



SPECIAL MEETING AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Special Meeting
Wednesday, December 13, 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 SEPTEMBER 20, 2023, PLANNING COMMISSION MEETING
2. MINUTES APPROVAL FOR NOVEMBER 15, 2023, PLANNING COMMISSION MEETING

REGULAR AGENDA

PUBLIC HEARINGS

1. **AZURE CASE NO. 2023-01 TENTATIVE TRACT MAP (TTM) – A REQUEST FOR A TENTATIVE TRACT MAP FOR THE PARCEL LOCATED AT THE NW CORNER OF E. 61ST STREET AND STATE STREET (APN 6310-025-118), WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

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

2. **CASE NO. 2023-01 DEVELOPMENT PERMIT (DP) - A REQUEST FOR A DEVELOPMENT PERMIT FOR A WAREHOUSE CONSISTING OF 100,401 SQUARE FEET AT 2501-2533 EAST 56TH STREET, LOCATED WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

- a. Receive a presentation of the Project from City staff
- b. Open the public hearing and receive public testimony
- c. Provide comments on the Project
- d. Render a decision based on the Staff Report and Resolution

3. **CASE NO. 2023-07 CONDITIONAL USE PERMIT (CUP) – A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A TYPE 41 (ON-SALE BEER & WINE – EATING PLACE) ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE IN CONNECTION WITH A BONA FIDE PUBLIC EATING PLACE (RESTAURANT) LOCATED AT 6503 PACIFIC BLVD WITHIN THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN – DISTRICT B ZONE.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

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

4. **CASE NO. 2023-06 CONDITIONAL USE PERMIT TRANSFER (CUPTR) - A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED RESTAURANT USE WITH THE ON-SALE OF BEER AND WINE AND FOR COIN OPERATED GAMES ON PROPERTY LOCATED AT 2661 EAST FLORENCE AVENUE, SUITE D, WITHIN DISTRICT – A (GATEWAY) OF THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DTSP).**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

- a. Receive a presentation of the Project from City staff
- b. Open the public hearing and receive public testimony
- c. Provide comments on the Project
- d. Render a decision based on the findings stipulated in the Staff Report and Resolution

5. **CASE NO. 2023-10 CONDITIONAL USE PERMIT (CUP) – A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A TYPE 20 (BEER AND WINE) ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE IN CONNECTION WITH A GROCERY STORE LOCATED AT 6025 MAYWOOD AVE 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 Project
4. Render a decision based on the Staff Report and Resolution

6. **CASE NO. 2023-03 CONDITIONAL USE PERMIT (CUP) – A REQUEST FOR A CONDITIONAL USE PERMIT FOR A BANQUET HALL AT 5959 PACIFIC BOULEVARD, LOCATED WITHIN THE COMMERCIAL GENERAL (CG) ZONE.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

- a. Receive a presentation of the Project from City staff
- b. Open the public hearing and receive public testimony
- c. Provide comments on the Project
- d. Render a decision based on the findings stipulated in the Staff Report and Resolution

RECEIVE AND FILE

1. No items scheduled.

STAFF COMMENTS

1. Happy Holidays!

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn until the next Regular meeting on Wednesday, January 17, 2024, 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



MINUTES

CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION

Wednesday, September 20th, 2023, at 6:30 p.m.

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

Chairperson Jonathan Sanabria called the meeting to order at 6:56 p.m.

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

ABSENT: Commissioner Erika Nuno

STAFF PRESENT: Community Development Director, Steve Forster; Planning Division Manager, Luis Rodriguez; Associate Planner, Lemesis Quintero and Assistant Planner, Jordan Martinez

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Chairperson Sanabria.

PUBLIC COMMENT

Somos Advisor's Partner, Alfred Fraijo, opened public comment regarding Case No. 1660R-CUP's request to consider the revocation and any extensions or permits in connection with resolution No. 1660-CUP. Mr. Fraijo approached the stand and requested a translator. Mr. Fraijo stated that there are a significant number of supporters for the aforementioned item, he requested for the item be moved up in the agenda.

CONSENT ITEMS –

The Approval of Planning Commission Meeting Minutes for August 16, 2023, was cancelled due to lack of quorum.

PRESENTATIONS

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).

Community Development Director Steve Forster stated that Planning Division Staff has routed the item and comments are pending. Community Development Director Forster requested the item be continued.

Chairperson Sanabria motioned to **Approve** continuing **CASE NO. CUP-2023-05 CONDITIONAL USE PERMIT (CUP)** for Planning Commission Meeting in October, seconded by Commissioner Ricardo Barba-Ochoa. Motion **passed 4-0-1**, by the following vote:

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

ABSENT: Commissioner(s): Commissioner Erika Nuno

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

Associate Planner, Lemessis Quintero presented a PowerPoint to the Commission describing the request for a Conditional Use Permit Transfer allowing the use of an automobile body repair center. Associate Planner Quintero provided background information on the business, previous entitlement and provided details related to the operation of the business. The presentation included the environmental review and conditions of approval.

With no more comments from the Commission or Staff, Chairperson Sanabria, seconded by Commissioner Barba-Ochoa to **Approve CASE NO. 2023-03 CONDITIONAL USE PERMIT TRANSFER (CUPTR)**. Motion **passed 4-0-1**, by the following vote:

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

ABSENT: Commissioner(s): Commissioner Erika Nuno

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.**

Associate Planner, Lemesis Quintero presented a PowerPoint to the Commission describing the request for a Conditional Use Permit Transfer allowing the use of an automobile sales dealership. Associate Planner Quintero provided background information on the business, previous entitlement, and provided details related to the operation of the business. The presentation included the environmental review and conditions of approval.

With no more comments from the Commission or Staff, Chairperson Sanabria, seconded by Commissioner Barba-Ochoa to **Approve CASE NO. 2023-04 CONDITIONAL USE PERMIT TRANSFER (CUPTR)**. Motion **passed 4-0-1**, by the following vote:

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

ABSENT: Commissioner(s): Commissioner Erika Nuno

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.**

Community Development Director Steve Forster stated that City staff is conducting research on previous entitlements associated with the subject site. Community Development Director Forster requested the item be continued.

Chairperson Sanabria motioned to **Approve** continuing **CASE NO. 2023-05 CONDITIONAL USE PERMIT TRANSFER (CUPTR)** for the Planning Commission Meeting in October, seconded by Commissioner Ricardo Barba-Ochoa. Motion **passed 4-0-1**, by the following vote:

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

ABSENT: Commissioner(s): Commissioner Erika Nuno

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.**

Community Development Director Steve Forster stated that City staff along with the City Attorney is reviewing new information associated with the subject site. Community Development Director Forster requested the item be continued.

Chairperson Sanabria motioned to **Approve** continuing **CASE NO. 1660R-CUP – CONDITIONAL USE PERMIT** for the Planning Commission Meeting in October, seconded by Commissioner Ricardo Barba-Ochoa. Motion **passed 4-0-1**, by the following vote:

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

ABSENT: Commissioner(s): Commissioner Erika Nuno

PUBLIC COMMENT

Somos Advisor's Partner, Alfred Fraijo, expressed his frustration with the decision of the Planning Commission to continue Item No. 5 to the next Planning Commission Meeting. Mr. Fraijo argued that since the item was on the agenda 72 hours before the meeting, the item should be presented.

RECEIVE AND FILE – No items to present.

STAFF COMMENTS

Director Forster provided brief updates regarding ongoing development projects:

- Farmer Boys is up and running. The business has been doing very well so far.
- Raising Canes has broken ground.
- City Council acted on approving Grant Funding for the community.

PLANNING COMMISSION COMMENTS

1. Commissioner Barba-Ochoa thanked staff for their continuing efforts in compiling the data needed to get the right information to the Commissioners.

2. Commissioner Carvajal thanked staff and Community Development Director Steve Forster for all the hard work and concurring improvements in the City.
3. Commissioner Montes shared the same sentiment as her fellow commissioners. Ms. Montes thanked staff for the work completed to inform the Commission.
4. Chairperson Sanabria Thanked staff for the wonderful presentations. Mr. Sanabria said that he looks forward to future meetings.

ADJOURNMENT

At 7:34 p.m. the City of Huntington Park Planning Commission was adjourned to a Regular Meeting on Wednesday, October 18, 2023, at 6:30 p.m.

Respectfully Submitted,



Steve Forster
Community Development Director



MINUTES

CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION

Wednesday, November 15th, 2023, at 6:30 p.m.

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

Chairperson Jonathan Sanabria called the meeting to order at 6:31 p.m.

PRESENT IN PERSON: Chairperson Jonathan Sanabria, Commissioner Erika Nuno, and Commissioner Ricardo Barba-Ochoa.

ABSENT: Commissioner Eduardo Carvajal, and Commissioner Angelica Montes

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

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Chairperson Sanabria.

PUBLIC COMMENT - None

CONSENT ITEMS – Approve Planning Commission Meeting Minutes:

1. The Approval of Planning Commission Meeting Minutes for September 20, 2023, was postponed due to a lack of quorum.
2. Special Planning Commission Meeting held on October 11, 2023

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

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

NOES: Commissioner(s): None

ABSENT: Commissioner(s): Commissioner Eduardo Carvajal.
Commissioner Angelica Montes

3. Regular Planning Commission Meeting held on October 18, 2023

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

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

NOES: Commissioner(s): None

ABSENT: Commissioner(s): Commissioner Eduardo Carvajal.
Commissioner Angelica Montes

4. Cancellation of Regularly held meeting on December 20, 2023. Special Meeting to be held December 13, 2023.

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

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

NOES: Commissioner(s): None

ABSENT: Commissioner(s): Commissioner Eduardo Carvajal.
Commissioner Angelica Montes

PRESENTATIONS

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).**

Assistant Planner Jordan Martinez explained that Case No. CUP-2023-05 is a revision of this existing Conditional Use Permit, and it is now Case No. CUP-1299 Conditional Use Permit (CUP).

2. **CASE NO. CUP-1299 CONDITIONAL USE PERMIT (CUP) - A REQUEST TO REVIEW THE EXISTING CONDITIONAL USE PERMIT (1299-CUP) TO ALLOW ON-SALE 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).**

Assistant Planner, Jordan Martinez presented a PowerPoint to the Commission describing the request for a Conditional Use Permit to allow on-sale beer and wine in conjunction with live entertainment and dancing at the existing business located at 6927 Pacific Boulevard. Assistant planner Martinez provided background information on the business and provided details related to the operation of the business. Assistant Martinez mentioned that the Planning Commission's decision shall contain the action of the Commission, including all findings, conditions of approval (see attached resolution), and reporting/monitoring requirements deemed necessary to mitigate any impacts and protect the health, safety, and welfare of the City.

Captain Martinez weighed in on the Police Department Call Log Report regarding this location. Captain Martinez explained that these reports are completely anonymous and are the result of patrols going out there and ensure that noise or other activities that are not harmonious with the community are not taking place in or around this site.

Chairperson Sanabria motioned to **Approve** continuing **CASE NO. CUP-1299** **CONDITIONAL USE PERMIT (CUP)** for the Planning Commission Meeting in November, seconded by Commissioner Ricardo Barba-Ochoa.

Motion **passed 3-0-2**, by the following vote:

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

NOES: Commissioner(s): None

ABSENT: Commissioner(s): Commissioner Eduardo Carvajal
Commissioner Angelica Montes

3. **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.**

Community Development Director Steve Forster stated that this item is a clarification in the naming of CUP's and some of the clerical carry-over.

4. **CASE NO. 2022-01 VARIANCE (V), CASE NO. 2022-01 DEVELOPMENT PERMIT (DP) AND CASE NO. 2023-02 TENTATIVE TRACT MAP (TTM) - A REQUEST FOR A VARIANCE, DEVELOPMENT PERMIT, AND TENTATIVE TRACT MAP FOR THE CONSTRUCTION OF FOUR (4) TWO-STORY SINGLE-FAMILY DWELLING UNITS AT 7040 NEWELL STREET, WITHIN THE HIGH-DENSITY RESIDENTIAL (R-H) ZONE.**

Associate Planner, Lemessis Quintero presented a PowerPoint to the Commission describing the request for a variance, development permit, and tentative tract map for the construction of (4) two-story Single-family dwelling units at 7040 Newell Street. Associate Planner Quintero provided details on the variance, development

permit, and tentative tract map applicability, as well as the findings that needed to be made to recommend approval.

PUBLIC COMMENT & QUESTIONS

Commissioner Sanabria asked about the size of these houses. Director Forster explained that the parking space in the garage below is not listed as part of the square footage of the house itself.

Commissioner Sanabria then asked about guest parking. Associate Planner Quintero said that it will be established in the CC&Rs. Director Forster explained that parking or guest parking will have to be validated through the CC&Rs for more than 48 hours or something to that effect. Director Forster said that there is also Code Enforcement Parking that can be cited if the situation becomes problematic. Director Forster emphasized that this is the kind of development that the City would like to see in the community.

Owner's Representative Michelle spoke in favor of the development and kindly asked the Commission to approve the project.

With no more comments from the Commission or Staff, Chairperson Sanabria, seconded by Commissioner Barba-Ochoa to **Approve CASE NO. 2022-01 VARIANCE (V), CASE NO. 2022-01 DEVELOPMENT PERMIT (DP) AND CASE NO. 2023-02 TENTATIVE TRACT MAP (TTM).** Motion **passed 3-0-2,** by the following vote:

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

NOES: Commissioner(s): None

ABSENT: Commissioner(s): Commissioner Eduardo Carvajal
Commissioner Angelica Montes

RECEIVE AND FILE – No items to present.

STAFF COMMENTS

Community Development Director Steve Forster shared a few comments relative to some events happening in the Community. On December 4th the Tree Lighting Ceremony will take place starting at 5:30 p.m.; On December 9th is the very prestigious Huntington Park Holiday Parade on Pacific and invited the Commission to attend.

Director Forster provided some brief updates on ongoing development projects:

- Raising Cane's grand opening is scheduled for March 2024.
- Code Enforcement continues to be very aggressive in the community. There are about half a dozen sites that have been taken to ground level and are the results

of vandalism or poorly maintained buildings that can be converted into opportunities for new development.

- Ross store on Pacific is doing very well, exceeding all expectations on sales tax revenue. The building is being maintained properly and are following through with the promise made to the City.
- The Conditional Use Permit previously issued to Ibiza has run out of time for renewal. A letter has been sent to Ibiza indicating that they have not complied with the conditional use permit requirements within a one-year time frame. This might come back before the Planning Commission for an extension request.

PLANNING COMMISSION COMMENTS

1. Commissioner Barba-Ochoa expressed his gratitude to staff for their hard work and shared that he is looking forward to the festivities occurring in the City. He also extended his gratitude to Public Works department for their amazing work throughout the City. Commissioner Barba-Ochoa wished a Happy Thanksgiving to everyone.
2. Commissioner Nuno thanked staff for everything reported on the presentations and staff reports. Commissioner Nuno said she feels very delighted to see these improvements taking place and looks forward to all new initiatives for development. Commissioner Nuno wished a Happy Thanksgiving to everyone.
3. Chairperson Sanabria Thanked staff for the amazing work, and the exceptional customer service by working with people on their projects. Commissioner Sanabria wished a Happy Thanksgiving to everyone.

ADJOURNMENT

At 7:45 p.m. the City of Huntington Park Planning Commission was adjourned to a Regular Meeting on Wednesday, December 13, 2023, at 6:30 p.m.

Respectfully Submitted,



Steve Forster
Community Development Director

1 **PC RESOLUTION NO. 1299 CUP**

2 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON**
3 **PARK, STATE OF CALIFORNIA, APPROVING THE CONTINUED USE TO ALLOW**
4 **ON-SALE BEER AND WINE IN CONJUNCTION WITH LIVE ENTERTAINMENT AND**
5 **DANCING AT AN EXISTING BUSINESS LOCATED AT 6927 PACIFIC BOULEVARD,**
6 **LOCATED WITHIN DISTRICT B - FESTIVAL OF THE DOWNTOWN HUNTINGTON**
7 **PARK SPECIFIC PLAN (DTSP).**

8 **WHEREAS**, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington
9 Park, California on Wednesday, November 15 2023 at 6:30 p.m. pursuant to the
10 notification as required by law in accordance with the provisions of the Huntington Park
11 Municipal Code, upon a request by the Planning Commission requesting a review of an
12 existing Conditional Use Permit for on-sale beer and wine in conjunction with live
13 entertainment and dancing at an existing business located at 6927 Pacific Boulevard,
14 located within District B - Festival of the Downtown Huntington Park Specific Plan
15 (DTSP), described as:

16 Assessor's Parcel No. 6322-023-018, City of Huntington Park, County of Los
17 Angeles; and

18 **WHEREAS**, on July 3, 1990, the Planning Commission approved a request by Mr.
19 Victor Becerra for a Conditional Use Permit to allow on-sale beer and wine in conjunction
20 with live entertainment and dancing in the Central Business District (CBD) Zone; and

21 **WHEREAS**, on February 9, 2017, the Planning Division approved a Conditional Use
22 Transfer for CUP-1299 for the current business owner Isidra Barba De San Juan; and

23 **WHEREAS**, the Planning Commission exercised its authority pursuant to Huntington
24 Park Municipal Code (HPMC) Section 9-2.1107 and with Condition of Approval No. 11 of
25 Resolution No. 1299 of the entitlement for the existing business located at 6927 Pacific
26 Boulevard (CUP-1299), which states, "the permit shall be subject to review for
27 compliance with conditions of issuance at such intervals as the City Planning
28 Commission shall deem appropriate..."; and

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

1 matter; and

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

4 **WHEREAS**, the Planning Commission is required to announce its actions and
5 recommendations.

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

9 **SECTION 1:** Based on the evidence within staff report and public hearing testimony,
10 the Planning Commission adopts the findings and determines that the CUP, as modified,
11 will have no significant adverse effect on the environment and adopts an Environmental
12 Categorical Exemption (CEQA Guidelines, Section 15321, Class 21, Enforcement
13 Actions by Regulatory Agencies).

14 **SECTION 2:** The Planning Commission hereby makes the following actions in
15 connection with the existing Conditional Use Permit that is called for review:

16 *Staff observed some deviations from the approved Resolution during a site inspection*
17 *and noted some conditions that can be updated to ensure compliance to today's*
18 *Municipal Code that were not a part of the original conditions of approval. Resolution No.*
19 *1299 has twenty-four (24) conditions of approval. The entitlement (1299-CUP) was*
20 *reviewed by City Departments and Divisions to check if they have any concerns or*
21 *questions about the operation. It also provided them with the opportunity to include*
22 *measures to facilitate in the business's goal to comply with the Municipal Code.*
23 *Consequently, Resolution No. 1299 now includes new updated conditions of approval*
24 *that are current with the Municipal Code and relevant to the business's existing state of*
25 *affairs.*

26 **SECTION 3:** Planning Staff has provided recommendations to ensure that the existing
27 entitlement will adhere to the Huntington Park Municipal Code and mitigate any impacts
28 and protect the health, safety and welfare of the City; therefore, the Planning Commission

1 hereby approves the updated conditions of approval to Resolution No. 1299 and rename
2 it to PC Resolution No. 1299 CUP subject to the following conditions:

3 **CONDITIONS OF APPROVAL:**
4 **PLANNING**

- 5 1. That the applicant/property owner and each successor in interest to the property
6 which is the subject of this project shall defend, indemnify and hold harmless the City
7 of Huntington Park and its agents, officers, and employees from any claim, action or
8 proceedings, liability cost, including attorney's fees and costs against the City or its
9 agents, officers or employees, to attack, set aside, void or annul any approval of the
10 City, City Council, or Planning Commission. The City shall promptly notify the
11 applicant of any claim, action or proceeding and should cooperate fully in the defense
12 thereof.
- 13 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department
14 corrections and conditions, the property shall be developed substantially in
15 accordance with the applications and plans submitted.
- 16 3. The proposed project shall comply with all applicable federal, state and local agency
17 codes, laws, rules, and regulations, including Health, Building and Safety, Fire,
18 Zoning, and Business License Regulations of the City of Huntington Park.
- 19 4. The property be developed and maintained in a clean, neat, quiet, and orderly
20 manner at all times and comply with the property maintenance standards as set forth
21 in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
- 22 5. All proposed on-site utilities, including electrical and equipment wiring, shall be
23 installed underground and/or routed along the ground floor and shall be completely
24 concealed from public view as required by the City prior to authorization to operate.
- 25 6. That any existing and/or future graffiti, as defined by the Huntington Park Municipal
26 Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
- 27 7. That the operator shall obtain a valid City of Huntington Park Business License prior
28 to commencing business operations.
8. That no loitering or consumption of alcohol take place outside of the establishment or
in surrounding parking area(s) and that sign be posted in both English and Spanish
on the site prohibiting such activities. The number, design, location, size and text of
the signs shall be subject of Planning Division and Police Department review and
approval. This condition must be complied for continues use of business operations.
9. That the hours of operation shall be Monday to Sunday from 12:00 PM to 2:00 AM.
Any modification to the hours of operation shall be subject to the approval of the
Community Development Director.

- 1 10. That all windows and doors shall be coated with anti-graffiti film, as approved by the
2 Planning Division, prior to the issuance of the City Business License.
- 3 11. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the
4 Huntington Park Municipal Code relating to Storm Water Management. The Applicant
5 shall also comply with all requirements of the National Pollutant Discharge
6 Elimination System (NPDES), Model Programs, developed by the County of Los
7 Angeles Regional Water Quality Board. This includes compliance with the City's Low
8 Impact Development (LID) requirements.
- 9 12. That this entitlement shall be subject to review for compliance with conditions of
10 approval at the issuance at such intervals as the City Planning Commission or
11 Community Development Director shall deem appropriate.
- 12 13. That the violation of any of the conditions of this entitlement may result in a citation(s)
13 and/or the revocation of the entitlement.
- 14 14. That this entitlement may be subject to additional conditions after its original
15 issuance, upon a duly noticed public hearing item. Such conditions shall be imposed
16 by the City Planning Commission as deemed appropriate to address problems of land
17 use compatibility, operations, aesthetics, security, noise, safety, crime control, or to
18 promote the general welfare of the City.
- 19 15. All vehicles associated with the employees and patrons of the business shall be
20 parked on-site and not in adjoining alleys.
- 21 16. No outdoor storage shall be permitted on the property, including but not limited to,
22 recreational vehicles, motorhomes, trailers, campervans, boats, motorcycles, etc.
- 23 17. To control noise, patrons shall utilize the front entrance to enter and exit the
24 premises. Specifically, ingress and egress of the building, shall be made by patrons
25 from Pacific Boulevard to the east of the building. The rear door may be used by
26 patrons only during emergencies for safe exiting. The rear door shall be kept closed
27 during operation and shall be used as an emergency exit only.
- 28 18. Applicant shall provide and maintain one (1) loading space with a minimum
dimension of 10 feet in width by 25 feet in length. The loading space is required to be
compliant with Title 9, Chapter 3, Article 7 (Off-street Loading Standards).
19. No payphones shall be allowed on the subject site.
20. The billiards table shall be removed from the establishment.
21. The seating configuration shall not impede circulation and shall abide to the seating
arrangement presented on the approved plans.

- 1 22. The facility shall provide a trash enclosure for the refuse containers per HPMC 9-
2 3.103.24.B. The trash enclosure(s) shall be of decorative material and have a
decorative trellis.
- 3 23. Any proposed mechanical equipment and appurtenances, including satellite dishes,
4 gutters, etc., whether located on the rooftop, ground level or anywhere on the
5 property shall be completely shielded/enclosed so as not to be visible from any public
6 street and/or adjacent properties. Such shielding/enclosure of facilities shall be of
compatible design related to the building structure for which such facilities are
intended to serve and shall be installed prior to final building inspection.
- 7 24. The applicant shall provide adequate on-site security at all times to ensure the safety
8 of patrons and maintenance of the property. Security Plan shall be submitted and
approved by the Police Department.
- 9 25. If the use ceases to operate for a period of six (6) months, the entitlement shall be
10 null, and void.
- 11 26. If the operation of this establishment be granted, deemed, conveyed, transferred, or
12 should a change in management or proprietorship occur at any time, this Conditional
Use Permit shall be null, and void.
- 13 27. Any new business owner at 6927 Pacific Boulevard will be required to file a
14 Conditional Use Permit for the serving of alcohol and a separate Dance and
15 Entertainment Permit.
- 16 28. That should at any time, the Alcoholic Beverage Control (ABC) license issued to the
17 applicant by the State of California be surrendered pursuant to Rule 65 thereof, this
conditional use permit shall be automatically become null and void.
- 18 29. That the Applicant shall comply with all applicable property development standards
19 including, but not limited to, signage, outdoor storage, fumes and vapors, property
maintenance, and noise.
- 20 30. The Director of Community Development is authorized to make minor modifications
21 to the approved plans or any of the conditions if such modifications shall achieve
22 substantially the same results, as would strict compliance with said plans and
conditions.
- 23 31. All on-site lighting shall be energy efficient, stationary, and directed away from
24 adjoining properties and public rights-of-way.
- 25 32. That the applicant comply with all regulations pertaining to signage as listed in HPMC
26 Title 9, Chapter 3, Article 12 (Sign Standards).
- 27 33. That all other illegal signs shall be removed.
- 28 34. That the rear parking shall be maintained and parking spaces be re-stripped.

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- 35. That any broken windows or doors be repaired or replaced.
- 36. That the applicant shall be required to apply for a new conditional use permit should the floor area of the existing use be expanded or the use be modified in any way.
- 37. That the permit shall be subject to review for compliance with conditions of this issuance at such intervals as the City Planning Commission shall deem appropriate.
- 38. That the Applicant agree in writing to the above conditions.

BUILDING AND SAFETY

- 39. All entrances and exits shall remain unlocked, in the closed position, and completely unobstructed at all times including during business hours. Above all entrances, on the interior side, shall read "This door to remain unlocked during business hours."
- 40. If there are proposed tenant improvements or alterations of the existing building or floor plan, the applicant shall submit full tenant improvement plans to the building and safety department.
- 41. Plans submitted for improvements or alterations shall be completed by a registered design professional, such as a licensed architect or registered professional engineer. All plan sheets shall be stamped and signed by the registered design professional.
- 42. All improvements, alterations, and additions shall follow the 2022 California Building Code and all associated codes within the 2022 code cycle.
- 43. Improvements within existing buildings shall be required to comply with disabled access requirements outlined in chapter 11B of the 2022 California Building Code. Some alterations may "Trigger" full compliance with accessibility features outlined in chapter 11B-202 of the 2022 CBC.
- 44. Improvements may be subject to path of travel and site arrival point requirements outlined in chapter 11-B of the 2022 CBC, pertaining to parking spaces and building entrances.
- 45. All work, if any, is to be completed by a licensed contractor.

CODE ENFORCEMENT

- 46. Rear doors of the business leading to the rear parking lot area must be kept closed at all times.
- 47. The rear exit door to alley parking lot must have an emergency panic bar installed.
- 48. The 1st floor interior of the building including patron area(s) and behind bar(s) cannot be used to store either full or empty boxes nor can any be visible.

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- 49. The Entertainment equipment and entertainment stage cannot have electrical wires/cords to be used in an unsafe manner that can cause a trip and fall scenario. All electrical wires/cords must be used in such a way that exceeds the electrical outlets and/or power strips capacity.
 - 50. Only employees are to use the parking lot in the rear of the building, all patrons must park in other approved areas of the city.
 - 51. The placement of tables and/or chairs must not be placed around the dance floor causing an issue with ingress/egress to the dance floor and other areas patrons may travel.
 - 52. Property maintenance must be managed to include cleaning of trash and debris both in front and rear areas of the property. All exterior trash must be placed in the approved trash container within the approved trash enclosure.
 - 53. Graffiti must be removed immediately, if paint is required, planning approval must be given if any color is used other than anything approved at this time.

13 **POLICE DEPARTMENT**

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- 54. 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.
 - 55. Noise emanating from the permittee's premises shall not be audible 50 feet or more from the property line of the premises. The permittee shall be responsible for determining how to best meet this requirement, either by keeping doors and windows closed, limiting hours of entertainment, or by offering non-amplified entertainment.
 - 56. The permittee shall not allow employees to discard trash or beer bottles into the outside dumpster between the hours of 8 p.m. and 7 a.m. per section 9-3.507 HPMC.
 - 57. The permittee shall take reasonable measures to prohibit and prevent the loitering of persons immediately outside any of the entrance/exit doors and the parking lot, at all times while open for business. This should be done by utilizing security guards and signage with verbiage such as, "Please respect our neighbors", or something similar. At the conclusion of each event, the permittee shall take reasonable measures to ensure that exiting patrons walk directly to their vehicles and not loiter in the parking lot or the immediate area.
 - 58. Current occupancy loads shall be posted at all times.

- 1 59. The posting of flyers, and/or placards, or cards on windshields or similar literature,
2 advertising entertainment activities at the business including promotional events,
3 shall be strictly prohibited within the City of Huntington Park per HPMC sections 5-
4 1.02, 5-1.03, & 5-1.02.1. Violation of this condition shall be cause for the Planning
5 Commission to take punitive action against the permittee, including revocation,
6 suspension, or modification of this permit.
- 7 60. The permittee shall maintain full compliance with all applicable laws, ABC laws,
8 ordinances, and stated conditions. In the event of a conflict between the
9 requirements of this permit, your conditional use permit, or your Alcoholic Beverage
10 Control license, the more stringent regulation shall apply.
- 11 61. The permittee shall be responsible for installing and maintaining a video surveillance
12 system that monitors no less than the front and rear of the business, with full view of
13 the public right-of-ways, and any parking lot under the control of the permittee.
14 These cameras shall record video for a minimum of 30 days.
- 15 62. The permittee agrees to reimburse the City of Huntington Park whenever excessive
16 police services, as determined by the Chief of Police, are required as the result of
17 any incident or nuisance arising out of, or in connection with the permittee's
18 operations.
- 19 63. The surrounding area (exterior & parking lot) shall be illuminated in order to make
20 easily discernible the appearance and conduct of all person on or about the
21 property.
- 22 64. The permittee shall be responsible for maintaining an adequate security staff to
23 supervise patrons inside the establishment and those waiting to enter. Potential
24 patrons awaiting entry in a defined "queue" shall be counted toward the calculation
25 of required security staffing levels. For crowds up to fifty (50) patrons, the permittee
26 shall provide a minimum of two (2) uniformed security guards. For crowds over (50)
27 fifty patrons, the permittee shall provide a minimum of one (1) additional uniformed
28 security guard per fifty (50) people. Should the permittee's operations give rise to a
substantial increase in complaints/calls for service, or trash left in the parking lot or
adjacent property, the permittee shall increase security as directed by the Chief of
Police.
65. **Noncompliance with conditions:** when the Chief of Police determines that
permittee has violated the terms of the permit, including the permittee's obligation to
comply with all other laws and regulations, but believes those violations can be
remedied through education and/or minor modifications to permittee's operation,
permittee will be asked to attend a meeting with the involved departments to
address the community concerns and discuss how additional restrictions and/or
revocation can be avoided.
66. Moreover, the City reserves the right to review the permittee's compliance with the
terms and conditions of this dance and entertainment permit and if necessary,
revoke, suspend or modify the permit if the conduct of the business staff and /or

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customers creates problems as described in these conditions and subject to regulations of the Huntington Park Municipal Code.

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

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

PASSED, APPROVED, AND ADOPTED this 15th of November, 2023 by the following

vote:

AYES: Commissioner(s) Nuno, Barba-Ochoa, and Chair Sanabria

NOES: None

ABSENT: Comissioner(s) Carvajal, Montes

ABSTAIN: None

HUNTINGTON PARK PLANNING COMMISSION

DocuSigned by:
Jonathan Sanabria
3399668DCE8042E...
Jonathan Sanabria, Chairperson

ATTEST:



Steve Forster, Secretary



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: DECEMBER 13, 2023

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: STEVE FORSTER, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: LEMESSIS QUINTERO, ASSOCIATE PLANNER

SUBJECT: CASE NO. 2023-01 TTM (TENTATIVE TRACT MAP)

REQUEST: A REQUEST FOR A TENTATIVE TRACT MAP FOR THE PARCEL LOCATED AT THE NW CORNER OF E. 61ST STREET AND STATE STREET (APN 6310-025-118), WITHIN THE COMMERCIAL GENERAL (C-G) ZONE

APPLICANT: Azure Community Development / Amada Townhomes LLC
944 South Greenwood Avenue
Montebello, CA 90640

PROPERTY OWNER: Azure Community Development / Amada Townhomes LLC

PROPERTY OWNER'S MAILING ADDRESS: 944 South Greenwood Avenue
Montebello, CA 90640

PROJECT LOCATION: NW Corner of E. 61st Street and State Street

ASSESSOR'S PARCEL NUMBER: 6310-025-118

PREVIOUS USE: Vacant Lot

SITE SIZE: 11,797 Sq. Ft.

GENERAL PLAN: General Commercial

ZONE: Commercial General (C-G) Affordable Housing Overlay

**SURROUNDING
ZONING AND LAND USES:**

North	Commercial General (C-G) Current land use: Commercial Retail
East	City of Vernon
South	Commercial Neighborhood (C-N) Current land use: Commercial Retail
West	Medium Density Residential (RM) Current land use: Residential

**MUNICIPAL CODE
APPLICABILITY FOR
REQUIREMENT OF A
SUBDIVISION MAP:**

Pursuant to Huntington Park Municipal Code (HPMC) Title 10, Chapter 3 a tentative and final tract map shall be required for all division of land when determined by the Community Development Department that such land may be divided into five (5) or more parcels, five (5) or more condominiums, a community apartment project containing five (5) or more parcels, or for the conversion of a dwelling to a stock cooperative containing five (5) or more dwelling units, unless the subdivision activity is listed in Section 10-3.102(B), exemptions from tentative tract map requirements. In the interest of ensuring compliance with the Huntington Park general plan, the zoning ordinance, any applicable specific plan and this title, the Director may require, at the Director’s discretion, a tentative tract map where a tentative parcel map is required.

**REQUIRED FINDINGS
FOR A TENTATIVE
TRACT MAP:**

1. The Tentative Tract Map applied for is authorized by the provisions of Chapter 4, Title 10 of the Huntington Park Municipal Code.
2. That the approval of such Tentative Tract Map will not adversely affect the Master or General Plan of this City.
3. The Tentative Tract Map will create a parcel that will be more harmonious and compatible in size with existing and planned future developments within the zoning district and general area.

**FINDINGS PURSUANT TO
CA GOV. CODE § 66474:**

Pursuant to *Ca. Gov. Code § 66474* a legislative body of a city or county shall **deny** approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

- (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- (c) That the site is not physically suitable for the type of development.
- (d) That the site is not physically suitable for the proposed density of development.
- (e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access

through or use of property within the proposed subdivision.

**ENVIRONMENTAL
REVIEW:**

In conjunction with the Environmental Assessment Initial Study conducted in association with the General Plan Amendment, Zoning Ordinance Amendment, Tentative Parcel Map, Development Permit and Density Bonus approved on June 30, 2021, it was determined that the project is exempt from CEQA under the Sustainable Communities Project CEQA Exemption (SCPE) set forth under Public Resources Code Section 21155.1.

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

**PROJECT
BACKGROUND:**

At a Special Planning Commission Meeting held on June 30, 2021, the City of Huntington Park Planning Commission approved a request by Huntington Park, L.P. approving a resolution recommending to the City Council the adoption of an ordinance amending the official General Plan and Zoning Map of the City of Huntington Park to add an Affordable Housing Overlay. Included in this approval was a Tentative Parcel Map for the subdivision of an existing 33,341 square foot lot into two lots, the first measuring 21,339 square feet (lot 1) and the second measuring 11,805 square feet (lot 2), a Development Permit and Density Bonus for the construction of 48 units on lot 1 and 9 affordable units on lot 2. Subsequently, the City Council approved the adoption of the ordinance during a special meeting held on July 14, 2021.

- ***Project Proposal***

The applicant, Azure Community Development / Amada Townhomes LLC, has submitted a Tentative Tract Map application (Exhibit B) to establish nine (9) residential townhomes and one (1) common lot to be maintained under a Homeowners Association. The development of nine (9) residential townhomes was approved in connection

with Planning Commission Case No. 2021-05 GPA, ZOA, TPM, DP and DB.

This application for the Tentative Tract Map does not address the design or construction of the nine (9) townhome development project and does not include any proposed changes to the previously approved entitlements.

The design of the nine (9) unit townhome development is currently under review by the Planning Division under Minor Development Permit application 2023-063.

ANALYSIS:

- ***Site Description***

The subject property is located in the Commercial General (C-G) Zoning District on the NW Corner of E. 61st Street and State Street.

Properties surrounding the site are commercial uses to the north and south, the City of Vernon to the east, and residential uses to the west.

- ***Lot Dimensions***

The lot measures approximately 11, 797 square feet.

- ***General Plan Consistency***

As previously stated, on July 14, 2021, the City Council adopted an ordinance amending the official General Plan and Zoning Map of the City of Huntington Park to add an Affordable Housing Overlay at the subject site. The subject site is designated Commercial General (C-G) with an Affordable Housing Overlay. The proposed Tentative Tract Map is consistent with the General Plan designation of Affordable Housing Overlay.

FINDINGS

TENTATIVE PARCEL/ TRACT MAP:

- 1. The Tentative Parcel/Tract Map applied for is authorized by the provisions of Chapter 4, Title 10 of the Huntington Park Municipal Code.**

Finding: Pursuant to HPMC Sec. 10-3.101 a tentative and final tract map is required for all divisions of land when resulting in five (5) or more parcels. The proposed project has prepared a Tentative Tract Map by a licensed engineer. The

Tentative Tract Map has been reviewed for compliance with Chapter 4 Title 10 of the HPMC. In addition, the proposed subdivision complies with requirements set forth in the California Subdivision Map Act (*Ca. Gov. Code § 66474*).

2. That the approval of such Tentative Parcel/ Tract Map will not adversely affect the Master or General Plan of this City.

Finding: The proposed project is consistent with and will not adversely affect the General Plan. The proposed project complies with the Goals and Policies of the General Plan, by developing affordable housing within an existing vacant lot. Furthermore, the proposed project complies with the following goals of the General Plan:

Goal 2: “Accommodate new development that is compatible with and complements existing land uses.”

The proposed development is compatible with and complements existing residential development in the neighboring area.

The proposed project is consistent with and will not adversely affect the General Plan. Furthermore, the proposed project will assist in facilitating the General Plan Amendment and Zoning Ordinance Amendment adopted by City Council on July 14, 2021.

3. The Tentative Parcel/ Tract Map will create a parcel that will be more harmonious and compatible in size with existing and planned future developments within the zoning district and general area.

Finding: The Tentative Tract Map will create ten total parcels. Nine of the ten parcels are for the development of townhomes, the tenth parcel is the common lot which consists of a common driveway and landscape areas. The common lot will be maintained through the Homeowners Association. The proposed project will be compatible with existing residential development in the surrounding neighborhood.

**DEPARTMENT
COMMENTS:**

The Tentative Tract Map application and map were routed to City Departments; the conditions of approval reflect input and requirements from the City Departments. Conditions of

approval have been included in the attached Planning Commission Resolution (Exhibit A).

PUBLIC NOTICE: Public hearing notices were mailed on 11/30/2023, as of the date of this public hearing Staff has not received any public comment.

RECOMMENDATION: That the Planning Commission conduct a public hearing, consider all public testimony and adopt PC Resolution No. 2023-01 TTM (Tentative Tract Map), subject to the proposed conditions of approval and/or additional conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:
PLANNING DIVISION

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

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2023-01 TTM (TENTATIVE TRACT MAP)

December 13, 2023 – SPECIAL MEETING

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7. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicants shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
8. 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.
9. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
10. That this entitlement may be subject to additional conditions after its original issuance, upon a duly noticed public hearing item. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
11. The applicant shall provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of Occupancy.
12. Any proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.
13. The applicant shall be subject to any fees and requirements from the California Department of Fish and Wildlife, as stated in the CEQA Environmental Document Filing fee schedule.
14. That the Applicant shall comply with all applicable property development standards including, but not limited to, outdoor storage, fumes and vapors, property maintenance, and noise.
15. 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.
16. All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way;

PLANNING COMMISSION AGENDA REPORT

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December 13, 2023 – SPECIAL MEETING

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17. All landscaping shall be installed and permanently maintained in compliance with HPMC Title 9, Chapter 3, Article 4 (Landscaping Standards);
18. That the business owner (Applicant) and property owner agree in writing to the above conditions.

TENTATIVE TRACT MAP

19. The Vesting of the Tentative Tract Map is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another.
20. The final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Tract Map submitted with this application and dated “Approved at Hearing December 13, 2023,” except as modified herein.
21. This subdivision shall comply with Title 10 of the City of Huntington Park Municipal Code (Subdivisions).
22. The final map shall not be recorded until there has been compliance with all conditions of approval.
23. The developer shall install house addresses and mailboxes in accordance with U. S. Post Office policy.
24. The common area portion of the site shall be maintained and kept in good condition at all times.
25. All landscape and walkway lighting shall be directed downward to minimize glare.
26. The applicant shall pay all fees due to City Consultant for the review/ approval of the Tentative & Final Tract Map.
27. Developer shall establish a homeowner’s association and the association shall be responsible for the maintenance of the private driveway, landscaping and any other interior areas held in common by the association and for the enforcement of CC&R’s related to property maintenance.
28. Any covenants, conditions, and restrictions (CC&R’s) applicable to the project property shall be consistent with the terms of this Tentative Tract Map and the HPMC. If there is a conflict between the CC&R’s and the HPMC or this permit, the HPMC or this permit shall prevail.
29. Developer shall include in all deeds for the project and in the CC&R’s a prohibition against parking recreational vehicles.

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2023-01 TTM (TENTATIVE TRACT MAP)

December 13, 2023 – SPECIAL MEETING

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30. Developer shall include in the CC&R's that the location and number of off-street parking spaces shall remain in perpetuity as developed and approved by the Planning Commission and shall not be developed or modified for other uses.
31. The organizational documents shall provide that the association is responsible for the maintenance and landscaping of all parts of the community housing project which are held in common and that such maintenance shall be performed to the standard of maintenance prevalent in the neighborhood.
32. A Parking Management Plan (PMP) shall be incorporated in the Covenants, Conditions, and Restrictions (CC&Rs). The CC&Rs shall have a provision precluding the sale of garage units required by the PMP.
33. The owner of a dwelling unit shall be responsible for the maintenance of the exterior of his or her individual unit.
34. A copy of the CC&Rs shall be provided to the City for review of compliance with Conditions of Approval prior to finalization.

PUBLIC WORKS

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

ENGINEERING

36. Expiration Date. The conditionally approved TENTATIVE MAP shall expire three (3) years after the City of Huntington Park Planning Commission original approval date, unless extended as provided by the City Municipal Code or Subdivision Map Act.
37. Map Act Compliance. This land division shall comply with the State of California Subdivision Map Act and to all requirements of the City of Huntington Park Municipal Code, unless modified by the conditions listed herein.
38. The following conditions shall be met prior to Final Map:
 - a. Final Map Required. After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current Engineering Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Municipal Code.
 - b. Licensed Surveyor. The FINAL MAP shall be prepared by a licensed land surveyor or qualified registered civil engineer per state law.

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2023-01 TTM (TENTATIVE TRACT MAP)

December 13, 2023 – SPECIAL MEETING

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39. Surveyor Checklist. The City Engineering Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:
 - a. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
 - b. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Specific Plan.
 - c. All lots on the FINAL MAP shall comply with the length to width ratios, as established by the City Municipal Code.
 - d. All existing and proposed easements shall be identified on the FINAL MAP.
40. Existing and Proposed Easements. Prior to final map recordation all existing and proposed new easements shall be shown on the map and reviewed and approved by the PW Engineering Department.
41. CC&R's. Prior to final map recordation CC&R's must be submitted to City for review and approval.
42. Note to Engineer: Condominium plan's should be submitted and reviewed for approval prior to final map recordation.
43. The following revisions shall be made to the map:
 - a. Owner's name listed on map does not match title report provided (Sheet 1).
 - b. Remove 0 from the beginning of the Map number (Sheet 1).
 - c. List the new APN under Site Address (Sheet 1).
 - d. Label building setback lines (Sheet 1).
 - e. Change "For Subdivision Purposes" to "For Condominium Purposes" (Sheet 1).
 - f. Change Title to "Tentative Parcel Map" instead of "Tract" (Sheet 1).
 - g. Label map "Parcel 1 0.27 acres" (Sheet 1).

BUILDING AND SAFETY DIVISION

44. The initial plan check fee will cover the initial plan check and one recheck only. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule.
45. All proposed residential dwelling units shall be in compliance with the following codes:

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2023-01 TTM (TENTATIVE TRACT MAP)

December 13, 2023 – SPECIAL MEETING

Page 12 of 13

- a. 2022 California Residential Code
 - b. 2022 California Electrical Code
 - c. 2022 California Plumbing Code
 - d. 2022 California Mechanical Code
 - e. 2022 Green Building Standards Code
46. The proposed site shall comply with the 2022 California Residential Code and 2022 California Fire Code, include provisions pertaining to property line setbacks, building separation, and site fire apparatus access.
47. Each site intended for development, where impervious surfaces will be added, must comply with Los Angeles County Low Impact Development (LID). All proposed LID best management practices (BMP's) and storm water control methods must be listed in the Los Angeles County LID manual. Developers intending to develop a site requiring the use of LID control measures must submit a LID covenant and agreement that is to be recorded by the Los Angeles County Recorder's office.
48. Plans submitted to Building and Safety are subject to the requirements specified in the applicable codes, as well as requirements established by the Building Official. Compliance will be ensured during plan check in the form of corrections issued by the plans examiner.

LOS ANGELES COUNTY FIRE DEPARTMENT

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

PLANNING DIVISION SPECIAL CONDITIONS

50. The development shall match the plans submitted and reviewed under Minor Development Permit application 2023-063.
51. Ten (10) days before the start of construction the applicant is required to provide a "*Good Neighbor Notice of Construction*" to property owners and tenants located within a 300 feet radius of the subject site. The notice shall clearly identify the dates and hours of construction, anticipated date of completion and contact information. All hours of construction shall comply with the HPMC.
52. During construction, a sign shall be posted on site identifying the developer's contact information and a phone number to address any comments/ questions regarding the construction.

EXHIBITS:

- A. PC Resolution TTM 2023-01
- B. Tentative Parcel/Tract Map Application
- C. Tentative Tract Map No. 84360
- D. Applicant Statement / Photo Survey
- E. Vicinity Map

- F. Zoning Map
- G. Notice of Exemption

**PC RESOLUTION NO. 2023-01
TENTATIVE TRACT MAP (TTM)**

EXHIBIT A

CASE NO. 2023-01 TTM

1 **PC RESOLUTION NO. 2023-01 (TTM) TENTATIVE TRACT MAP**

2 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON**
3 **PARK, STATE OF CALIFORNIA, APPROVING A TENTATIVE TRACT MAP FOR THE**
4 **PARCEL LOCATED AT THE NW CORNER OF E. 61ST STREET AND STATE**
5 **STREET (APN 6310-025-118), WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.**

6 **WHEREAS**, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington
7 Park, California on Wednesday, December 13, 2023 at 6:30 p.m. pursuant to the notice
8 published and posted as required by law in accordance with the provisions of the
9 Huntington Park Municipal Code, upon an application from Azure Community
10 Development / Amada Townhomes LLC requesting approval of a Tentative Tract Map for
11 the parcel located at the NW Corner of E. 61st Street and State Street within the
12 Commercial General (C-G) zone described as:

13 Assessor’s Parcel No. 6310-025-118, City of Huntington Park, County of Los
14 Angeles; and

15 **WHEREAS**, said application involves a request for a Tentative Tract Map; and

16 **WHEREAS**, Planning Division Staff has reviewed the requests and has found that all
17 of the findings for approval of a Tentative Tract Map can be made as required by the
18 Municipal Code; and

19 **WHEREAS**, the City of Huntington Park has determined that the project is exempt
20 from CEQA pursuant to Public Resource Code Section 21155.1 – Sustainable
21 Communities Project Exemption (SCPE). The proposed project consisting of a Tentative
22 Tract Map is exempt from the requirements of CEQA. In conjunction with the Environmental
23 Assessment Initial Study conducted in association with the General Plan Amendment,
24 Zoning Ordinance Amendment, Tentative Parcel Map, Development Permit and Density
25 Bonus approved on by City Council on July 14, 2021, it was determined that the project is
26 exempt from CEQA under the Sustainable Communities Project CEQA Exemption (SCPE)
27 set forth under Public Resources Code Section 21155.1. The project complies with the
28 applicable General Plan and zoning designations and is fully served by all required utilities.
 The site also has no value for a sensitive or endangered habitat. As there is no substantial

1 evidence that the project may have a significant effect on the environment; and

2 **WHEREAS**, all persons appearing for or against the approval of the Tentative Tract
3 Map were given the opportunity to be heard in connection with said matter; and

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

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

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

11 **SECTION 1:** Based on the evidence within staff report and the Environmental
12 Assessment Questionnaire, the Planning Commission adopts the findings in said
13 Questionnaire and determines that the project, as proposed, will have no significant
14 adverse effect on the environment and is exempt from CEQA pursuant to Public Resource
15 Code Section 21155.1 – Sustainable Communities Project Exemption (SCPE).

16 **SECTION 2:** The Planning Commission hereby makes the following findings in
17 connection with the proposed Tentative Tract Map:

- 18 1. The Tentative Tract Map applied for is authorized by the provisions of Chapter 4,
19 Title 10 of the Huntington Park Municipal Code.

20 ***Pursuant to HPMC Sec. 10-3.101 a tentative and final tract map is required***
21 ***for all divisions of land when resulting in five (5) or more parcels. The***
22 ***proposed project has prepared a Tentative Tract Map by a licensed engineer.***
23 ***The Tentative Tract Map has been reviewed for compliance with Chapter 4***
24 ***Title 10 of the HPMC. In addition, the proposed subdivision complies with***
25 ***requirements set forth in the California Subdivision Map Act (Ca. Gov. Code***
§ 66474).

- 26 2. That the approval of such Tentative Tract Map will not adversely affect the Master
27 or General Plan of this City.

28 ***The proposed project is consistent with and will not adversely affect the***

1 **General Plan. The proposed project complies with the Goals and Policies of**
2 **the General Plan, by developing affordable housing within an existing vacant**
3 **lot. Furthermore, the proposed project complies with the following goals of**
4 **the General Plan:**

5 **Goal 2: “Accommodate new development that is compatible with and**
6 **complements existing land uses.”**

7 **The proposed development is compatible with and complements existing**
8 **residential development in the neighboring area.**

9 **The proposed project is consistent with and will not adversely affect the**
10 **General Plan. Furthermore, the proposed project will assist in facilitating the**
11 **General Plan Amendment and Zoning Ordinance Amendment adopted by**
12 **City Council on July 14, 2021.**

- 13 3. The Tentative Tract Map will create a parcel that will be more harmonious and
14 compatible in size with existing and planned future developments within the zoning
15 district and general area.

16 **The Tentative Tract Map will create ten total parcels. Nine of the ten parcels**
17 **are for the development of townhomes, the tenth parcel is the common lot**
18 **which consists of a common driveway and landscape areas. The common lot**
19 **will be maintained through the Homeowners Association. The proposed**
20 **project will be compatible with existing residential development in the**
21 **surrounding neighborhood.**

22 **SECTION 3:** The Planning Commission hereby approves Resolution 2023-01 (TTM)
23 Tentative Tract Map, for the parcel located at the NW Corner of E. 61st Street and State
24 Street within the Commercial General (C-G) Zone subject to the execution and fulfillment
25 of the following conditions:

26 **PLANNING DIVISION**

- 27 1. That the applicant/property owner and each successor in interest to the property
28 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

1 agents, officers or employees, to attack, set aside, void or annul any approval of the
2 City, City Council, or Planning Commission. The City shall promptly notify the
3 applicant of any claim, action or proceeding and should cooperate fully in the defense
4 thereof.

- 5 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department
6 corrections and conditions, the property shall be developed substantially in
7 accordance with the applications, environmental assessment, and plans submitted.
- 8 3. The proposed project shall comply with all applicable federal, state and local agency
9 codes, laws, rules, and regulations, including Health, Building and Safety, Fire,
10 Zoning, and Business License Regulations of the City of Huntington Park.
- 11 4. The property be developed and maintained in a clean, neat, quiet, and orderly
12 manner at all times and comply with the property maintenance standards as set forth
13 in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
- 14 5. All proposed on-site utilities, including electrical and equipment wiring, shall be
15 installed underground and/or routed along the ground floor and shall be completely
16 concealed from public view as required by the City prior to authorization to operate.
- 17 6. That any existing and/or future graffiti, as defined by the Huntington Park Municipal
18 Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
- 19 7. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the
20 Huntington Park Municipal Code relating to Storm Water Management. The
21 Applicants shall also comply with all requirements of the National Pollutant Discharge
22 Elimination System (NPDES), Model Programs, developed by the County of Los
23 Angeles Regional Water Quality Board. This includes compliance with the City's Low
24 Impact Development (LID) requirements.
- 25 8. That this entitlement shall be subject to review for compliance with conditions of the
26 issuance at such intervals as the City Planning Commission shall deem appropriate.
- 27 9. That the violation of any of the conditions of this entitlement may result in a citation(s)
28 and/or the revocation of the entitlement.
10. That this entitlement may be subject to additional conditions after its original
issuance, upon a duly noticed public hearing item. Such conditions shall be imposed
by the City Planning Commission as deemed appropriate to address problems of land
use compatibility, operations, aesthetics, security, noise, safety, crime control, or to
promote the general welfare of the City.
11. The applicant shall provide publicly visible art or pay art fees in accordance with the
HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of
Occupancy.

- 1 12. Any proposed mechanical equipment and appurtenances, including satellite dishes,
2 gutters, etc., whether located on the rooftop, ground level or anywhere on the
3 property shall be completely shielded/enclosed so as not to be visible from any public
4 street and/or adjacent properties. Such shielding/enclosure of facilities shall be of
compatible design related to the building structure for which such facilities are
intended to serve and shall be installed prior to final building inspection.
- 5 13. The applicant shall be subject to any fees and requirements from the California
6 Department of Fish and Wildlife, as stated in the CEQA Environmental Document
Filing fee schedule.
- 7 14. That the Applicant shall comply with all applicable property development standards
8 including, but not limited to, outdoor storage, fumes and vapors, property
9 maintenance, and noise.
- 10 15. The Director of Community Development is authorized to make minor modifications
11 to the approved preliminary plans or any of the conditions if such modifications shall
12 achieve substantially the same results, as would strict compliance with said plans and
13 conditions.
- 14 16. All on-site lighting shall be energy efficient, stationary, and directed away from
15 adjoining properties and public rights-of-way;
- 16 17. All landscaping shall be installed and permanently maintained in compliance with
17 HPMC Title 9, Chapter 3, Article 4 (Landscaping Standards);
- 18 18. That the business owner (Applicant) and property owner agree in writing to the above
19 conditions.

18 **TENTATIVE TRACT MAP**

- 19 19. The Vesting of the Tentative Tract Map is granted for the property described in the
20 application on file with the Planning Division, and may not be transferred from one
21 property to another.
- 22 20. The final map to be recorded with the Los Angeles County Recorder shall
23 substantially conform to the Tentative Tract Map submitted with this application and
24 dated "Approved at Hearing December 13, 2023," except as modified herein.
- 25 21. This subdivision shall comply with Title 10 of the City of Huntington Park Municipal
26 Code (Subdivisions).
- 27 22. The final map shall not be recorded until there has been compliance with all
28 conditions of approval.
- 29 23. The developer shall install house addresses and mailboxes in accordance with U. S.
Post Office policy.

- 1 24. The common area portion of the site shall be maintained and kept in good condition
2 at all times.
- 3 25. All landscape and walkway lighting shall be directed downward to minimize glare.
- 4 26. The applicant shall pay all fees due to City Consultant for the review/ approval of the
5 Tentative & Final Tract Map.
- 6 27. Developer shall establish a homeowner's association and the association shall be
7 responsible for the maintenance of the private driveway, landscaping and any other
8 interior areas held in common by the association and for the enforcement of CC&R's
9 related to property maintenance.
- 10 28. Any covenants, conditions, and restrictions (CC&R's) applicable to the project
11 property shall be consistent with the terms of this Tentative Tract Map and the
12 HPMC. If there is a conflict between the CC&R's and the HPMC or this permit, the
13 HPMC or this permit shall prevail.
- 14 29. Developer shall include in all deeds for the project and in the CC&R's a prohibition
15 against parking recreational vehicles.
- 16 30. Developer shall include in the CC&R's that the location and number of off-street
17 parking spaces shall remain in perpetuity as developed and approved by the
18 Planning Commission and shall not be developed or modified for other uses.
- 19 31. The organizational documents shall provide that the association is responsible for the
20 maintenance and landscaping of all parts of the community housing project which are
21 held in common and that such maintenance shall be performed to the standard of
22 maintenance prevalent in the neighborhood.
- 23 32. A Parking Management Plan (PMP) shall be incorporated in the Covenants,
24 Conditions, and Restrictions (CC&Rs). The CC&Rs shall have a provision precluding
25 the sale of garage units required by the PMP.
- 26 33. The owner of a dwelling unit shall be responsible for the maintenance of the exterior
27 of his or her individual unit.
- 28 34. A copy of the CC&Rs shall be provided to the City for review of compliance with
Conditions of Approval prior to finalization.

PUBLIC WORKS

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

ENGINEERING

- 1 36. Expiration Date. The conditionally approved TENTATIVE MAP shall expire three (3)
2 years after the City of Huntington Park Planning Commission original approval date,
3 unless extended as provided by the City Municipal Code or Subdivision Map Act.
- 4 37. Map Act Compliance. This land division shall comply with the State of California
5 Subdivision Map Act and to all requirements of the City of Huntington Park Municipal
6 Code, unless modified by the conditions listed herein.
- 7 38. The following conditions shall be met prior to Final Map:
- 8 a. Final Map Required. After the approval of the TENTATIVE MAP and prior to the
9 expiration of said map, the land divider shall cause the real property included
10 within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL
11 MAP thereof prepared in accordance with the current Engineering Department -
12 Survey Division requirements, the conditionally approved TENTATIVE MAP, and
13 in accordance with Municipal Code.
- 14 b. Licensed Surveyor. The FINAL MAP shall be prepared by a licensed land
15 surveyor or qualified registered civil engineer per state law.
- 16 39. Surveyor Checklist. The City Engineering Department - Survey Division shall review
17 any FINAL MAP and ensure compliance with the following:
- 18 a. All lots on the FINAL MAP shall be in substantial conformance with the approved
19 TENTATIVE MAP relative to size and configuration.
- 20 b. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the
21 development standards of the Specific Plan.
- 22 c. All lots on the FINAL MAP shall comply with the length to width ratios, as
23 established by the City Municipal Code.
- 24 d. All existing and proposed easements shall be identified on the FINAL MAP.
- 25 40. Existing and Proposed Easements. Prior to final map recordation all existing and
26 proposed new easements shall be shown on the map and reviewed and approved by
27 the PW Engineering Department.
- 28 41. CC&R's. Prior to final map recordation CC&R's must be submitted to City for review
and approval.
42. Note to Engineer: Condominium plan's should be submitted and reviewed for
approval prior to final map recordation.
43. The following revisions shall be made to the map:
- a. Owner's name listed on map does not match title report provided (Sheet 1).

- b. Remove 0 from the beginning of the Map number (Sheet 1).
- c. List the new APN under Site Address (Sheet 1).
- d. Label building setback lines (Sheet 1).
- e. Change “For Subdivision Purposes” to “For Condominium Purposes” (Sheet 1).
- f. Change Title to “Tentative Parcel Map” instead of “Tract” (Sheet 1).
- g. Label map “Parcel 1 0.27 acres” (Sheet 1).

BUILDING AND SAFETY DIVISION

44. The initial plan check fee will cover the initial plan check and one recheck only. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule.
45. All proposed residential dwelling units shall be in compliance with the following codes:
 - a. 2022 California Residential Code
 - b. 2022 California Electrical Code
 - c. 2022 California Plumbing Code
 - d. 2022 California Mechanical Code
 - e. 2022 Green Building Standards Code
46. The proposed site shall comply with the 2022 California Residential Code and 2022 California Fire Code, include provisions pertaining to property line setbacks, building separation, and site fire apparatus access.
47. Each site intended for development, where impervious surfaces will be added, must comply with Los Angeles County Low Impact Development (LID). All proposed LID best management practices (BMP’s) and storm water control methods must be listed in the Los Angeles County LID manual. Developers intending to develop a site requiring the use of LID control measures must submit a LID covenant and agreement that is to be recorded by the Los Angeles County Recorder’s office.
48. Plans submitted to Building and Safety are subject to the requirements specified in the applicable codes, as well as requirements established by the Building Official. Compliance will be ensured during plan check in the form of corrections issued by the plans examiner.

LOS ANGELES COUNTY FIRE DEPARTMENT

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

PLANNING DIVISION SPECIAL CONDITONS

50. The development shall match the plans submitted and reviewed under Minor Development Permit application 2023-063.

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51. Ten (10) days before the start of construction the applicant is required to provide a “*Good Neighbor Notice of Construction*” to property owners and tenants located within a 300 feet radius of the subject site. The notice shall clearly identify the dates and hours of construction, anticipated date of completion and contact information. All hours of construction shall comply with the HPMC.

52. During construction, a sign shall be posted on site identifying the developer’s contact information and a phone number to address any comments/ questions regarding the construction.

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

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

PASSED, APPROVED, AND ADOPTED this 13th December, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

HUNTINGTON PARK PLANNING COMMISSION

Jonathan Sanabria, Chairperson

ATTEST:

Steve Forster, Secretary

**TENTATIVE PARCEL/ TRACT MAP
APPLICATION**

EXHIBIT B

CASE NO. 2023-01 TTM



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

TENTATIVE PARCEL/ TRACT MAP APPLICATION

RECEIVED
 Date Filed: 30 2023
 File No: TRM/TTM 2023-01
 Fee/Receipt No: \$2,644.00
 Initials: [Signature]

FOR OFFICE USE ONLY

Project is hereby made to the Huntington Park Planning Commission requesting approval for a lot split/tie for the following described property.

1. Property Address: NW Corner of State street and 61ST street

2. Legal description (give exact legal description of entire ownership proposed to be split/tied):
see attached

3. Assessor's Parcel Number(s): 6310-025-118

4. Record owner(s) of property:
 Name: Amada Townhomes LLC
 Mailing address: 944 South Greenwood Avenue, Montebello CA 90640

Phone 1: 323-477-1160 Phone 2: 310-467-7408 Email: vanessa@azuredevelopmentco.com

5. Property owner(s) representative:
 Name: Azure Community Development (Ariel or Vanessa Delgado)
 Mailing address: 944 South Greenwood Avenue, Montebello CA 90640

Phone 1: 323-477-1160 Phone 2: 310-467-7408 Email: vanessa@azuredevelopmentco.com

Relationship to owner(s) (engineer, contractor, attorney, purchaser, lessee):
Developer Representative

6. Does any adjoining properties belong to the owner(s) involved in this application? Yes No
 Describe: _____

7. How long has the owner(s) held title to this property? October 12, 2022

8. Are there any easements controlling the use of this property? Yes No

Describe: Standard easements as noted in the attached title report.

Expiration Date: Not Applicable

9. Are there any private or deed restrictions controlling use of the property? Yes No

Describe: _____

Expiration Date: Not Applicable

10. Proposed Purchaser:

Name: Various future owners of the townhomes

Mailing address: Not Applicable

Phone 1: _____

Phone 2: _____

Email: _____

Expiration Date: Not Applicable

11. Present use of property: Vacant Lot

12. Proposed use of property: Townhomes

13. Present Zoning: Commercial General

14. Total square feet of the existing undivided parcel to be split: 11,805 SF

15. Total square feet of each parcel be consolidated: _____

16. Lot Split/Tie applied for (describe the split or tie proposed and give the boundary dimensions and square footage of each parcel proposed to be created or consolidated): _____

Table noting lot square footages added to plans

17. How is access to be provided? (Describe) Access to the site will be off of 61ST street only

18. How is water to be provided? (Describe) New water services to be developed by Amada Townhomes LLC

Water Company: City of Huntington Park

19. How is gas to be provided? (Describe) No gas service will be provided

Gas Company: Not Applicable

20. How is electricity to be provided? (Describe) New electrical service to be developed by Amada Townhomes LLC

Electricity Company: Southern California Edison

21. How are sewers to be provided? (Describe) New sewer service to be developed by Amada Townhomes LLC through the City of Huntington Park

22. In a lot split/tie proceedings, it shall be shown that the following circumstances are found to apply (give full and complete answers):

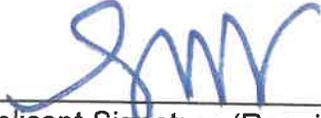
a. The granting of such lot split/tie will not be materially detrimental to the public welfare, injurious to the property or improvements in the vicinity and zone in which said land is located, and will not be contrary to or adversely affect the comprehensive zoning plan for the City because: see attached

b. Proper and adequate provisions has been made for access to the land to be sold, divided or subdivided and also to the portion of the land remaining, or access to said land is by means of decided streets of a sufficient width and state of improvements to adequately serve the land described in this application because: see attached

c. Proper and adequate provisions have been made for all public utilities and public services, including sewers, because: see attached

d. The land described in this application will not be divided or sold off in the portions having an area less than that required by the Zoning Ordinance, or having an area less than the average of the area of the single parcels of land in the surrounding vicinity, because: see attached

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



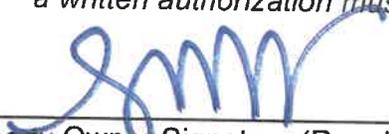
Applicant Signature (Required)

Date May 24, 2023

Vanessa Delgado

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 May 24, 2023

Vanessa Delgado

Print Name

TENTATIVE TRACT MAP

EXHIBIT C

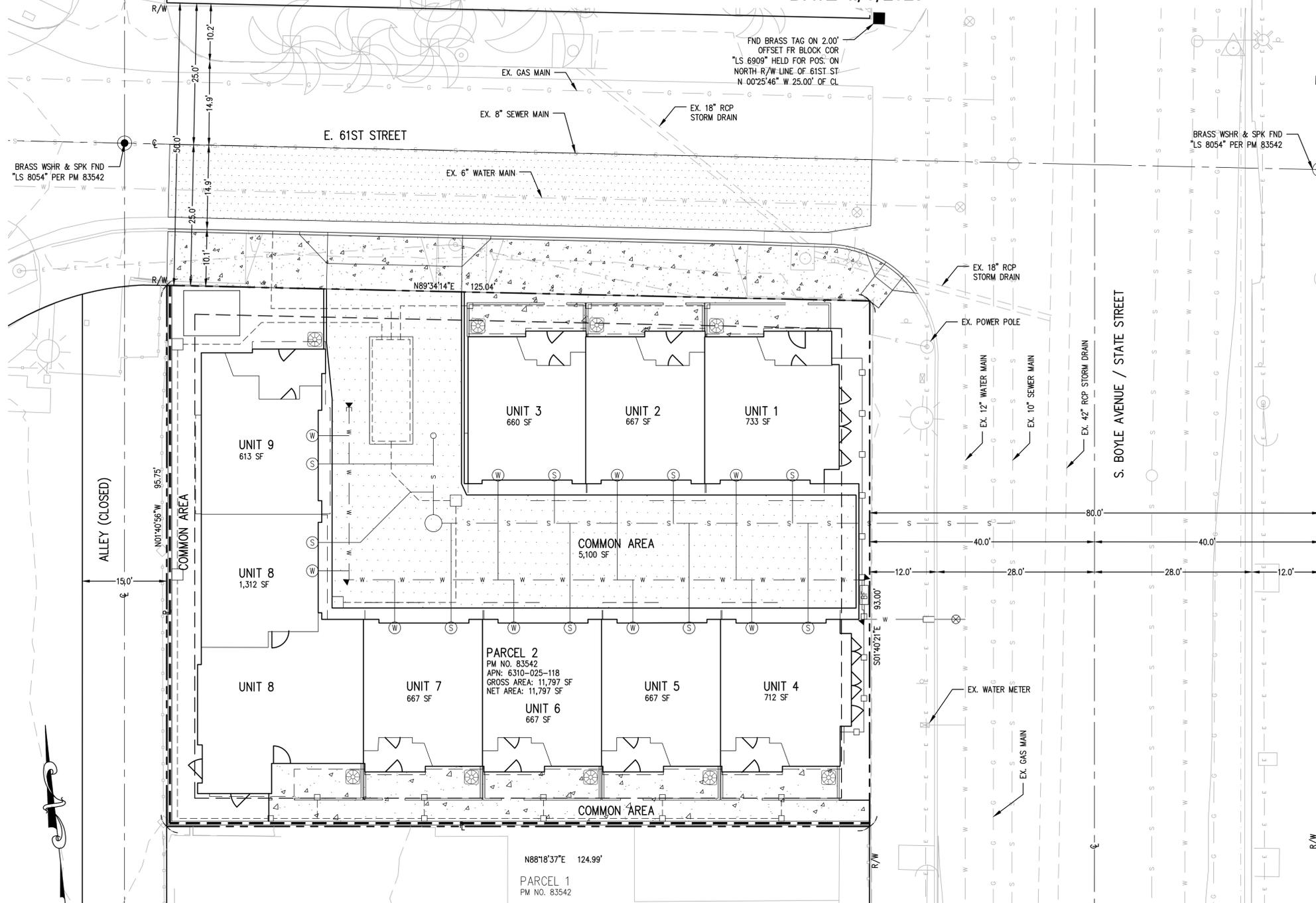
CASE NO. 2023-01 TTM

TENTATIVE TRACT MAP NO. 084360

6101 STATE STREET, HUNTINGTON PARK, CA 90255

FOR SUBDIVISION PURPOSES

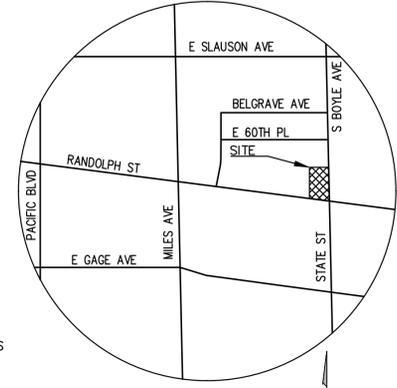
DATE: 11/6/2023



OWNER
AZURE COMMUNITY DEVELOPMENT
6055 E. WASHINGTON BLVD
SUITE 935
COMMERCE, CA 90040
(323) 477-1160

SITE ADDRESS
6101 STATE STREET
HUNTINGTON PARK, CA 90255
APN: 6310-025-042 (PORTION)

CIVIL ENGINEER OF WORK
CIVIL LANDWORKS CORP.
110 COPPERWOOD WAY, SUITE P
OCEANSIDE, CA 92058
760-908-8745



TOPOGRAPHY
BASIS OF BEARING:
THE BASIS OF BEARING OF THIS SURVEY IS THE CENTERLINE OF AN ALLEY BETWEEN 60TH PLACE AND RANDOLPH STREET SHOWN HEREON AS N 01°40'56" W PER TRACT NO. 42939, 1042 M.B. 95 FILED FOR RECORD OCTOBER 31, 1984 AT THE LOS ANGELES COUNTY RECORDER'S OFFICE.

BENCHMARK:
LACO BENCHMARK NO. LY 10835
BEING A FOUND DOME BRASS DISK & NAIL ON TC STAMPED "DPW LACO 10835" HAVING A PUBLISHED ELEVATION: 168.348 FEET FND PER COUNTY TIES AT SE COR. OF SLAUSEN AVE & STATE ST. IN CB.

1 FOOT CONTOUR INTERVAL
LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NUMBER 83542, IN THE CITY OF HUNTINGTON PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 416, PAGES 95 AND 96 INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 6310-025-118

PARCEL AREA

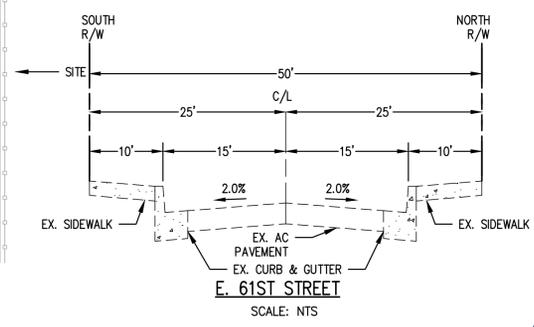
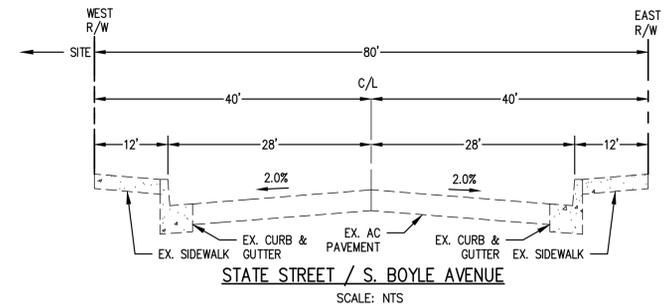
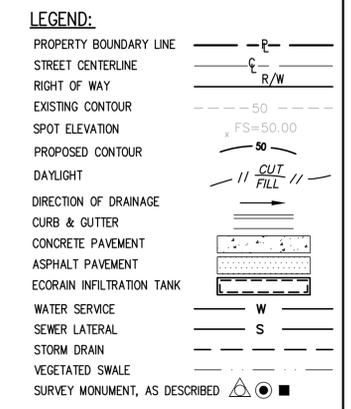
PARCEL NUMBER	GROSS AREA	NET AREA
1	0.271 ACRES	0.271 ACRES

ZONING
PRESENT USE OF PROPERTY: RESIDENTIAL
PROPOSED USE OF PROPERTY: RESIDENTIAL
PRESENT ZONING: CG - COMMERCIAL GENERAL
PROVIDED ACCESS: E 61ST STREET
WATER COMPANY: CITY OF HUNTINGTON PARK
SEWER COMPANY: CITY OF HUNTINGTON PARK
ELECTRIC COMPANY: SOUTHERN CALIFORNIA EDISON
GAS COMPANY: SOUTHERN CALIFORNIA GAS COMPANY

AREA TABLE

SPACE	AREA
UNIT 1	733 SF
UNIT 2	667 SF
UNIT 3	660 SF
UNIT 4	712 SF
UNIT 5	667 SF
UNIT 6	667 SF
UNIT 7	667 SF
UNIT 8	1,312 SF
UNIT 9	613 SF
COMMON	5,100 SF
TOTAL	11,797 SF

NOTE:
1. FOR TENTATIVE PARCEL MAP, SEE SHEET 1.
2. FOR PRELIMINARY GRADING, SEE SHEET 2.
3. FOR PRIVATE SEWER & WATER, SEE SHEET 3.



CAUTION!!
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RECEIVED
By Iquintero at 2:46 pm, Nov 06, 2023

REVISIONS

NUMBER	DATE	APP'VD

DRAWN BY: DVC
CHECKED BY:
DATE: 11/6/23

BENCHMARK:
LACO BENCHMARK NO. LY 10835
BEING A FOUND DOME BRASS DISK & NAIL ON TC STAMPED "DPW LACO 10835" HAVING A PUBLISHED ELEVATION: 168.348 FEET FND PER COUNTY TIES AT SE COR. OF SLAUSEN AVE & STATE ST. IN CB.

PLANS PREPARED BY:

DAVID V. CARON
R.C.E. 70066
DATE
EXP. 9/30/2024



Civil Landworks
110 COPPERWOOD WAY, SUITE P, OCEANSIDE, CA 92058
PH: 760-908-8745 • info@civillandworks.com

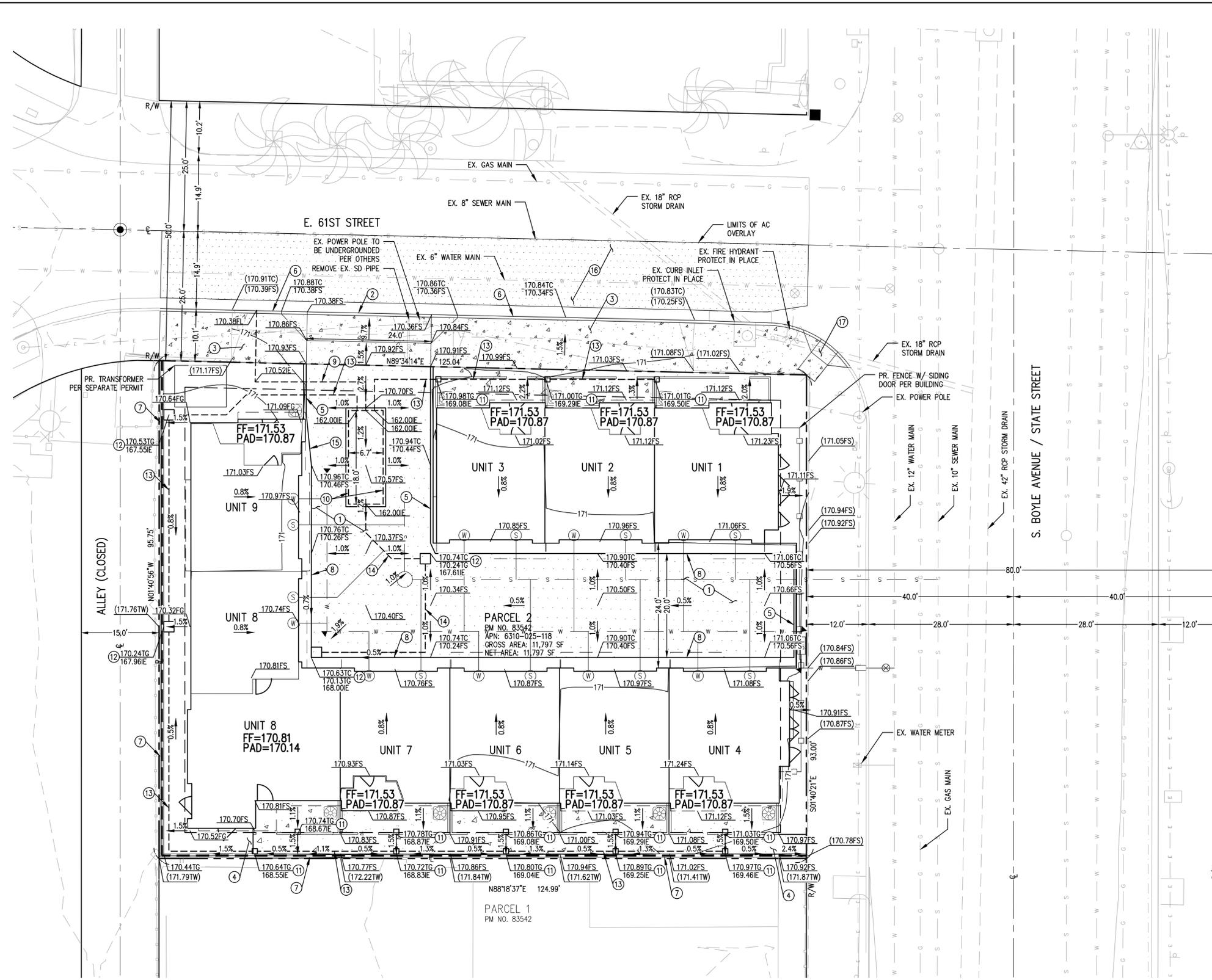
LEGAL DESCRIPTION:
PARCEL 2 OF PARCEL MAP NUMBER 83542, IN THE CITY OF HUNTINGTON PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 416, PAGES 95 AND 96

BASIS OF BEARINGS:
THE BASIS OF BEARING OF THIS SURVEY IS THE CENTERLINE OF AN ALLEY BETWEEN 60TH PLACE AND RANDOLPH STREET SHOWN HEREON AS N 01°40'56" W PER TRACT NO. 42939, 1042 M.B. 95 FILED FOR RECORD OCTOBER 31, 1984 AT THE LOS ANGELES COUNTY RECORDER'S OFFICE.

CONCEPTUAL GRADING PLAN

TENTATIVE TRACT MAP NO. 084360
AMADA TOWNHOMES
6101 STATE STREET
HUNTINGTON PARK, CA 90255

SHEET
SP-1
1 OF 3



- CONSTRUCTION NOTES:**
- CONSTRUCT AC PAVEMENT PER GEOTECHNICAL RECOMMENDATIONS
 - CONSTRUCT 26" CONCRETE DRIVEWAY
 - CONSTRUCT CONCRETE SIDEWALK REPLACEMENT
 - CONSTRUCT CONCRETE PAVEMENT PER GEOTECHNICAL RECOMMENDATIONS
 - CONSTRUCT 6" CURB ONLY
 - CONSTRUCT 6" CURB & GUTTER
 - CONSTRUCT MASONRY RETAINING WALL
 - CONSTRUCT ROLLED CURB & GUTTER
 - CONSTRUCT 3" PVC UNDERDRAIN OVERFLOW FOR ECODRAIN
 - INSTALL ECORAIN UNDERGROUND INFILTRATION TANK (ER-500+504) (40 UNITS)
 - INSTALL 12"x12" CATCH BASIN (NDS OR EQUIVALENT)
 - INSTALL 24"x24" CATCH BASIN (NDS OR EQUIVALENT)
 - INSTALL 6" HDPE STORM DRAIN PIPE
 - INSTALL 8" HDPE STORM DRAIN PIPE
 - CONSTRUCT STANDARD TO ROLLED CURB & GUTTER TRANSITION
 - GRIND & OVERLAY EXISTING AC PAVEMENT
 - REMOVE AND REPLACE EXISTING ADA CURB RAMP

AREA TABULATIONS

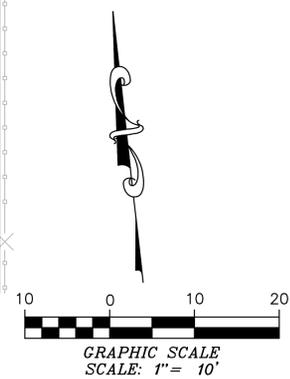
EXISTING	
IMPERVIOUS=	10,802 SF
PERVIOUS=	995 SF
TOTAL=	11,797 SF
PROPOSED	
IMPERVIOUS=	10,640 SF
PERVIOUS=	1,157 SF
TOTAL=	11,797 SF

EARTHWORK QUANTITIES

CUT: 355 CY
 FILL: 4 CY
 NET: 351 CY (CUT)
 IMPORT/EXPORT: 351 CY
 MAX CUT DEPTH: 2.0 FT
 MAX FILL DEPTH: 0.6 FT
 MAX CUT/FILL SLOPE: 2:1
 DISTURBED AREA: 11,797 SF

THESE QUANTITIES DO NOT INCLUDE ANY LOSSES DUE TO SHRINKAGE, SUBSIDENCE, OVEREXCAVATION, OR ANY SPECIAL REQUIREMENTS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT. THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. ALL CONTRACTORS BIDDING ON THIS PROJECT SHOULD MAKE THEIR OWN DETERMINATION OF EARTHWORK QUANTITIES PRIOR TO SUBMITTING A BID.

- NOTE:**
- FOR TENTATIVE PARCEL MAP, SEE SHEET 1.
 - FOR PRELIMINARY GRADING, SEE SHEET 2.
 - FOR PRIVATE SEWER & WATER, SEE SHEET 3.



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15854 - civil - dms - 02 11/6/23

REVISIONS		
NUMBER	DATE	APP'VD

DRAWN BY: DVC
 CHECKED BY:
 DATE: 11/6/23

BENCHMARK:
 LACO BENCHMARK NO. LY 10835
 BEING A FOUND DOME BRASS DISK & NAIL ON TO STAMPED
 "DPM LACO 10835" HAVING A PUBLISHED ELEVATION: 168.348
 FEET FND PER COUNTY TIES AT SE COR. OF SLAUSSEN AVE &
 STATE ST. IN CB.

PLANS PREPARED BY:

DAVID V. CARON DATE
 R.C.E. 70066 EXP. 9/30/2024

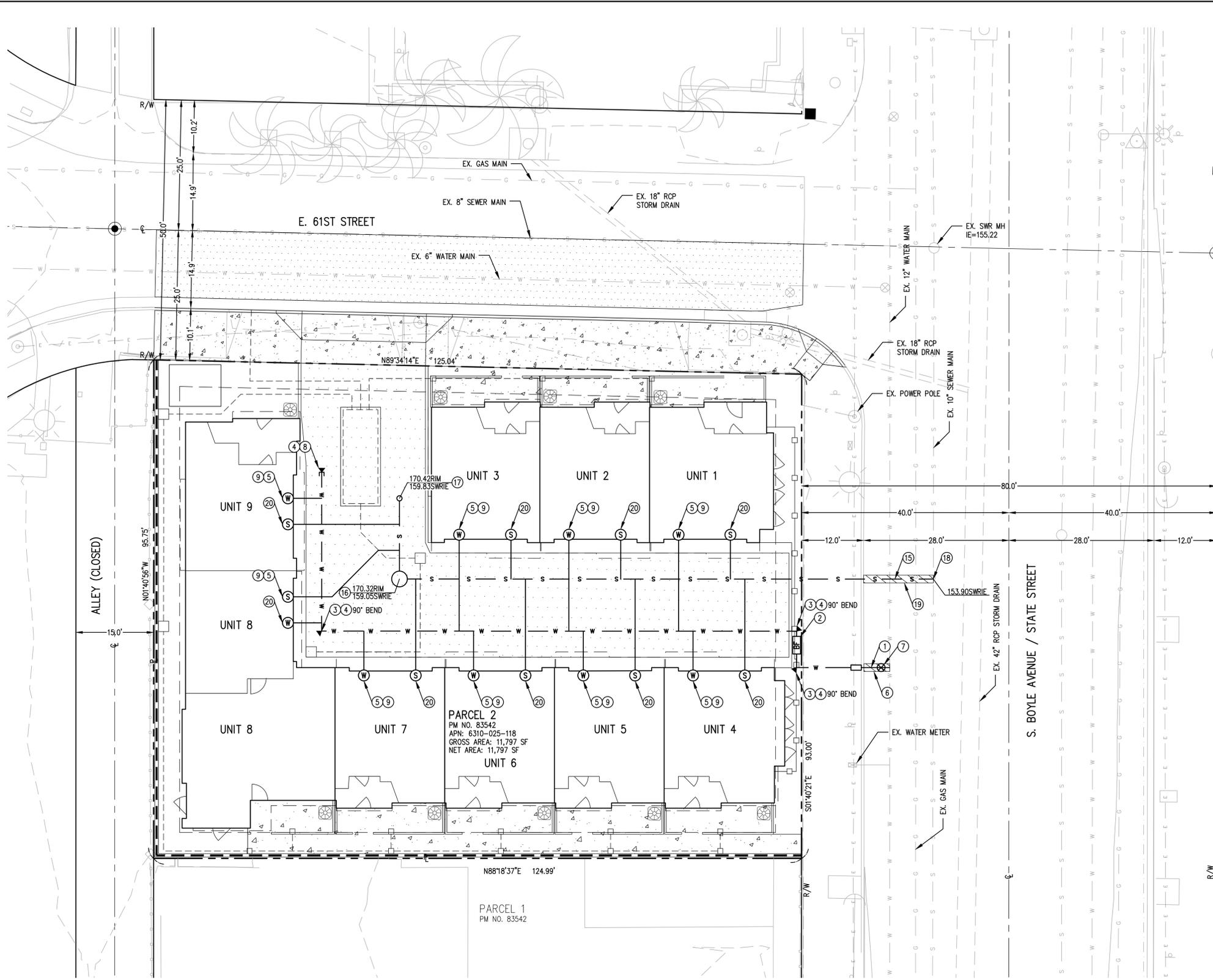


Civil Landworks
 110 COPPERWOOD WAY, SUITE P, OCEANSIDE, CA 92058
 PH: 760-908-8745 • info@civillandworks.com

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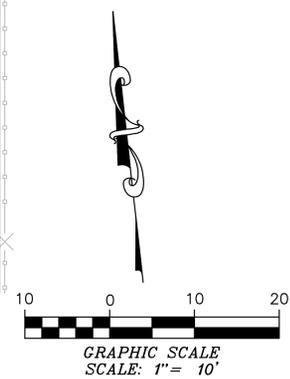
CONCEPTUAL GRADING PLAN	SHEET
TENTATIVE TRACT MAP NO. 084360 AMADA TOWNHOMES 6101 STATE STREET HUNTINGTON PARK, CA 90255	SP-2
	2 OF 3



- WATER CONSTRUCTION NOTES:**
1. INSTALL 6" PVC AWAC-900 CL 200 WATER MAIN
 2. INSTALL 6" DOUBLE CHECK DETECTOR ASSEMBLY WL/FM APPROVED OR APPROVED EQUAL
 3. INSTALL DIP HORIZONTAL BEND (ANGLE PER PLAN)
 4. CONSTRUCT THRUST BLOCK PER COUNTY OF LOS ANGELES STD. W-21
 5. INSTALL 6" STEEL SERVICE TAP PER COUNTY OF LOS ANGELES STD. W-36
 6. PIPE TRENCHING PER COUNTY OF LOS ANGELES STD. W-46
 7. INSTALL 6" GATE VALVE PER COUNTY OF LOS ANGELES STD. W-15
 8. INSTALL END CAP ON PROPOSED WATER MAIN
 9. WATER POC TO INTERIOR PLUMBING PER MEP PLANS (5' FROM BUILDING FACE)
- SEWER CONSTRUCTION NOTES:**
15. INSTALL 8" PVC ASTM D3034 SDR 35 SEWER LATERAL
 16. INSTALL SEWER MANHOLE PER COUNTY OF LOS ANGELES STD. 2003-2
 17. INSTALL SEWER CLEANOUT
 18. INSTALL SADDLE CONNECTION TO EX. 8" CP SEWER LINE PER COUNTY OF LOS ANGELES STD. 2025-2
 19. PIPE TRENCHING & BEDDING PER COUNTY OF LOS ANGELES STD. 2021-1
 20. SEWER POC TO INTERIOR PLUMBING PER MEP PLANS (5' FROM BUILDING FACE)
 21. CAP & REMOVE SEWER LATERAL PER SEPARATE PERMIT

NOTE:

1. FOR TENTATIVE PARCEL MAP, SEE SHEET 1.
2. FOR PRELIMINARY GRADING, SEE SHEET 2.
3. FOR PRIVATE SEWER & WATER, SEE SHEET 3.



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15854 - civil - disc - 03 11/6/23

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CONCEPTUAL GRADING PLAN

TENTATIVE TRACT MAP NO. 084360
 AMADA TOWNHOMES
 6101 STATE STREET
 HUNTINGTON PARK, CA 90255

SHEET

SP-3

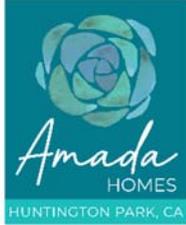
3 OF 3

APPLICANT STATEMENT/ PHOTO SURVEY

EXHIBIT D

CASE NO. 2023-01 TTM

MINOR DEVELOPMENT PERMIT APPLICATION



PROJECT SUMMARY

The Amada Townhome Project (Project Site) includes the development of affordable residential homes in the City of Huntington Park (City). Azure Community Development, Inc. (Applicant) and its owner-entity Amada Townhomes, LLC, propose to develop nine (9) affordable dwelling units, discussed in detail below.

REQUESTED ENTITLEMENTS

To allow for implementation of the Project, the Applicant processed a Density Bonus application and related CEQA/NEPA entitlement June 2021. In addition to those approved entitlements, Applicant now seeks the following requests:

1. Pursuant to the City of Huntington Park Municipal Code Chapter 4 and Government Code Section 66411, Vesting Tract Map to subdivide the parcel into nine (9) parcels to facilitate the development of the Project.
2. Pursuant to Public Resources Code (PRC) Section 21155.1, an exemption from the California Environmental Quality Act (CEQA) provided that:
 - a. The proposed project qualifies as a transit priority project pursuant to PRC Section 21155(b).

Additionally, Pursuant to various sections of the City's Code, the Applicant will request approvals and permits from various City Departments (and other municipal agencies) for Project construction actions including, but not limited to demolition, excavation, shoring, grading, foundation, and building improvements.

Also included in this submittal:

1. Architectural Design Package
2. Conceptual Landscape Plan
3. Photometric Plan
4. Tentative Tract Map
5. Title Report
6. Affordable Housing Agreement
7. Mailing and Radius Labels

TENTATIVE TRACT MAP APPLICATION



PROJECT SUMMARY

The Amada Townhome Project (Project Site) includes the development of affordable residential homes in the City of Huntington Park (City). Azure Community Development, Inc. (Applicant) and its owner-entity, Amada Townhomes, LLC, propose to develop nine (9) affordable dwelling units, discussed in detail below.

22a. The granting of such lot split/tie will not be materially detrimental to the public welfare, injurious to the property or improvements in the vicinity and zone in which said land is located, and will not be contrary to or adversely affect the comprehensive zoning plan for the City because:

The proposed multi-family development is consistent with the project to the west and is complementary to the remaining surrounding properties. This Vesting Tentative Tract Map will help facilitate an improvement to an underutilized property and develop much needed for-sale affordable housing for working families. A homeowner's association and the recording of Covenants and Restrictions (CC&R's) will ensure the Vesting Tentative Tract Map and Project do not cause problems to the local community or the public.

The Project also contains high-quality architectural features related to facade treatments and design, front-yard porch areas, and building materials, to ensure that the Project is compatible with the surrounding community and enhances the character of the area.

22b. Proper and adequate provisions have been made for access to the land to be sold, divided or subdivided and also to the portion of the land remaining, or access to said land is by means of decided streets of a sufficient width and state of improvement to adequately serve the land described in this application because:

The Vesting Tentative Tract Map will allow the development of a multi-family residential project that has been designed to correspond with the allowed land uses and the improvements are consistent with the General Plan and applicable Zone.

The proposed subdivision has been designed to meet all City standards applicable to residential subdivisions, albeit with the approved Density Bonus and entitlements, which are intended to provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on-site and off-site public improvements. Further, all streets, utilities, and drainage facilities will be designed and are required to be constructed in conformance with City standards.

TENTATIVE TRACT MAP APPLICATION

22c. Proper and adequate provisions have been made for all public utilities and public services, including sewers, because:

The site is physically suitable for the type of development and density proposed because the site has access to City-maintained streets and will be served by public sewer facilities and water supplies to meet anticipated needs. The design of the subdivision and its proposed improvements will not cause serious public health problems because sewage disposal, storm drainage, fire protection, and geological and soil factors will be appropriately designed to meet the needs of the proposed homes.

22d. The land described in this application will not be divided or sold off in the portions having an area less than that required by the Zoning Ordinance, of having an area less than the average of the area of the single parcels of land in the surrounding vicinity, because:

The Vesting Tentative Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and information as required by the Huntington Park Municipal Code. In conjunction with the previously approved Density Bonus and entitlements, the proposed Vesting Tentative Tract Map is consistent with the intent and purpose of the General Plan and Zoning Ordinance.

TENTATIVE TRACT MAP APPLICATION: PHOTO SURVEY



Image No. 1 Existing Condition, facing East.



Image No. 2 Facing West. Residential Uses



Image No. 3 Facing North. Commercial Shopping Center

TENTATIVE TRACT MAP APPLICATION: PHOTO SURVEY



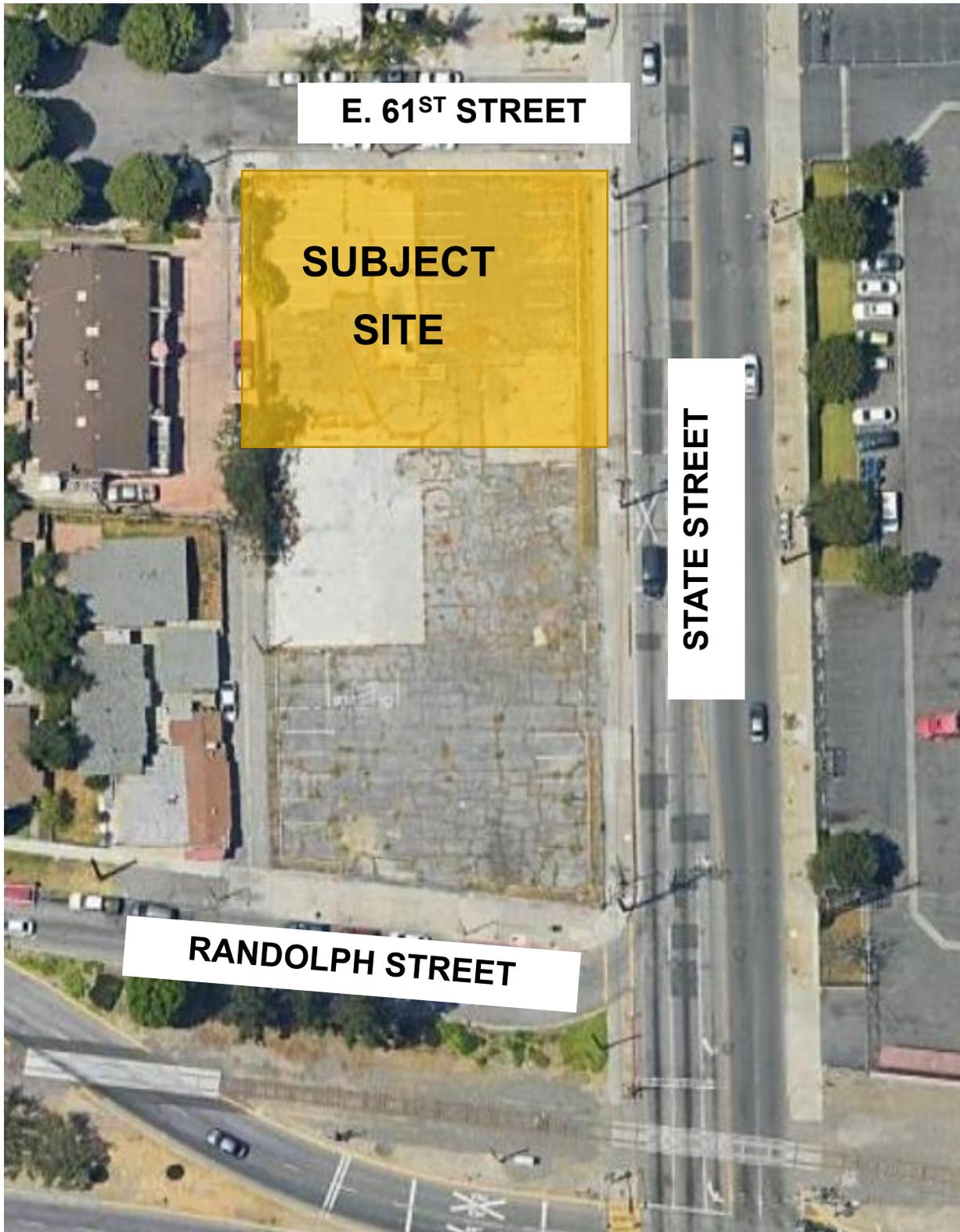
Image No. 4 Facing South. ACOF's Huntington Square project in construction.

VICINITY MAP

EXHIBIT E

CASE NO. 2023-01 TTM

VICINITY MAP



E. 61ST STREET

**SUBJECT
SITE**

STATE STREET

RANDOLPH STREET

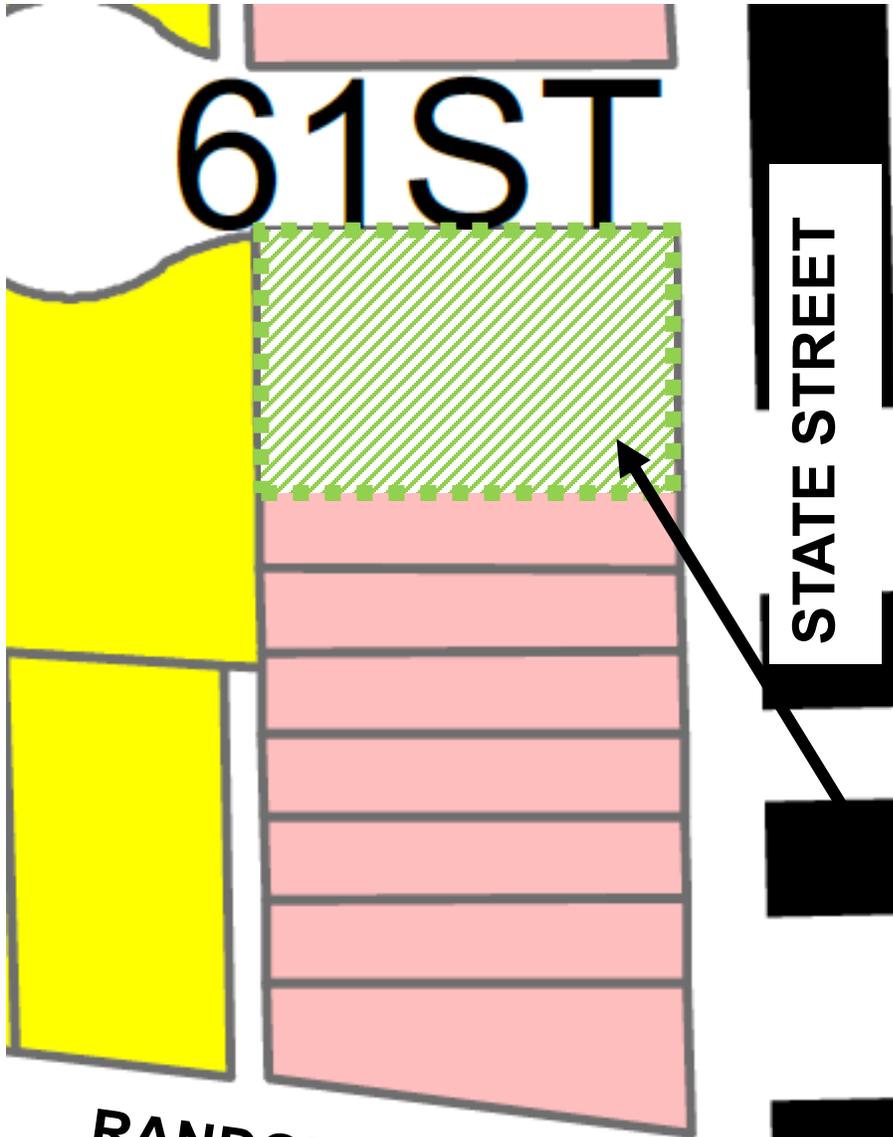


ZONING MAP

EXHIBIT F

CASE NO. 2023-01 TTM

ZONING MAP



SUBJECT SITE
E 61st Street & State Street
(APN: 6310-025-118)



RANDOLPH STREET

LEGEND

- CG - Commercial General
- CN - Commercial Neighborhood
- CP - Commercial Professional
- PF - Public Facilities
- DTSP - Downtown Huntington Park Specific Plan
- RL - Low Density Residential (8,712 du/ac)
- RM - Medium Density Residential (17,424 du/ac)
- RH - High Density Residential (20 du/ac)
- MPD - Manufacturing Planned Development
- OS - Open Space
- T - Transportation
- Affordable Housing Overlay (70 du/ac)
- Medium Density Overlay (up to 17,424 du/ac)
- Senior Citizen Housing Overlay (225 du/ac)
- Single Room Occupancy Overlay (400 du/ac)
- Special Use Overlay Zone
- Historic District Overlay

NOTICE OF EXEMPTION

EXHIBIT G

CASE NO. 2023-01 TTM

Notice of Exemption

Appendix E

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

County Clerk

County of: _____

From: (Public Agency): _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

Exempt Status: **(check one):**

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

Reasons why project is exempt:

Lead Agency

Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

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

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

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

Date Received for filing at OPR: _____



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: DECEMBER 13, 2023

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: STEVE FORSTER, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: JORDAN MARTINEZ, ASSISTANT PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2023-01 DP
(DEVELOPMENT PERMIT)**

REQUEST: **A REQUEST FOR A DEVELOPMENT PERMIT FOR A WAREHOUSE CONSISTING OF 100,401 SQUARE FEET AT 2501-2533 EAST 56TH STREET, LOCATED WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.**

APPLICANT: NP Malabar, LLC
1330 Factory Place #105
Newport Beach, CA 92660

PROPERTY OWNER: NP 56th Street, LLC
240 Newport Center Drive, Suite 200
Newport Beach, CA 92660

PROPERTY OWNER'S MAILING ADDRESS: 240 Newport Center Drive, Suite 200
Newport Beach, CA 92660

PROJECT LOCATION: 2501-2533 E. 56th Street

ASSESSOR'S PARCEL NUMBER: 6309-013-012, 6309-013-020, 6309-014-017,
6309-014-018, 6309-014-019, 6309-014-026

PREVIOUS USE: Manufacturing

LOT SIZE: 4.12 acres (179,313 square feet)

BUILDING SIZE: 100,401 square feet (Proposed)

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
DEVELOPMENT
PERMIT:**

Pursuant to Huntington Park Municipal Code (HPMC) Section 9-4.302, warehouses are permitted. Any permitted use which will occupy an existing structure that is to be altered, enlarged, or requires construction of a new structure(s) shall require the approval of a Development Permit.

**REQUIRED FINDINGS
FOR A DEVELOPMENT
PERMIT:**

Following a hearing, the Planning Commission shall record its decision in writing and shall recite the findings upon which the decision is based. The Planning Commission may approve, modify, or deny a Development Permit in whole or in part and shall impose specific development conditions if approved, only if all of the following findings are made:

1. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards;
2. The proposed development is consistent with the General Plan;
3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property;

4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
5. The subject site is physically suitable for the type and density/intensity of use being proposed;
6. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare; and
7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.

**ENVIRONMENTAL
REVIEW:**

The proposed project is Categorically Exempt pursuant to Section 15332, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

**PROJECT
BACKGROUND:**

- ***Site Description***

The subject site is comprised of several lots. Specifically, the proposed warehouse would be located on the lots located east of Malabar Street and north of 56th Street (AIN 6309-013-012 and 6309-013-020). There will be an off-site parking facility located south of the proposed warehouse (AIN 6309-014-017, 6309-014-018, 6309-014-019, and 6309-014-026) across 56th Street. All of the lots combined measure approximately 4.12 acres. Previously, the lots were developed with warehouses used primarily for manufacturing operations and parking. The warehouses have been demolished and the lots are currently vacant. The subject site is surrounded by industrial uses to the north, south, east, and west.

ANALYSIS:

- ***Project Proposal***

The Applicant, NP Malabar, LLC, is proposing a Class - A warehouse consisting of 100,401 square feet (including approximately 6,000 square feet of office space). The Project would also include an offsite parking lot south of the warehouse across 56th Street with 118 parking spaces. Additionally, the Applicant will file a Parcel Map with the City in accordance with the HPMC to consolidate all the lots that make up the proposed development.

- ***Access/Circulation***

The subject site has vehicular and pedestrian access from Malabar Street located to the west, 55th Street located to the north, and 56th Street located to the south. The development will have various driveways. Specifically, vehicles can enter a driveway to the warehouse on-site parking lot from 56th Street to the south or enter a driveway from 55th Street to the north. In order to access the off-site parking lot (located to the south of the proposed warehouse), vehicles can enter any of the 2 driveways from 56th Street located to the north of said parking lot.

- ***Parking***

Pursuant to the HPMC Section 9-3.804, the parking requirements for a warehouse use requires one (1) space for each 800 square feet of gross floor area for up to 10,000 square feet of gross floor area; for over 10,000 square feet of gross floor area, one (1) space for each 1,000 square feet of gross floor area is required. Additional spaces required for office and retail uses exceeding 10 percent of gross floor area would be calculated using standard office/retail parking ratios (1 space for each 400 square feet of gross floor area). Furthermore, per HPMC Section 9-3.807, developments with thirty (30) or more parking spaces shall provide at least one designated parking area for use by motorcycles subject to approval by the Review Authority as to size and location.

In accordance with the City's parking standards, the total off-street number of parking spaces required for the proposed development is 112 parking spaces. The proposed project will provide 112 parking spaces on site

and 1 motorcycle parking space. As a result, the project will comply with the number of required parking spaces. The parking calculations are summarized in the following table:

Off-Street Parking Requirement	
Parking Standards	Required
Office	5,200 sf / 400 sf = 13 Spaces
Warehouse	85,201 sf/ 1,000 sf = 86 Space
Warehouse	10,000 sf/ 800 sf = 13 Space
Total	112 Spaces

Additionally, HPMC Section 9-3.703 requires industrial/manufacturing uses with more than 25,001 square feet of floor area to provide three (3) or more loading space as required by the Planning Commission. The Applicant is proposing eleven (11) loading spaces.

- **Traffic Assessment Memorandum**

The Applicant submitted a Traffic Assessment Memorandum prepared by Linscott Law & Greenspan for City Review. The assessment evaluated the potential transportation impacts of the proposed warehouse development.

The Traffic Assessment states that proposed projects are not required to satisfy all of the screening criteria to screen out further VMT (vehicle miles traveled) analysis; satisfaction of one criterion is sufficient for screening purposes. The criterion is based on whether a project contains a local serving retail use, proximity to high-quality transit, number of daily trips, and presence of affordable housing.

The Traffic Assessment concludes that the proposed warehouse project satisfies the project trip generation screening criteria. Specifically, Section 3.1.2.1 of the Los Angeles County Guidelines states that if the development project does not generate a net increase of 110 or more daily vehicle trips it does not require further analysis and a less than significant determination can be made. As such, the proposed warehouse development is expected to result in a net decrease of 86 daily vehicle trips. Since the development is not expected to generate an increase of more than 110 daily trips, the project is screened out of detailed VMT analysis and a less than significant impact is applicable.

- ***Phase I Environmental Site Assessment (ESA)***

The Applicant submitted a Phase I ESA prepared by Hazard Management Consulting, Inc. The Phase I ESA was prepared to evaluate the project site for potential Recognized Environmental Conditions (RECs) that may be present and was conducted as part of due diligence efforts to acquire and redevelop the project site.

Historically, industrial uses have characterized the project site since 1925. Extensive use of chemicals including petroleum, solvents, and metals was involved in historical industrial operations. The Department of Toxic Substances Control (DTSC) approved the overall investigation and remedial actions conducted at the project site and granted closure for all soil-related issues and overall groundwater.

According to the Phase I ESA, the operations on the site used chemicals, experienced releases, and were the subject of extensive investigation and remedial action under the oversight of the DTSC. The DTSC served as the lead regulatory agency. It issued “Certification Statements” which indicated that all required remedial actions have been completed. Land Use Covenants (LUCs) and deed restrictions were also put into place throughout the site. The LUCs restrict the use of the site to commercial/industrial, prohibit the use of groundwater, and requires notice and approval by DTSC before any disruption to soil takes place, among other typical provisions found in a LUC. In addition, the Phase I ESA found that there were no RECs noted from the current use of the site. Also, no RECs from off-site facilities were found.

- ***Categorical Exemption Justification Memorandum***

The Applicant submitted a justification for a Categorical Exemption Memorandum prepared by Dudek. Sections 15300 and 15333 of the CEQA Guidelines provide classes of projects that have been determined not to have a significant effect on the environment and are exempt from further CEQA requirements.

The Categorical Exemption Memorandum provides justification as to why the proposed development qualifies for a Categorical Exemption under Section 15332, Class 32 (In-Fill Development Projects). To meet the Categorical Exemption, the project must meet certain conditions:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare, or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

The Categorical Exemption shows that the project is consistent with all applicable general plan designation and policies as well as zoning designations and regulations. The project would occur within city limits and is below the five-acre threshold. The project would not pose an impact to biological resources since the project site was previously developed and vegetation on the site is limited to shrubs and ruderal plants. The project would result in less than significant impact to air quality, noise, transportation, and water quality. Finally, the project would be situated in a location in proximity to existing utilities. The project would not directly or indirectly result in an increase in population, and thus, would not increase demand for additional public services.

- ***Development Permit Findings***

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

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

Finding: Pursuant to HPMC Section 9-4.302, a warehouse is permitted in the Manufacturing Planned Development (MPD) zone. However, any permitted use which will occupy an existing structure that is to be altered, enlarged, or requires construction of a new structure(s) shall require the approval of a Development Permit. The MPD zoning district is intended to provide for service commercial, business and industrial uses, while achieving the following:

1. Provide a major economic base with employment concentrations generally served by arterial streets/roadways and freeways, in a manner consistent with the General Plan;
2. Provide adequate space to meet the needs of industrial development, including off-street parking and loading;
3. Minimize traffic congestion and avoid the overloading of utilities;
4. Protect adjacent areas from excessive illumination, noise, odor, smoke, unsightliness and other objectionable influences; and
5. Promote high standards of site planning, architecture and landscape design for industrial developments within the City in compliance with the design guidelines contained within the General Plan.

As such, the proposed warehouse will provide adequate space to meet the needs of industrial development (a

total of 100,401 square feet of office and warehouse area), including off-street parking (112 parking spaces will be provided) and loading (11 loading spaces will be provided). Additionally, the proposed development will minimize traffic congestion as presented in the Traffic Assessment (net decrease of 86 daily vehicle trips). The proposed development will promote high standards of site planning, architecture and landscape design for industrial developments by introducing a development highlighted by metallic white decorative brows and storefront blue reflective glazing and clear mullions in an area where current development facades are antiquated. Additionally, the parking facilities will incorporate landscaping to further enhance the project's aesthetic in the area.

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

Finding: The proposed development is consistent with the General Plan. Specifically, the development supports Goal 3.0 of the Land Use Element, which calls for the revitalization of deteriorating land uses and properties. The project site was previously developed with warehouses used primarily for manufacturing operations and parking. The warehouses were demolished, and the lots are currently vacant. The proposed warehouse use would provide a revamped look made possible through a combination of a new building façade, new landscaping, and lighting at the site. The project would also be consistent with Goal 5.0 of the Land Use Element, which calls to promote expansion of the City's economic base and diversification of economic activity. The warehouse would provide the City with an additional source of tax revenue and bring another source of employment for residents. Furthermore, the proposed use will advance Policy 6.2 of the Urban Design Element which seeks to adopt design guidelines to improve the quality of the site planning, architecture and landscaping of industrial development. Conduct City discretionary design review of new industrial projects and additions to existing development. The proposed project will introduce a development highlighted by metallic white decorative brows and storefront blue reflective glazing and clear mullions in an area where blight is rampant.

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

Finding: The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area. The zoning where the development would be located allows for warehouse uses. The development would provide a revamped look made possible through a combination of new building façade, new landscaping, and lighting at the site. Industrial uses surround the project site to the north, south, east, and west. As such, the proposed development would fit right into the fabric of the existing land used in the area.

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

Finding: The proposed project is Categorically Exempt pursuant to Section 15332, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

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

Finding: The subject site measures approximately 4.12 acres. The proposed project will be approximately 100,401 square feet, which includes 6,000 square feet of office space. The subject site is surrounded by industrial uses to the north, south, east and west. The project site represents an infill parcel located within an urbanized area. As such, the development would be physically suitable for the type and density/intensity of use being proposed.

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

detrimental to public health, safety and general welfare.

Finding: The development proposes to utilize existing infrastructure and public utilities. The surrounding area is completely developed with public access, water sanitation, and other public utilities. The use will not impede the accessibility to public access, water, sanitation, or other public utilities and services. The use will not be detrimental to public health, safety, and general welfare of the community. It is expected that the development will be required to comply with all applicable federal, state and local agency codes, laws, rules, and regulations.

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

Finding: The proposed development is compatible in design, location, size, and operating characteristics of the general area. The subject site is surrounded by industrial uses to the north, south, east and west. The project site represents an infill parcel located within an urbanized area. The warehouse will be subject to conditions of approval from various City departments to ensure that the use will not create significant impacts or situations. The development would not be detrimental to the public health, safety, or welfare of the City.

CONCLUSION:

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

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **approve PC Case No. 2023-01 DP.**

CONDITIONS OF APPROVAL:

PLANNING

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

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

11. That this entitlement shall be subject to review for compliance with conditions of approval at the issuance at such intervals as the City Planning Commission or Community Development Director shall deem appropriate.
12. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
13. That this entitlement may be subject to additional conditions after its original issuance, upon a duly noticed public hearing item. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
14. No outdoor storage, including but not limited to, recreational vehicles, motorhomes, trailers, campervans, boats, vehicles, motorcycles, etc. shall be permitted on the property. Trailer parking is permitted where accessory and incidental to the permitted use, serving only the permitted use and located on the same premises.
15. That the parking lots for the project shall not be utilized as storage.
16. That the parking lots cannot be subleased to any event or operation outside of the proposed warehouse operation.
17. Applicant shall provide and maintain a minimum of three (3) loading spaces or however many parking spaces required by the Planning Commission with a minimum dimension of 10 feet in width by 25 feet in length. The loading space is required to be compliant with Title 9, Chapter 3, Article 7 (Off-street Loading Standards).
18. Vehicle loading and unloading shall occur on-site and not within any adjoining streets, alleys, nor the public right-of-way.
19. The warehouse operation shall not obstruct pedestrian or vehicular traffic in the public right-of-way.
20. The facility shall provide a trash enclosure for the refuse containers per HPMC 9-3.103.24.B. The trash enclosure(s) shall be of decorative material and have a decorative trellis.
21. The applicant shall provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of Occupancy.

22. Any proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.
23. The applicant shall provide a Security Plan that shall be approved by the Huntington Park Police Department which may include security personnel and other security measures.
24. This entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
25. That the Applicant shall comply with all applicable property development standards including, but not limited to, outdoor storage, fumes and vapors, property maintenance, and noise.
26. The Director of Community Development is authorized to make minor modifications to the approved plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
27. All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way.
28. All landscaping shall be installed and permanently maintained in compliance with HPMC Title 9, Chapter 3, Article 4 (Landscaping Standards).
29. All vehicles associated with the project shall be parked or stored on-site and not in adjoining streets or alleys.
30. Any driveway or public work activities require an Encroachment Permit.
31. Acceptance of the Development Permit shall relinquish any entitlements, contracts, or previous agreements with the City associated with the development and operations of the site.
32. The Applicant shall file a Parcel Map for lot consolidation in accordance with the HPMC.
33. The Applicant shall abide to the recorded Land Use Covenant and Agreements placed on the property. This includes providing the City with notices and approvals from DTSC before any disruptions to the soil take place.

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

CODE ENFORCEMENT

35. Provide routine maintenance to eliminate all trash/litter from property.
36. Provide sufficient lighting in parking lots/driveways to promote safety.
37. Ensure all signs are permitted by the City and properly maintained.
38. Ensure trash enclosure is secured and kept properly maintained.
39. Post No Trespassing signs and No Loitering signs to prevent trespassers on property. Applicant to have a 602 Form on file with the Huntington Park Police Department.

POLICE DEPARTMENT

40. 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.
41. 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.
42. Current occupancy loads shall be posted at all times.
43. 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.
44. 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.
45. Address should be clearly marked to the front and rear of structure.

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

LOS ANGELES COUNTY FIRE DEPARTMENT

47. All requirements, as deemed necessary by the Los Angeles County Fire Department during the Plan Check Process, shall be complied with.
48. Applicant to provide approved Fire Flow Availability Report from Los Angeles County Fire Department to ensure the Project would have adequate fire flow available before obtaining any Building Permit from City of Huntington Park.

EXHIBITS:

- A: PC Resolution No. 2023-01 DP
- B: Site Plan
- C: Floor Plan
- D: Materials Board
- E: Site Photographs - Existing Conditions
- F: Development Permit Application Packet
- G: Transportation Assessment
- H: Phase I Environmental Site Assessment (Provided upon request)
- I: Categorical Exemption Justification Memorandum (Provided upon request)

RESOLUTION NO. 2023-01 DP

EXHIBIT A

CASE NO. 2023-01 DP

1 **PC RESOLUTION NO. 2023-01 DP**

2 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON**
3 **PARK, STATE OF CALIFORNIA, APPROVING A WAREHOUSE CONSISTING OF**
4 **100,401 SQUARE FEET AT 2501-2533 EAST 56TH STREET, LOCATED WITHIN THE**
5 **MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.**

6 **WHEREAS**, a special public hearing was held at City Hall, 6550 Miles Avenue,
7 Huntington Park, California on Wednesday, December 13, 2023 at 6:30 p.m. pursuant to
8 the notice published and posted as required by law in accordance with the provisions of
9 the Huntington Park Municipal Code, upon an application from NP Malabar, LLC,
10 requesting a Development Permit for a warehouse consisting of 100,401 square feet at
11 2501-2533 East 56th Street, located within the Manufacturing Planned Development
12 (MPD) zone, described as:

13 Assessor's Parcel No. 6309-013-012, 6309-013-020, 6309-014-017, 6309-014-018,
14 6309-014-019, and 6309-014-026, City of Huntington Park, County of Los Angeles; and

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

18 **WHEREAS**, the Planning Commission has considered the environmental impact
19 information relative to the proposed request; and

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

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

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

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

1 **SECTION 1:** Based on the evidence within staff report, Traffic Assessment
2 Memorandum, Phase I Environmental Site Assessment, Categorical Exemption
3 Justification Memorandum and the Environmental Assessment Questionnaire, the
4 Planning Commission adopts the findings in said Questionnaire and determines that the
5 project, as proposed, will have no significant adverse effect on the environment and
6 adopts an Environmental Categorical Exemption (CEQA Guidelines, Section 15332,
7 Class 32, In-Fill Development Projects).

8
9 **SECTION 2:** The Planning Commission hereby makes all of the following required
10 findings in connection with the proposed Development Permit:

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

14 ***The Planning Staff finds that pursuant to HPMC Section 9-4.302, a warehouse***
15 ***is permitted in the Manufacturing Planned Development (MPD) zone.***
16 ***However, any permitted use which will occupy an existing structure that is to***
17 ***be altered, enlarged, or requires construction of a new structure(s) shall***
18 ***require the approval of a Development Permit. The MPD zoning district is***
19 ***intended to provide for service commercial, business and industrial uses,***
20 ***while achieving the following:***

21 1. ***Provide a major economic base with employment concentrations***
22 ***generally served by arterial streets/roadways and freeways, in a manner***
23 ***consistent with the General Plan;***

24 2. ***Provide adequate space to meet the needs of industrial***
25 ***development, including off-street parking and loading;***

26 3. ***Minimize traffic congestion and avoid the overloading of utilities;***

27 4. ***Protect adjacent areas from excessive illumination, noise, odor,***
28 ***smoke, unsightliness and other objectionable influences; and***

1 **5. Promote high standards of site planning, architecture and**
2 **landscape design for industrial developments within the City in compliance**
3 **with the design guidelines contained within the General Plan.**

4 **As such, the proposed warehouse will provide adequate space to meet the**
5 **needs of industrial development (a total of 100,401 square feet of office and**
6 **warehouse area), including off-street parking (112 parking spaces will be**
7 **provided) and loading (11 loading spaces will be provided). Additionally, the**
8 **proposed development will minimize traffic congestion as presented in the**
9 **Traffic Assessment (net decrease of 86 daily vehicle trips). The proposed**
10 **development will promote high standards of site planning, architecture and**
11 **landscape design for industrial developments by introducing a development**
12 **highlighted by metallic white decorative brows and storefront blue reflective**
13 **glazing and clear mullions in an area where current development facades are**
14 **antiquated. Additionally, the parking facilities will incorporate landscaping to**
15 **further enhance the project's aesthetic in the area.**

16 2. The proposed development is consistent with the General Plan;

17 **The Planning Staff finds that the proposed development is consistent with**
18 **the General Plan. Specifically, the development supports Goal 3.0 of the**
19 **Land Use Element, which calls for the revitalization of deteriorating land**
20 **uses and properties. The project site was previously developed with**
21 **warehouses used primarily for manufacturing operations and parking. The**
22 **warehouses were demolished, and the lots are currently vacant. The**
23 **proposed warehouse use would provide a revamped look made possible**
24 **through a combination of a new building façade, new landscaping, and**
25 **lighting at the site. The project would also be consistent with Goal 5.0 of the**
26 **Land Use Element, which calls to promote expansion of the City's economic**
27 **base and diversification of economic activity. The warehouse would provide**
28 **the City with an additional source of tax revenue and bring another source of**

1 **employment for residents. Furthermore, the proposed use will advance**
2 **Policy 6.2 of the Urban Design Element which seeks to adopt design**
3 **guidelines to improve the quality of the site planning, architecture and**
4 **landscaping of industrial development. Conduct City discretionary design**
5 **review of new industrial projects and additions to existing development. The**
6 **proposed project will introduce a development highlighted by metallic white**
7 **decorative brows and storefront blue reflective glazing and clear mullions in**
8 **an area where blight is rampant.**

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

12 **The Planning Staff finds that the proposed development would be**
13 **harmonious and compatible with existing and planned future developments**
14 **within the zoning district and general area. The zoning where the**
15 **development would be located allows for warehouse uses. The development**
16 **would provide a revamped look made possible through a combination of new**
17 **building façade, new landscaping, and lighting at the site. Industrial uses**
18 **surround the project site to the north, south, east, and west. As such, the**
19 **proposed development would fit right into the fabric of the existing land**
20 **used in the area.**

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

24 **The Planning Staff finds that the proposed project is Categorically Exempt**
25 **pursuant to Section 15332, Class 32 (In-Fill Development Projects) of the**
26 **California Environmental Quality Act (CEQA) Guidelines.**

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

1 ***The Planning Staff finds that the subject site measures approximately 4.12***
2 ***acres. The proposed project will be approximately 100,401 square feet, which***
3 ***includes 6,000 square feet of office space. The subject site is surrounded by***
4 ***industrial uses to the north, south, east and west. The project site represents***
5 ***an infill parcel located within an urbanized area. As such, the development***
6 ***would be physically suitable for the type and density/intensity of use being***
7 ***proposed.***

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

11 ***The Planning Staff finds that the development proposes to utilize existing***
12 ***infrastructure and public utilities. The surrounding area is completely***
13 ***developed with public access, water sanitation, and other public utilities. The***
14 ***use will not impede the accessibility to public access, water, sanitation, or***
15 ***other public utilities and services. The use will not be detrimental to public***
16 ***health, safety, and general welfare of the community. It is expected that the***
17 ***development will be required to comply with all applicable federal, state and***
18 ***local agency codes, laws, rules, and regulations.***

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

22 ***The Planning Staff finds that the proposed development is compatible in***
23 ***design, location, size, and operating characteristics of the general area. The***
24 ***subject site is surrounded by industrial uses to the north, south, east and***
25 ***west. The project site represents an infill parcel located within an urbanized***
26 ***area. The warehouse will be subject to conditions of approval from various***
27 ***City departments to ensure that the use will not create significant impacts or***
28 ***situations. The development would not be detrimental to the public health,***

1 ***safety, or welfare of the City.***

2

3 **SECTION 3:** The Planning Staff can make all seven (7) of the required findings in
4 support of Resolution No. 2023-01 DP; therefore, the Planning Commission hereby
5 approved Resolution No. 2023-01 DP subject to the following conditions:

6

7 **CONDITIONS OF APPROVAL:**

8 **PLANNING**

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

- 1 9. That all doors and windows shall be coated with anti-graffiti film, as approved by the
2 Planning Division, prior to the issuance of the City Business License.
- 3 10. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the
4 Huntington Park Municipal Code relating to Storm Water Management. The Applicant
5 shall also comply with all requirements of the National Pollutant Discharge
6 Elimination System (NPDES), Model Programs, developed by the County of Los
7 Angeles Regional Water Quality Board. This includes compliance with the City's Low
8 Impact Development (LID) requirements.
- 9 11. That this entitlement shall be subject to review for compliance with conditions of
10 approval at the issuance at such intervals as the City Planning Commission or
11 Community Development Director shall deem appropriate.
- 12 12. That the violation of any of the conditions of this entitlement may result in a citation(s)
13 and/or the revocation of the entitlement.
- 14 13. That this entitlement may be subject to additional conditions after its original
15 issuance, upon a duly noticed public hearing item. Such conditions shall be imposed
16 by the City Planning Commission as deemed appropriate to address problems of land
17 use compatibility, operations, aesthetics, security, noise, safety, crime control, or to
18 promote the general welfare of the City.
- 19 14. No outdoor storage, including but not limited to, recreational vehicles, motorhomes,
20 trailers, campervans, boats, vehicles, motorcycles, etc. shall be permitted on the
21 property. Trailer parking is permitted where accessory and incidental to the permitted
22 use, serving only the permitted use and located on the same premises.
- 23 15. That the parking lots for the project shall not be utilized as storage.
- 24 16. That the parking lots cannot be subleased to any event or operation outside of the
25 proposed warehouse operation.
- 26 17. Applicant shall provide and maintain a minimum of three (3) loading spaces or
27 however many parking spaces required by the Planning Commission with a minimum
28 dimension of 10 feet in width by 25 feet in length. The loading space is required to be
compliant with Title 9, Chapter 3, Article 7 (Off-street Loading Standards).
18. Vehicle loading and unloading shall occur on-site and not within any adjoining streets,
alleys, nor the public right-of-way.
19. The warehouse operation shall not obstruct pedestrian or vehicular traffic in the
public right-of-way.
20. The facility shall provide a trash enclosure for the refuse containers per HPMC 9-
3.103.24.B. The trash enclosure(s) shall be of decorative material and have a
decorative trellis.

- 1 21. The applicant shall provide publicly visible art or pay art fees in accordance with the
2 HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of
3 Occupancy.
- 4 22. Any proposed mechanical equipment and appurtenances, including satellite dishes,
5 gutters, etc., whether located on the rooftop, ground level or anywhere on the
6 property shall be completely shielded/enclosed so as not to be visible from any public
7 street and/or adjacent properties. Such shielding/enclosure of facilities shall be of
8 compatible design related to the building structure for which such facilities are
9 intended to serve and shall be installed prior to final building inspection.
- 10 23. The applicant shall provide a Security Plan that shall be approved by the Huntington
11 Park Police Department which may include security personnel and other security
12 measures.
- 13 24. This entitlement shall expire in the event it is not exercised within one (1) year from
14 the date of approval, unless an extension has been granted by the Planning
15 Commission.
- 16 25. That the Applicant shall comply with all applicable property development standards
17 including, but not limited to, outdoor storage, fumes and vapors, property
18 maintenance, and noise.
- 19 26. The Director of Community Development is authorized to make minor modifications
20 to the approved plans or any of the conditions if such modifications shall achieve
21 substantially the same results, as would strict compliance with said plans and
22 conditions.
- 23 27. All on-site lighting shall be energy efficient, stationary, and directed away from
24 adjoining properties and public rights-of-way.
- 25 28. All landscaping shall be installed and permanently maintained in compliance with
26 HPMC Title 9, Chapter 3, Article 4 (Landscaping Standards).
- 27 29. All vehicles associated with the project shall be parked or stored on-site and not in
28 adjoining streets or alleys.
30. Any driveway or public work activities require an Encroachment Permit.
31. Acceptance of the Development Permit shall relinquish any entitlements, contracts, or
32. previous agreements with the City associated with the development and operations of
the site.
33. The Applicant shall file a Parcel Map for lot consolidation in accordance with the
HPMC.

1 33. The Applicant shall abide to the recorded Land Use Covenant and Agreements
2 placed on the property. This includes providing the City with notices and approvals
3 from DTSC before any disruptions to the soil take place.

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

6 **CODE ENFORCEMENT**

7 35. Provide routine maintenance to eliminate all trash/litter from property.

8 36. Provide sufficient lighting in parking lots/driveways to promote safety.

9 37. Ensure all signs are permitted by the City and properly maintained.

10 38. Ensure trash enclosure is secured and kept properly maintained.

11 39. Post No Trespassing signs and No Loitering signs to prevent trespassers on
12 property. Applicant to have a 602 Form on file with the Huntington Park Police
13 Department.

14 **POLICE DEPARTMENT**

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

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

24 42. Current occupancy loads shall be posted at all times.

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

44. 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.

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

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

4 **LOS ANGELES COUNTY FIRE DEPARTMENT**

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

7 48. Applicant to provide approved Fire Flow Availability Report from Los Angeles County
8 Fire Department to ensure the Project would have adequate fire flow available before
9 obtaining any Building Permit from City of Huntington Park.

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

14 **SECTION 5:** The Secretary of the Planning Commission shall certify to the adoption
15 of this resolution and a copy thereof shall be filed with the City Clerk.
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1 **PASSED, APPROVED, AND ADOPTED** this 13th of December, 2023 by the following

2 vote:

3 AYES:

4 NOES:

5 ABSENT:

6 ABSTAIN:

7 HUNTINGTON PARK PLANNING COMMISSION

8

9

10 _____

11 Jonathan Sanabria, Chairperson

12 ATTEST:

13

14

15 _____

16 Steve Forster, Secretary

17

18

19

20

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22

23

24

25

26

27

28

SITE PLAN

EXHIBIT B

CASE NO. 2023-01 DP

55TH STREET

(E) HYDRANT
6'X4'X2.5'

(E) HYDRANT
6'X4'X2.5'

MALABAR ST

BUILDING
100,401 SF

36' - 0" CLEAR
48' - 5" PARAPET

SLOPE SW/NE
0.25%

11 DOCKS #4 DOORS

ELEC. ROOM

KNOX BOX

KNOX BOX

TYP

TYP

DRIVE TO AVOID
(S) POWER POLE

TYP

TYP

(E) HYDRANT
6'X4'X2.5'

56TH STREET

A LOT LIE AGREEMENT AND COVENANT TO HOLD PROPERTY AS
ONE PARCEL WILL BE EXECUTED AND RECORDED ON TITLE

5-FOOT FRONT SET BACK IS MAINTAINED ALONG 56TH ST.

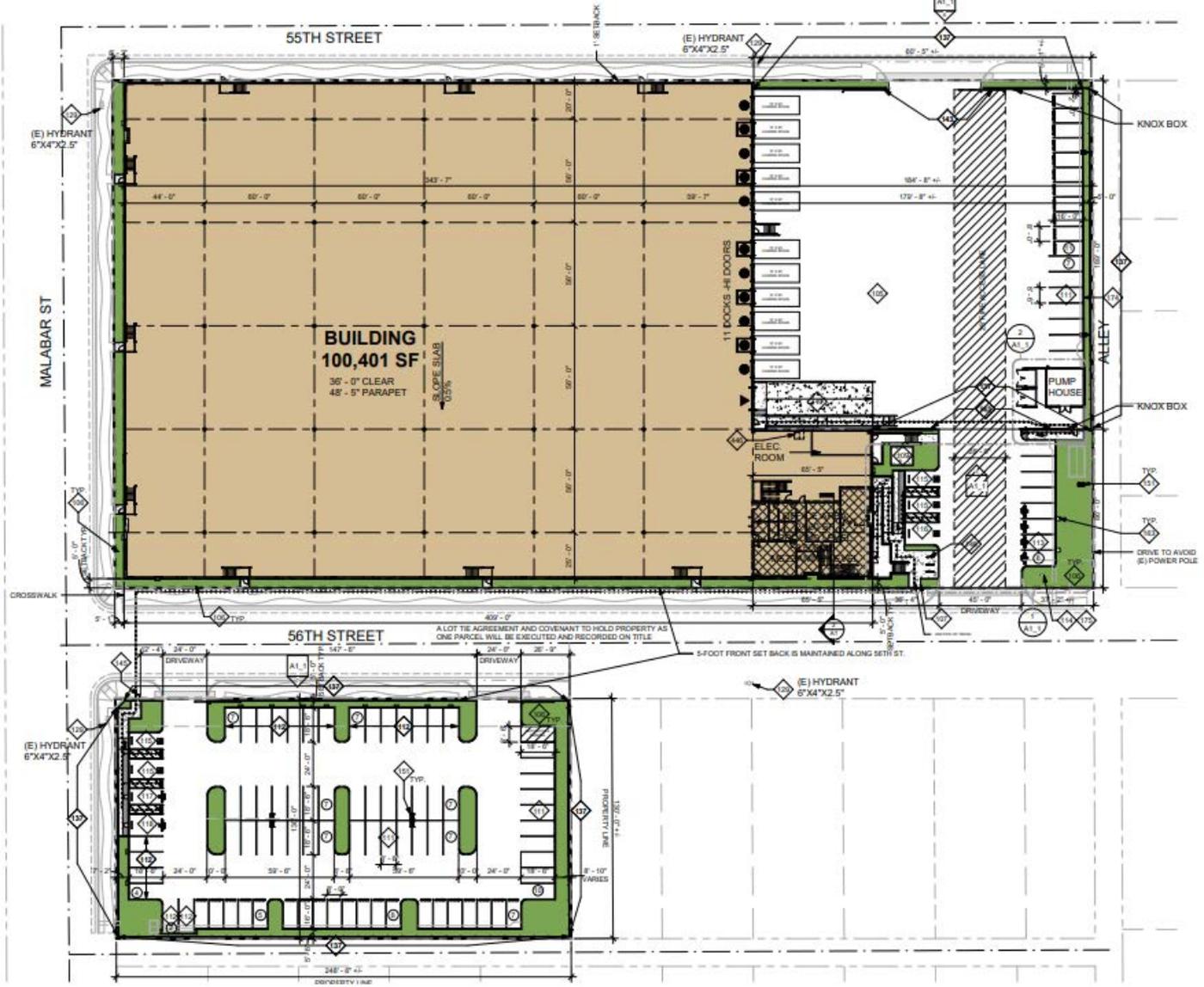
(E) HYDRANT
6'X4'X2.5'

(E) HYDRANT
6'X4'X2.5'

(E) HYDRANT
6'X4'X2.5'

PROPERTY LINE

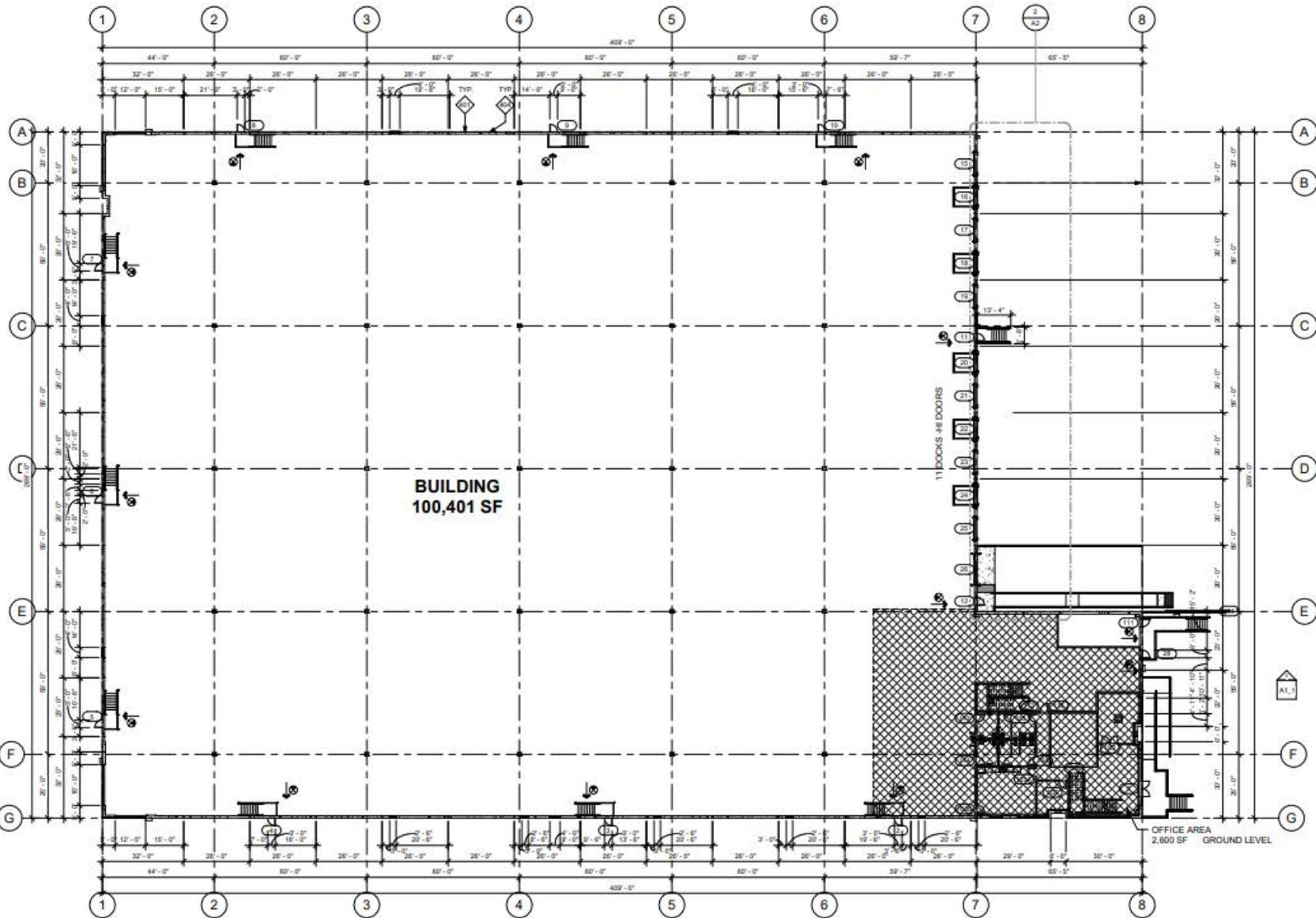
PROPERTY LINE

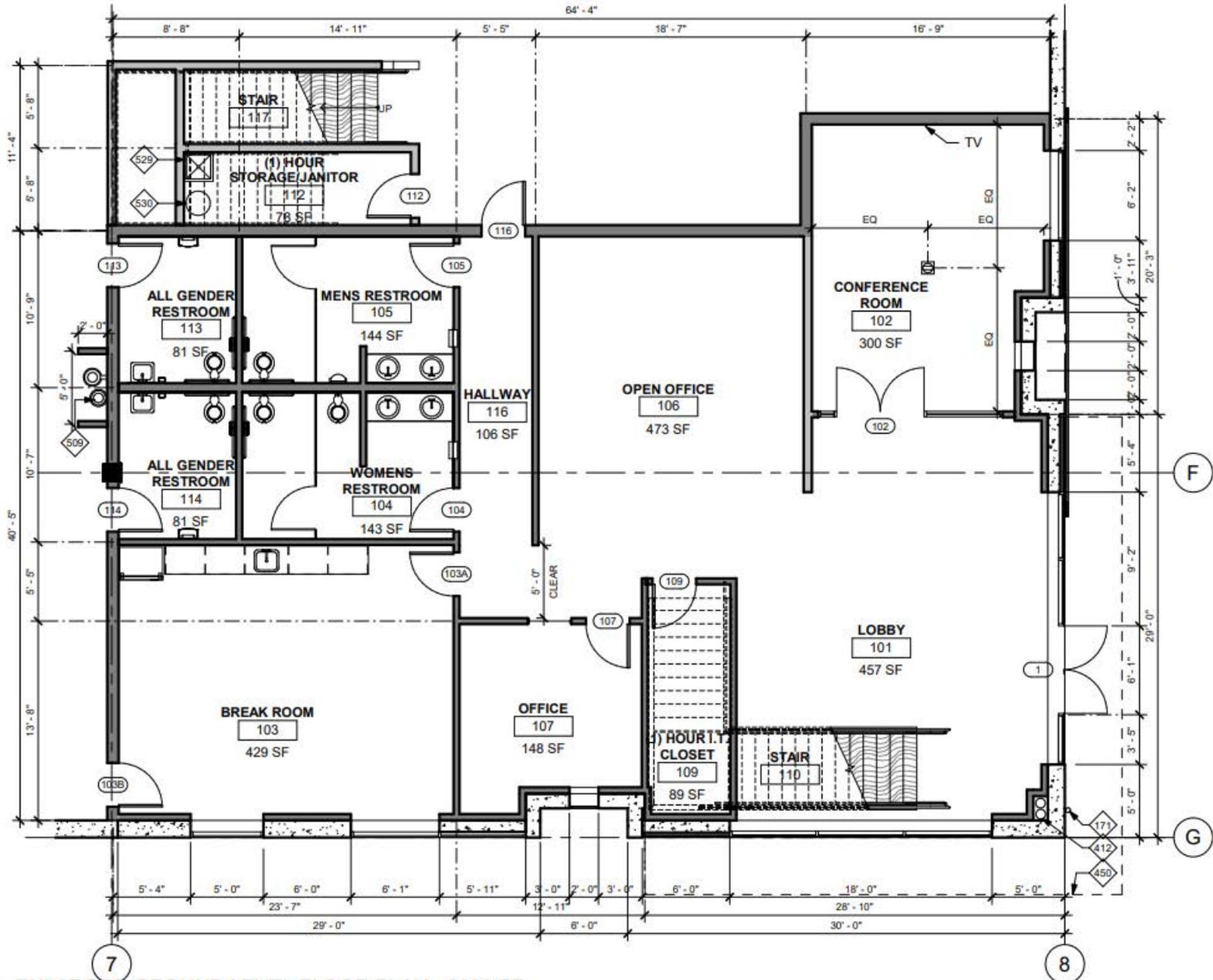


FLOOR PLAN

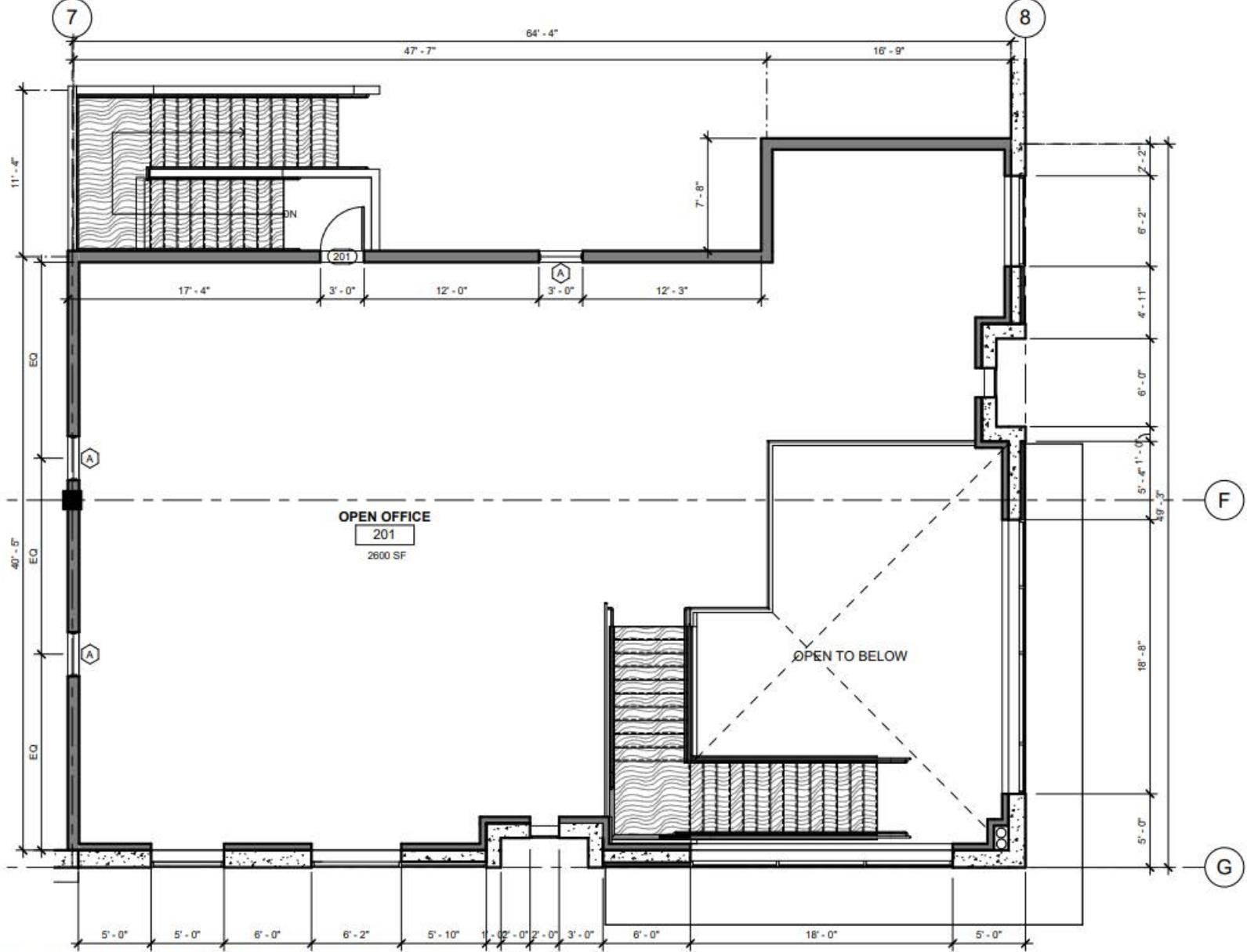
EXHIBIT C

CASE NO. 2023-01 DP





1 ENLARGED GROUND LEVEL FLOOR PLAN - 2600 SF
 3/16" = 1'-0"



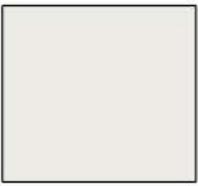
ENLARGED MEZZANINE FLOOR PLAN - 2600SF

2/16" = 1' 0"

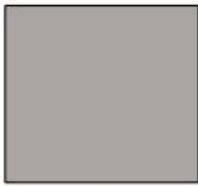
MATERIALS BOARD

EXHIBIT D

CASE NO. 2023-01 DP



A. EXTERIOR PAINT
SW 7005 PURE WHITE



B. EXTERIOR PAINT
SW 6003 PROPER GRAY



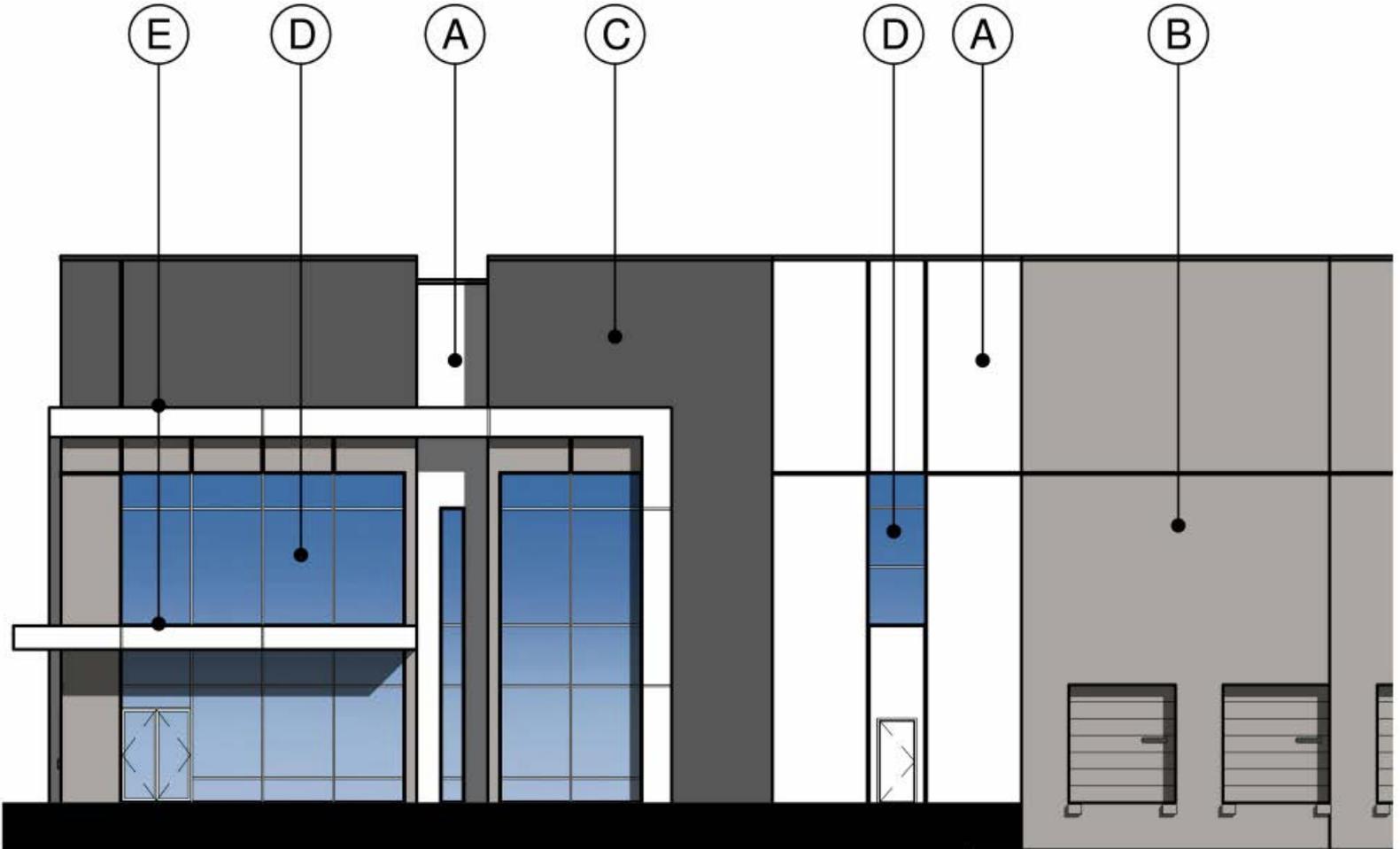
C. EXTERIOR PAINT
SW 7674 PEPPERCORN



D. STOREFRONT
MEDIUM PERFORMANCE
BLUEREFLECTIVE GLAZING
& CLEAR MULLIONS



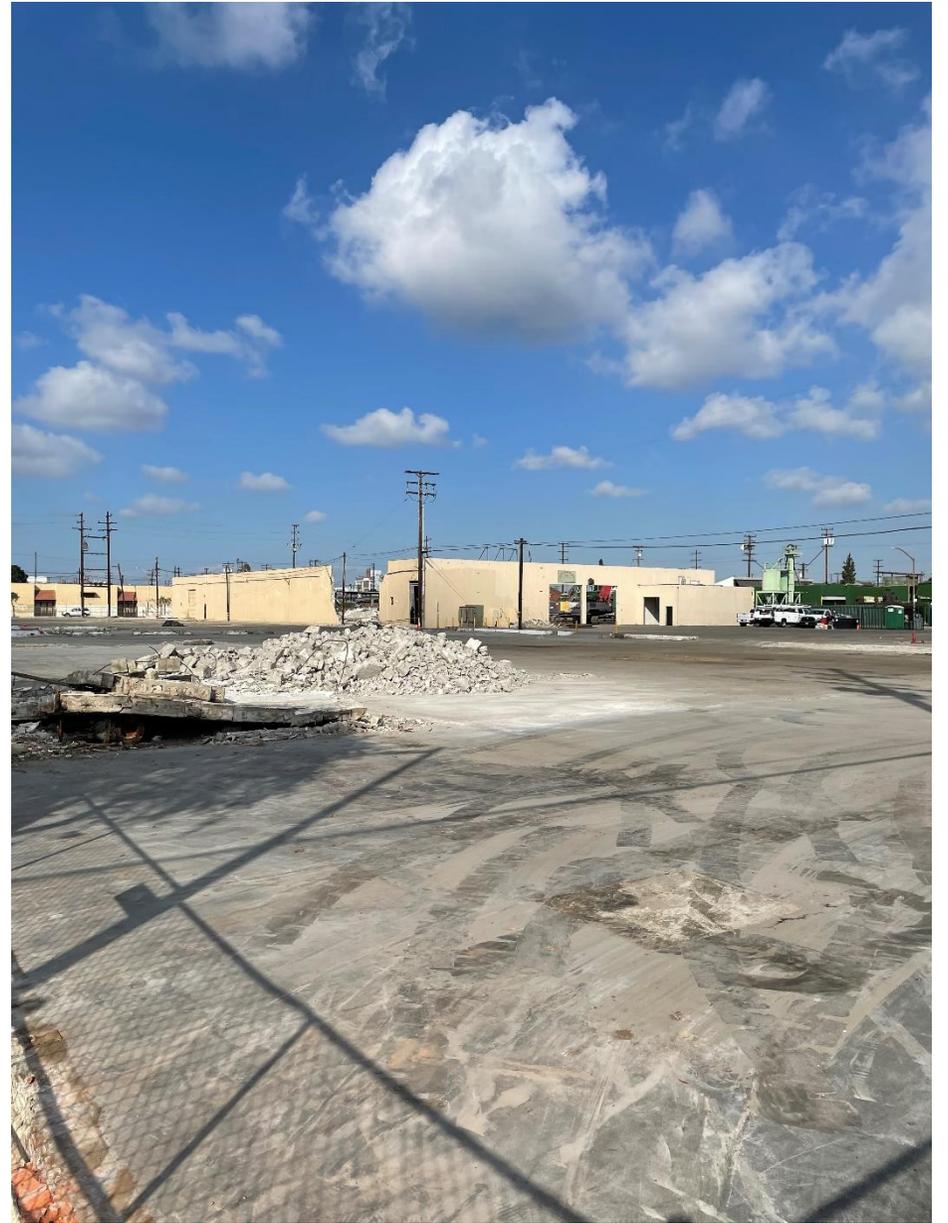
E. METALIC WHITE
DECORATIVE BROW



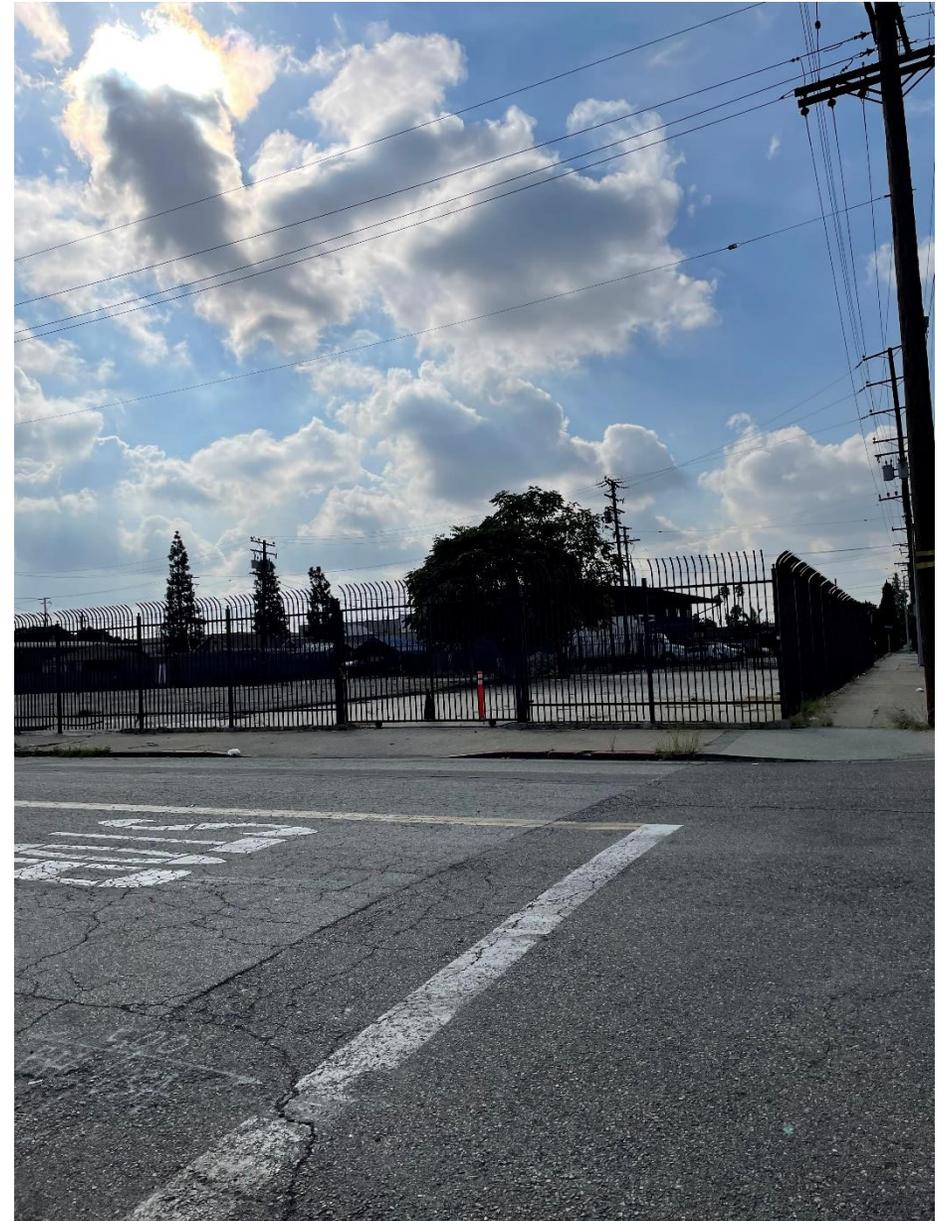
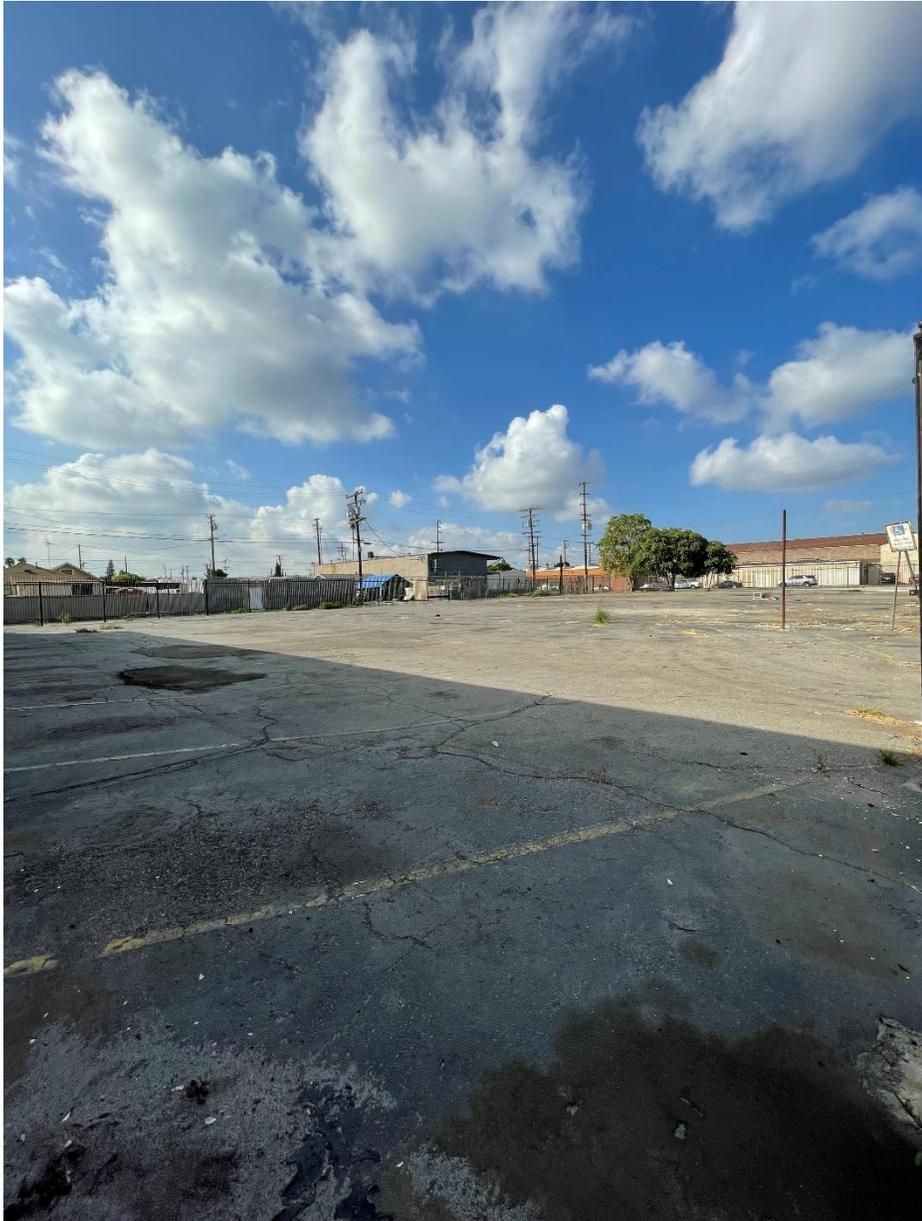
**SITE PHOTOGRAPHS –
EXISTING CONDITIONS
(OCTOBER 2023)**

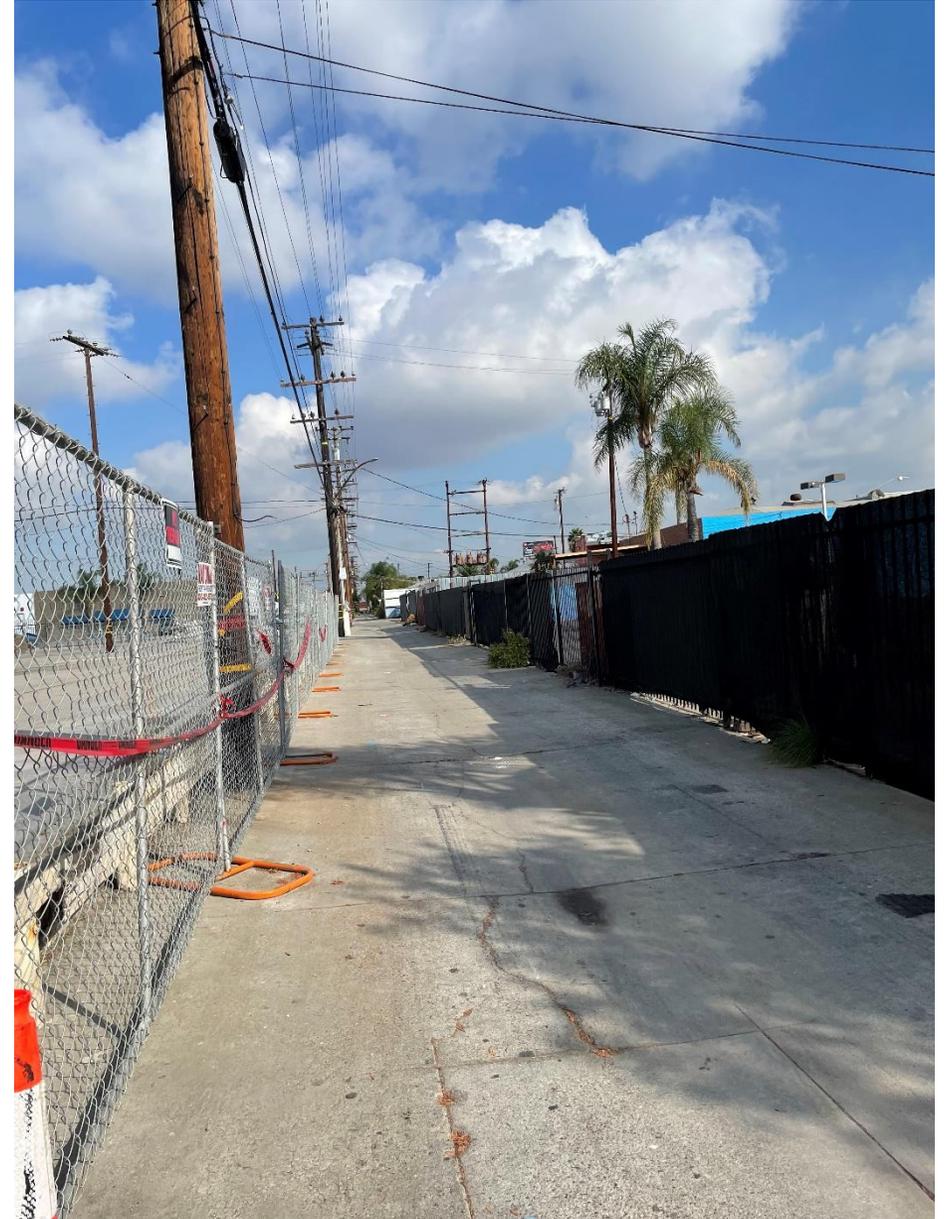
EXHIBIT E

CASE NO. 2023-01 DP









**DEVELOPMENT PERMIT
APPLICATION PACKET**

EXHIBIT F

CASE NO. 2023-01 DP



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

DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY

Date Filed: _____ File No.: _____ Fee/Receipt No.: **\$1,875.00** Initials: _____

PROJECT INFORMATION

Project Address: 2501-2533 E. 56th Street, Huntington Park
 General Location: 56th and Malabar
 Assessor's Parcel Number (APN): 6309-013-012, -020 and 6309-014-017, -018, -019 and -026

APPLICANT'S INFORMATION

Applicant: NP MALABAR, LLC
 Mailing Address: 1330 Factory Place #105, Los Angeles CA 90013
 Phone 1: 310-242-1612 Phone 2: _____ Email: brian.wong@northpalisade.com

PROPERTY OWNER'S INFORMATION

Property Owner: NP MALABAR, LLC
 Mailing Address: 1330 Factory Place #105, Los Angeles CA 90013
 Phone 1: 310-242-1612 Phone 2: _____ Email: brian.wong@northpalisade.com

PROJECT DESCRIPTION (Check as Appropriate):

Interior Improvement(s) Only Addition to Existing Structure New Structure

Other Improvements (Describe): _____

Describe in detail the proposed development:

Proposed Class-A Warehouse consisting of 100,401 square feet across 4.14 acres with a Lot Tie Agreement

TYPE OF USE (Check as Appropriate):

Residential Retail/Office Commercial Restaurant Industrial/ Manufacturing

Other (Describe): _____

Square Footage of New Development/Addition: 100,401 square feet

Total Square Footage: 100,401 square feet

Lot Coverage: 55.67% Off-Street Parking Spaces Provided: 112 No. of Floors: 1 with 2,600 SF Mezz Above Office

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.

Signature of Applicant

4/4/2022
Date



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

ENVIRONMENTAL INFORMATION FORM

FOR OFFICE USE ONLY

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

1. **Applicant** (please circle whether Owner, Lessee, Purchaser or Representative):
 Name: NP MALABAR, LLC
 Address: 1330 Factory Place Suite 105, Los Angeles CA 90013
 Telephone: 310-242-1612 Fax: _____

2. **Contact Person concerning this project:**
 Name: Brian Wong c/o North Palisade OpCo, LLC
 Address: 1330 Factory Place Suite 105, Los Angeles CA 90013
 Telephone: 310-242-1612 Fax: _____

3. **Address of project:** 2501-2533 E. 56th Street
Huntington Park

4. **Assessor's Parcel Number (APN):** 6309-013-012, -020 and 6309-014-017, -018, -019 and -026

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

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

7. **Existing Zone:** MPD - Manufacturing Planned Development

8. **Proposed use of site:** Warehouse

9. **Site size (lot dimensions and square footage):**
182,412 square feet/ 4.19 AC

10. **Project size:**
Square feet to be added/constructed to structure(s):
100,401 square feet

Total square footage of structure(s): 97,801 square foot building footprint

11. **Number of floors of construction:**
Existing: 1

Proposed: 1 with 2,600 SF mezzanine over office

12. **Parking:**
Amount required: 109

Amount provided: 112

13. **Anticipated time scheduling of project:** 11/1/2023 Construction Commencement;
8/1/2024 Certificate of Occupancy

14. **Proposed phasing of development:** None, single phase.

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

Not applicable

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

Not applicable

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

Warehouse, speculative

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

Not applicable

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

A) Potentially Significant Impact

B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

a. Affect a scenic vista?

D

b. Have a demonstrable negative aesthetic effect?

D

c. Create light or glare?

D

AIR QUALITY

20. Would the proposed project:

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

C

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

D

c. Create objectionable odors?

C

BIOLOGICAL RESOURCES

21. Would the proposed project:

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

CULTURAL RESOURCES:

22. Would the proposed project:

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

GEOLOGY AND SOILS

23. Would the proposed project:

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

HAZARDS

24. Would the proposed project:

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

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

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

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

LAND USE AND PLANNING

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

MINERAL AND ENERGY RESOURCES

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

NOISE

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

POPULATION AND HOUSING

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

PUBLIC SERVICES

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

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

RECREATION

31. Would the proposed project:

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

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

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

UTILITIES AND SERVICE SYSTEMS

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

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

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

Older, dilapidated warehouse building with multiple tenants, primarily focused on garment manufacturing.

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

Proposed project conforms or exceeds all development standards for the MPD zone.

No variances are requested.

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

Applicant (Signature)

4/4/2022

Date

TRANSPORTATION ASSESSMENT

EXHIBIT G

CASE NO. 2023-01 DP

**City Engineer's Review
Comments (04-30-23)**

Approved as Submitted.



MEMORANDUM

To: Steve Forster
Yunus Rahi,
City of Hunt

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

April 5, 2023

From: David S. Shender, P.E. **DSS**
Grace Turney, P.E. **GT**
LLG Engineers

LLG Ref: 1-22-4505-1

Subject: **2533 E. 56th Street Warehouse Project – Transportation Assessment**



Engineers & Planners
Traffic
Transportation
Parking

**Linscott, Law &
Greenspan, Engineers**
600 S. Lake Avenue
Suite 500
Pasadena, CA 91106
626.796.2322 T
626.792.0941 F
www.llgengineers.com

Pasadena
Irvine
San Diego

Linscott, Law & Greenspan, Engineers (LLG) has prepared this memorandum to summarize the transportation assessment prepared for the proposed 2533 East 56th Street Warehouse project (“proposed project”) located in the City of Huntington Park, California. This memorandum provides a description of the proposed project, a discussion of the current CEQA statutes and the status of the City of Huntington Park’s environmental review procedures, a detailed review of the applicable VMT screening criteria contained in the Los Angeles County Public Works Transportation Impact Analysis Guidelines¹, conclusions regarding the proposed project’s VMT impacts, a Code parking analysis, and truck maneuvering and site access review.

Description of Proposed Project

The proposed project site is located at 2533 East 56th Street in the City of Huntington Park. The project site is generally bounded by 55th Street to the north, 56th Street to the south, Malabar Street to the west, and a public alleyway to the east. The project is also planned to include a non-contiguous parcel located at the southeast corner of the Malabar Street/56th Street intersection via a lot-tie agreement. The main project site is currently occupied by two existing buildings which provide a total of 69,405 square feet (one 6,825 square-foot building and one 62,580 square-foot building). The buildings primarily accommodate a variety of industrial fabric cutting uses and are fully (i.e., 100%) occupied. The parcel on the south side of 56th Street is currently occupied by a surface parking lot. The existing buildings and surface parking areas will be removed to accommodate development of the proposed project. A vicinity map of the project site is illustrated in **Figure 1**.

The proposed project consists of the development of a 100,401 square-foot warehouse building which will accommodate 95,201 square feet of warehousing space and 5,200 square feet of office space. A total of 112 parking spaces will be provided in three surface parking areas, located east and south of the proposed building, and 11 truck docks will be provided along the east face of the proposed building. Access to the passenger vehicle parking areas will be accommodated via driveways located along 56th Street. Truck access to the docks and truck court area will be accommodated by one (1) driveway located on 55th Street and one (1) driveway located on 56th Street. Gates will be provided at the 55th Street driveway

¹ Los Angeles County Public Works, “Transportation Impact Analysis Guidelines”, July 23, 2020.

and internal to the project site in order to secure the truck court area outside of the hours of operation. The project site plan is illustrated in *Figure 2*.

Project Trip Generation Forecast

Traffic volumes expected to be generated by the proposed project were forecast for a typical weekday over a 24-hour period (i.e., daily). A forecast of the weekday AM and PM peak hour trips is also summarized in this memorandum for informational purposes. Trip generation rates provided in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*² per 1,000 square feet of gross floor area were utilized to forecast project traffic generation for the proposed project. Trip generation rates for ITE Land Use Code 150: Warehousing and Land Use Code 710: General Office Building were used to forecast the traffic volumes expected to be generated by the proposed project.

A trip generation forecast was also prepared for the existing industrial uses which will be removed to accommodate the proposed project. ITE Land Use Code 110: General Light Industrial trip generation average rates were used to forecast the existing trips generated at the project site. The existing trips were applied as a credit toward the proposed project's trip generation forecast.

The trip rates published in the ITE *Trip Generation Manual* account for all vehicle trips generated by the land use. In the case of warehouse and industrial land uses, it is expected that a small proportion of the vehicles accessing the project site would consist of delivery trucks and/or tractor-trailer trucks, in addition to passenger vehicles. Information related specifically to truck trip generation for ITE Land Use 110: General Light Industrial and ITE Land Use Code 150: Warehousing was obtained from the ITE *Trip Generation Manual* Appendices. The truck trips are assumed to be a subset of the vehicle trips forecast for the land use component, with the remainder generated by passenger vehicles. The ratios of trucks by number of axles identified in the *Truck Trip Generation Study, City of Fontana, County of San Bernardino, State of California*, prepared by Transportation Engineering and Planning, Inc., August 2003 for Light Warehouse (100,000 square feet or less) and Light Industrial land uses were applied to the truck trip forecast for the proposed warehouse. Lastly, for informational purposes, a passenger car equivalent (PCE) factor was applied to the AM and PM peak hour truck trips based on the number of axles to account for the effect of the larger vehicles on local traffic operations.

The trip generation forecast for the proposed project is summarized in *Table 1*. As presented in *Table 1*, the proposed project is forecast to result in a net decrease of 86 daily trip ends during a typical weekday (43 fewer inbound trips and 43 fewer outbound trips). During the AM peak hour, the proposed project is expected to result in a net decrease of 20 PCE-adjusted vehicle trips. During the weekday PM peak

² Institute of Transportation Engineers *Trip Generation Manual*, 11th Edition, Washington, D.C., 2021.

hour, the proposed project is expected to result in a net decrease of 10 PCE-adjusted trips.

City of Huntington Park Code Parking Requirements

The City of Huntington Park off-street parking regulations are set forth in Section 9-3.804 of the Municipal Code³. In accordance with the Municipal Code parking regulations, the following off-street parking standards are applicable to the project:

- Warehouse:
 - 1 space for each 800 square feet (SF) of gross floor area (GFA) up to 10,000 SF of GFA;
 - Over 10,000 SF of GFA, 1 space for each 1,000 SF of GFA; and,
 - Additional spaces required for office and retail uses exceeding 10 percent of GFA, to be calculated using standard office/retail parking ratios
- Office: 1 space for each 400 SF of GFA

Based on a conservative application of the City Code parking requirements (i.e., application of the office parking requirements although the office component of the proposed project represents approximately 5.2% of the total floor area), a total of 112 spaces would be required for the project as summarized below:

• Warehouse:	10,000 SF x	1.0 space/800 SF	=	13 spaces
	85,201 SF x	1.0 space/1,000 SF	=	86 spaces
• <u>Office:</u>	<u>5,200 SF x</u>	<u>1.0 space/400 SF</u>	=	<u>13 spaces</u>
Total City Code Required Project Parking				= 112 spaces

A total of 112 parking spaces is planned to be provided on-site. Of the 112 parking spaces, one (1) van accessible space and four (4) standard accessible spaces will be provided in the parking area in accordance with the Americans with Disabilities Act. Thus, the proposed parking supply of 112 spaces for the project would satisfy the parking requirements of 112 parking spaces pursuant to the Code.

Vehicle Maneuvering Analysis

This assessment includes vehicle maneuvering analyses to determine the adequacy of the project design with respect to truck access and circulation. An analysis of truck maneuvering associated with the proposed operations has been prepared using the AutoTURN software package. Based on information provided by the project Applicant regarding the typical truck size expected at the project site, the standard AASHTO WB-62 vehicle, which represents a 65-foot tractor-trailer truck with a 62-

³ Source: City of Huntington Park Municipal Code (Section 9-3.804).

foot wheelbase, will be utilized as the design vehicle. **Figure 3** illustrates the truck maneuvering into and out of the north driveway on 55th Street, while **Figure 4** illustrates the truck maneuvering into and out of the south driveway on 56th Street. As demonstrated in *Figures 3* and *4*, vehicle turning maneuvers into and out of the project site driveways on 55th Street and 56th Street can be accommodated given the current site design, and the truck docks can be accessed through on-site maneuvering. It is important to note that the graphics illustrate a conservative path in that the software program does not entirely account for the full range of turns that trained truck drivers are able to maneuver. In addition, it is recommended that truck activities associated with the site should be scheduled, to the extent possible, outside of the morning and afternoon peak hours associated with adjacent street traffic.

CEQA-Mandated Vehicle Miles Traveled (VMT) Analysis

Pursuant to the passage of Senate Bill 743 in 2013, the State of California Governor's Office of Planning and Research (OPR) issued proposed updates to the CEQA guidelines in November 2017 that amended the Appendix G question for transportation impacts to delete reference to vehicle delay and level of service and instead refer to Section 15064.3, subdivision (b)(1) of the CEQA Guidelines asking if the project will result in a substantial increase in vehicle miles traveled (VMT). The California Natural Resources Agency certified and adopted the revisions to the CEQA Guidelines in December of 2018, and as of July 1, 2020 the provisions of the new section are in effect statewide. Concurrently, OPR developed the *Technical Advisory on Evaluating Transportation Impacts in CEQA* (December 2018), which provides non-binding recommendations on the implementation of VMT methodology and which has significantly informed the way VMT analyses are conducted in the State.

The City of Huntington Park has not formally adopted VMT methodology, screening criteria, or thresholds for VMT analysis of land use development projects within its jurisdiction. It is understood that the City intends to generally follow the methodology set forth in the Los Angeles County Public Works Transportation Impact Analysis Guidelines ("County Guidelines"), which is consistent with OPR's recommendations and guidance.

Traditionally, public agencies have set certain thresholds to determine whether a project requires detailed transportation analysis or if it could be assumed to have less than significant environmental impacts without additional study. Consistent with the recommendations provided by OPR in the *Technical Advisory*, the County's Guidelines recognize four (4) screening criteria which may be applied to screen proposed projects out of detailed VMT analysis. These criteria are based on classification as local serving retail uses, proximity to high-quality transit, number of daily trips, and presence of affordable housing. Proposed projects are not required to satisfy all of the screening criteria in order to screen out of further VMT analysis; satisfaction of one criterion is sufficient for screening purposes. Projects which are

screened out of detailed VMT assessment based on these criteria are presumed to have less than significant transportation impacts. Projects which are not screened out would be required to conduct a formal Transportation Impact Analysis in order to determine the significance of project impacts. The following paragraphs provide a detailed explanation of the most applicable screening criteria as it relates to the proposed project:

Non-Retail Project Trip Generation Screening Criteria

Section 3.1.2.1 of the County's Guidelines state that: "If the answer is no to the question below, further analysis is not required, and a less than significant determination can be made.

- Does the development project generate a net increase of 110 or more daily vehicle trips?"

The County Guidelines indicate that a proposed project's daily vehicle trip generation should be estimated using the most recent edition of the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, or through use of empirical trip generation data if the project's land use is not listed in the *Manual*.

As shown in *Table 1*, the proposed project is expected to result in a net decrease of 86 daily vehicle trips. As the proposed project is not expected to generate an increase of more than 110 daily trips, the answer to the screening question is "No," and the project trip generation screening criteria is met. Thus, the project is screened out of a detailed VMT analysis on the presumption of less than significant impacts.

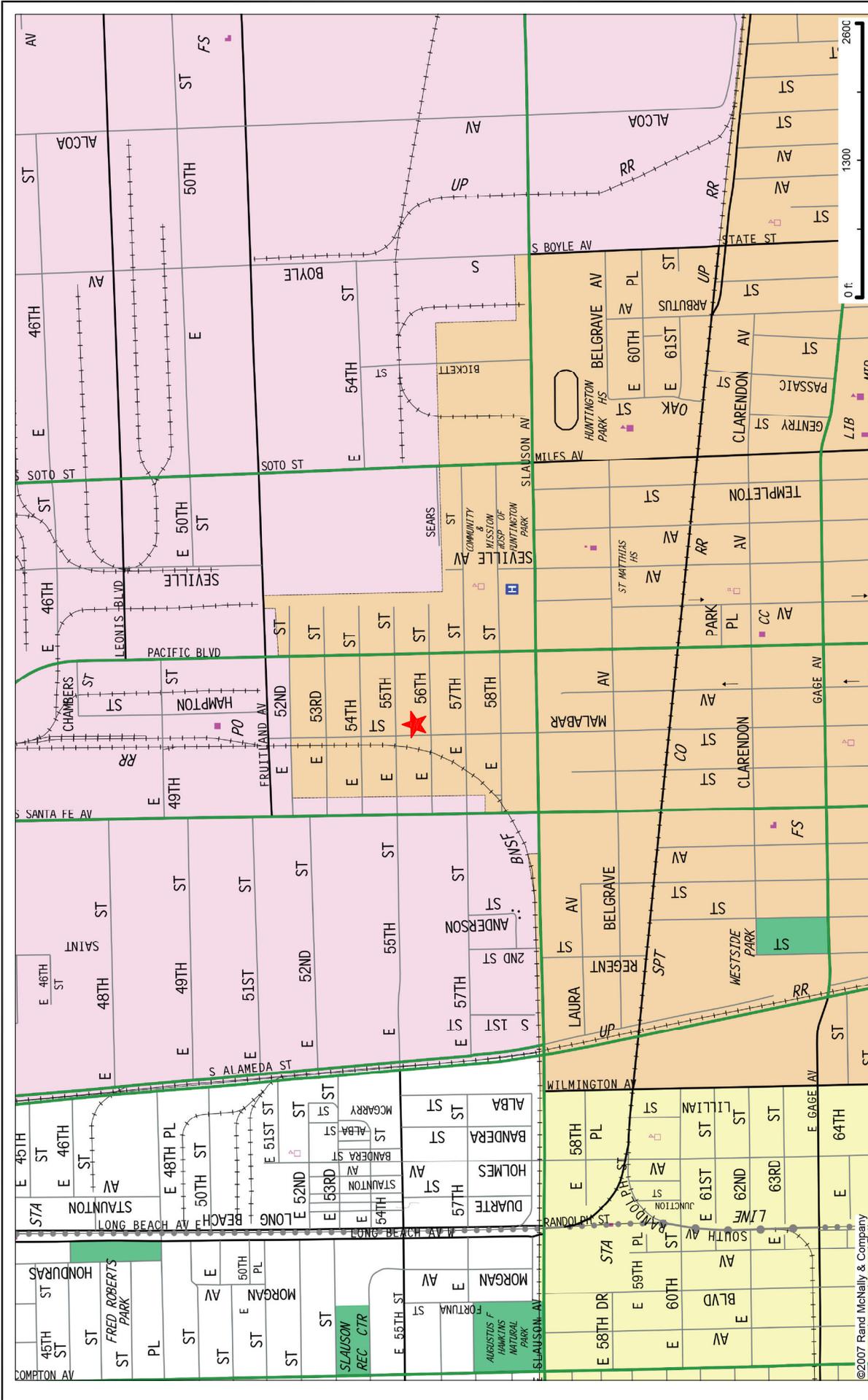
Summary and Conclusions

Based on a detailed review of the VMT screening criteria set forth in the Los Angeles County Transportation Impact Guidelines, it is determined that the proposed project satisfies the project trip generation screening criteria.

As previously stated, proposed projects are not required to satisfy all of the screening criteria in order to screen out of further VMT analysis; satisfaction of one criterion is sufficient for screening purposes. Therefore, through satisfaction of one or more of the screening criteria, the proposed project is determined to have a less than significant transportation impact and is therefore not required to conduct any additional VMT analysis.

Please feel free to call us at 626.796.2322 with any questions or comments regarding the VMT assessment prepared for the proposed project.

Attachments



N MAP SOURCE: RAND McNALLY & COMPANY



Project Site



Figure 1
Vicinity Map

2533 E 56th Street Warehouse Project

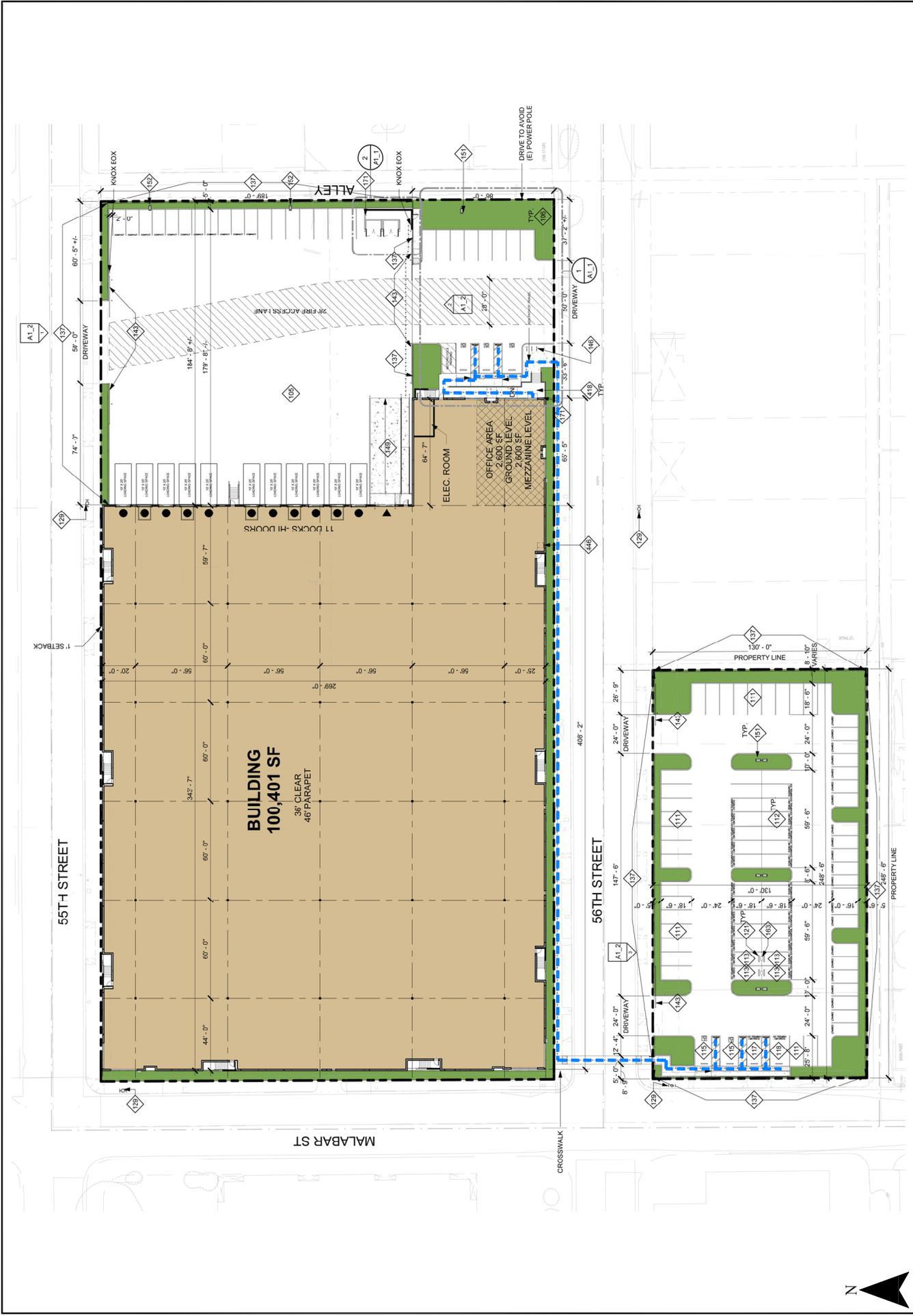
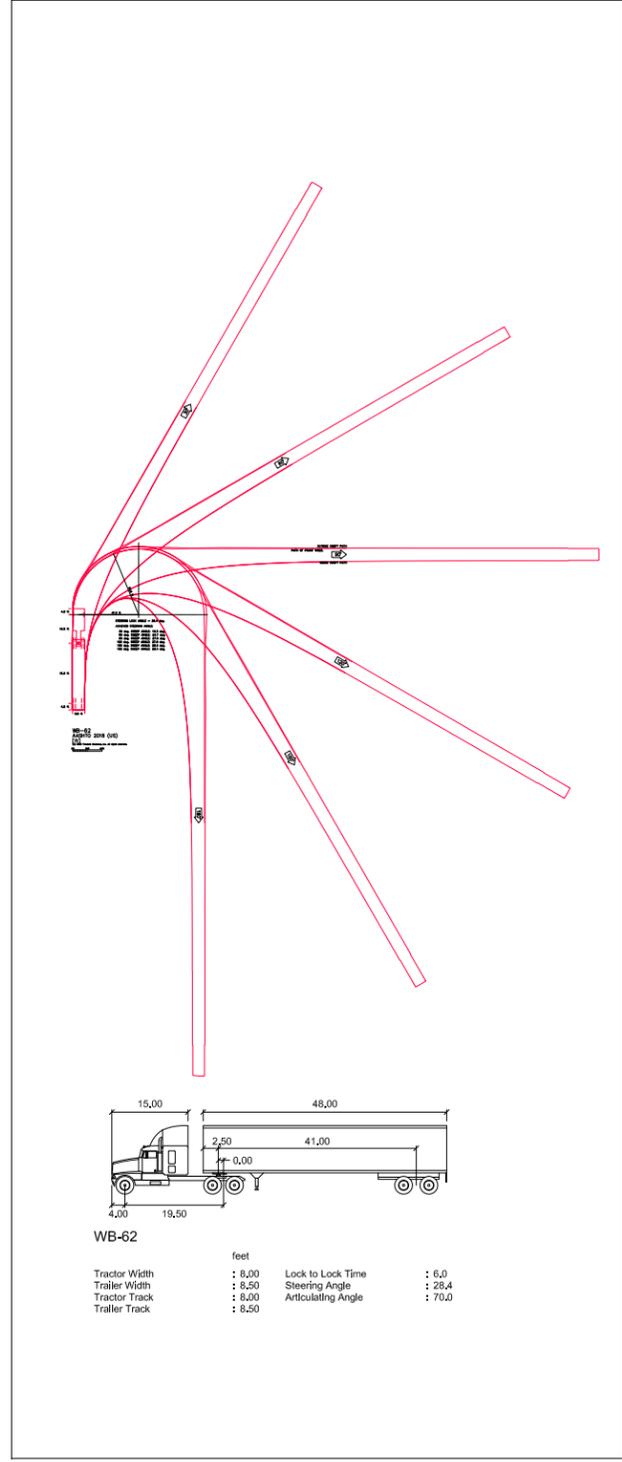
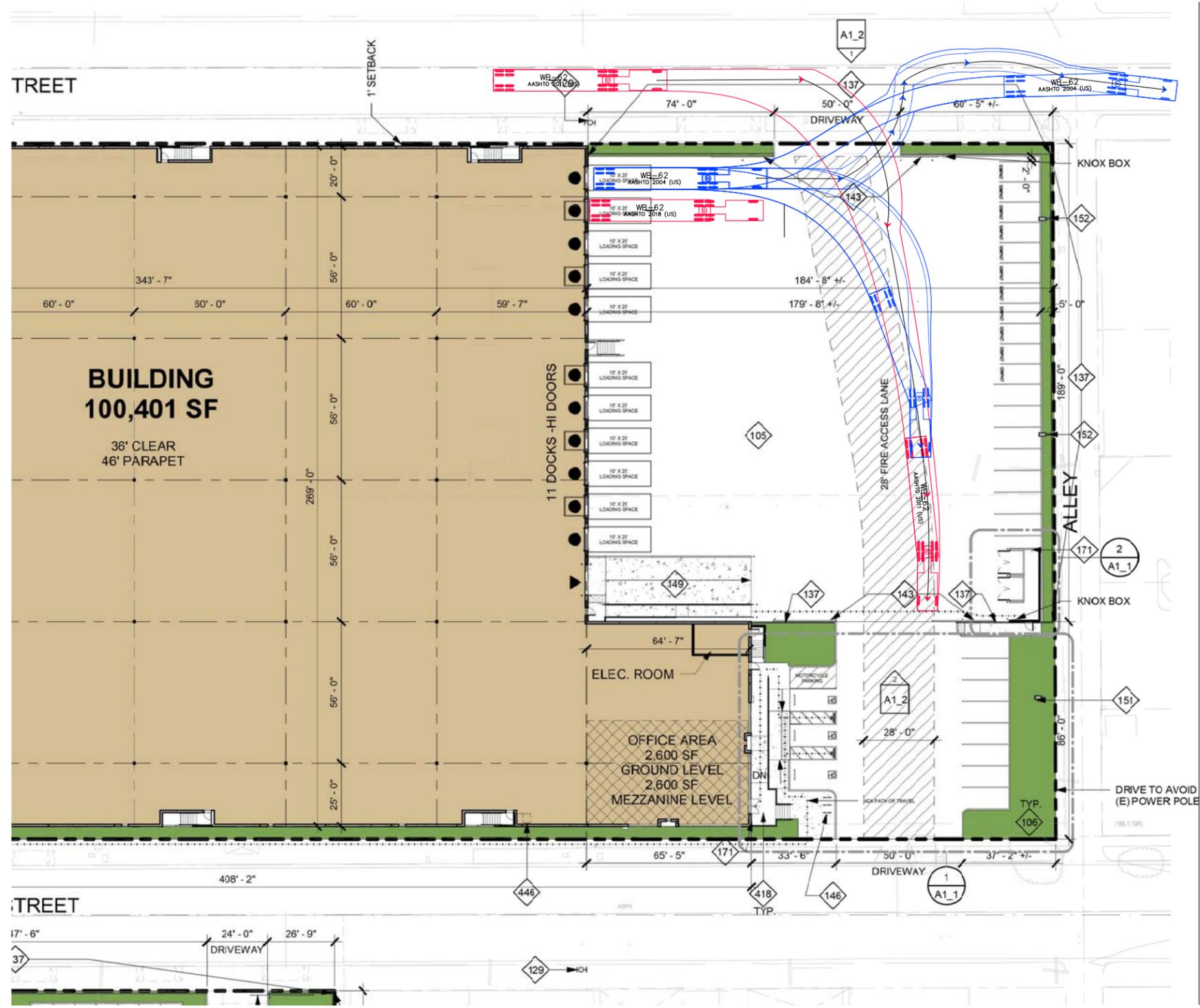


Figure 2
Site Plan

2533 E 56th Street Warehouse Project

SOURCE: Herdman Architecture + Design
ADA Path of Travel

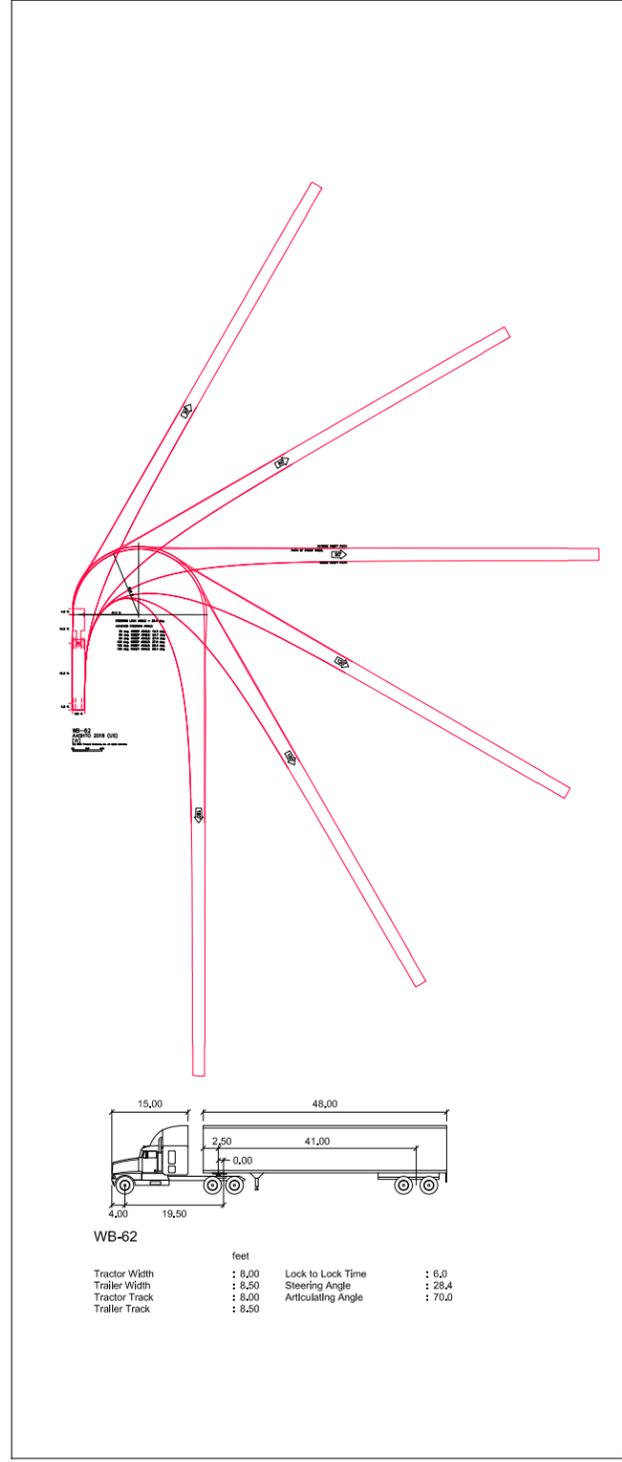
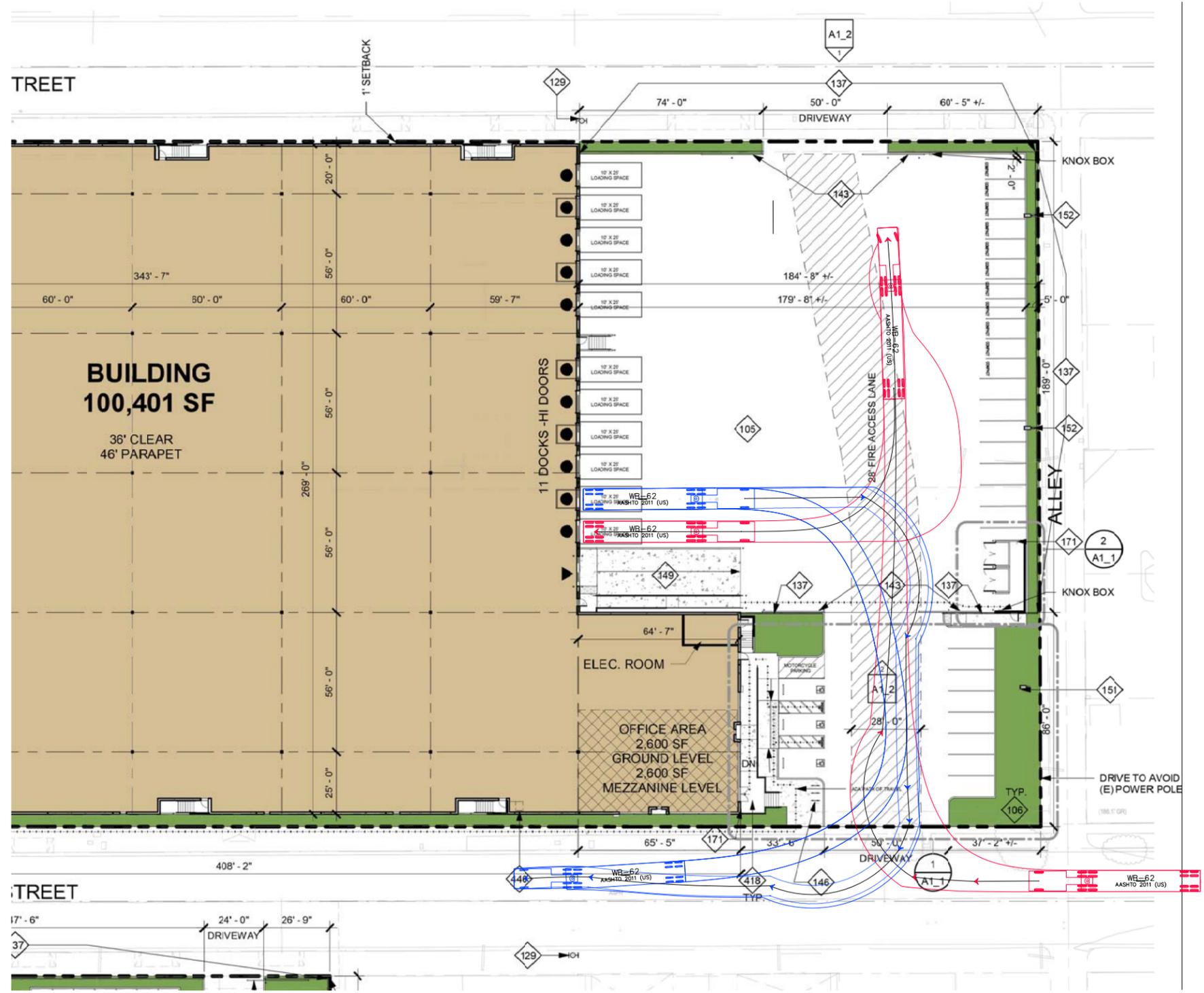




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Figure 3
 Truck Access and Maneuvering Analysis - North Driveway
 AASHTO (US) WB-62
 2533 E 56th Street Warehouse Project



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Figure 4
Truck Access and Maneuvering Analysis - South Driveway
AASHTO (US) WB-62
2533 E 56th Street Warehouse Project

**Table 1
PROJECT TRIP GENERATION FORECAST**

TRIP GENERATION RATES [1]									
ITE LAND USE CATEGORY	ITE LAND USE CODE	VARIABLE	WEEKDAY DAILY	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR		
				IN (%)	OUT (%)	TOTAL	IN (%)	OUT (%)	TOTAL
General Light Industrial	110	Per 1,000 SF	4.87	88%	12%	0.74	14%	86%	0.65
General Light Industrial (Trucks)	110-T	Per 1,000 SF	0.25	60%	40%	0.01	50%	50%	0.01
Warehousing	150	Per 1,000 SF	1.71	77%	23%	0.17	28%	72%	0.18
Warehousing (Trucks)	150-T	Per 1,000 SF	0.60	52%	48%	0.02	52%	48%	0.03
General Office Building	710	Per 1,000 SF	[2]	88%	12%	[2]	17%	83%	[2]

PROJECT TRIP GENERATION FORECAST									
LAND USE	ITE LAND USE CODE	SIZE	DAILY TRIP ENDS [3]	AM PEAK HOUR VOLUMES [3]			PM PEAK HOUR VOLUMES [3]		
				IN	OUT	TOTAL	IN	OUT	TOTAL
<u>Proposed Project</u>									
Office	710	5,200 GSF	89	12	1	13	2	12	14
Warehouse (All Vehicle Trip Ends)	150	95,201 GSF	163	12	4	16	5	12	17
- Truck Trip Ends	150-T		57	1	1	2	2	1	3
- 2-Axle (24.7% of All Trucks) [4]				0	0	0	0	0	0
- 3-Axle (20.6% of All Trucks) [4]				0	0	0	0	0	0
- 4+-Axle (54.6% of All Trucks) [4]				1	1	2	2	1	3
- 2-Axle (1.5 PCE)				0	0	0	0	0	0
- 3-Axle (2.0 PCE)				0	0	0	0	0	0
- 4+-Axle (3.0 PCE)				3	3	6	6	3	9
Subtotal Trucks (PCE Adjusted)				3	3	6	6	3	9
- Passenger Car Trip Ends [5]			106	11	3	14	3	11	14
<u>Subtotal Proposed Project</u>			252	26	7	33	11	26	37
<u>Existing Uses</u>									
Light Industrial (All Vehicle Trip Ends)	110	(69,405) GSF	(338)	(45)	(6)	(51)	(6)	(39)	(45)
- Truck Trip Ends	110-T		(17)	(1)	0	(1)	(1)	0	(1)
- 2-Axle (32.7% of All Trucks) [4]				0	0	0	0	0	0
- 3-Axle (17.9% of All Trucks) [4]				0	0	0	0	0	0
- 4+-Axle (49.4% of All Trucks) [4]				(1)	0	(1)	(1)	0	(1)
- 2-Axle (1.5 PCE)				0	0	0	0	0	0
- 3-Axle (2.0 PCE)				0	0	0	0	0	0
- 4+-Axle (3.0 PCE)				(3)	0	(3)	(3)	0	(3)
Subtotal Trucks (PCE Adjusted)				(3)	0	(3)	(3)	0	(3)
- Passenger Car Trip Ends [5]			(321)	(44)	(6)	(50)	(5)	(39)	(44)
<u>Subtotal Existing Uses</u>			(338)	(47)	(6)	(53)	(8)	(39)	(47)
<u>NET NEW PROJECT TRIPS</u>			(86)	(21)	1	(20)	3	(13)	(10)

[1] Source: ITE "Trip Generation Manual", 11th Edition, 2021.

[2] Fitted curve equations are utilized for this land use instead of average trip generation rates, as determined in coordination with City staff.

ITE Land Use 710 (General Office Building) trip generation fitted curve equations are as follows:

Weekday Daily: $\text{Ln}(T) = 0.87 \text{Ln}(X) + 3.05$

Weekday AM Peak Hour: $\text{Ln}(T) = 0.86 \text{Ln}(X) + 1.16$

Weekday PM Peak Hour: $\text{Ln}(T) = 0.83 \text{Ln}(X) + 1.29$

[3] Trips are one-way traffic movements, entering or leaving.

[4] Based on information contained in the "Truck Trip Generation Study for City of Fontana, County of San Bernardino, State of California" prepared by Transportation Engineering and Planning, Inc., August 2003 for Light Warehouse (100,000 square feet or less) and Light Industrial land uses. A PCE factor of 1.5 was applied to all 2-axle trucks, while a PCE factor of 2.0 was applied to all 3-axle trucks and a PCE factor of 3.0 was applied to all 4 or more axle trucks.

[5] Passenger vehicle trips determined by subtracting non-PCE adjusted truck trip ends from all vehicle trip ends.

**PHASE I ENVIRONMENTAL SITE
ASSESSMENT**

EXHIBIT H

CASE NO. 2023-01 DP

**CATEGORICAL EXEMPTION
JUSTIFICATION MEMORANDUM**

EXHIBIT I

CASE NO. 2023-01 DP



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: DECEMBER 13, 2023

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

FROM: STEVE FORSTER, DIRECTOR OF COMMUNITY DEVELOPMENT

SUBJECT: **PLANNING COMMISSION CASE NO. 2023-07 CUP
(CONDITIONAL USE PERMIT)**

PROJECT

LOCATION: 6503 PACIFIC BOULEVARD

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A TYPE 41 (ON-SALE BEER & WINE – EATING PLACE) ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE IN CONNECTION WITH A BONA FIDE PUBLIC EATING PLACE (RESTAURANT) LOCATED AT 6503 PACIFIC BLVD WITHIN THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN – DISTRICT B ZONE.

**ITEM CONTINUED TO NEXT REGULAR MEETING
OF THE PLANNING COMMISSION
WEDNESDAY JANUARY 17, 2024, AT 6:30 PM**



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: DECEMBER 13, 2023

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: STEVE FORSTER, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: JORDAN MARTINEZ, ASSISTANT PLANNER

SUBJECT: PLANNING COMMISSION CASE NO. 2023-06 CUPTR
(CONDITIONAL USE PERMIT TRANSFER)

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED RESTAURANT USE WITH THE ON-SALE OF BEER AND WINE AND FOR COIN OPERATED GAMES ON PROPERTY LOCATED AT 2661 EAST FLORENCE AVENUE, SUITE D, WITHIN DISTRICT – A (GATEWAY) OF THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DTSP).

APPLICANT: Xzao Tsing Huang
2661 East Florence Avenue, Suite D
Huntington Park, CA 90255

PROPERTY OWNER: Jim Watson

PROPERTY OWNER'S MAILING ADDRESS: P.O. Box 610
Seal Beach, CA 90740

PROJECT LOCATION: 2661 East Florence Avenue, Suite D

ASSESSOR'S PARCEL NUMBER: 6322-025-047

PREVIOUS USE: Restaurant with Beer and Wine Sales

LOT SIZE: 47,068 square feet

BUILDING SIZE: 17,067 square feet (9,358 sf - Existing Restaurant)

GENERAL PLAN: Downtown Huntington Park Specific Plan

ZONE: DTSP - District A (Gateway)

**SURROUNDING
LAND USES:**

North: DTSP – District C (Neighborhood)
West: DTSP – District A (Gateway) and DTSP – District C (Neighborhood)
South: County of Los Angeles (Walnut Park)
East: DTSP – District A (Gateway)

**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. 8 under 1663-CUP (the existing CUP) at 2661 East Florence #D stipulates, “That should the operation of this establishment be granted, deeded, 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 will 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:**

- ***Site Description***

The subject site is located to the north of East Florence Avenue, east of Rita Avenue, and west of Seville Avenue.

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2023-06 CUPTR – 2661 Florence Avenue #D

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The lot size is approximately 47,068 square feet (1.08 acres) and it is occupied by an existing multi-tenant shopping center (Plaza de la Fiesta) and a parking lot. The shopping center measures approximately 17,067 square feet. The existing restaurant is located in Suite D and occupies approximately 9,358 square feet.

ANALYSIS:

- ***Project Proposal***

The Applicant, Xzao Tsing Huang, intends to continue to operate the existing restaurant with on-sale of beer and wine and for coin operated games as the new business owner. The Applicant has a Temporary Alcoholic Beverage Control (ABC) Permit – Type 41 (Permit No. 422430). The Type 41 Permit is for on-sale beer and wine – eating place. There will no change in the restaurant’s layout, façade, or operation; it will only be a change of ownership.

- ***Business Operation***

The new business owner will maintain the restaurant operation. The site is used as a restaurant that is a self-serve buffet. The restaurant proposes to be open Monday through Sunday from 10:00 AM to 9:00 PM. As previously mentioned, the business will have coin operated games. The coin operated games are located toward the entry of the business, which poses as a concern for egress and ingress of patrons and employees. Staff will implement conditions of approval to ensure path of travel will not be obstructed and emphasis safety in regards to the location of the coin operated games.

- ***Resolution No. 1663***

A Conditional Use Permit (1663-CUP) was granted to Mr. Michael E. Storm requesting a CUP for the on-sale of beer and wine and for coin operated games in conjunction with a restaurant. The entitlement was approved November 18, 1998. Resolution No. 1663 has 15 conditions of approval. The entitlement (1663-CUP) was reviewed by City Departments and Divisions to check if they have any concerns or questions about the operation. It also provided them with the opportunity to include measures to facilitate in the business’s goal to comply with the Municipal Code. Consequently, Resolution No. 1663 now includes new

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2023-06 CUPTR – 2661 Florence Avenue #D

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updated conditions of approval that are current with the Municipal Code and relevant to the business's existing state of affairs.

- ***Access/Circulation***

The subject site has vehicular and pedestrian access from East Florence Avenue to the south, Rita Avenue to the west, and Seville Avenue to the east. The site has four (4) existing driveways, two located along Rita Avenue to the west, one located along East Florence Avenue to the south, and one located along Seville Avenue to the east. Both driveways provide ingress and egress access (two-way) traffic onto the site.

- ***Alcohol Beverage Control License***

The Applicant has a Temporary Alcoholic Beverage Control (ABC) Permit – Type 41 (Permit No. 422430). The Type 41 Permit is for on-sale beer and wine – eating place. Type 41 authorizes the sale of beer and wine for consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes).

- ***Off-Street Parking***

The business is located in a multi-tenant shopping center. As such, parking is shared amongst the different tenants for that shopping center. Additionally, since the same type of use is maintained and there will be no intensification in use, the parking demand will remain the same. Therefore, the Project will not present a problem with off-street parking demand.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **adopt the modification to 1663-CUP under and allow the continued restaurant use with the on-sale of beer and wine through the transfer of the existing Conditional Use Permit**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

PLANNING COMMISSION AGENDA REPORT

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CONDITIONS OF APPROVAL:

PLANNING

1. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, 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 and plans submitted.
3. That the existing business shall comply with all applicable City, County, State and Federal codes and regulations, including Health and Safety, Fire, Building, Zoning, and Business License.
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.
5. 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.
6. That this entitlement 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.
7. The entitlement shall be valid for a term of 5 years. The Applicant must return to the Planning Commission to obtain a renewal of the entitlement.
8. That the applicant be required to apply for new entitlements if any alteration, modification or expansion would increase the floor area of the use.
9. That the operator shall obtain a City of Huntington Park Business License prior to commencing business operations.
10. That the violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.
11. The coin operated games to be removed from the entry of the business and to be relocated to another location in the establishment where it does not impede path of

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2023-06 CUPTR – 2661 Florence Avenue #D

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travel for patrons and employees or removed altogether. Modifications to be approved by the Planning Division.

12. That the applicant obtain and maintain a valid alcohol beverage license for the general off-sale of beer, wine, and distilled spirits from the State Department of Alcohol and Beverage Control (ABC) and should at any time the required license be surrendered, revoked or suspended, said component of this Conditional Use Permit shall become automatically null and void.
13. That no loitering or consumption of alcohol take place outside of the establishment or in surrounding parking area(s) and that sign be posted in both English and Spanish on the site prohibiting such activities. The number, design, location, size and text of the signs shall be subject of Planning Division and Police Department review and approval. This condition must be complied with prior to commencement of alcohol sales.
14. 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.
15. That any exposed electrical wiring be properly contained per Building and Safety Division requirements prior to issuance of a City Business License.
16. That all windows shall be coated with anti-graffiti film, as approved by the Planning Division, prior to the issuance of the City Business License.
17. That all graffiti be removed from all exterior walls and/or surfaces prior to issuance of a City Business License.
18. 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.
19. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code, prior to the issuance of the Business License.
20. That the applicant complies 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.
21. That the applicant maintains all noise levels in compliance with the City of Huntington Park Noise Ordinance.
22. That there shall be no parking of delivery vehicles in the alley adjacent to the business.

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2023-06 CUPTR – 2661 Florence Avenue #D

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23. That this entitlement may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
24. 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 null and void.
25. That all of the conditions be complied with prior to the issuance of a Business License.
26. The Director of Community Development is authorized to make minor modifications to the plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
27. That the Applicant/Property Owner agree in writing to the above conditions.

CODE ENFORCEMENT

28. Property maintained as identified in Section 3 subsection 3, kept clean, neat, quiet and orderly manner at all times and comply with the property maintenance standards as set forth in the Huntington Park Municipal Code Section 8-9.02.1.
29. No window coverings to exceed 25% of a window without permits.
30. Graffiti on property must be removed immediately, if painted is required, planning approval must be given if any color is used other than anything approved at the time of plan review.
31. No loitering in parking lot or outside business up to parcel limits.
32. No overnight parking of vehicles.
33. Use of graffiti film used on all windows.
34. Removal of paint or other materials covering 100 percent of the windows.
35. No window covering over 25 percent without prior approval.
36. Ensure exterior lighting is placed on timers to allow storefront to be visible for emergency services.

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2023-06 CUPTR – 2661 Florence Avenue #D

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POLICE DEPARTMENT

- 37. 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.
- 38. Noise emanating from the permittee’s premises shall not be audible 50 feet or more from the property line of the premises. The permittee shall be responsible for determining how to best meet this requirement, either by keeping doors and windows closed, limiting hours of entertainment, or by offering non-amplified entertainment.
- 39. The permittee shall not allow employees to discard trash or beer bottles into the outside dumpster between the hours of 8 p.m. and 7 a.m. per section 9-3.507 HPMC
- 40. Current occupancy loads shall be posted at all times.
- 41. The posting of flyers, and/or placards, or cards on windshields or similar literature, advertising entertainment activities at the business including promotional events, shall be strictly prohibited within the City of Huntington Park per HPMC sections 5-1.02, 5-1.03, & 5-1.02.1. Violation of this condition shall be cause for the City Council to take punitive action against the permittee, including revocation, suspension, or modification of this permit.
- 42. The permittee shall maintain full compliance with all applicable laws, ABC laws, ordinances, and stated conditions. In the event of a conflict between the requirements of this permit, your conditional use permit, or your Alcoholic Beverage Control license, the more stringent regulation shall apply.
- 43. The permittee shall be responsible for installing and maintaining a video surveillance system that monitors no less than the front and rear of the business, with full view of the public right-of-ways, and any parking lot under the control of the permittee. These cameras shall record video for a minimum of 30 days and the recordings will be made available to the Huntington Park Police Department.
- 44. The surrounding area (exterior & parking lot) shall be illuminated in order to make easily discernible the appearance and conduct of all person on or about the property.

EXHIBITS:

- A: PC Resolution No. 2023-06 CUPTR
- B: Resolution No. 1663
- C: Site Plan
- D: Floor Plan
- E: Conditional Use Permit Transfer Application Packet

PC RESOLUTION NO. 2023-06 CUPTR

EXHIBIT A

CASE NO. 2023-06 CUPTR

1 **PC RESOLUTION NO. 2023-06 CUPTR**

2 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON**
3 **PARK, STATE OF CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT**
4 **TRANSFER IN CONNECTION WITH REAL PROPERTY LOCATED AT 2661 EAST**
5 **FLORENCE AVENUE, SUITE D, WITHIN DISTRICT – A (GATEWAY) OF THE**
6 **DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DTSP).**

7 **WHEREAS**, a special public hearing was held at City Hall, 6550 Miles Avenue,
8 Huntington Park, California on Wednesday, December 13, 2023 at 6:30 p.m. pursuant to
9 the notice published and posted as required by law in accordance with the provisions of
10 the Huntington Park Municipal Code, upon an application from Xzao Tsing Huang,
11 requesting approval of a Conditional Use Permit Transfer to continue the existing
12 restaurant with on-sale of beer and wine and for coin operated games for property
13 located 2661 East Florence Avenue, Suite D, within District – A (Gateway) of the
14 Downtown Huntington Park Specific Plan (DTSP), described as:

15 Assessor's Parcel No. 6322-025-047, City of Huntington Park, County of Los
16 Angeles; and

17 **WHEREAS**, the Planning Division has considered the information relative to the
18 proposed entitlement transfer; and

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

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

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

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

SECTION 1: Based on the evidence within staff report, the Planning Commission

1 adopts the findings and determines that the project, as proposed, will have no significant
2 adverse effect on the environment and adopts an Environmental Categorical Exemption
3 (CEQA Guidelines, Section 15301, Class 1, Existing Facilities).
4

5 **SECTION 2:** The Planning Commission hereby grants the modifications and transfer
6 of Conditional Use Permit No. 1663 subject to the execution and fulfillment of the
7 following conditions:

8 **PLANNING**

- 9 1. That the applicant/property owner and each successor in interest to the property
10 which is the subject of this project shall defend, indemnify and hold harmless the City
11 of Huntington Park and its agents, officers, and employees from any claim, action or
12 proceedings, liability cost, including attorney's fees and costs against the City or
13 its agents, officers or employees, to attack, set aside, void or annul any approval of
14 the City, City Council, Planning Commission, or Community Development
15 Commission. The City shall promptly notify the applicant of any claim, action or
16 proceeding and should cooperate fully in the defense thereof.
- 17 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department
18 corrections and conditions, the property shall be developed substantially in
19 accordance with the applications and plans submitted.
- 20 3. That the existing business shall comply with all applicable City, County, State and
21 Federal codes and regulations, including Health and Safety, Fire, Building, Zoning,
22 and Business License.
- 23 4. That the property be maintained in a clean, neat, quiet, and orderly manner at all
24 times and comply with the property maintenance standards as set forth in Section 9-
25 3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
- 26 5. That this entitlement shall be subject to review for compliance with conditions of the
27 issuance at such intervals as the City Planning Commission shall deem appropriate.
- 28 6. That this entitlement 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.
7. The entitlement shall be valid for a term of 5 years. The Applicant must return to the
Planning Commission to obtain a renewal of the entitlement.
8. That the applicant be required to apply for new entitlements if any alteration,
modification or expansion would increase the floor area of the use.

- 1 9. That the operator shall obtain a City of Huntington Park Business License prior to
2 commencing business operations.
- 3 10. That the violation of the conditions of this entitlement may result in a citation or
4 revocation of the entitlement.
- 5 11. The coin operated games to be removed from the entry of the business and to be
6 relocated to another location in the establishment where it does not impede path of
7 travel for patrons and employees or removed altogether. Modifications to be
8 approved by the Planning Division.
- 9 12. That the applicant obtain and maintain a valid alcohol beverage license for the
10 general off-sale of beer, wine, and distilled spirits from the State Department of
11 Alcohol and Beverage Control (ABC) and should at any time the required license be
12 surrendered, revoked or suspended, said component of this Conditional Use Permit
13 shall become automatically null and void.
- 14 13. That no loitering or consumption of alcohol take place outside of the establishment or
15 in surrounding parking area(s) and that sign be posted in both English and Spanish
16 on the site prohibiting such activities. The number, design, location, size and text of
17 the signs shall be subject of Planning Division and Police Department review and
18 approval. This condition must be complied with prior to commencement of alcohol
19 sales.
- 20 14. That all signs on the site be installed in compliance with the City's sign regulations
21 and that approval be obtained through a Sign Design Review prior to installation.
- 22 15. That any exposed electrical wiring be properly contained per Building and Safety
23 Division requirements prior to issuance of a City Business License.
- 24 16. That all windows shall be coated with anti-graffiti film, as approved by the Planning
25 Division, prior to the issuance of the City Business License.
- 26 17. That all graffiti be removed from all exterior walls and/or surfaces prior to issuance of
27 a City Business License.
- 28 18. 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.
19. That the property comply with the City's Standards for Exterior Colors, Section 9-
3.103(3)(A) of the Huntington Park Municipal Code, prior to the issuance of the
Business License.
20. That the applicant complies 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

1 Angeles Regional Water Quality Board. This includes the SUSUMP requirements
2 when applicable.

3 21. That the applicant maintains all noise levels in compliance with the City of Huntington
4 Park Noise Ordinance.

5 22. That there shall be no parking of delivery vehicles in the alley adjacent to the
6 business.

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

12 24. That should the operation of this establishment be granted, deemed, conveyed,
13 transferred, or should a change in management or proprietorship occur at any time,
14 this Conditional Use Permit shall be null and void.

15 25. That all of the conditions be complied with prior to the issuance of a Business
16 License.

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

20 27. That the Applicant/Property Owner agree in writing to the above conditions.

21 **CODE ENFORCEMENT**

22 28. Property maintained as identified in Section 3 subsection 3, kept clean, neat, quiet
23 and orderly manner at all times and comply with the property maintenance standards
24 as set forth in the Huntington Park Municipal Code Section 8-9.02.1.

25 29. No window coverings to exceed 25% of a window without permits.

26 30. Graffiti on property must be removed immediately, if painted is required, planning
27 approval must be given if any color is used other than anything approved at the time
28 of plan review.

31. No loitering in parking lot or outside business up to parcel limits.

32. No overnight parking of vehicles.

33. Use of graffiti film used on all windows.

34. Removal of paint or other materials covering 100 percent of the windows.

1 35.No window covering over 25 percent without prior approval.

2 36.Ensure exterior lighting is placed on timers to allow storefront to be visible for
3 emergency services.

4 **POLICE DEPARTMENT**

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

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

14 39.The permittee shall not allow employees to discard trash or beer bottles into the
15 outside dumpster between the hours of 8 p.m. and 7 a.m. per section 9-3.507 HPMC

16 40.Current occupancy loads shall be posted at all times.

17 41.The posting of flyers, and/or placards, or cards on windshields or similar literature,
18 advertising entertainment activities at the business including promotional events,
19 shall be strictly prohibited within the City of Huntington Park per HPMC sections 5-
20 1.02, 5-1.03, & 5-1.02.1. Violation of this condition shall be cause for the City Council
21 to take punitive action against the permittee, including revocation, suspension, or
22 modification of this permit.

23 42.The permittee shall maintain full compliance with all applicable laws, ABC laws,
24 ordinances, and stated conditions. In the event of a conflict between the
25 requirements of this permit, your conditional use permit, or your Alcoholic Beverage
26 Control license, the more stringent regulation shall apply.

27 43.The permittee shall be responsible for installing and maintaining a video surveillance
28 system that monitors no less than the front and rear of the business, with full view of
the public right-of-ways, and any parking lot under the control of the permittee.
These cameras shall record video for a minimum of 30 days and the recordings will
be made available to the Huntington Park Police Department.

44.The surrounding area (exterior & parking lot) shall be illuminated in order to make
easily discernible the appearance and conduct of all person on or about the property.

SECTION 3: 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

1 appealed to the City Council. The decision of the Planning Commission shall be stayed
2 until final determination of the appeal has been effected by the City Council.

3
4 **SECTION 4:** The Secretary of the Planning Commission shall certify to the adoption
5 of this resolution and a copy thereof shall be filed with the City Clerk.

6
7
8
9 **PASSED, APPROVED, AND ADOPTED** this 13th of December, 2023 by the
10 following vote:

11 AYES:

12 NOES:

13 ABSENT:

14 ABSTAIN:

15 HUNTINGTON PARK PLANNING COMMISSION

16
17
18 _____
19 Jonathan Sanabria, Chairperson

20 ATTEST:

21
22
23 _____
24 Steve Forster, Secretary

RESOLUTION NO. 1663

EXHIBIT B

CASE NO. 2023-06 CUPTR

1 SECTION 2: The Planning Commission hereby makes the following findings in
2 connection with Conditional Use Permit No. 1663:

3 (A) That the Conditional Use Permit applied for are authorized by the provisions of
4 the Huntington Park Municipal Code;

5 (B) That the granting of such Conditional Use Permit will not adversely affect the
6 established character of the surrounding neighborhood or be injurious to the property or
7 improvements in such vicinity and zone in which the property is located; and

8 (C) That the granting of such Conditional Use Permit will not adversely affect the
9 Master or General Plan of this City; and

10 (D) That the establishment, maintenance or conducting of the use for which the
11 Conditional Use Permit is sought will not, under the particular case, be detrimental to the persons
12 residing or working in the neighborhood of such use; and will not, under the circumstances of the
13 particular case, be detrimental to the public welfare or injurious to the property or improvements
14 in the neighborhood.
15
16

17 SECTION 3: The Planning Commission hereby grants Conditional Use Permit No. 1663
18 subject to the execution and fulfillment of the following conditions:

- 19
- 20 1. Except as set forth in subsequent conditions, all inclusive, and subject to Department
21 corrections and conditions, the property shall be developed substantially in accordance with
22 the application, Environmental Assessment and plans submitted and marked Exhibits "C",
23 "D" and "E".
 - 24 2. That the applicant shall comply with all applicable codes, laws, rules and regulations
25 including Health and Safety, Building, Fire, Sign, Zoning and Business License Regulations
26 of the City of Huntington Park.
 - 27 3. That the property be maintained in a clean, neat, quiet, and orderly manner at all times and
28 comply with the property maintenance standards as set forth in the Huntington Park
Municipal Code Section 8-9.02.1.
 4. That this entitlement shall expire in the event it is not exercised within one (1) year from the
date of approval.

//

- 1 5. That any violation of the conditions of this entitlement may result in a citation or revocation
2 of the entitlement.
- 3 6. That the applicant be required to apply for a new Conditional Use Permit if any alteration,
4 modification, or expansion would add to the existing premises.
- 5 7. That the entitlement shall be subject to review for compliance with conditions of issuance at
6 such intervals as the Planning Commission shall deem appropriate.
- 7 8. That should the operation of this establishment be granted, deeded, conveyed, transferred, or
8 should a change in management or proprietorship occur at any time, this Conditional Use
9 Permit shall be reviewed.
- 10 9. That should, at any time, the Alcoholic Beverage License issued to the applicant by the State
11 of California Department of Alcoholic Beverage Control be surrendered, this Conditional
12 Use Permit shall automatically become null and void for alcohol sales.
- 13 10. That where coin operated games are located along one side of an aisle, such aisle shall be a
14 minimum of 66 inches in width and shall be unobstructed. Where games are located on both
15 sides of any aisle, the aisle shall not be less than 90 inches in width and shall be
16 unobstructed.
- 17 11. That the applicant provide decorative exterior lighting, and that such lighting provide an
18 upward flood effect onto the building facade as approved by the Planning Department.
- 19 12. That the entitlement may be subject to additional conditions after its original issuance. Such
20 conditions shall be imposed by the City Planning Commission as deemed appropriate to
21 address problems of land use compatibility, noise, security, and crime control.
- 22 13. The Community Development Director is authorized to make minor modification to the
23 approved preliminary plans or any of the conditions if such modification shall achieve
24 substantially the same results as would strict compliance with said plans and conditions.
- 25 14. That if the business ceases to be a bona fide eating establishment as defined under the
26 Huntington Park Municipal Code Section 9-3.1703(b)(4), then this Conditional Use Permit
27 for alcohol sales shall be null and void.
- 28 15. That the applicant and/or owner agree in writing to the above conditions.

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

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

PASSED, APPROVED, AND ADOPTED this 18th day of November

1998 by the following vote:

AYES: Commissioners Lopez, Bravo, Gomez Mears

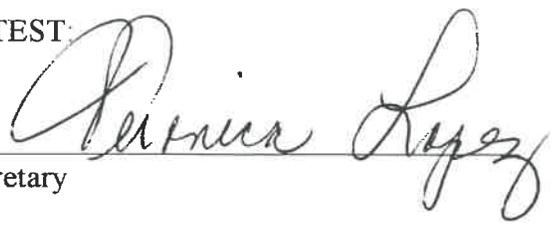
NOES: None

ABSENT: Commissioner Palos

HUNTINGTON PARK PLANNING COMMISSION


Chairman

ATTEST:


Secretary

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SITE PLAN

EXHIBIT C

CASE NO. CUPTR 2023-06

Site Plan

2661 E. Florence Avenue, Suite D



Google Earth

E Florence Ave

200 ft



Ave

Seville Ave

Rita Ave

FLOOR PLAN

EXHIBIT D

CASE NO. 2023-06 CUPTR

CUP TRANSFER APPLICATION PACKET

EXHIBIT E

CASE NO. 2023-06 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: 10/19/2023 File No.: CUPTR 2023-06 Fee/Receipt No.: \$ 316.00 Initials: JM

PROJECT INFORMATION

Project Address: 2661 E. Florence Ave, STE D, Huntington Park, CA 90255
 General Location: Florence Ave and Rita Ave
 Assessor's Parcel Number (APN): 6322025047

APPLICANT'S INFORMATION

Applicant: XZAO Tsing Huang
 Mailing Address: 2661 E. Florence Ave, STE D, Huntington Park, CA 90255
 Phone 1: 626-660-9879 Phone 2: 626-698-8000 Email: Kingbuffet167@gmail.com
Kingbuffet167@gmail.com

PROPERTY OWNER'S INFORMATION

Property Owner: Jim Watson
 Mailing Address: P.O. Box 610 Seal Beach, CA 90740
 Phone 1: (562) 505-0490 Phone 2: _____ Email: rmccone@jrwatson.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, it is been functioning in this capacity since we've been here from 2003 to present today.

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

No adverse effects to the adjacent buildings uses or structural. King's Buffet restaurant has been since 2003 without any problems with neighbors.

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 Changes to floor plan or operations

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 17/18/23

Xzao Bing Huang

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 10/18/23

Robert McElone

Print Name



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: DECEMBER 13, 2023

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: STEVE FORSTER, COMMUNITY DEVELOPMENT DIRECTOR

FROM: LEMESSIS QUINTERO, ASSOCIATE PLANNER

SUBJECT: **CONDITIONAL USE PERMIT CASE NO. 2023-10**

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A TYPE 20 (BEER AND WINE) ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE IN CONNECTION WITH A GROCERY STORE LOCATED AT 6025 MAYWOOD AVE WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.

APPLICANT: Sul Lee
6025 Maywood Avenue Suite 1
Huntington Park, CA 90255

PROPERTY OWNER: Hill Commercial Investments Inc

PROPERTY OWNER'S MAILING ADDRESS: 1051 N. Grove Street
Anaheim, CA 92806

PROJECT LOCATION: 6025 Maywood Ave

ASSESSOR'S PARCEL NUMBER: 6318-008-013

PREVIOUS USE: Grocery Store – Retail sale of groceries, beer, and wine

LOT SIZE: 42,305 Sq. Ft.

GENERAL PLAN: Manufacturing Planned Development

ZONE: Manufacturing Planned Development (MPD)

**SURROUNDING
ZONING AND LAND USES:**

North	Manufacturing Planned Development Current land use: Residential
East	Commercial General Current land use: Industrial
South	Manufacturing Planned Development Current land use: Industrial
West	City of Vernon

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

Pursuant to Municipal Code Section 9-4.203, a Grocery Store with the off-sale of alcoholic beverages is permitted in the Manufacturing Planned Development (MPD) Zone subject to the approval of a Conditional Use Permit by the Planning Commission.

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

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

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;
2. The proposed use is consistent with the General Plan;
3. The approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City’s Guidelines;
4. The design, location, size and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic or other conditions or

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

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

ENVIRONMENTAL REVIEW:

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

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

**PROJECT
BACKGROUND:**

The applicant, Sul Lee, is requesting approval of a Conditional Use Permit to allow a Type 20 (authorizes the sale of beer and wine for off-site consumption) Alcoholic Beverage Control license.

The subject site is located within the Manufacturing Planned Development (MPD) Zoning District, on the westerly side of Maywood Avenue between E 60th Street and E 60th Place. The site consists of four detached industrial buildings. The existing uses on the site consist of

a graphic design/ screen printing business, ironworks manufacturing/ welding and a sewing company.

The subject site is currently surrounded by legal non-conforming residential uses to the north and industrial uses to the east and south. The City of Vernon is located directly west of the subject site.

The existing grocery store tenant space is approximately 3,159 square feet.

The current zoning regulations in the Manufacturing Planned Development (MPD) Zone allow for the sale of alcoholic beverages for off-site consumption in relation to a grocery store subject to the approval of a Conditional Use Permit.

In 1991 the Planning Commission approved Resolution No. 1414 granting a Conditional Use Permit allowing the sale of beer and wine for off-site consumption in conjunction with a grocery store. Condition of Approval No. 8 in Resolution No. 1414 states *“that should the operation of this establishment be granted, deeded, conveyed, transferred, or should a change in proprietorship occur at any time, this conditional use permit shall automatically become null and void”*.

The applicant, Sul Lee is in the process of acquiring the existing business therefore taking ownership of the business. Due to the aforementioned condition of approval in Planning Commission Resolution No. 1414 the applicant is applying for a Conditional Use Permit for a Type 20 ABC license. After the Conditional Use Permit is approved, the applicant may continue the process of taking ownership of the existing business and apply for a City business license.

ANALYSIS:

Project Proposal

The existing store, *Mercado Central* offers a variety of household items and grocery items. The applicant proposes no changes to current business operations or any interior/ exterior modifications. The applicant, Sul Lee is in the process of taking ownership of the business and has contacted the State of California Alcoholic Beverage Control Department to transfer the existing Type 20 ABC license to her name.

Current Hours of Operation

Monday – Saturday
8:00 am – 7:00pm

Sunday Closed

Staff

1 part-time employee

Produces Sold

Soft drinks, milk, juice, water, prepackaged snacks, canned goods, dairy products, cleaning products, tobacco products, lottery items (Exhibit B).

Services

The business does not provide any services.

Tenant Improvements

No interior or exterior tenant improvements to the business are proposed.

Off-Street Parking & Loading

The existing business shares off-street parking with the other buildings on site. The business is required to provide one (1) off-street parking space for every 400 square feet of gross floor area. Therefore, the business is required to provide a total of eight (8) off-street parking spaces. The lease agreement provided by the applicant identifies the business is entitled to ten (10) parking spaces on site.

The approval of a Conditional Use Permit for a Type 20 ABC license will not require additional parking.

FINDINGS

Conditional Use Permit Findings

In granting a Conditional Use Permit to allow an ABC Type 20 license, the Planning Commission must make findings in connection with the Conditional Use Permit, as set forth in the Huntington Park Municipal Code. A Conditional Use Permit may be approved only if all the following findings are made:

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

the applicable provisions of this Code.

Finding: The proposed use of the sale of alcoholic beverages (beer and wine) for off-site consumption in relation to a grocery store is permitted in the Manufacturing Planned Development Zoning District with the approval of a Conditional Use Permit. The proposed sale of alcoholic beverages (beer and wine Type 20 ABC License) is an ancillary use to the primary use of a grocery store.

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

Finding: The General Plan Land Use designation of the subject site is Manufacturing Planned Development. Permitted uses in this designation include a wide range of manufacturing and processing uses, such as light manufacturing and food processing.

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

Goal 3.0 of the General Plan *“Provide for the revitalization of deteriorating land uses and properties.”*

The proposed use of off-sale beer and wine will be an accessory use to the grocery store and will offer a wider range of products to customers.

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

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

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

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

Finding: The proposed project site is located on a lot that measures approximately 42,305 square feet. The site contains existing industrial uses. Furthermore, no expansion or modifications to the existing building are proposed. The design, location, size and operating characteristics of the existing grocery store with alcohol sales is not expected to be detrimental to the public health, safety and welfare of the City.

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

Finding: The site is comprised of existing industrial buildings with current infrastructure in place. The proposed Type 20 ABC license will be complimentary and ancillary to the existing grocery store. Additionally, no physical expansion is proposed, therefore the intensity of the use will not be impacted. Furthermore, the sale of beer and wine will not result in the requirement of additional off-street parking.

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

Finding: The site is comprised of existing buildings with proper infrastructure in place. The proposed use of off-sale beer and wine will not significantly intensify public access, water, sanitation, and public utilities and services. The proposed use will not require changes to existing public utilities. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and services.

The proposed use of off-sale beer and wine will not significantly intensify public access, water, sanitation, and public utilities and services. The proposed use will not require changes to existing public utilities. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and services.

DEPARTMENT COMMENTS: The Conditional Use Permit application and plans were routed to City Departments; the conditions of approval reflect input and requirements from the City Departments. Conditions of approval have been included in the attached Planning Commission Resolution (Exhibit A).

PUBLIC NOTICE: Public hearing notices were mailed on 11/30/2023, as of the date of this public hearing Staff has not received any public comment.

RECOMMENDATION: That the Planning Commission conduct a public hearing, consider all public testimony, and **adopt** PC Resolution No. 2023-10 CUP, subject to the proposed conditions of approval and/or additional conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING DIVISION

1. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney’s fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, or Planning Commission. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. The proposed project shall comply with all applicable federal, state, and local agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.
4. The property be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. That the operator shall file and maintain their City of Huntington Park Business License prior to commencing business operations.
6. The applicant/ operator shall obtain all required approval/ permits from local, state, and federal agencies.
7. That this entitlement shall be subject to review for compliance with conditions of approval. Reviews shall be conducted at intervals deemed appropriate by the City Planning Commission.
8. That the applicant comply with all State Department of Alcoholic Beverage Control (ABC) requirements, including but not limited to alcohol sales hours, and should any license or permits, issued by the State Department of Alcoholic Beverage Control (ABC), be surrendered or revoked, the Conditional Use Permit shall automatically become null and void.
9. 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.
10. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
11. That this entitlement may be subject to additional conditions after its original issuance, upon a duly noticed public hearing item. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
12. The applicant shall provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of Occupancy.

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13. Any proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.
14. The applicant shall be subject to any fees and requirements from the California Department of Fish and Wildlife, as stated in the CEQA Environmental Document Filing fee schedule. Including any applicable filing fees for CEQA notice of exemptions.
15. Pursuant to HPMC Sec. 9-2.1109, this entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
16. If the use ceases to operate for a period of six (6) months, the entitlement shall be null and void.
17. That the Applicant shall comply with all applicable property development standards including, but not limited to, outdoor storage, fumes and vapors, property maintenance, and noise.
18. 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.
19. The business hours of operation shall be limited to Monday through Saturday from 8:00am to 7:00pm. Closed on Sundays.
20. The business must operate as a grocery store, and alcohol sales shall be ancillary to the sale of groceries and household items. The retail display area for alcoholic beverages for off-premises consumption shall be limited to the areas identified on the approved floor plan. Any expansion will require the review and approval of the Planning Commission.
21. The property owner/business operator shall not conduct any off-site deliveries of alcoholic beverages.
22. The property owner/business operator shall install a scanner capable of reading the information contained in the magnetic strip of any California Driver's License or Identification Card to confirm the age of the customer, or similar system as approved by the Director of Community Development. This device shall be used by the cashier to check the identification of all individuals who appear to be younger than 35 years of age.

23. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
24. The on-site trash enclosure must contain a lock and remain closed and secured. The applicant must remain in good standing and have an active account with the City's authorized vendor.
25. No outside storage shall be permitted on the subject site.
26. All vehicles related to the operation of the business including loading and off-loading of merchandise/ products related to the business shall not occur in the public right of way.
27. The unpermitted patio cover attached to the rear of the building must be removed prior to business license issuance.
28. No payphones shall be allowed on the subject site.
29. A minor development permit application shall be submitted for any proposed tenant improvements.
30. A sign design review application shall be submitted prior to installing signs. Including but not limited to wall signs, window signs and temporary banners. Temporary banners are permitted pursuant to a Temporary Sign Permit Application.
31. All unpermitted signage including banners shall be removed.
32. No outdoor vending machines shall be permitted on site. Any existing outdoor vending machines shall be removed prior to issuance of business license. Pursuant to HPMC Sec. 9-1.203 "Vending machine" means an automated mechanical/electronic device that is designed to dispense items (e.g., food, stamps, novelties, etc.) or services (e.g., shoe shine, telephone, television viewing, etc.) to the general public when currency, tokens or electronic cards are inserted into the machine.
33. All abandoned signs must be removed and any holes, glue, or discolored paint from previous signs must be repaired to match the building or background exterior.
34. That no loitering or consumption of alcohol shall take place outside the existing establishment or the parking area and that signs be posted on the site prohibiting such activities. The number, design, location and text of the signs shall be subject to Planning Division and Police Department approval.

35. That all merchandise, products, and goods pertaining to the business be maintained within the building at all time and shall not be located on the sidewalk area or outside of the building.
36. That the business owner (Applicant) and property owner agree in writing to the above conditions.

BUILDING AND SAFETY

37. All entrances and exits shall remain unlocked, in the closed position, and completely unobstructed at all times including during business hours. Above all entrances, on the interior side, shall read “This door to remain unlocked during business hours.”
38. There shall be at least two (2) class ABC fire extinguishers, one near the front entrance and one near the rear exit. Fire extinguishers shall bear an up to date fire department inspection tag that indicates the date that the fire extinguisher was inspected.
39. Submit a demolition permit application for the unpermitted patio cover at the rear of the building, currently serving as a temporary storage location. The patio cover must be removed prior to business license issuance.
40. If there are proposed tenant improvements or alterations of the existing building or floor plan, the applicant shall submit full tenant improvement plans to the building and safety department. If unpermitted work is discovered, the work shall be permitted through submittal of tenant improvement plans and issuance of a building permit.
41. Plans submitted for improvements or alterations shall be completed by a registered design professional, such as a licensed architect or registered professional engineer. All plan sheets shall be stamped and signed by the registered design professional.
42. All improvements, alterations, and additions shall follow the 2022 California Building Code and all associated codes within the 2022 code cycle. If unpermitted work is discovered, the work must comply with the current building code requirements, which may require additional work to ensure code compliance.
43. Improvements within existing buildings shall be required to comply with disabled access requirements outlined in chapter 11B of the 2022 California Building Code. Some alterations may “Trigger” full compliance with accessibility features outlined in chapter 11B-202 of the 2022 CBC.
44. Improvements may be subject to path of travel and site arrival point requirements outlined in chapter 11-B of the 2022 CBC, pertaining to parking spaces and building entrances.
45. All work, if any, is to be completed by a licensed contractor.

PUBLIC WORKS

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

CODE ENFORCEMENT

47. Property must be kept clean of trash and building kept clean of graffiti on building and parking lot areas.
48. Outside storage is prohibited within public view and/or within on-site parking areas.
49. 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.
50. No loitering and no trespassing signs shall be posted around the perimeter of the building in compliance with Section 602(o) the California Penal Code.
51. The applicant shall provide routine maintenance to eliminate any trash or litter around the perimeter of the property.
52. That all future temporary or permanent signage shall be approved by the City prior to installation, pursuant to the Huntington Park Municipal Code.

POLICE DEPARTMENT

53. The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the Planning Commission. Any change in the operation, which exceeds the conditions of the approved permit, will require that a new permit application be submitted to the Planning Commission for their review and approval.
54. Noise emanating from the permittee's premises shall not be audible 50 feet or more from the property line of the premises. The permittee shall be responsible for determining how to best meet this requirement, either by keeping doors and windows closed.
55. Current occupancy loads shall be posted at all times.
56. The permittee shall be responsible for installing and maintaining a video surveillance system that monitors no less than the front and rear of the business, with full view of the public right-of-ways, and any parking lot under the control of the permittee. These cameras shall record video and have the capacity to store the video for a minimum of 30 days.
57. The surrounding area (exterior & parking lot) shall be illuminated during business hours, in order to make easily discernible the appearance and conduct of all people on or about the property.

58. Address should be clearly marked to the front and rear of structure.
59. Any graffiti painted or marked upon the premises, under the control of the permittee shall be removed or painted over within a reasonable amount of time not to exceed 7 calendar days.

ALCOHOLIC BEVERAGES

60. The applicant shall comply, at all times, with all regulations and conditions of approval prescribed by the California Department of Alcoholic Beverage Control (ABC) for the on-site sale of alcoholic beverages for off-site consumption (Type 20 license)
61. It shall be unlawful for any person who appears to be intoxicated or under the influence of any drug, chemical or substance to enter or remain on the applicant's premises, at any time, as set forth in Section 25602(a) of the Business and Professions Code.
62. Wine shall not be sold in bottles or containers smaller than 750 ml unless sold in manufacturer's pre-packaged multi-unit quantities.
63. Single sales of distilled spirits in containers smaller than 375 ml is prohibited. Sales of distilled spirits of any container size sold in pre-packed, multi-unit quantities are not prohibited.
64. Beer, malt beverages or wine cooler products, regardless of container size, must be sold in manufacturer pre-packaged multi-unit quantities.
65. The sale of alcohol for on-site consumption is prohibited. No alcoholic beverages shall be consumed on any portion of the licensed premises or any portion adjacent, thereto which is under the control of the licensee.
66. The sale of beer and wine shall be in accordance with the provisions of a Type 20 License issued by ABC. Failure to comply with the California Department of Alcoholic Beverage Control rules and regulations will be grounds for revocation of the entitlements for alcohol sales.

LOS ANGELES COUNTY FIRE DEPARTMENT

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

PLANNING DIVISION SPECIAL CONDITIONS

68. If the operation of this establishment be granted, deed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall become null and void.

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69. This Conditional Use Permit shall be valid for a term of 5 years. At the end of the 5-year term, the applicant must submit for a new Conditional Use Permit.

EXHIBITS:

- A. PC Resolution No. 2023-10 CUP
- B. Conditional Use Permit Application & Business Description
- C. Project Plans
- D. Resolution No. 1414
- E. Vicinity Map
- F. Zoning Map
- G. Notice of Exemption

PC RESOLUTION NO. 2023-10 CUP

EXHIBIT A

CASE NO. 2023-10 CUP

1 **PC RESOLUTION NO. 2023-10 CUP**

2 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON**
3 **PARK, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO**
4 **ALLOW A TYPE 20 (BEER AND WINE) ALCOHOLIC BEVERAGE CONTROL (ABC)**
5 **LICENSE IN CONNECTION WITH A GROCERY STORE LOCATED AT 6025**
6 **MAYWOOD AVENUE WITHIN THE MANUFACTURING PLANNED DEVELOPMENT**
7 **(MPD) ZONE.**

8 **WHEREAS**, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington
9 Park, California on Wednesday, December 13, 2023 at 6:30 p.m. pursuant to the notice
10 published and posted as required by law in accordance with the provisions of the
11 Huntington Park Municipal Code, upon an application from Sul Lee, requesting approval
12 of a Conditional Use Permit to allow a Type 20 (Beer and Wine) Alcoholic Beverage
13 Control (ABC) license in connection with a Grocery Store within an existing building at
14 6025 Maywood Ave, within the Manufacturing Planned Development (MPD) Zone,
15 described as:

16 Assessor's Parcel No. 6318-008-013, City of Huntington Park, County of Los
17 Angeles; and

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

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

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

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

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

SECTION 1: Based on the evidence within staff report and the Environmental

1 Assessment Questionnaire, the Planning Commission adopts the findings in said
2 Questionnaire and determines that the project, as proposed, will have no significant
3 adverse effect on the environment and adopts an Environmental Categorical Exemption
4 (CEQA Guidelines, Article 19, Section 15301, Existing Facilities).

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

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

10 ***The proposed use of the sale of alcoholic beverages (beer and wine) for off-***
11 ***site consumption in relation to a grocery store is permitted in the***
12 ***Manufacturing Planned Development Zoning District with the approval of a***
13 ***Conditional Use Permit. The proposed sale of alcoholic beverages (beer and***
14 ***wine Type 20 ABC License) is an ancillary use to the primary use of a***
15 ***grocery store.***

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

17 ***The General Plan Land Use designation of the subject site is Manufacturing***
18 ***Planned Development. Permitted uses in this designation include a wide***
19 ***range of manufacturing and processing uses, such as light manufacturing***
20 ***and food processing.***

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

23 ***Goal 3.0 of the General Plan “Provide for the revitalization of deteriorating***
24 ***land uses and properties.”***

25 ***The proposed use of off-sale beer and wine will be an accessory use to the***
26 ***grocery store and will offer a wider range of products to customers.***

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

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

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

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

20 ***The proposed project site is located on a lot that measures approximately***
21 ***42,305 square feet. The site contains existing industrial uses. Furthermore, no***
22 ***expansion or modifications to the existing building are proposed. The design,***
23 ***location, size and operating characteristics of the existing grocery store with***
24 ***alcohol sales is not expected to be detrimental to the public health, safety***
25 ***and welfare of the City.***

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

28 ***The site is comprised of existing industrial buildings with current***
 infrastructure in place. The proposed Type 20 ABC license will be

1 *complimentary and ancillary to the existing grocery store. Additionally, no*
2 *physical expansion is proposed, therefore the intensity of the use will not be*
3 *impacted. Furthermore, the sale of beer and wine will not result in the*
4 *requirement of additional off-street parking.*

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

8 *The site is comprised of existing buildings with proper infrastructure in place.*
9 *The proposed use of off-sale beer and wine will not significantly intensify*
10 *public access, water, sanitation, and public utilities and services. The*
11 *proposed use will not require changes to existing public utilities. In addition,*
12 *the proposed project would not impede the accessibility to public access,*
13 *water, sanitation, or other public utilities and services.*

14 *The proposed use of off-sale beer and wine will not significantly intensify*
15 *public access, water, sanitation, and public utilities and services. The*
16 *proposed use will not require changes to existing public utilities. In addition,*
17 *the proposed project would not impede the accessibility to public access,*
18 *water, sanitation, or other public utilities and services.*

19 **SECTION 3:** The Planning Commission hereby approves Resolution No. 2023-10
20 CUP, subject to the execution and fulfillment of the following conditions:

21 **CONDITIONS OF APPROVAL:**
22 **PLANNING DIVISION**

- 23 1. That the applicant/property owner and each successor in interest to the property
24 which is the subject of this project shall defend, indemnify and hold harmless the City
25 of 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
28 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.

- 1 3. The proposed project shall comply with all applicable federal, state, and local agency
2 codes, laws, rules, and regulations, including Health, Building and Safety, Fire,
3 Zoning, and Business License Regulations of the City of Huntington Park.
- 4 4. The property be developed and maintained in a clean, neat, quiet, and orderly
5 manner at all times and comply with the property maintenance standards as set forth
6 in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
- 7 5. That the operator shall file and maintain their City of Huntington Park Business
8 License prior to commencing business operations.
- 9 6. The applicant/ operator shall obtain all required approval/ permits from local, state,
10 and federal agencies.
- 11 7. That this entitlement shall be subject to review for compliance with conditions of
12 approval. Reviews shall be conducted at intervals deemed appropriate by the City
13 Planning Commission.
- 14 8. That the applicant comply with all State Department of Alcoholic Beverage Control
15 (ABC) requirements, including but not limited to alcohol sales hours, and should any
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17 (ABC), be surrendered or revoked, the Conditional Use Permit shall automatically
18 become null and void.
- 19 9. That the applicant be required to apply for a new entitlement if any alteration,
20 modification, or expansion would increase the existing floor area of the
21 establishment.
- 22 10. That the violation of any of the conditions of this entitlement may result in a citation(s)
23 and/or the revocation of the entitlement.
- 24 11. That this entitlement may be subject to additional conditions after its original
25 issuance, upon a duly noticed public hearing item. Such conditions shall be imposed
26 by the City Planning Commission as deemed appropriate to address problems of land
27 use compatibility, operations, aesthetics, security, noise, safety, crime control, or to
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street and/or adjacent properties. Such shielding/enclosure of facilities shall be of
compatible design related to the building structure for which such facilities are
intended to serve and shall be installed prior to final building inspection.

- 1 14. The applicant shall be subject to any fees and requirements from the California
2 Department of Fish and Wildlife, as stated in the CEQA Environmental Document
3 Filing fee schedule. Including any applicable filing fees for CEQA notice of
4 exemptions.
- 5 15. Pursuant to HPMC Sec. 9-2.1109, this entitlement shall expire in the event it is not
6 exercised within one (1) year from the date of approval, unless an extension has
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14 to the approved preliminary plans or any of the conditions if such modifications shall
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- 17 19. The business hours of operation shall be limited to Monday through Saturday from
18 8:00am to 7:00pm. Closed on Sundays.
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20 the sale of groceries and household items. The retail display area for alcoholic
21 beverages for off-premises consumption shall be limited to the areas identified on the
22 approved floor plan. Any expansion will require the review and approval of the
23 Planning Commission.
- 24 21. The property owner/business operator shall not conduct any off-site deliveries of
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- 26 22. The property owner/business operator shall install a scanner capable of reading the
27 information contained in the magnetic strip of any California Driver's License or
28 Identification Card to confirm the age of the customer, or similar system as approved
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to check the identification of all individuals who appear to be younger than 35 years
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- 23 23. There shall be no exterior advertising or sign of any kind or type, including advertising
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applicant must remain in good standing and have an active account with the City's
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- 4 way.
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- 26 Planning Division and Police Department approval.
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- of the building.
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- conditions.

BUILDING AND SAFETY

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2 entrance and one near the rear exit. Fire extinguishers shall bear an up to date fire
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PUBLIC WORKS

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

CODE ENFORCEMENT

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48. Outside storage is prohibited within public view and/or within on-site parking areas.
49. 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.
50. No loitering and no trespassing signs shall be posted around the perimeter of the
building in compliance with Section 602(o) the California Penal Code.

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51. The applicant shall provide routine maintenance to eliminate any trash or litter around the perimeter of the property.
 52. That all future temporary or permanent signage shall be approved by the City prior to installation, pursuant to the Huntington Park Municipal Code.

5 **POLICE DEPARTMENT**

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

23 **ALCOHOLIC BEVERAGES**

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60. The applicant shall comply, at all times, with all regulations and conditions of approval prescribed by the California Department of Alcoholic Beverage Control (ABC) for the on-site sale of alcoholic beverages for off-site consumption (Type 20 license)
 61. It shall be unlawful for any person who appears to be intoxicated or under the influence of any drug, chemical or substance to enter or remain on the applicant's premises, at any time, as set forth in Section 25602(a) of the Business and Professions Code.

- 1 62. Wine shall not be sold in bottles or containers smaller than 750 ml unless sold in
2 manufacturer's pre-packaged multi-unit quantities.
- 3 63. Single sales of distilled spirits in containers smaller than 375 ml is prohibited. Sales of
4 distilled spirits of any container size sold in pre-packed, multi-unit quantities are not
5 prohibited.
- 6 64. Beer, malt beverages or wine cooler products, regardless of container size, must be
7 sold in manufacturer pre-packaged multi-unit quantities.
- 8 65. The sale of alcohol for on-site consumption is prohibited. No alcoholic beverages
9 shall be consumed on any portion of the licensed premises or any portion adjacent,
10 thereto which is under the control of the licensee.
- 11 66. The sale of beer and wine shall be in accordance with the provisions of a Type 20
12 License issued by ABC. Failure to comply with the California Department of Alcoholic
13 Beverage Control rules and regulations will be grounds for revocation of the
14 entitlements for alcohol sales.

15 **LOS ANGELES COUNTY FIRE DEPARTMENT**

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

18 **PLANNING DIVISION SPECIAL CONDITIONS**

- 19 68. If the operation of this establishment be granted, deed, conveyed, transferred, or
20 should a change in management or proprietorship occur at any time, this Conditional
21 Use Permit shall become null and void.
- 22 69. This Conditional Use Permit shall be valid for a term of 5 years. At the end of the 5-
23 year term, the applicant must submit for a new Conditional Use Permit.

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

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

PASSED, APPROVED, AND ADOPTED this 13th of December, 2023 by the
following vote:

AYES:

NOES:

1 ABSENT:

2 ABSTAIN:

3 HUNTINGTON PARK PLANNING COMMISSION

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Jonathan Sanabria, Chairperson

8 ATTEST:

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12 Steve Forster, Secretary

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**CONDITIONAL USE PERMIT APPLICATION,
ENVIRONMENTAL INFORMATION FORM AND
BUSINESS DESCRIPTION**

EXHIBIT B

CASE NO. 2023-10 CUP



City of

HUNTINGTON PARK california

COMMUNITY DEVELOPMENT DEPARTMENT

6550 MILES AVENUE

HUNTINGTON PARK, CA 90255

TEL: (323) 584-6210 FAX: (323) 584-6244

CONDITIONAL USE PERMIT (CUP) APPLICATION GUIDELINES

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

I. Preliminary Review

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

II. Complete CUP Package

Materials necessary to process a CUP include:

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

How is the application processed?

Conditional Use Permits are approved based upon the discretion (subject to appeal) of the Planning Commission. Upon the submittal of the above mentioned materials and payment of fees, the proposal will be given a case number (i.e. 2023-01 CUP). The application is formally reviewed by Staff within 30 days. The applicant will be notified, in writing, of any required corrections and/ or if additional information is required. Once the application is deemed "complete" it will be scheduled for the earliest appropriate Planning Commission meeting. The processing includes the notification of all property owners within 300 feet of the site, a notice of the request advertised in a newspaper of general circulation and the preparation of a staff report (subject to environmental analysis and findings as required by the California Environmental Quality Act) for the Planning Commission.

It is recommended that the applicant, property owner, and/or representative attend(s) the meeting, and be prepared to answer questions and present evidence supporting the requested CUP. In order for the Planning Commission to approve a request for a CUP, the Commission must find that based upon the information contained in the application and the testimony given at the public hearing, the following findings apply:

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

The Planning Commission is interested in hearing all views concerning the proposed CUP, and how it applies to the required findings. It is suggested that the applicant prepare themselves to answer questions pertaining to the required findings during the public hearing.

A staff report will be available at the Community Development Department public counter on the Monday before the Planning Commission meeting. A copy of the report will also be provided to the applicant prior to the meeting.

What happens after the Planning Commission's decision?

After publicly discussing the case, the Planning Commission may approve, deny, or continue the case to a later meeting for further study.

It is important to know that if an application is approved, it does not become final until fifteen (15) days after the date of approval. During this time an appeal may be filed by the applicant or anyone requesting that the City Council reverse or modify the decision of the Planning Commission. An appeal may be filed and paid for at the City Clerk's Office in City Hall. The appeal will then be scheduled to be heard by the City Council which may affirm, modify or overturn the Planning Commission action.

What are "conditions" of approval?

If the application is approved, the CUP may contain certain conditions affecting the proposed use/development. The Planning Division recommends conditions to the Planning Commission for the mitigation and/or improvement of the individual circumstances to ensure the compatibility of the use with surrounding land uses.

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

**Attachments: Conditional Use Permit Application
Environmental Checklist Form
Radius Map Guidelines**

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

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

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

1. Describe how the proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of the Zoning Code site for this proposed use is adequate in size and shape.

Follow city requires. City's guidelines i
retail sales activities do not occupy more than 25% of
the gross floor area. All products offered for retail sales
are assembled, manufactured or warehoused on the premises, and
no impacts shall result from the availability of off-street
parking

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

Followed what city required and is consistent with
General plan, which are land use, circulation,
housing, conservation, open space, noise, safety

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

Landlord followed all the checklists of CEQA and City Guidelines.

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

This building is for small grocery market that will not bother any neighbors (most are manufacture buildings), not making any noise and not bothering traffics, etc.

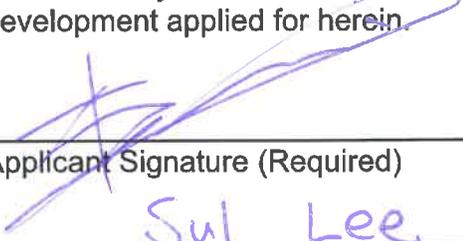
5. Describe how the subject site is physically suitable for the type and density/intensity of use being proposed.

With large parking spaces, all the people can visit, use conveniently.

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

Property kept in a neat and orderly manner at all times.

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.



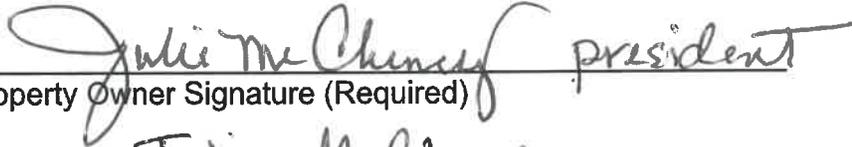
Applicant Signature (Required)

Date 9/12/23

Sul Lee

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 9/26/23

Julie McCune

Print Name



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

ENVIRONMENTAL INFORMATION FORM

FOR OFFICE USE ONLY

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

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

Name: Sul Lee

Address: 6025 Maywood Ave. Ste # 1 Huntington Park, CA 90255

Telephone: 323 - 583 - 6021 Fax: _____

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

Name: Sul Lee

Address: _____

Telephone: _____ Fax: _____

3. **Address of project:** 6025 Maywood Ave. Ste 1, Huntington Park, CA 90255

4. **Assessor's Parcel Number (APN):** 6318 - 008 - 013

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

CUP

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

ABC, health

7. **Existing Zone:** MPD

8. **Proposed use of site:** Grocery Market

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

101" X 424"

10. **Project size:**

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

Total square footage of structure(s): 26' X 88' 0.97 acres.

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

Existing: 2 floors in this building

Proposed: Market is only for 1st floor.

12. **Parking:**

Amount required: 10

Amount provided: 10 parking spaces

13. **Anticipated time scheduling of project:** 0-1 month.

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

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

no residential

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

Grocery Market. 1-2 Employment
8am - 7pm Mon - Sat

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

N/A

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

N/A

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

A) Potentially Significant Impact

B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

a. Affect a scenic vista?

D

b. Have a demonstrable negative aesthetic effect?

D

c. Create light or glare?

D

AIR QUALITY

20. Would the proposed project:

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

D

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

D

c. Create objectionable odors?

D

BIOLOGICAL RESOURCES

21. Would the proposed project:

- a. Remove of any existing trees or landscaping?

D

CULTURAL RESOURCES:

22. Would the proposed project:

- a. Affect historical resources?

D

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

D

GEOLOGY AND SOILS

23. Would the proposed project:

- a. Result in erosion, changes in topography or unstable soil conditions from excavation, grading or fill?

D

- b. Be located on expansive soils?

D

- c. Result in unique geologic or physical features?

D

HAZARDS

24. Would the proposed project:

- a. Create a risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?

D

- b. The use or disposal of potentially hazardous materials (i.e. toxic or flammable substances)?

D

- c. The creation of any health hazard or potential health hazard?

D

- d. Exposure of people to existing sources of potential health hazards?

D

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

- a. Change water drainage patterns?

D

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

D

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

LAND USE AND PLANNING

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

MINERAL AND ENERGY RESOURCES

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

NOISE

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

POPULATION AND HOUSING

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

PUBLIC SERVICES

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

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

RECREATION

31. Would the proposed project:

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

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

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

UTILITIES AND SERVICE SYSTEMS

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

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

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

Grocery Market

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

Grocery Market 26' x 88'

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


Applicant (Signature)

9/13/23
Date



City of

HUNTINGTON PARK california

COMMUNITY DEVELOPMENT DEPARTMENT

6550 MILES AVENUE

HUNTINGTON PARK, CA 90255

TEL: (323) 584-6210 FAX: (323) 584-6244

PUBLIC NOTICE RADIUS MAP GUIDELINES

The radius map, ownership list and mailing labels are for the purpose of providing public notice of a proposed project to properties within a 300 foot radius from the subject property.

When submitting an application for a **Conditional Use Permit, Development Permit, Variance, and/or Tentative Parcel Map**, the applicant must include a radius map, mailing labels, and a list of all the property owners within a 300 foot radius from the subject property as required by **State Law and the Huntington Park Municipal Code**. The guidelines for preparation of these items are as follows:

- A) An original and one (1) copy of a **Radius Map** (300 foot radius from property), showing all the ownership lines. The map must also contain a key to an ownership list (see attached example). The ownership information can be obtained from the County Assessor's Office.

Los Angeles County
Assessor's Office
South El Monte
1441 Santa Anita Avenue
South El Monte, CA
(818) 350-4695

Los Angeles County
Assessor's Office
County Hall of Administration
Room 205
500 West Temple Street
Los Angeles, CA
(213) 974-3211

- B) One (1) ownership list from the latest Assessor's records, of properties within a 300 foot radius from the subject property. On the map, each property within the 300 foot radius must be referenced to the ownership list by number. (See attached example)
- C) Two (2) sets of addressed, self-adhesive, gummed labels. Use Avery Mailing Labels No. AVY 5162, AVY 5351 or AVY 5375 (1" x 3" in size, see attached example).
- D) Sign and date the attached affidavit (see Attachment B), verifying that the information on the radius map ownership is accurate.



City of

HUNTINGTON PARK california

COMMUNITY DEVELOPMENT DEPARTMENT

6550 MILES AVENUE

HUNTINGTON PARK, CA 90255

TEL: (323) 584-6210 FAX: (323) 584-6244

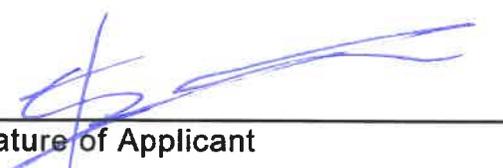
Attachment B

AFFIDAVIT

I, Sul Lee, hereby certify that on the 13 day of September, 2023, I prepared an ownership list and radius map, including properties entirely within or partially within 300 feet on the most exterior boundaries of the property being considered in the above referenced case known as (address)

The name and addresses listed were taken from the latest records of the Los Angeles County Assessor. Such names are recorded in the records of the County Assessor as being the present owner or owners of both the property involved in said case and of property in the immediate vicinity thereto.

I certify that said ownership list and radius map are correct and accurate to the best of my knowledge. I also acknowledge that any errors in this information will constitute an incomplete application and may invalidate its approval.



Signature of Applicant

9/13/23

Date

EXAMPLE OF RADIUS MAP LABELS

5736-041-020
CURRENT RESIDENT
6822 ALBANY AVE.
HUNTINGTON PARK, CA. 90255

5736-041-019
CURRENT RESIDENT
6830 ALBANY AVE.
HUNTINGTON PARK, CA. 90255

5736-041-008
CURRENT RESIDENT
6831 MARBRISA AVE.
HUNTINGTON PARK, CA. 90255

5736-041-007
CURRENT RESIDENT
6825 MARBRISA AVE.
HUNTINGTON PARK, CA. 90255

5736-041-006
CURRENT RESIDENT
6815 MARBRISA AVE.
HUNTINGTON PARK, CA. 90255

5736-041-005
CURRENT RESIDENT
6811 MARBRISA AVE.
HUNTINGTON PARK, CA. 90255

5736-041-004
CURRENT RESIDENT
6803 MARBRISA AVE.
HUNTINGTON PARK, CA. 90255

5736-041-003
CURRENT RESIDENT
6727 MARBRISA AVE.
HUNTINGTON PARK, CA. 90255

5736-041-029
CURRENT RESIDENT
6718 ALBANY AVE.
HUNTINGTON PARK, CA. 90255

5736-041-028
CURRENT RESIDENT
6722 ALBANY AVE.
HUNTINGTON PARK, CA. 90255

5736-041-027
CURRENT RESIDENT
6726 ALBANY AVE.
HUNTINGTON PARK, CA. 90255

5736-041-026
CURRENT RESIDENT
6730 ALBANY AVE.
HUNTINGTON PARK, CA. 90255

5736-041-026
CURRENT RESIDENT
6730 ALBANY AVE.
HUNTINGTON PARK, CA. 90255

5736-041-025
CURRENT RESIDENT
6804 ALBANY AVE.
HUNTINGTON PARK, CA. 90255

5736-041-024
CURRENT RESIDENT
6808 ALBANY AVE.
HUNTINGTON PARK, CA. 90255

5736-041-023
CURRENT RESIDENT
6812 ALBANY AVE.
HUNTINGTON PARK, CA. 90255

5736-041-022
CURRENT RESIDENT
6816 ALBANY AVE.
HUNTINGTON PARK, CA. 90255

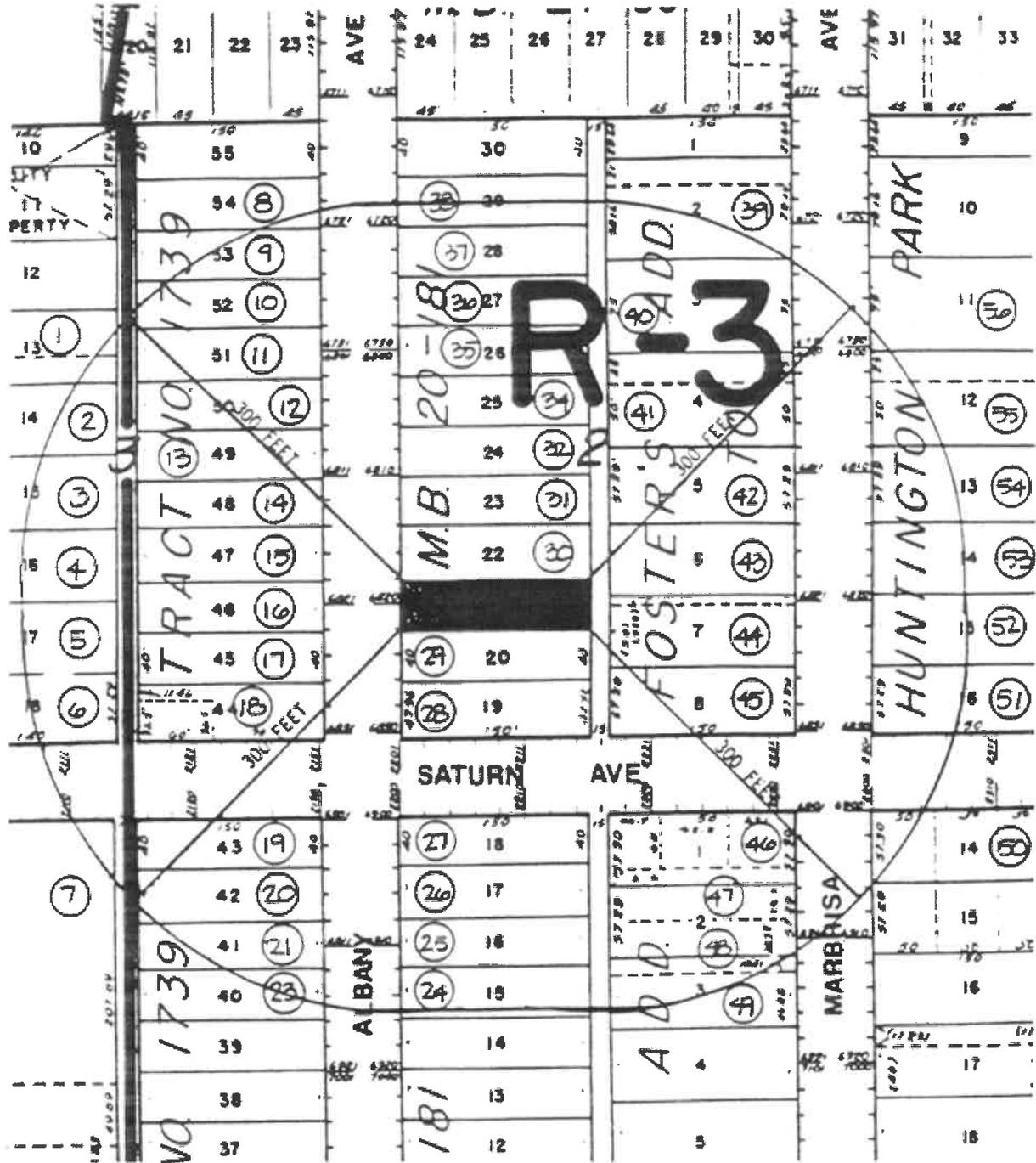
LABEL

ASSESSORS PARCEL NO.
OWNER'S NAME
MAILING ADDRESS
CITY, STATE ZIP CODE

ACTUAL SIZE

25

EXAMPLE RADIUS MAP



CASE NUMBER :

DATE :

SCALE : 1" - 100' - 0"

LEGEND

-  LOT LINE
-  DEED OR OWNERSHIP LINE
-  OWNERSHIP LISTING NUMBER (REFERENCE NUMBER)
-  COUNTY ASSESSORS NUMBER

Lemessis Quintero

From: S Lee <chrchrdl3@gmail.com>
Sent: Monday, October 30, 2023 9:49 AM
To: Lemessis Quintero
Subject: Re: About CUP application

Business Operation Statement:

Provide a written statement identifying the following information:

Name of the business
Mercado Central

Proposed days and hours of operation
Mon.- Sat. 8am to 7pm

Explain in detail the products sold on site.

Alcoholic beverages, non alcoholic beverages, dairy products, tobacco, ice creams, snacks, households supplies, cleaning supplies, feminine products, sauces, spices, kitchen utensils, disposable cups and plates

Explain in detail any services provided on site.

Greet customers, answer their questions, provide product information, sell retails with beer and tobacco also some wholesales products.

What percentage of sales pertain to the sale of alcoholic beverages versus the sale of other items?

Approximately 15% of overall sales would be alcoholic beverages

Thank you

2023년 10월 30일 (월) 오전 7:24, Lemessis Quintero <lquintero@hpca.gov>님이 작성:

Good morning Sul,

Wonderful, I will see you Thursday 11/02 at 2pm.

Can you provide me with a business operation statement...

Business Operation Statement:

a. Provide a written statement identifying the following information:

1. Name of the business

PROJECT PLANS

EXHIBIT C

CASE NO. 2023-10 CUP

FLOOR PLAN

6025 Maywood Ave Suite 1&2

Huntington Park, CA 90255

Parcel ID: 6318-008-013

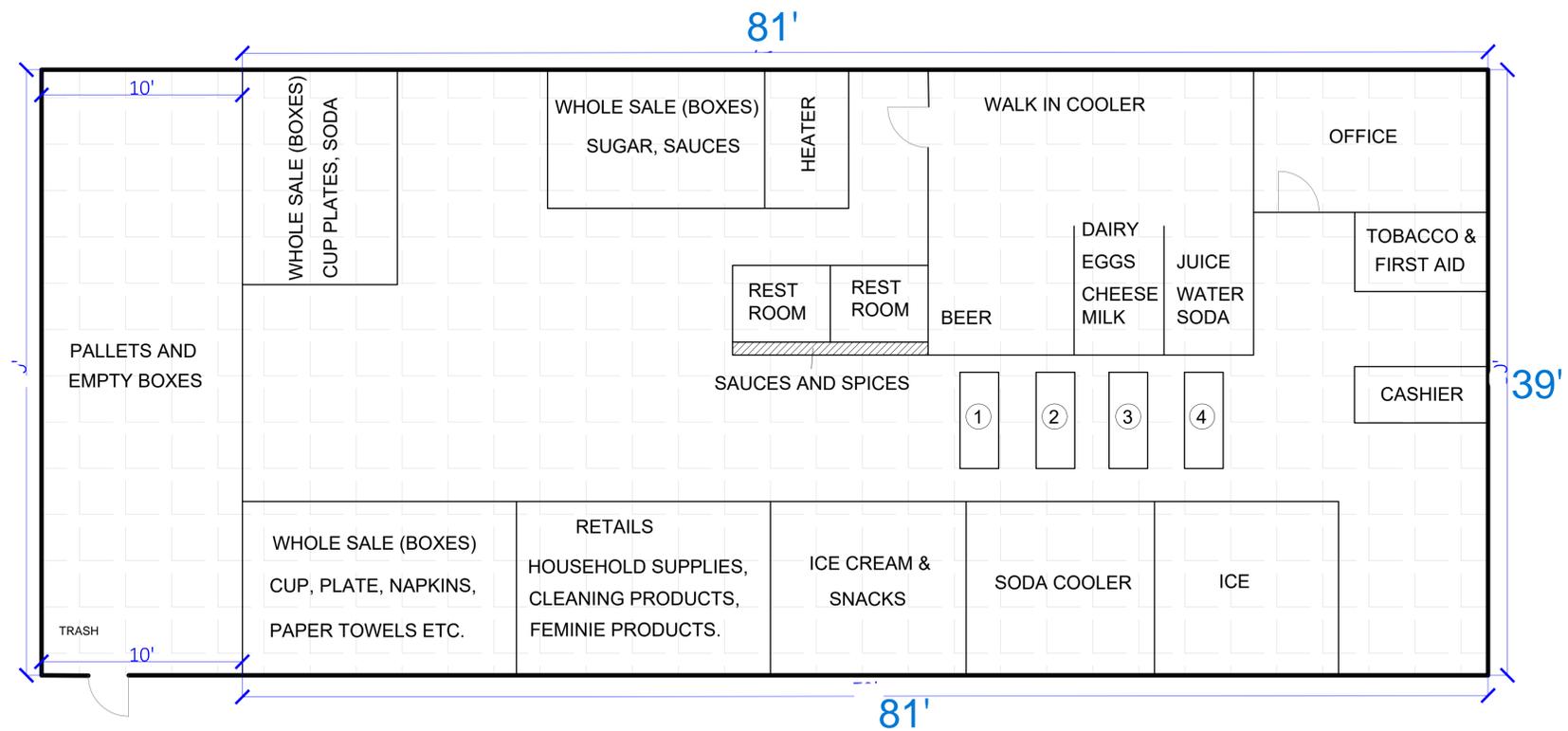
Lot area: 0.97 Acres

Paper Size: 24"x36"

Tenet area: (81' x 39') 3157sq ft



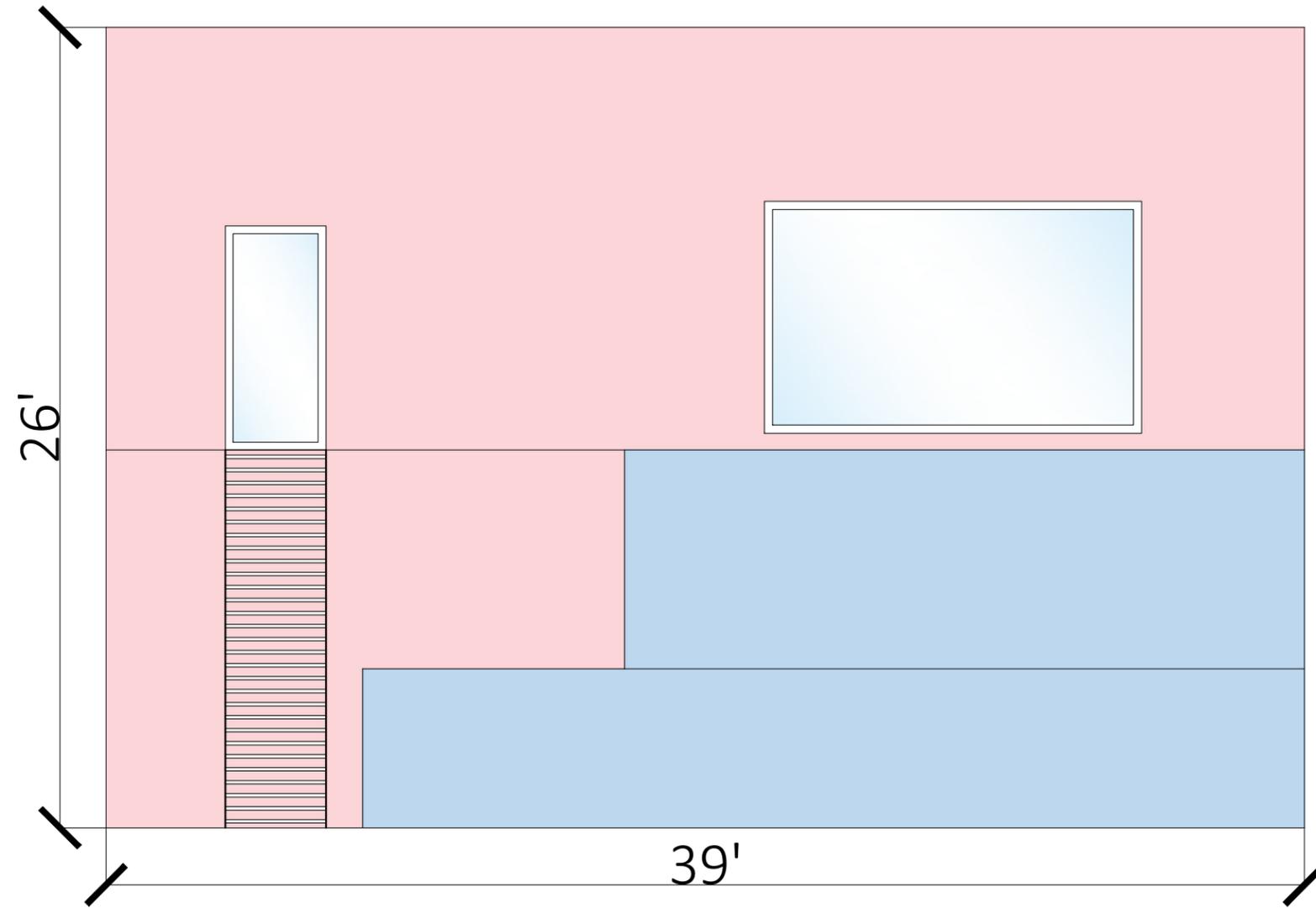
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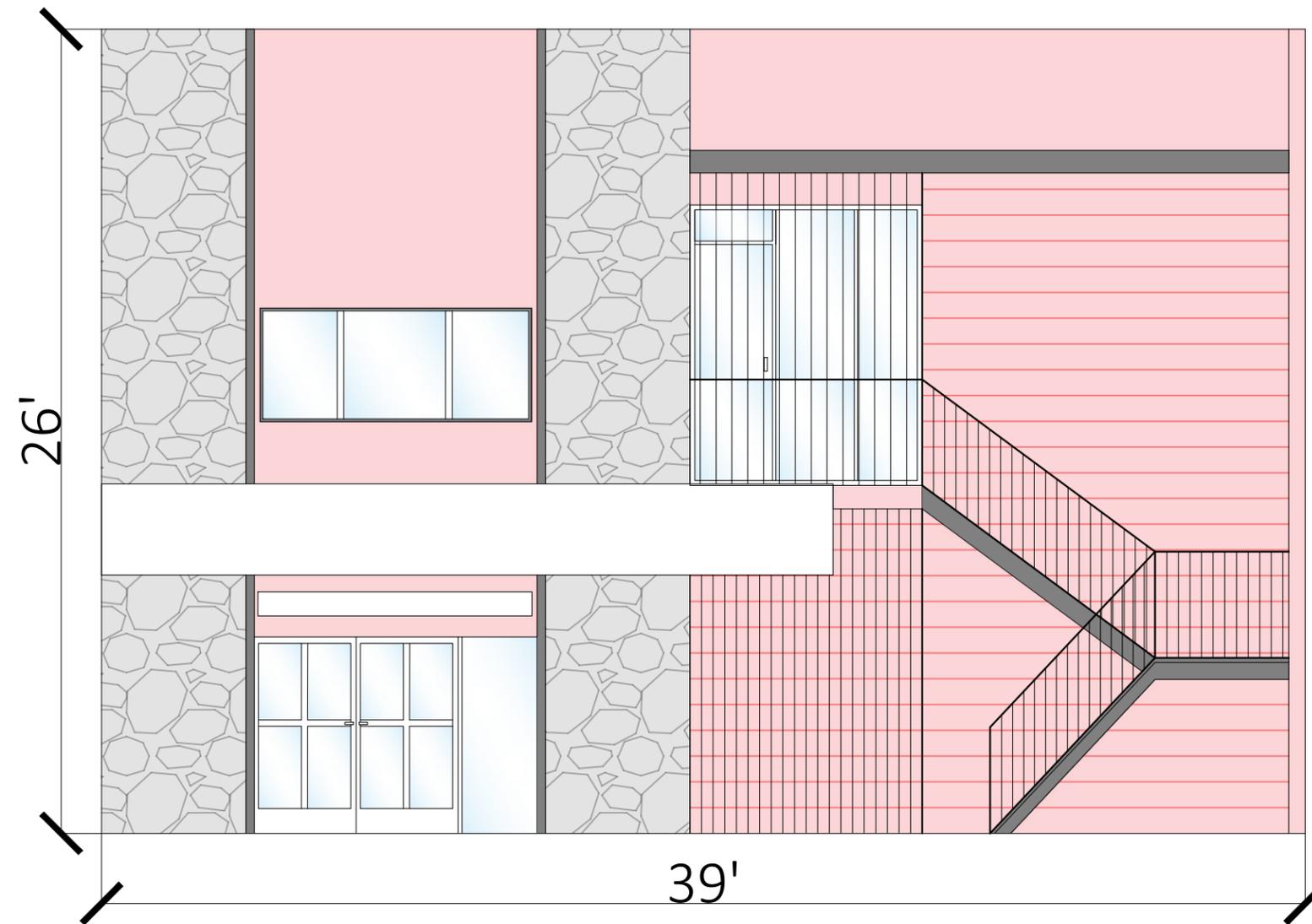
LEGEND:

- ① CLEANING SUPPLIES
- ② CLEANING SUPPLIES/KITCHEN PANTRY
- ③ KITCHEN PANTRY SUPPLIES
- ④ SNACKS, CANDY, RAMEN

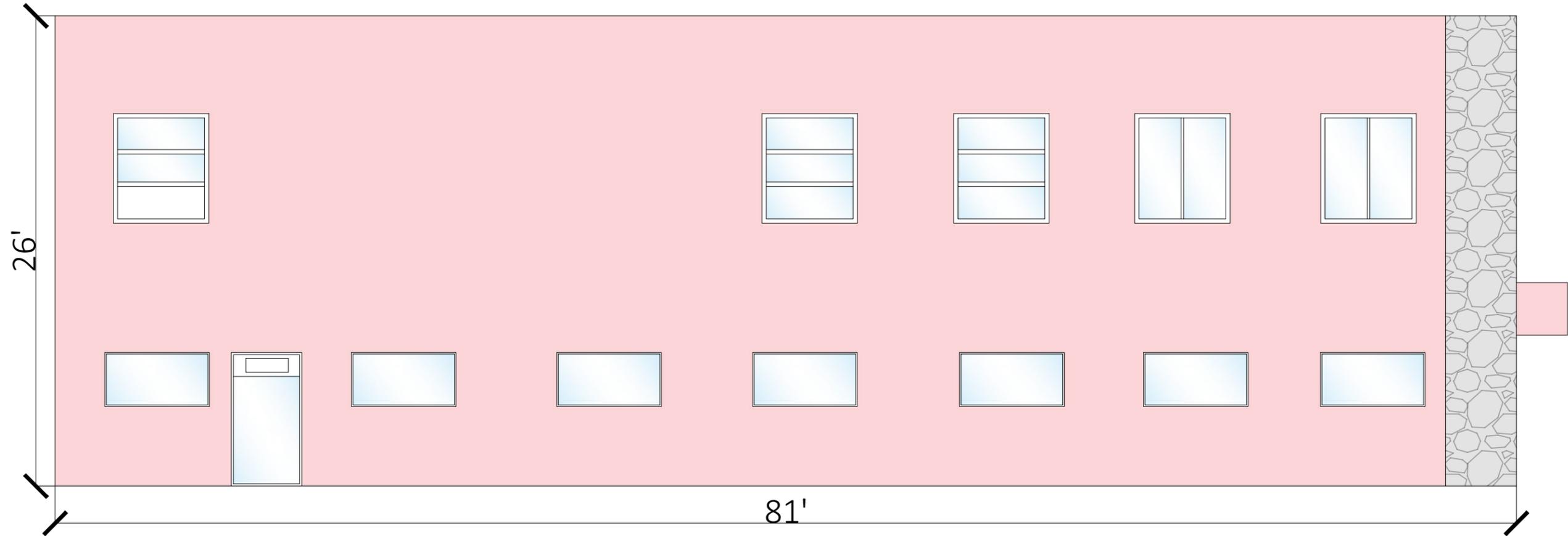
ELEVATION - Back VIEW
6025 Maywood Ave Suit 1&2
Huntington Park, CA 90255
Parcel ID: 6318-008-013
Lot area: 0.97 Acres
Plot Size: 11"x17"



ELEVATION - Front VIEW
6025 Maywood Ave Suit 1&2
Huntington Park, CA 90255
Parcel ID: 6318-008-013
Lot area: 0.97 Acres
Plot Size: 11"x17"



ELEVATION - Side VIEW
6025 Maywood Ave Suit 1&2
Huntington Park, CA 90255
Parcel ID: 6318-008-013
Lot area: 0.97 Acres
Plot Size: 11"x17"



PC RESOLUTION NO. 1414

EXHIBIT D

CASE NO. 2023-10 CUP

1 RESOLUTION NO. 1414

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
3 HUNTINGTON PARK, STATE OF CALIFORNIA, GRANTING A CONDITIONAL
4 USE PERMIT IN CONNECTION WITH REAL PROPERTY LOCATED AT
5 6025 MAYWOOD AVENUE, HUNTINGTON PARK, CALIFORNIA

6 WHEREAS, a public hearing was held in the City Hall, 6550
7 Miles Avenue, Huntington Park, California, on Wednesday,
8 September 4, 1991 at 7:30 p.m., pursuant to the notice
9 published and posted as required by law in accordance with the
10 provisions of the Huntington Park Municipal Code, upon the
11 application from Sung Soo W. and Young S. Lee, requesting a
12 conditional use permit for off-sale of beer and wine in
13 conjunction with a grocery market located at 6025 Maywood
14 Avenue in the General Manufacturing (M-2) Zone on the
15 following described property:

16 Assessor Parcel Number 6318-008-013,
17 commonly known as 6025 Maywood Avenue,
18 Huntington Park, California, and

19 WHEREAS, all persons appearing for or against the granting
20 of the conditional use permit were given the opportunity
21 to be heard in connection with said matter; and

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

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

27 NOW, THEREFORE, THE PLANNING COMMISSION DOES FIND,
28 DETERMINE, RECOMMEND AND RESOLVES AS FOLLOWS:

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

33 //

1 SECTION 2: The Planning Commission hereby makes the
2 following findings in connections with Conditional Use Permit
3 No. 1414:

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

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

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

15 (D) That the establishment, maintenance or conducting of
16 the use for which a conditional use permit is sought will not,
17 under the particular case, be detrimental to the health,
18 safety, morals, comfort, convenience or welfare of persons
19 residing or working in the neighborhood of such use; and will
20 not, under the circumstances of the particular case, be
21 detrimental to the public welfare or injurious to the property
22 or improvements in the neighborhood.

23 SECTION 3: The Planning Commission hereby grants
24 Conditional Use Permit No. 1414 subject to the execution and
25 fulfillment of the following conditions:

- 26 1. That subject to department corrections and conditions, the
27 property shall be developed substantially in accordance
28 with the plot plan submitted and marked Exhibit "C".
2. That the applicant shall comply with all applicable codes
laws, rules and regulations, including Health and Safety,
Building, Fire, Sign, Zoning, and Business License Codes
of the City of Huntington Park.

//

- 1 3. That the applicant comply with all regulations pertaining
2 to signage as listed in the H.P.M.C Sec. 9, Article 26.
- 3 4. That the premises be kept in a neat and orderly manner at
4 all times and comply with the property maintenance
5 standards as set forth in H.P.M.C. Sec. 8-9.02.1.
- 6 5. That this permit shall expire in the event the entitlement
7 is not exercised within the (1) year from the date of
8 approval or if there is a cessation of the use or uses
9 authorized by this permit for a continuous period of six
10 (6) months or more.
- 11 6. That the violation of the conditions of this conditional
12 use may result in a citation or revocation of the
13 conditional use permit.
- 14 7. That should, at any time, the Alcoholic Beverage License
15 issued to the applicant by the State of California be
16 surrendered pursuant to Rule 65 thereof, this Conditional
17 Use Permit shall automatically become null and void.
- 18 8. That should the operation of this establishment be
19 granted, deeded, conveyed, transferred, or should a change
20 in management or proprietorship occur at any time, this
21 conditional use permit shall automatically become null and
22 void.
- 23 9. That the applicant shall be required to apply for a new
24 conditional use permit if any alteration, modification, or
25 expansion which would increase the existing floor area of
26 the premises by 10% or more.
- 27 10. That inventory or merchandise shall only be permitted to
28 be stored or displayed within the enclosed building.
11. That the 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,
security, and crime control.
12. That advertising on the window be removed or reduced to
the amount allowed by the Municipal Code.
13. That the applicant/owner plant trees in the public
right-of-way as per Engineering Department specifications.
14. That applicant or owner provide sufficient exterior
lighting to deter criminal activity as required by the
Huntington Park Police Department.
15. That the applicant and/or owner agree in writing to the
above conditions.
- 16 //
- 17 //
- 18 //

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

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

PASSED, APPROVED, AND ADOPTED this 4th day of September, by the following vote:

AYES: Commissioners Thompson, Mears, Watson

NOES: None

ABSENT: Commissioners Coover, Wanke

HUNTINGTON PARK PLANNING COMMISSION

Carl S. Watson
Chairman

ATTEST:
Martin L. Thompson Jr.
Secretary

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res1414c

VICINITY MAP

EXHIBIT E

CASE NO. 2023-10 CUP

VICINITY MAP

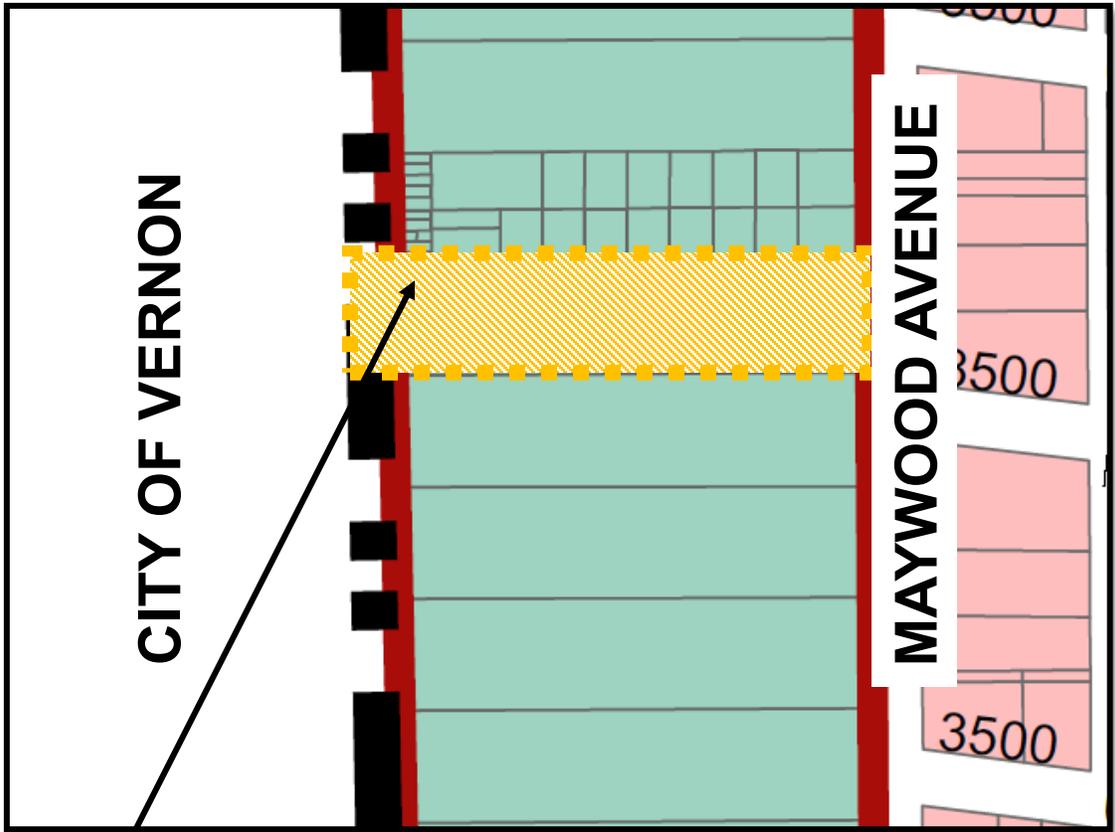


ZONING MAP

EXHIBIT F

CASE NO. 2023-10 CUP

ZONING MAP



SUBJECT SITE
6025 MAYWOOD AVENUE

LEGEND

- CG - Commercial General
- CN - Commercial Neighborhood
- CP - Commercial Professional
- PF - Public Facilities
- DTSP - Downtown Huntington Park Specific Plan
- RL - Low Density Residential (8.712 du/ac)
- RM - Medium Density Residential (17.424 du/ac)
- RH - High Density Residential (20 du/ac)
- MPD - Manufacturing Planned Development
- OS - Open Space
- T - Transportation
- Affordable Housing Overlay (70 du/ac)
- Medium Density Overlay (up to 17.424 du/ac)
- Senior Citizen Housing Overlay (225 du/ac)
- Single Room Occupancy Overlay (400 du/ac)
- Special Use Overlay Zone
- Historic District Overlay

NOTICE OF EXEMPTION

EXHIBIT G

CASE NO. 2023-10 CUP

Notice of Exemption

Appendix E

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

County Clerk

County of: _____

From: (Public Agency): _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

Exempt Status: **(check one):**

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

Reasons why project is exempt:

Lead Agency

Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

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

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

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

Date Received for filing at OPR: _____



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: DECEMBER 13, 2023

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: STEVE FORSTER, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: JORDAN MARTINEZ, ASSISTANT PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2023-03 CUP**
(CONDITIONAL USE PERMIT)

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT FOR A BANQUET HALL AT 5959 PACIFIC BOULEVARD, LOCATED WITHIN THE COMMERCIAL GENERAL (CG) ZONE.

APPLICANT: Edwin Orellana
2501 East 117th Street
Los Angeles, CA 90059

PROPERTY OWNER: Seymour Enterprises
PO Box 6998
Beverly Hills, CA 90212

PROPERTY OWNER'S MAILING ADDRESS: PO Box 6998
Beverly Hills, CA 90212

PROJECT LOCATION: 5959 Pacific Boulevard

ASSESSOR'S PARCEL NUMBER: 6320-003-020

PREVIOUS USE: Retail

LOT SIZE: 7,500 square feet

BUILDING SIZE: 7,500 square feet

GENERAL PLAN: General Commercial

SPECIAL PLANNING COMMISSION AGENDA REPORT

CASE NO. 2023-03 CUP – 5959 Pacific Boulevard

December 13, 2023 – Special Meeting

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ZONE: Commercial General (CG)

**SURROUNDING
LAND USES:**

North: Commercial General (CG)

West: Commercial General (CG)

South: Commercial General (CG)

East: Commercial General (CG)

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

Pursuant to Huntington Park Municipal Code (HPMC) Section 9-4.202, Banquet Halls are subject to a Conditional Use Permit.

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

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

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;
2. The proposed use is consistent with the General Plan;
3. The approval of the CUP for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
4. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;

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

**ENVIRONMENTAL
REVIEW:**

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

**PROJECT
BACKGROUND:**

- ***Site Description***

The subject site is located along the northwest corner of Belgrave Avenue and Pacific Boulevard. The site measures approximately 7,500 square feet. Additionally, the site is developed with an existing two-story commercial building, measuring approximately 7,500 square feet. The first floor of the existing building is currently occupied by the unpermitted banquet hall business on the ground floor and residences on the second floor. The subject site is surrounded by commercial uses to the north, east, south, and east. Additionally, there are residential uses located to the west of the subject site.

ANALYSIS:

- ***Project Proposal***

The Applicant, Edwin Orellana, is one of the business owners for Studio HP Hall. In order for the Applicant and his business to operate in an official capacity in Huntington Park the Applicant needs an entitlement and business license to operate a banquet hall use. Therefore, the Applicant is requesting a CUP for the banquet hall use at said property.

- ***Business Operation***

Studio HP Hall is currently operating. The banquet hall hosts quinceaneras, weddings, and other celebratory events. The business was in operation as early as 2021

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without a City business license or an issued entitlement. Alcohol is not provided by the business; it is up to the guests to bring their alcohol for the events. The venue provides a bartender to regulate alcohol consumption. Additionally, security is available with two guards on the premises during the event. During the event, one security guard is stationed at the entry of the venue and the other security guard goes around the venue to ensure that there is no alcohol in the dance area, verify those patrons eligible to drink and practice other security protocols.

The business owners met with Staff to discuss the nature of their operation and allowed for the business to operate under the issuance of Temporary Use Permits (TUPs) until a CUP Application was submitted to Planning. Since then, Planning continued to work with the business owners to continue the issuance of completed TUPs to carry-on their operation.

- ***Access/Circulation***

The subject site has vehicular and pedestrian access from Pacific Boulevard located to the east of the property and from Belgrave Avenue to the south of the property.

- ***Parking***

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

The site has no parking. Instead, the business uses neighboring parking lots. There is a Parking Space Lease Agreement to lease up to 36 parking spaces. The Agreement was made January 1, 2023, between Healthy People at 5965 Pacific Boulevard and Studio HP Hall. This parking is available to the west of the banquet hall across the alley. The parking area is accessed from Rugby Avenue located to the west of the subject site.

In accordance with the City's parking standards, the total off-street number of parking spaces required for the

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proposed use is 41 parking spaces. The proposed use will provide only 36 parking spaces on site via a Parking Lease Agreement. As a result, the project will not comply with the number of required parking spaces. The parking calculations are summarized in the following table:

Off-Street Parking Requirement	
Parking Standards	Required
1 st Floor Banquet Seat Area	3,700 sf / 100 sf = 37 Spaces
Office Area	356 sf/ 400 sf = 1 Space
Bar Area	63 sf/ 100 sf = 1 Space
Mezzanine non-seating area	436 sf/ 400 sf = 2 Space
Total	41 Spaces

Additionally, HPMC Section 9-3.703 requires that commercial uses with less than 10,000 square feet of gross floor area provide one (1) loading space. As such, the banquet hall will need to provide one loading space. Currently, there is no loading space available for the business. Additional loading spaces may be required by the Planning Commission.

- **Conditional Use Permit Findings**

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

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

Finding: Pursuant to HPMC Section 9-4.202, banquet halls are subject to a Conditional Use Permit in the Commercial General zone. This zoning district is intended to provide for general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. The unpermitted banquet hall is not compatible and in harmony with adjoining land uses since there are no banquet hall uses in the vicinity. Such a use requires ample parking, and the banquet hall does not meet parking requirements. Furthermore, there is a residential use on the second floor of the building where the banquet hall is currently operating. This is not a compatible use. Noise and parking are a major issue since residents do not have access to parking as is and the noise resulting from events downstairs creates an uncomfortable environment for residents living in the second floor.

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

Finding: The proposed use is not consistent with the General Plan. The lack of compatibility with surrounding land uses, deficit of parking, impact on noise and traffic does not support General Plan policies or goals. Specifically, the proposed use does not comply with Policy 6.2 of the Circulation Element, which calls for the requirement of off-street parking in compliance with the City's zoning code. Additionally, the proposed use does not comply with Goal 3.0 of the Noise Element, which seeks to minimize noise spillover from commercial and industrial uses into nearby residential neighborhoods. There is currently a residential use located on the second floor of the banquet hall. Additionally, there are residential uses located immediately to the west of the property and adjacent to the parking lot used by the business. The noise stemming from the banquet hall is amplified by the alley, causing a nuisance to all

SPECIAL PLANNING COMMISSION AGENDA REPORT

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residential uses in the immediate vicinity of the banquet hall.

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

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

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

Finding: The proposed use is not compatible in design, location, size, and operating characteristics of the general area. The banquet hall deviates from the existing commercial and residential fabric of the vicinity. Such a use requires ample parking, and the banquet hall does not meet parking requirements. Furthermore, there is a residential use on the second floor of the building where the banquet hall is currently operating. This is not a compatible use. The banquet hall will create significant noise, traffic, or other conditions or situations that may be detrimental to the surrounding uses or pose as a hazard to the public interest, health, safety, convenience or welfare of the City.

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

Finding: The subject site measures approximately 7,500 square feet square feet. The total size of the existing two-story commercial building measures approximately 7,500 square feet. There is no banquet hall use in the vicinity since the original intended use for the property was for retail. The subject site is

SPECIAL PLANNING COMMISSION AGENDA REPORT

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surrounded by commercial uses to the north, east, south, and west, thus providing similar conditions. However, there are residential uses located to the west of the property and on the second floor of the existing building. As such, the proposed use will not be of similar intensity to those known to have occupied the subject site and surrounding area.

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

Finding: The banquet hall use proposes to utilize existing infrastructure and public utilities. The surrounding area is completely developed with public access, water sanitation, and other public utilities. The use will not impede the accessibility to public access, water, sanitation, or other public utilities and services.

CONCLUSION:

Based on the above analysis, Staff has recommended denial for the request since the proposed use does not meet all the findings for a CUP. However, the Planning Commission may approve, deny, or request modifications to the project.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **deny Case No. 2023-03 CUP.**

EXHIBITS:

- A: PC Resolution No. 2023-03 CUP
- B: Site Plan
- C: Floor Plan
- D: Parking Space Lease Agreement
- E: Site Photographs - Existing Conditions (December 2023)
- F: Conditional Use Permit Application Packet

RESOLUTION NO. 2023-03 CUP

EXHIBIT A

CASE NO. 2023-03 CUP

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

5
6 **SECTION 2:** The Planning Commission hereby makes all of the following required
7 findings in connection with the proposed Conditional Use Permit:

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

11 ***The Planning Staff finds that pursuant to HPMC Section 9-4.202, banquet***
12 ***halls are subject to a Conditional Use Permit in the Commercial General***
13 ***zone. This zoning district is intended to provide for general retail,***
14 ***professional office, and service-oriented business activities serving a***
15 ***community-wide need under design standards that ensure compatibility and***
16 ***harmony with adjoining land uses. The unpermitted banquet hall is not***
17 ***compatible and in harmony with adjoining land uses since there are no***
18 ***banquet hall uses in the vicinity. Such a use requires ample parking, and the***
19 ***banquet hall does not meet parking requirements. Furthermore, there is a***
20 ***residential use on the second floor of the building where the banquet hall is***
21 ***currently operating. This is not a compatible use. Noise and parking are a***
22 ***major issue since residents do not have access to parking as is and the***
23 ***noise resulting from events downstairs creates an uncomfortable***
24 ***environment for residents living in the second floor. As such, Planning Staff***
25 ***cannot make a finding in support for approval.***

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

27 ***The Planning Staff finds that the proposed use is not consistent with the***
28 ***General Plan. The lack of compatibility with surrounding land uses, deficit of***

1 **parking, impact on noise and traffic does not support General Plan policies**
2 **or goals. Specifically, the proposed use does not comply with Policy 6.2 of**
3 **the Circulation Element, which calls for the requirement of off-street parking**
4 **in compliance with the City's zoning code. Additionally, the proposed use**
5 **does not comply with Goal 3.0 of the Noise Element, which seeks to**
6 **minimize noise spillover from commercial and industrial uses into nearby**
7 **residential neighborhoods. There is currently a residential use located on the**
8 **second floor of the banquet hall. Additionally, there are residential uses**
9 **located immediately to the west of the property and adjacent to the parking**
10 **lot used by the business. The noise stemming from the banquet hall is**
11 **amplified by the alley, causing a nuisance to all residential uses in the**
12 **immediate vicinity of the banquet hall. As such, Planning Staff cannot make**
13 **a finding in support for approval.**

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

17 **The Planning Staff finds that the proposed project is Categorically Exempt**
18 **pursuant to Section 15301, Class 1 (Existing Facilities) of the California**
19 **Environmental Quality Act (CEQA) Guidelines.**

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

26 **The Planning Staff finds that the proposed use is not compatible in design,**
27 **location, size, and operating characteristics of the general area. The banquet**
28 **hall deviates from the existing commercial and residential fabric of the**

1 **vicinity. Such a use requires ample parking, and the banquet hall does not**
2 **meet parking requirements. Furthermore, there is a residential use on the**
3 **second floor of the building where the banquet hall is currently operating.**
4 **This is not a compatible use. The banquet hall will create significant noise,**
5 **traffic, or other conditions or situations that may be detrimental to the**
6 **surrounding uses or pose as a hazard to the public interest, health, safety,**
7 **convenience or welfare of the City. As such, Planning Staff cannot make a**
8 **finding in support for approval.**

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

11 **The Planning Staff finds that the subject site measures approximately 7,500**
12 **square feet square feet. The total size of the existing two-story commercial**
13 **building measures approximately 7,500 square feet. There is no banquet hall**
14 **use in the vicinity since the original intended use for the property was for**
15 **retail. The subject site is surrounded by commercial uses to the north, east,**
16 **south, and west, thus providing similar conditions. However, there are**
17 **residential uses located to the west of the property and on the second floor**
18 **of the existing building. As such, the proposed use will not be of similar**
19 **intensity to those known to have occupied the subject site and surrounding**
20 **area. As such, Planning Staff cannot make a finding in support for approval.**

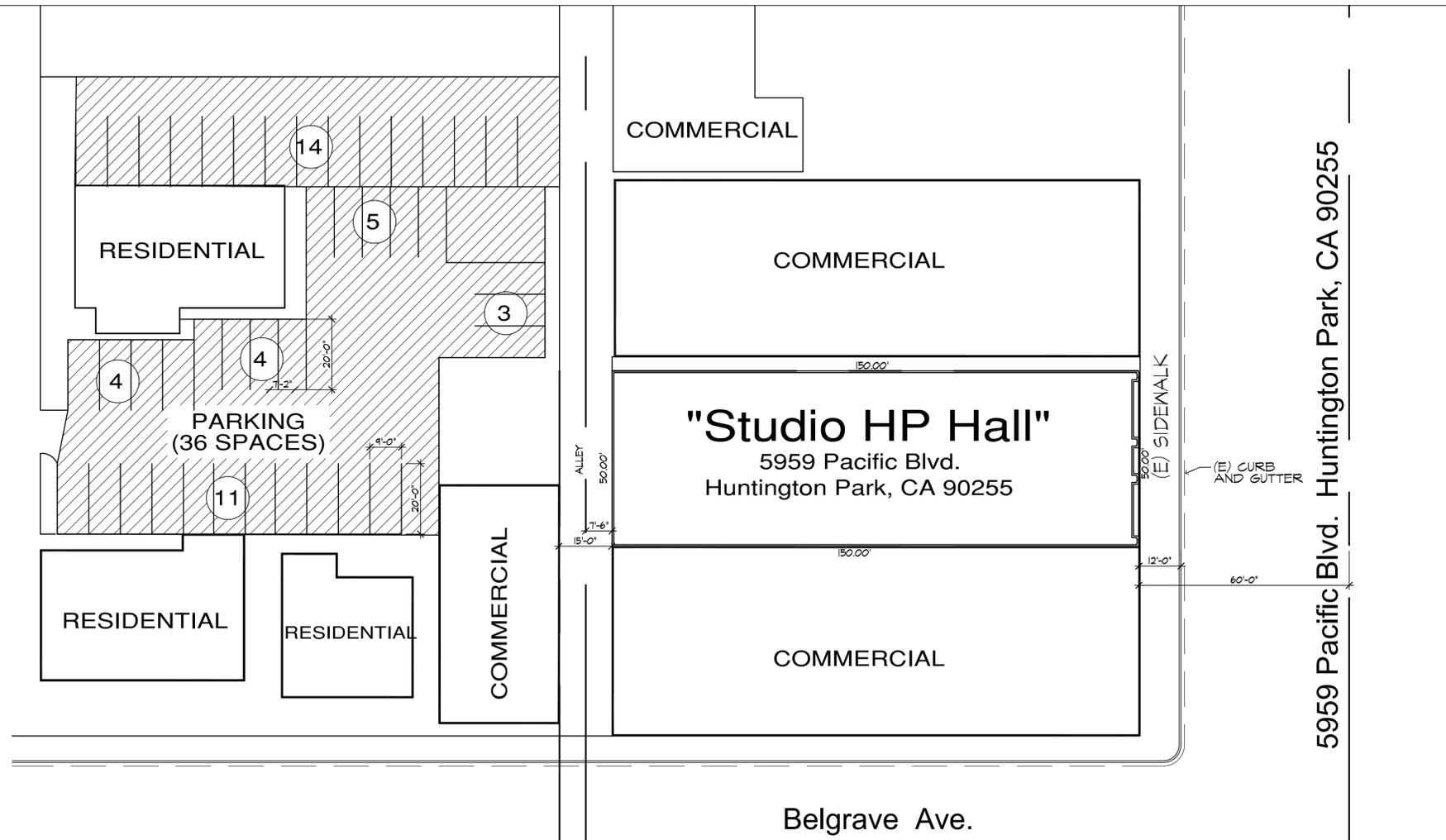
- 21 6. There are adequate provisions for public access, water, sanitation and public
22 utilities and services to ensure that the proposed use would not be detrimental to
23 public health, safety and general welfare;

24 **The Planning Staff finds that the banquet hall use proposes to utilize existing**
25 **infrastructure and public utilities. The surrounding area is completely**
26 **developed with public access, water sanitation, and other public utilities. The**
27 **use will not impede the accessibility to public access, water, sanitation, or**
28 **other public utilities and services.**

SITE PLAN

EXHIBIT B

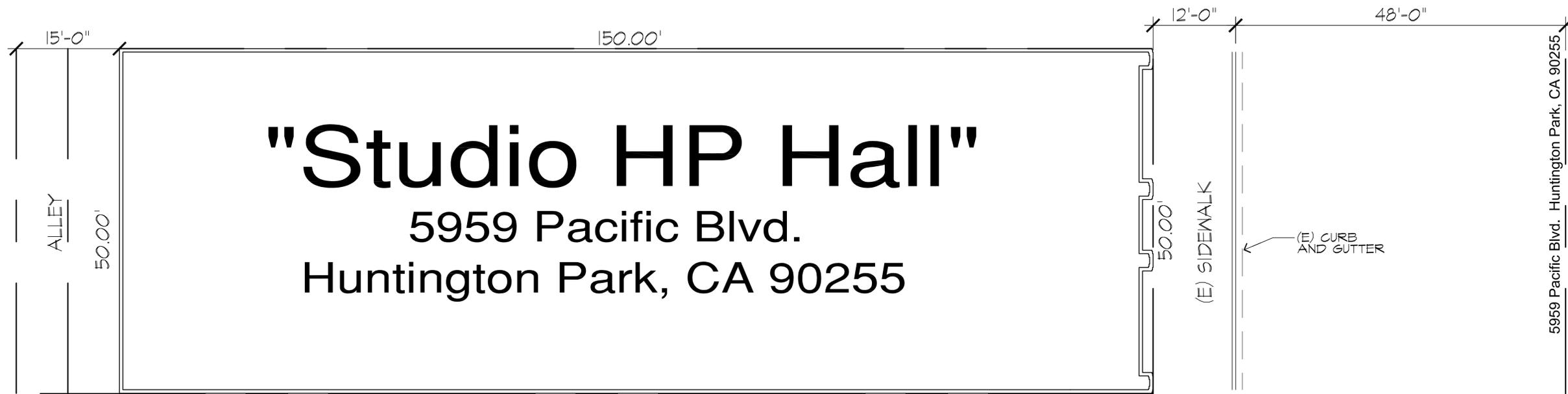
CASE NO. 2023-03 CUP



(N) SITE KEY PLAN

5959 Pacific Blvd. Huntington Park, CA 90255

SCALE 1" = 20'-0"



(N) SITE PLAN

5959 Pacific Blvd. Huntington Park, CA 90255

SCALE 1/8" = 1'-0"



REVISION	
PLANNING DEPT.	4-12-23
PLANNING DEPT.	5-22-23
PLANNING DEPT.	9-20-23
PLANNING DEPT.	10-17-23

CONTACT
 Ramiro Ortuno
 13877 Leffingwell Rd. #4
 Whittier, CA 90604
 (562) 179-3001
 frog1950@gmail.com

OWNER :
 Studio HP Hall Inc.
 2501 E 177th St.
 Los Angeles, CA 90059
 Agent: Edwin Orellana

DRAWING TITLE
SITE PLAN & GENERAL NOTES
 for a Banquet Hall at
 CUP
 5959 Pacific Blvd.
 Huntington Park, CA 90255

Date	4-12-23
Scale	As Shown
Draw	R.O.
Job	23-004
Sheet	

A-1

FLOOR PLAN

EXHIBIT C

CASE NO. 2023-03 CUP

PARKING SPACE LEASE AGREEMENT

EXHIBIT D

CASE NO. 2023-03 CUP

PARKING SPACE LEASE AGREEMENT (PAGE 1)

THIS PARKING LOT LEASE AGREEMENT (this "Lease") is made as of Sunday January 1st, 2023 by and between HEALTHY PEOPLE with an address of 5965 Pacific Blvd, Huntington Park, CA 90255 (the "Landlord"), and STUDIO HP HALL with an address of 6442 Pacific Blvd, Huntington Park, CA 90255 (the "Tenant").

The Landlord and the Tenant shall also be referred to here in each as a "Party" and collectively as the "Parties". Healthy People, as Landlord, does here by agree to let STUDIO HP HALL, CORP the Tenant, lease up to 36 parking spaces located at 5959 Pacific Blvd, Huntington Park, CA, 90255. The following terms and conditions shall apply to this Parking Space Lease Agreement ("Agreement"):

Terms and Conditions:

1. **Special Event Parking.** Tenant shall inform Landlord of parking spaces needed for special events. Land lord shall require a minimum of 3-day notice and the number of parking spaces that are needed for the event. Tenant may lease up to 36 parking spaces per event.
2. **Security.** Tenant shall provide parking security for special events when parking is leased.
3. **Items Left In Vehicle.** Land lord shall not be responsible for damage or loss to possessions or items to any property during a time when parking spaces are leased.
4. **Damage to Vehicle.** Land lord shall not be responsible for damage to Tenant's vehicle, whether or not such damage is caused by other vehicle(s) or person(s) in the parking lot and surrounding area.
5. **Damage to Property.** Tenant shall be responsible for any damaged caused to Landlord's property caused by tenant's customers during events.
6. **Clean Up .** Tenant shall be responsible for ensuring there is no trash or debris left by Tenant's customers at the end of all events.
7. **Payments by Tenant.** Tenant agrees to pay Land lord the following per event:

(a) January 1, 2023 to January 1, 2028 \$220 per event

Tenant is to make such payment to Land lord in person (or by mail) at 5965 Pacific Blvd, Huntington Park
Ca, 90255

8. **Duration.** This agreement is in place for 5 years. This agreement is not transferable.

EXECUTED AND AGREED by the parties hereto, this 1st of January, 2023.

CONTINUED' PARKING SPACE LEASE AGREEMENT (PAGE 2)

JOCSAN AGUILAR (Healthy People Rep) _____
(Landlord (Printed Name))

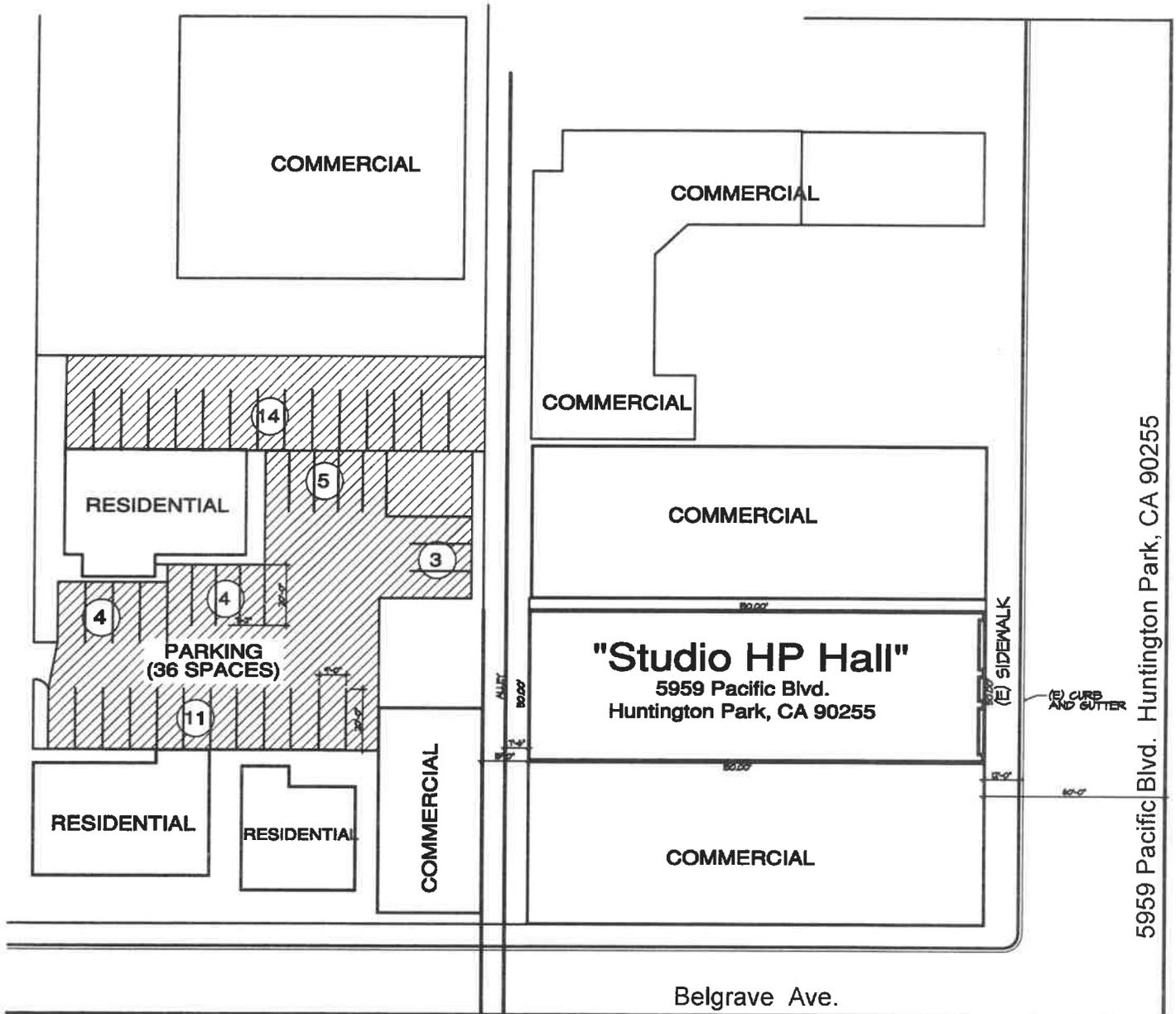
 _____ January 1, 2023 _____
(Landlord signature) Date

5965 Pacific Blvd, Huntington Park, Ca, 90255 _____
(Landlord's Address)

Studio HP Hall Corporation (Juan Perez. Representative) _____
(Tenant Printed Name)

 _____ January 1, 2023 _____
(Tenant Signature) Date

6442 Pacific Blvd, Huntington Park, 90255 _____
(Tenants Address)



(N) SITE KEY PLAN

5959 Pacific Blvd. Huntington Park, CA 90255

SCALE 1" = 20'-0"



**SITE PHOTOGRAPHS –
EXISTING CONDITIONS
(DECEMBER 2023)**

EXHIBIT E

CASE NO. 2023-03 CUP









**CONDITIONAL USE PERMIT
APPLICATION PACKET**

EXHIBIT F

CASE NO. 2023-03 CUP



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

CONDITIONAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY

Date Filed: 5/30/2023 File No.: CUP 2023-03 Fee/Receipt No.: \$4,972.00 Initials: JM

PROJECT INFORMATION

Project Address: 5959 PACIFIC BLVD
 General Location: PACIFIC & 59TH ST.
 Assessor's Parcel Number (APN): 6320-003-020 / PARKING LOT

APPLICANT'S INFORMATION

Applicant: EDWIN ORELLANA
 Mailing Address: 2501 E 117TH ST LOS ANGELES, CA 90059
 Phone 1: (323) 440-3681 Phone 2: _____ Email: edwinorellana81@yahoo.com

PROPERTY OWNER'S INFORMATION

Property Owner: Jocsan Aguilar
 Mailing Address: 5965 Pacific Blvd. Huntington Park, CA, 90255
 Phone 1: 626-297-3001 Phone 2: 626-939-4132 Email: jocsanaguilar@me.com

REQUEST

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

REQUEST FOR A CUP TO ALLOW THE OPERATION OF
A BANQUET HALL WITH CUTTING & DISPENSING OF
BEER, WINE, AND ALCOHOL COCKTAILS TO BE IN
CONJUNCTION WITH SPECIAL EVENTS, QUINCEAÑERAS,
WEDDINGS, RECEPTIONS, REUNIONS, BIRTHDAY PARTIES,
ETC.

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

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

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

1. Describe how the proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of the Zoning Code site for this proposed use is adequate in size and shape.

THE USE IS PERMITTED WITHIN THE DESIGNATED ZONE,
AND WILL NOT UNPAIR THE INTEGRITY OF THE
SUBJECT ZONNING DISTRICT, BECAUSE THE BUILDING
AND SPACE ALREADY EXIST, AND PARKING, WILL BE
PROVIDED ON APPLICANTS ADJACENT PROPERTY OF THE REAR.

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

THE USE OF THE BUILDING IS CONSISTENT WITH THE
ALLOWED USES UNDER THE EXISTING ZONE, THERE BY
BEING CONSISTENT WITH THE GENERAL PLAN.

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

THIS IS REPURPOSE OF AN EXISTING BUILDING,
NO REMODELING OR NEW CONSTRUCTION WILL BE
REQUIRED.

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

OTHER THAN MINOR TENANT IMPROVEMENT CORRECTIONS,
THERE WILL NOT BE EXTERIOR CHANGES, NOR REDESIGN
OF THE BUILDING TANDEM PARKING WITH ATTENDANT WILL BE
AVAILABLE AN ADJACENT SITE TO MINIMIZE NEED FOR STREET PARKING.
THE EXISTING BUILDING WAS PERMITTED WITH NO ONSITE PARKING
THE USE WILL NOT HAVE A NEGABLE IMPACT TO THIS COMMERCIAL
DISTRICT.

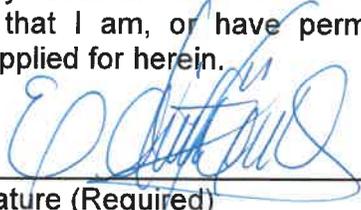
5. Describe how the subject site is physically suitable for the type and density/intensity of use being proposed.

THE BUILDING WAS DESIGN FOR WITH OPEN SPACE FOR
THE PROPOSED EVENTS OFFICE AREA, REST ROOM, WITH DISPEN-
SING OF FOOD & BEVERAGES & WAREHOUSES, SO THE
SPACE IS SUITABLE FOR A BANQUET HALL.

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

THE EXISTING BUILDING ALREADY HAS ALL THE NECESSARY
ACCESS AND UTILITIES

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.



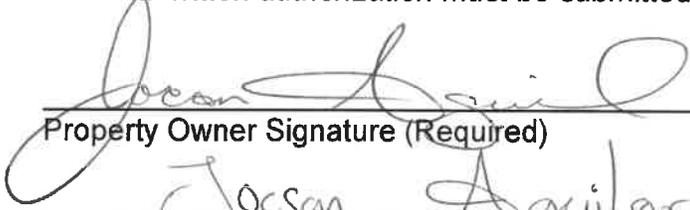
Date 5/23/23

Applicant Signature (Required)

EDWIN ORELLANA

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.



Date 5/26/2023

Property Owner Signature (Required)

Jocsan Aguilar

Print Name



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

ENVIRONMENTAL INFORMATION FORM

FOR OFFICE USE ONLY

Date Filed: 5/30/2023 File No.: _____ Fee/Receipt No.: _____ Initials: JM

1. **Applicant** (please circle whether Owner, Leasee, Purchaser or Representative):
 Name: EDWIN OREJANA
 Address: 2501 E 117TH ST. LOS ANGELES, CA 90059
 Telephone: (323) 440-3681 Fax: _____

2. **Contact Person concerning this project:**
 Name: RAMIRO ORTUNO
 Address: 13877 LEFFINGWELL RD #4
 Telephone: (562) 479-3001 Fax: _____
 email: jrog1950@gmail.com

3. **Address of project:** 5959 PACIFIC BLVD HUNTINGTON PARK, CA
90255

4. **Assessor's Parcel Number (APN):** 6320-003-020

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

6. **List any other permits and/or other public agency approvals required for this project, including those required by City, County, State and/or Federal agencies:**
BUSINESS LICENCE, ANY REQUIRED. BUILDING TENANT IMPROVEMENT PERMITS.

7. **Existing Zone:** GG COMMERCIAL GENERAL

8. **Proposed use of site:** BANQUET HALL & OTHER MIXED USES

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

50' x 150' = 7500 SF

10. Project size:

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

DANQUET HALL 7500 + MEZZANINE 500 SF TOTAL 8,000 SF

Total square footage of structure(s): 8000 SF

11. Number of floors of construction:

Existing: 2 STORIES

Proposed: ϕ

12. Parking:

Amount required:

Amount provided:

13. Anticipated time scheduling of project: IMMEDIATE REMEDIALS ISSUED BY BUILDING DEPARTMENT

14. Proposed phasing of development: N/A

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

N/A

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

DANQUET HALL TO EMPLOY OF EMPLOYERS

DURING MONTHLY, WEEKENDS AND AN OCCASSIONAL

WEEK DAY CURRENT FROM NOON & MIDNIGHT HOURS,

PENDING FUNCTION AND DESIRED CLIENT REQUEST

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

N/A

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

N/A

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

A) Potentially Significant Impact

B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

- a. Affect a scenic vista? D
- b. Have a demonstrable negative aesthetic effect? D
- c. Create light or glare? D

AIR QUALITY

20. Would the proposed project:

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

BIOLOGICAL RESOURCES

21. Would the proposed project:

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

CULTURAL RESOURCES:

22. Would the proposed project:

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

GEOLOGY AND SOILS

23. Would the proposed project:

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

HAZARDS

24. Would the proposed project:

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

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

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

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

LAND USE AND PLANNING

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

MINERAL AND ENERGY RESOURCES

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

NOISE

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

POPULATION AND HOUSING

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

PUBLIC SERVICES

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

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

RECREATION

31. Would the proposed project:

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

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

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

UTILITIES AND SERVICE SYSTEMS

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

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

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

THE PROJECT SITE IS AN EXISTING 2 STORY MIXED
USE BUILDING, STORAGE, OFFICE, RESTROOM
& AT 2ND FLOOR APARTMENTS.
STORAGE CONVERT IN AN BANQUET HALL

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

THE EXISTING BUILDING WILL REMAIN AS IS, WILL NOT
CHANGE AS MIXED USE BUILDING, NOR HEIGHT

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

Applicant (Signature) 

Date 5/23/23