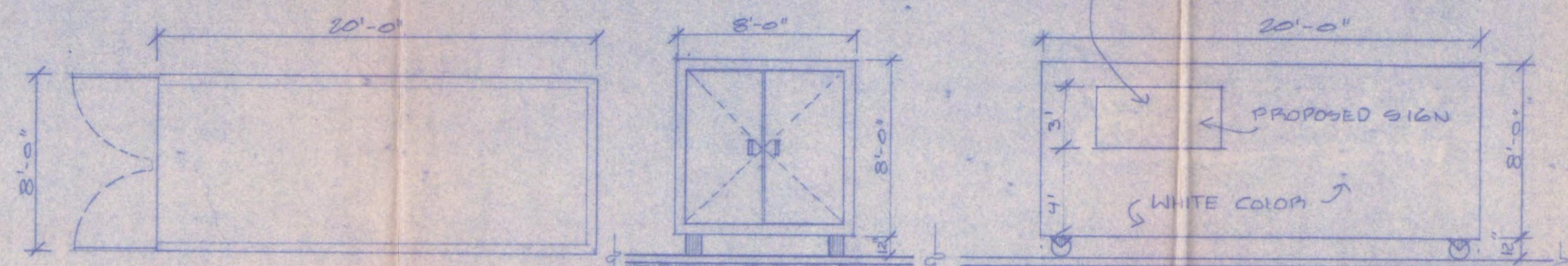
RADIUS MAP
SEE RADIUS MAP
INSIDE



PROPOSED SITE CONTAINER TO MOBILE RECYCLING CENTERS

APPROVED
CITY OF HUNTINGTON PARK
COMMUNITY DEVELOPMENT DEPARTMENT
Two Collection
Case No. 1000-0000-0000-0000
By: *Malcol* Date: *8/21/98*

NEW USE:
MOBILE RECYCLING CENTER
ELEVATION'S - RADIUS MAP
DETAIL AND GENERAL NOTES



CONTAINER FLOOR PLAN

SCALE: 1/4 = 1'-0"

CONTAINER FRONT ELEVATION

SCALE: 1/4 = 1'-0"

CONTAINER SIDE ELEVATION

SCALE: 1/4 = 1'-0"

DESIGNING
& DRAFTING
SERVICES

WERNER TOLEDO
(818) 838-0738

OWNER:
COMSTOCK
CROSSER &
ASSOCIATES
SHOPPING CENTER ADDRESS:
6000-6046 PACIFIC BLVD.
HUNTINGTON PARK CA.

SHEET TITLE:
PLOT PLAN - VICINITY MAP
ELEVATION'S - RADIUS MAP
DETAIL AND GENERAL NOTES
SHEET NUMBER:
DATE:

ISSUED
DATE
NO.
PDATE: AUG-98
SCALE: AS NOTE
DRAWN BY: W. TOLEDO
JOB NO. 1

**CONDITIONAL USE PERMIT TRANSFER
(FEBRUARY 13, 2014)**

EXHIBIT H

CASE NO. 1660R-CUP



City of
HUNTINGTON PARK california
COMMUNITY DEVELOPMENT DEPARTMENT

6550 MILES AVENUE
HUNTINGTON PARK, CA 90255

February 13, 2014

Mr. Saro Khachaturian
A & S Recycling
537 Zinnia Lane
Glendale, CA 91205

RE: Transfer of Conditional Use Permit allowing a small collection recycling facility within the parking lot of an existing shopping center located at 6000-6046 Pacific Blvd. in the General Commercial (C-G) Zone, and acceptance of approval of Resolution No. 1660.

Dear Mr. Khachaturian:

This is to advise you that on August 5, 1998, the Planning Commission of the City of Huntington Park adopted Resolution No. 1660 approving a request for a Conditional Use Permit in connection with the property located at 6000-6046 Pacific Blvd., subject to the conditions contained therein.

The City requires that you accept the conditions of approval for the transfer of ownership of the use, and that you maintain the property in compliance with the conditions. As part of the Conditional Use Permit transfer process, you must acknowledge receipt of the adopted resolution and agree to comply with all the conditions of approval therein. Please sign the Resolution Acknowledgement and return a copy of this letter to the Planning Division.

This letter also serves as confirmation that you have complied with the City's request to replace your existing containers and canopy with two new 24-foot long by 8-foot wide containers and a matching 5-foot by 18-foot vendor kiosk. All collection activities shall occur within the kiosk at all times.

Should you have questions regarding this matter, please contact the Planning Division at (323) 584-6250.

Sincerely,

Albert G. Fontanez
Senior Planner

Conditional Use Permit Transfer
Resolution No. 1660
February 13, 2014
Page 2 of 2

Attachments: Resolution No.1660

RESOLUTION ACKNOWLEDGEMENT

I ACKNOWLEDGE THAT I HAVE RECEIVED A COPY OF RESOLUTION NO. 1951
AND AGREE TO COMPLY WITH ALL CONDITIONS THEREIN.

SIGNATURE:  DATE: 2-18-14

PRINTED NAME AND TITLE: SARO K. CHATURIAN / Owner