



REGULAR MEETING AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, May 15, 2024, 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

Commissioner Eduardo Carvajal
Commissioner Ricardo Barba-Ochoa
Commissioner Adrian Tarango

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 MARCH 20, 2024, PLANNING COMMISSION MEETING

REGULAR AGENDA

1. **SELECTION OF CHAIR AND VICE CHAIR FOR A TERM OF ONE YEAR.**

RECOMMENDED THAT THE PLANNING COMMISSION:

1. Deliberate, nominate, and vote a sitting Commissioner to serve as Chair for a term of one year; and
2. Deliberate, nominate, and vote a sitting Commissioner to serve as Vice Chair for a term of one year.

PUBLIC HEARINGS

1. **CASE NO. 2024-01 VESTING TENTATIVE PARCEL MAP (VTPM) – A REQUEST FOR A VESTING TENTATIVE PARCEL MAP FOR THE PARCELS LOCATED AT 2501-2533 EAST 56TH STREET, LOCATED 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

2. **CASE NO. 2024-02 CONDITIONAL USE PERMIT (CUP) – A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A COMMERCIAL KITCHEN/ COMMISSARY AND COLD STORAGE FACILITY LOCATED AT 1961 HAWKINS CIRCLE, BLDG 5, 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

3. **CASE NO. 2024-04 CONDITIONAL USE PERMIT (CUP)** – A REQUEST FOR A CONDITIONAL USE PERMIT FOR THE ON-SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING RESTAURANT LOCATED AT 2975 EAST FLORENCE AVENUE, 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

4. **CASE NO. 2023-09 CONDITIONAL USE PERMIT (CUP)** – A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A TYPE 21 (OFF-SALE GENERAL) ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE IN CONNECTION WITH A CONVENIENCE STORE LOCATED AT 3372 E. GAGE AVENUE WITHIN 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

RECEIVE AND FILE

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn until the next regular meeting on Wednesday, June 19, 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, March 20th, 2024, 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 6:46 p.m.

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

ABSENT: Commissioner Eduardo Carvajal,

STAFF PRESENT: Community Development Director, Steve Forster, and Associate Planner, Lemessis Quintero

PLEDGE OF ALLEGIANCE

Chairperson Sanabria led the Pledge of Allegiance.

PUBLIC COMMENT –

Councilmember Eduardo Martinez approached the podium and bestowed a certificate upon the outgoing Planning Commissioner, Erika Nuno. In his address, Councilmember Martinez conveyed his appreciation to Ms. Nuno for her unwavering commitment, dedication, and exemplary leadership.

CONSENT ITEMS – Approve Planning Commission Meeting Minutes:

1. Regular Planning Commission Meeting held on January 17, 2024.

MOTION: Commissioner Erika Nuno to approve Minutes, seconded by Commissioner Barba-Ochoa. Motion **passed 4-0-1**, by the following vote:

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

NOES: Commissioner(s): None

ABSENT: Commissioner(s): Commissioner Eduardo Carvajal

2. Regular Planning Commission Meeting held on February 21, 2024.

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

ABSTAINED: Commissioner(s): Commissioner Angelica Montes

ABSENT: Commissioner(s): Commissioner Eduardo Carvajal

PRESENTATIONS

1. **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.**

Associate Planner Lemessis Quintero delivered a comprehensive presentation to the Commission via PowerPoint, outlining the request for a Conditional Use Permit (CUP) to authorize a Type 41 alcoholic Beverage Control (ABC) license. During the presentation, Associate Planner Quintero provided background information on the property and its current conditions, emphasizing that the existing restaurant functions as a bona fide public eating place. Additionally, Ms. Quintero elaborated on various aspects of the project, including operational hours, staffing, and the absence of any changes to the building layout, façade, or operations. Supporting the presentation, Ms. Quintero included site photographs, floor plans, and an environmental review of the proposed project. As a recommendation, Ms. Quintero proposed the adoption of PC Resolution No. 2023-07 CUP, contingent upon the specified conditions of approval.

PUBLIC HEARING & QUESTIONS

Representing the applicant, Rudy Lopez, an Associate of Liquor License Agents, addressed the stand and affirmed his presence. Mr. Lopez clarified that the business's core purpose would remain unchanged should the liquor license be granted. He emphasized that the license would enable the provision of a

comprehensive menu to customers, underscoring the applicant's commitment to aligning the business with environmental standards. Furthermore, Mr. Lopez reiterated the applicant's acknowledgment of the integrity essential for sustaining the business's operations.

Commissioner Ricardo Barba-Ochoa motioned to **Approve CASE NO. 2023-07**
CONDITIONAL USE PERMIT (CUP), seconded by Commissioner Erika Nuno.
Motion **passed 4-0-1**, by the following vote:

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

NOES: Commissioner(s): None

ABSENT: Commissioner(s): Commissioner Eduardo Carvajal

RECEIVE AND FILE – None

STAFF COMMENTS

Community Development Director Steve Forster announced that Raising Cane's would have a soft opening on April 1, followed by the grand opening on April 2. He commended the Planning Commission for their invaluable contributions, emphasizing that the City's progress owes much to their insights and perseverance. Mr. Forster also extended his appreciation to the Commissioners for their unwavering dedication and hard work.

PLANNING COMMISSION COMMENTS

1. Commissioner Barba-Ochoa extended his gratitude to Steve and the staff for their outstanding efforts, which have significantly elevated the city's standards. He expressed his honor in being a part of the Planning Commission.
2. Commissioner Nuno conveyed her gratitude to the staff for their exceptional presentations and highlighted the strong sense of camaraderie that has developed among Mr. Forster, the staff, and the Planning Commission. She expressed her appreciation for the learning experiences gained from the city and expressed enthusiasm for the continued approval of business ventures and opportunities in Huntington Park.
3. Commissioner Angelica Montes expressed her gratitude for the opportunity to serve on the Planning Commission and acknowledged Mr. Forster's role in bringing significant improvements to the city. She remarked on the positive changes witnessed during her tenure and expressed her genuine fondness for her time in the city.
4. Chairperson Sanabria extended his appreciation to Mr. Forster for his ongoing efforts in driving improvements within the city, attributing them to his expertise and leadership. He expressed genuine gratitude for the privilege of serving on the Planning Commission and affirmed his commitment to advocating for the city's projects as a council member.

ADJOURNMENT

At 7:26 p.m. the City of Huntington Park Planning Commission adjourned to a Regular Meeting on Wednesday, April 17, 2024, at 6:30 p.m.

Respectfully Submitted,



Steve Forster
Community Development Director



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: MAY 15, 2024

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. 2024-01 VTPM
(VESTING TENTATIVE PARCEL MAP)

REQUEST: A REQUEST FOR A VESTING TENTATIVE PARCEL MAP FOR THE PARCELS LOCATED AT 2501-2533 EAST 56TH STREET, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.

APPLICANT: NP 56th Street, LLC and NP Wright, LLC
1330 Factory Place #105
Los Angeles, CA 90013

PROPERTY OWNER: NP 56th Street, LLC and NP Wright, LLC
1330 Factory Place #105
Los Angeles, CA 90013

PROPERTY OWNER'S MAILING ADDRESS: 1330 Factory Place #105
Los Angeles, CA 90013

PROJECT LOCATION: 2501-2533 East 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

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

GENERAL PLAN: Manufacturing Planned Development

ZONE: Manufacturing Planned Development (MPD)

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SURROUNDING

ZONING AND 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 FOR

REQUIREMENT OF A

SUBDIVISION MAP:

Pursuant to Huntington Park Municipal Code (HPMC) Title 10, Chapter 3.101(B) tentative and final parcel map shall be required for all divisions of land when determined by the Community Development Department that such land may be divided into four (4) or less parcels, unless the subdivision activity is listed in Section 10-3.102(C), Exemptions from tentative parcel map requirements.

REQUIRED FINDINGS

FOR A VESTING TENTATIVE

PARCEL MAP:

1. The Vesting of the Tentative Parcel 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.
2. The Vesting Tentative Parcel Map applied for is authorized by the provision of Title 10, Chapter 4 of the Huntington Park Municipal Code.
3. That the approval of such Vesting Tentative Parcel Map will not adversely affect the Master or General Plan of this City.
4. The Vesting Tentative Parcel 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 *California Government 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:

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- (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 and the
Categorical Exemption Justification Memorandum

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conducted in association with the Development Permit approved on December 13, 2023, it was determined that the project is Categorically Exempt pursuant to Section 15332, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

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, the project is in compliance with the CEQA Exemption.

PROJECT BACKGROUND:

At a Special Planning Commission Meeting held on December 13, 2023, the City of Huntington Park Planning Commission approved a request by NP Malabar, LLC, approving a request for a Development Permit for a warehouse consisting of 100,401 square feet at 2501-2533 East 56th Street, located within the MPD zone. As part of the conditions of approval for the project, the Applicant was required to file for a Vesting Tentative Parcel Map for the consolidation of all the lots associated with the development. 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 the lots combined measure approximately 4.12 acres.

- ***Project Proposal***

The Applicant, NP 56th Street, LLC and NP Wright, has submitted a Vesting Tentative Parcel Map application to combine the twenty-seven (27) lots to allow for the development of a warehouse and parking lot. The development was approved in connection with Planning Commission Case No. 2023-01 DP.

This application for the Vesting Tentative Parcel Map does not address the design or construction of the warehouse and does not include any proposed changes to the previously approved entitlements. The design of the warehouse was approved by the Planning and Building & Safety Divisions.

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ANALYSIS:

- ***Site Description***

The subject property is located in the Manufacturing Planned Development (MPD) zone. 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 the lots combined measure approximately 4.12 acres. Previously, the lots were developed with warehouse uses primarily for manufacturing operations and parking. The warehouses were demolished and the lots are currently vacant. The subject site is surrounded by industrial uses to the north, south, east, and west.

FINDINGS

VESTING TENTATIVE PARCEL MAP:

- 1. The Vesting of the Tentative Parcel 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.**

Finding: The vesting of the tentative parcel map is granted for the property described in the application (Assessor's Parcel No. 6309-013-012, 6309-013-020, 6309-014-017, 6309-014-018, 6309-014-019, and 6309-014-026). Conditions of approval will ensure that the vesting of the Tentative Parcel Map will not be transferred from one property to another.

- 2. The Vesting Tentative Parcel Map applied for is authorized by the provisions of Title 10, Chapter 3 and 4 of the Huntington Park Municipal Code.**

Finding: Pursuant to HPMC Section 10-3.101 a tentative and final parcel map shall be required for all divisions of land when determined by the Community Development Department that such land may be divided into four (4) or less parcels. The proposed project has prepared a Vesting Tentative Parcel Map by a licensed engineer per HPMC Section 10-4.104(B). The Vesting Tentative Parcel Map has been reviewed for compliance with Title 10, Chapter 4 of the HPMC. In addition,

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the proposed subdivision complies with requirements set forth in the California Subdivision Map Act (*Ca. Gov. Code § 66474*).

3. That the approval of such Vesting Tentative Parcel 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. 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. The proposed project is consistent with and will not adversely affect the General Plan.

4. The Vesting Tentative Parcel 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 Vesting Tentative Parcel Map will create two (2) total parcels. One of the parcels is for the development of the warehouse and the other parcel is for the parking lot associated with the warehouse that will provide 118 parking spaces. The parking lot will be located across 56th Street (to the south) from the proposed warehouse. The proposed development will be compatible with existing industrial development in the surrounding neighborhood.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **approve PC Case No. 2024-01 VTPM**, subject to the proposed conditions of approval and/or additional conditions that the Planning Commission may wish to impose.

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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.
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 any existing and/or future graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
6. 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.
7. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
8. 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.
9. 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.
10. 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.

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11. All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way.
12. All landscaping shall be installed and permanently maintained in compliance with HPMC Title 9, Chapter 3, Article 4 (Landscaping Standards) and the State of California Model Water Efficient Landscape Ordinance (MWELO) per Title 24, Part 11, Chapters 4 and 5 CalGreen Building Code.
13. All landscape and walkway lighting shall be directed downward to minimize glare.
14. The developer shall install house addresses and mailboxes in accordance with US Post Office policy.
15. Any covenants, conditions, and restrictions (CC&R's) applicable to the project property shall be consistent with the terms of this Vesting Tentative Parcel Map No. 84377 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.
16. 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.
17. That the Applicant/Property Owner agree in writing to the above conditions.

BUILDING AND SAFETY DIVISION

18. 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.
19. 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.
20. The proposed warehouse shall be in compliance with the following codes:
 - a. 2022 California Electrical Code
 - b. 2022 California Plumbing Code
 - c. 2022 California Mechanical Code
 - d. Green Building Standards Code
21. The proposed site shall comply with the 2022 California Fire Code, including provisions pertaining to property line setbacks, building separation, and site fire apparatus access.

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22. 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.

PUBLIC WORKS

23. 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

24. The Vesting of the Tentative Parcel 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.
25. The Vesting Final Parcel Map to be recorded with the Los Angeles County with this application and dated "Approved at Hearing May 15, 2024," except as modified herein.
26. This subdivision shall comply with Title 10 of the City of Huntington Park Municipal Code (Subdivisions).
27. The Vesting Final Parcel Map shall not be recorded until there has been compliance with all conditions of approval.
28. Map Act Compliance. This land division shall comply with the State of California Subdivision Map Act and with all requirements of the City of Huntington Park Municipal Code, unless modified by the conditions listed herein.
29. 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 the Municipal Code.
 - b. Licensed Surveyor. The FINAL MAP shall be prepared by a licensed land surveyor or qualified registered civil engineer per state law.
30. Surveyor Checklist. The City Engineering Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

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- 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.
31. 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 Public Works Engineering Department.
 32. All existing easements to be abandoned shall be submitted for review and approval by the Public Works Engineering Department prior to the approval by the City and recordation by the Los Angeles County Recorder.

STORMWATER

33. 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.
34. Submit the Preliminary LID report, covenant and agreement to the Public Works Engineering Department for review.

LOS ANGELES COUNTY FIRE DEPARTMENT

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

REQUIREMENTS PRIOR TO APPROVAL OF VESTING TENTATIVE PARCEL MAP NO. 84377

36. Expiration Date. The conditionally approved VESTING TENTATIVE PARCEL MAP NO. 84377 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 the California Subdivision Map Act.

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37. Existing and Proposed Easements. Prior to tentative map approval, all existing and proposed new easements shall be shown on the map and submitted for review by the Public Works Engineering Department.
38. The following revisions shall be made to the map:
 - a. Owner's name listed on the 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 Title to "Vesting Tentative Parcel Map No. 84377" instead of "Tract" (Sheet 1).

**REQUIREMENTS PRIOR TO ISSUANCE OF GRADING/CONSTRUCTION PERMITS
PLANNING DIVISION**

39. 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-foot 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.

PUBLIC WORKS – ENGINEERING

40. Submit a Low Impact Development Plan to the City Engineer for Review and Approval prior to grading/construction.
41. 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 Control Board. This includes compliance with the City's Low Impact Development (LID) requirements.
42. Applicant shall provide a copy of the Notice of Intent (NOI) and the Storm Water Pollution Prevention Plan (SWPPP) filed with the State of California for the subject project prior to the issuance of any grading permit.
43. An erosion and sediment control plan and permit complying with the California Building Code shall be submitted to and approved by the Public Works Engineering Department prior to any land disturbance. Plans are to be submitted prior to or with the grading plans.

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44. A soils report shall be prepared by a qualified engineer licensed by the State of California. The Soils report shall be reviewed and approved by the City's Soils Consultant prior to issuance of grading permit.
45. A grading performance bond shall be required for this project. The amount of the performance bond shall not be less than one hundred percent (100%) of the total estimated cost of both cut and fill quantities for said grading work as determined by the Public Works Engineering Department. The City Attorney must approve the performance bond.
46. All landscape irrigation shall use recycled water, where available.

Drainage/Low Impact Development

47. The following LID requirements must be completed to the satisfaction of the Public Works Director or City Engineer:
 - a. The Final LID submitted for review must directly correspond to the accepted project-specific Preliminary LID.
 - b. A Final LID must be approved by the Public Works Director/City Engineer.
 - c. Prior to approval of the Final LID, the Applicant shall execute the Covenant & Agreement Regarding LID & Stormwater Best Management Practices (BMPs), Transfer, Access, and Maintenance (herein after, called the LID Maintenance Agreement) for Huntington Park and submit the document to the Engineering Division with:
 - (i) Signature(s) of the legal property owner(s) with the notary acknowledgments for each signature.
 - (ii) A copy of the title report (less than 30 days old).
 - (iii) A copy of the Property Owner's Officer's list indicating that the person signing the document has the legal authority to sign the Maintenance Agreement (applicable to non-single party owners, i.e. Companies, Corporations, LLC, etc.).
 - d. After the LID Maintenance Agreement has been executed with the appropriate Applicant signatures (with notary acknowledgments attached for each signature), and the City signatures, the agreement shall be recorded at the Office of the Recorder of Los Angeles County.
 - e. The Applicant shall place a hard copy of the recorded LID Maintenance Agreement in the appendix of the Final LID prior to City approval.

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- f. The Applicant shall obtain a Waste Discharge Identification (WDID) Number from the State Water Resources Control Board and record it on the LID documents, all Grading Plans, Storm Drain Plans and Improvement Plans that include drainage or discharge of project drainage to a public facility or waters of the United States.
- 48. The Final LID must be approved by the Public Works Director/City Engineer prior to grading permit issuance.
- 49. The Applicant must provide the City with an electronic copy of the approved Final LID in a form acceptable to the Public Works Department.
- 50. A final drainage study shall be submitted to and approved by the City Engineer prior to issuance of grading permits. The study shall address drainage patterns, proposed drainage facilities, and mitigation measures proposed for first flush and detention facilities, etc.
- 51. Any post-development storm flows to be discharged into adjacent properties or into any city or county-maintained storm drain system shall not exceed 95% of the un-bulked pre-developed flows from this site.
- 52. The site shall be designed such that all buildings are protected from 100-year storm flows in a manner approved by the City Engineer.
- 53. Adequate provisions shall be made for acceptance and disposal of surface drainage including other creeks entering the property from adjacent areas, if any.
- 54. All post development drainage shall be conducted in non-erodible devices to an approved storm drain system or approved natural drainage course covered by a private easement.
- 55. Drainage across the property shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility.
- 56. No obstruction of natural watercourses shall be permitted.
- 57. During rough grading operations and prior to construction of permanent drainage structures, temporary drainage control (best management practices, BMP's) shall be provided to prevent ponding water and damage to adjacent properties.
- 58. Dust shall be controlled by watering or other approved methods.
- 59. All existing drainage courses on the project site must continue to function. Protective measures and temporary drainage provisions must be used to protect adjoining properties, if any, during grading operations.

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60. In addition to the drainage requirements stated herein, other on-site or off-site improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after a more detailed study has been submitted to the Public Works Engineering office.
61. Any discharge that would result in or contribute to a violation of MS4 Permit or the Huntington Park Municipal Code and any amendments, revisions, or re-issuance thereof, either separately considered or when combined with other discharges, is prohibited. Liability for any such discharge shall be the responsibility of the Applicant causing or responsible for the discharge, and such Applicant shall defend, indemnify, and hold harmless the City in any administrative or judicial enforcement action relating to such discharge.
62. The Applicant is required to install structural BMPs that meet the capacity of the entire project, even if certain phases of the project may not have BMP capacity located on that phase in accordance with the specified requirements.
63. All treatment control BMPs should be located as close as possible to the pollutant sources, should not be located within the Waters of the U.S., and pollutant removal should be accomplished prior to discharge from the project site and into the City's storm drain system and/or Waters of the U.S.
 - a. Regional treatment control BMPs shall be completed and operational prior to occupation of any of the project sites tributary to the regional treatment BMP.
 - b. All roof drains shall be connected to a structural BMP prior to discharge to a public storm drain facility.
 - c. All surface drainage shall be connected to a structural BMP prior to discharge to a public storm drain facility.
64. The Applicant shall be named the responsible party in the LID and shall implement and adhere to the terms, conditions, and requirements of the approved project specific Final LID.
65. The City shall require that Applicant to provide verification of BMP and stormwater facilities maintenance through such means as may be appropriate, at the discretion of the City, including, but not limited to, covenants, legal agreements, maintenance agreements, maintenance records, conditional use permits and/or funding arrangements.
66. All on-site BMPs, drainage devices, infrastructure (sewer and storm drain), and stormwater facilities shall be privately owned and maintained by the property owner.

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Grading Operations

67. Water spraying or other approved methods shall be used during grading operations to control fugitive dust. Recycled water shall be used for grading operations whenever available.
68. An Erosion Control Plan that retains sediment onsite at all times during construction/grading operations must be submitted as part of the grading plans and approved by the Public Works Director/City Engineer prior to beginning any grading.
69. All grading shall conform to the currently adopted California Building Code and all City Ordinances.
70. All property corners shall be clearly delineated in the field prior to commencement of any construction/grading.
71. All work under this grading permit shall be limited to work within the property lines. All work within the road Right-of-Way will require separate plans and an encroachment permit.
72. Grading shall be done under the supervision of a qualified soils engineer in conformance with a soils report for the project. This report will be a part of the grading plans.
73. Compacted fill to support any structures shall comply with section 1803.5. CBC Projects without preliminary soils report shall have detailed specifications satisfying the requirements in section 1803.5 CBC prepared by the Engineer of Record.
74. A precise grading plan complying with the provisions of Appendix Chapter J of the 2022 California Building Code shall be submitted to the Public Works Engineering Department and Building and Safety for review and approval.
75. The precise grading plan shall incorporate the recommendations of the approved soils report.
76. The precise grading plan shall include the wet-signed and stamped approval of the soils engineer (along with a written statement from the soils engineer acknowledging that the plan incorporates all recommendation of the approved soils report);
 - a. The precise grading plan shall incorporate erosion and sediment control the requirements of the Huntington Park Municipal Code and the LID;
 - b. The precise grading plan shall follow the approved Final Development/Site plan for Vesting Tentative Parcel Map No. 84377 or its final name and shall incorporate all items contained therein;

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- c. The precise grading plan shall identify provisions for water spraying or other approved methods to be used during the grading operations to control dust.

Dedications and Improvements

- 77. Easements will be required for all utilities to ensure access, operation, repair, replacement and maintenance (water, sewer, gas, etc.).
- 78. Deposit a Bond for the Monuments to be set per City of Huntington Park guidelines.
- 79. Interior public and/or private street improvements, if any, shall include, but are not limited to, curb & gutter, AC pavement, drive approaches, sidewalks, streetlights and street trees.
- 80. The Applicant shall coordinate with affected utility companies and obtain any permits necessary for the development of this project.
- 81. The Applicant shall properly delineate all easements on the Vesting Tentative Parcel Map No. 84377 from the Title Report.

Utilities

- 82. Provide separate utility services to each parcel or lot including sewer, water, gas, electric power, including transformer, telephone, and cable TV, if existing, (all underground) in accordance with the utility provider standards. Easements shall be provided where necessary to ensure access, operation, repair, replacement and maintenance and shall be reviewed and approved by the City Engineering Division and as to form by the City Attorney and recorded.
- 83. The Applicant shall be responsible for the relocation of any existing utility necessary as a result of the development.
- 84. Any existing utility poles shall be shown on the improvement plans to be relocated, must be relocated as necessary, without cost to the City.
- 85. Any wells on the property or similar structures that might result in contamination of underground waters shall be abandoned in a manner approved by the Los Angeles County Department of Environmental Health Services.
- 86. Design, installation, materials and location of public water and sewer improvements must meet the City's standard procedures and requirements, specifications, and AWWA guidelines for the design and construction of water, recycled water, and wastewater facilities to the satisfaction of the City Engineer.

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87. All easements for public water mains must have a minimum width of 20 feet unless otherwise approved by the City Engineer and reviewed and approved by the City Engineering Department and the City Attorney's office as to form and recorded on title.
88. Water, recycled water, and sewer mains must have a minimum horizontal separation of 10 feet unless otherwise approved by the City Engineer.
89. Water, sewer and storm drain lines shall be located in the center of a given easement wherever possible to the satisfaction of the City Engineer.
90. All water meters shall be located within the public rights-of way unless otherwise approved by the City. Public easements shall be required for any meter installed outside of public right-of-way and submitted for review and approval by the City Engineer and City Attorney prior to issuance of grading permits. Recorded approved easement documents must be submitted to the City prior to occupancy release.
91. No permanent structures shall be built within any easement unless otherwise approved. The Applicant shall be responsible for relocating or reconstructing the structures that are built within the easement should there be any damage that occurs during the operations and maintenance of the easement. Exact location of existing waterlines and associated easements will need to be verified and plotted the on-site plan prior to approval of issuance of grading permits. Relocation of facilities may be required by the project.
92. All water, storm drain and sewer plans must be reviewed and approved by the City prior to issuance of grading permits. The City's review of plans and engineering data will cover only general conformity of the design with standards and specifications outlined in the City's design standards and specifications. The City's approval of plans and engineering data will not constitute a blanket approval of all dimensions, quantities, physical properties, material equipment, devices, or items shown. This does not relieve the design engineers from any responsibility for errors, deviations, or defects in design thereof.
93. A Geotechnical study shall be required for the necessary remediation and recommendation for special materials and construction methods for the installation of all public and/or private improvements and appurtenances and shall be reviewed and approved prior to issuance of grading permits.

REQUIREMENTS PRIOR TO ISSUANCE OF BUILDING PERMITS - PLANNING DIVISION

94. Landscape plans shall be submitted to the Community Development Department for review and approval to ensure consistency with all City codes and policies prior to the issuance of building permits. The Landscape Plans for the newly planted areas within the parking lot shall comply with the City's Municipal Code and the State of California MWELo Guidelines.

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95. A registered landscape architect, licensed by the State of California, shall design all landscape architecture documents.

BUILDING AND SAFETY DIVISION

96. A preliminary soils report or supplement thereto shall be filed with, and approved by, the Building Official prior to the submittal of Precise Grade Plans. A Trust Deposit to cover the actual costs of the review shall be submitted with the report.
97. A precise grading plan complying with the provisions of Appendix Chapter J of the 2022 California Building Code shall be submitted to the Public Works Engineering Department and Building and Safety for review and approval.
98. The precise grading plan shall incorporate the recommendations of the approved soils report.
99. Contractors and sub-contractors for the Applicant shall obtain a City Business License; show proof of a valid State Contractor's License and a valid Certificate of Worker's Compensation.
100. The project is subject to all applicable fees, charges, deposits for services to be rendered, and securities required pursuant to Huntington Park Municipal Code, as amended or superseded, prior to final inspection.
101. All development fees shall be paid to the City prior to building permit issuance.
102. All fees (capital connection, inspection, encroachment, meter, monument, deposit, etc.) must be paid.
103. A Horizontal Control Plan, approved by the Planning Division, must be submitted to the Building and Safety Division, prior to, or in conjunction with, the acceptance of plans for review.
104. Precise Grading Plans shall comply with and incorporate all items of the approved Final Development/Site Plan and the approved Horizontal Control Plan.
105. Upon completion of the precise grading, all erosion control measures and devices shall be installed at all perimeter openings and slopes. No sediment is to leave the project site. All newly graded surfaces not immediately involved in construction shall have an approved method of erosion protection in place at all times.
106. A registered Civil Engineer shall prepare final compaction report/grading report and it shall be submitted for review and approval. The report shall also provide building foundation design parameters including allowable soil pressures, expansion index and remedial measures if $EI > 20$, water soluble sulfate content, corrosively and remedial measures if necessary.

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107. A registered Civil Engineer shall submit to Building and Safety written certification of completion of grading in accordance with the approved grading plan prior to requesting inspection and issuance of a building permit. Certification shall include line grade, surface drainage, elevation and location of permitted grading on the lot.

REQUIREMENTS PRIOR TO APPROVAL OF VESTING FINAL PARCEL MAP NO. 84377

108. CC&R's shall be approved by the City's Public Works Engineering Department prior to recordation and prior to any certificate of occupancy.
109. Existing and Proposed Easements. Prior to final map recordation, all existing and proposed new easements shall be shown on the map and approved by the City's Public Works Engineering Department.

LOS ANGELES COUNTY FIRE DEPARTMENT

110. All fire hydrants shall be installed per City standards with location and fire flow requirements as determined by the Los Angeles County Fire Department prior to issuance of building permits.

REQUIREMENTS PRIOR TO OCCUPANCY - PLANNING DIVISION

111. 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.
112. 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 construction.
113. All exterior lighting is confined to within the project site. Light shields shall be used to block light and reduce spill over light and glare as necessary. Prior to the final inspection and issuance of a certificate of occupancy, the Applicant shall schedule an evening inspection with the Planning Division to verify compliance with this requirement.
114. All required improvements shall be installed and deemed complete prior to occupancy. The Applicant shall be responsible for coordinating inspections with the Community Development Department (including lighting, landscaping, and overall conformance with the approved entitlement) prior to the final inspection by the Building & Safety Division and the issuance of the Certificate of Occupancy.
115. All Trust Deposit Accounts associated with the project shall show no deficits. All deficits shall be paid in full before a Certificate of Occupancy is issued.

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116. The Applicant shall submit an electronic copy of the "as-built" landscape architecture plans to the Planning Division in an electronic file format acceptable to the City.

BUILDING AND SAFETY DIVISION

117. 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.
118. All utilities and circulation elements necessary to serve the building shall be installed and accepted prior to final inspection.
119. Acceptance from all applicable City Divisions/Departments and outside agencies shall be obtained prior to any final inspection or utility releases.
120. All structures and on-site improvements, including but not limited to, parking areas and walkways, shall comply with all the requirements of the State of California 2022 Building, Plumbing, Mechanical, Energy and Green Building Codes.
121. All applicable planting, irrigation, walls and improvements required prior to commencement of operation shall be installed.

ENGINEERING

122. The Applicant shall provide a video camera report of all sewer and storm drain mainline facilities prior to final acceptance by the City. The video report shall not be completed until all air and hydrostatic testing has been completed.
123. Prior to Bond Release and/or Bond Reduction of the improvements and prior to acceptance of the improvements by the City, the Applicant shall provide for City approval "Record Drawing" for all improvements.
124. Applicant shall provide certifications for all public and private backflow devices installed as part of the development.
125. All required on-site and off-site improvements shall be approved, installed, and operational to the satisfaction of the City Engineer prior to final inspection and issuance of a certificate of occupancy.
126. A digitized drawing file of the improvement plans, in a City's compatible CAD system, shall be submitted along with original Mylars prior to certificate of occupancy.
127. Monuments will be set per the Subdivision Map Act.

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128. All public improvements shall be operationally complete.
129. That the Applicant/Property Owner agree in writing to the above conditions.
130. Record Final Parcel Map in the County of Los Angeles prior to issuance of a Certificate of Occupancy.

EXHIBITS:

- A. PC Resolution VTPM 2024-01
- B. Vicinity Map
- C. Tentative Parcel Map No. 84377
- D. Tentative Parcel/Tract Map and Environmental Information Form Application Packet

PC RESOLUTION NO. 2024-01 VTPM

EXHIBIT A

CASE NO. 2024-01 VTPM

PC RESOLUTION NO. 2024-01 (VTPM) VESTING TENTATIVE PARCEL MAP

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, APPROVING A VESTING TENTATIVE PARCEL MAP FOR THE PARCELS LOCATED AT 2501-2533 EAST 56TH STREET, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.

WHEREAS, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, May 15, 2024 at 6:30 p.m. pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code, upon an application from NP 56th Street, LLC and NP Wright, LLC requesting approval of a Vesting Tentative Parcel Map for the parcels located at 2501-2533 East 56th Street within the Manufacturing Planned Development (MPD) zone described as:

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

WHEREAS, said application involves a request for a Vesting Tentative Parcel Map; and

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

WHEREAS, the City of Huntington Park has determined that the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, In-Fill Development Projects. The proposed project consisting of a Vesting Tentative Parcel Map is exempt from the requirements of CEQA in conjunction with the Environmental Assessment and the Categorical Exemption Justification Memorandum conducted in association with the Development Permit approved on December 13, 2023, it was determined that the project is Categorically Exempt pursuant to Section 15332, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. The project complies with the 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

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

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

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

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

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

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

SECTION 2: The Planning Commission hereby makes the following findings in connection with the proposed Vesting Tentative Parcel Map:

1. The Vesting of the Tentative Parcel 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.

The Planning Staff finds that the vesting of the tentative parcel map is granted for the property described in the application (Assessor's Parcel No. 6309-013-012, 6309-013-020, 6309-014-017, 6309-014-018, 6309-014-019, and 6309-014-026). Conditions of approval will ensure that the vesting of the Tentative Parcel Map will not be transferred from one property to another.

2. The Vesting Tentative Parcel Map applied for is authorized by the provisions of

Title 10, Chapter 3 and 4 of the Huntington Park Municipal Code.

The Planning Staff finds that pursuant to HPMC Section 10-3.101 a tentative and final parcel map shall be required for all divisions of land when determined by the Community Development Department that such land may be divided into four (4) or less parcels. The proposed project has prepared a Vesting Tentative Parcel Map by a licensed engineer per HPMC Section 10-4.104(B). The Vesting Tentative Parcel Map has been reviewed for compliance with Title 10, Chapter 4 of the HPMC. In addition, the proposed subdivision complies with requirements set forth in the California Subdivision Map Act (Ca. Gov. Code § 66474).

3. That the approval of such Vesting Tentative Parcel Map will not adversely affect the Master or General Plan of this City.

The Planning Staff finds that 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. 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. The proposed project is consistent with and will not adversely affect the General Plan.

4. The Vesting Tentative Parcel 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.

The Planning Staff finds that the Vesting Tentative Parcel Map will create two (2) total parcels. One of the parcels is for the development of the warehouse and the other parcel is for the parking lot associated with the warehouse that will provide 118 parking spaces. The parking lot will be located across 56th Street (to the south) from the proposed warehouse. The proposed development will be compatible with existing industrial development in the surrounding neighborhood.

SECTION 3: The Planning Commission hereby approves PC Resolution 2024-01 (VTPM) Vesting Tentative Parcel Map, for the parcels located at 2501-2533 East 56th Street within the Manufacturing Planned Development (MPD) zone subject to the execution and fulfillment of the following conditions:

PLANNING DIVISION

1. That the Applicant/Property Owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, or Planning Commission.
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 any existing and/or future graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.

6. 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.
7. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
8. 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.
9. 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.
10. 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.
11. All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way.
12. All landscaping shall be installed and permanently maintained in compliance with HPMC Title 9, Chapter 3, Article 4 (Landscaping Standards) and the State of California Model Water Efficient Landscape Ordinance (MWELO) per Title 24, Part 11, Chapters 4 and 5 CalGreen Building Code.
13. All landscape and walkway lighting shall be directed downward to minimize glare.
14. The developer shall install house addresses and mailboxes in accordance with US Post Office policy.
15. Any covenants, conditions, and restrictions (CC&R's) applicable to the project property shall be consistent with the terms of this Vesting Tentative Parcel Map No. 84377 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.
16. 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.
17. That the Applicant/Property Owner agree in writing to the above conditions.

BUILDING AND SAFETY DIVISION

- 1 18. All proposed on-site utilities, including electrical and equipment wiring, shall be
2 installed underground and/or routed along the ground floor and shall be completely
3 concealed from public view as required by the City prior to authorization to operate.
- 4 19. The initial plan check fee will cover the initial plan check and one recheck only.
5 Additional review required beyond the first recheck shall be paid for on an hourly
6 basis in accordance with the current fee schedule.
- 7 20. The proposed warehouse shall be in compliance with the following codes:
8 a. 2022 California Electrical Code
9 b. 2022 California Plumbing Code
10 c. 2022 California Mechanical Code
11 d. Green Building Standards Code
- 12 21. The proposed site shall comply with the 2022 California Fire Code, including
13 provisions pertaining to property line setbacks, building separation, and site fire
14 apparatus access.
- 15 22. Plans submitted to Building and Safety are subject to the requirements specified in
16 the applicable codes, as well as requirements established by the Building Official.
17 Compliance will be ensured during plan check in the form of corrections issued by the
18 plans examiner.

19 **PUBLIC WORKS**

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

23 **ENGINEERING**

- 24 24. The Vesting of the Tentative Parcel Map is granted for the property described in the
25 application on file with the Planning Division and may not be transferred from one
26 property to another.
- 27 25. The Vesting Final Parcel Map to be recorded with the Los Angeles County with this
28 application and dated "Approved at Hearing May 15, 2024," except as modified
herein.
- 29 26. This subdivision shall comply with Title 10 of the City of Huntington Park Municipal
Code (Subdivisions).
- 30 27. The Vesting Final Parcel Map shall not be recorded until there has been compliance
with all conditions of approval.

28. Map Act Compliance. This land division shall comply with the State of California Subdivision Map Act and with all requirements of the City of Huntington Park Municipal Code, unless modified by the conditions listed herein.
29. 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 the Municipal Code.
 - b. Licensed Surveyor. The FINAL MAP shall be prepared by a licensed land surveyor or qualified registered civil engineer per state law.
30. 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.
31. 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 Public Works Engineering Department.
32. All existing easements to be abandoned shall be submitted for review and approval by the Public Works Engineering Department prior to the approval by the City and recordation by the Los Angeles County Recorder.

STORMWATER

33. 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.

34. Submit the Preliminary LID report, covenant and agreement to the Public Works Engineering Department for review.

LOS ANGELES COUNTY FIRE DEPARTMENT

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

REQUIREMENTS PRIOR TO APPROVAL OF VESTING TENTATIVE PARCEL MAP NO. 84377

36. Expiration Date. The conditionally approved VESTING TENTATIVE PARCEL MAP NO. 84377 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 the California Subdivision Map Act.
37. Existing and Proposed Easements. Prior to tentative map approval, all existing and proposed new easements shall be shown on the map and submitted for review by the Public Works Engineering Department.
38. The following revisions shall be made to the map:
- a. Owner's name listed on the 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 Title to "Vesting Tentative Parcel Map No. 84377" instead of "Tract" (Sheet 1).

REQUIREMENTS PRIOR TO ISSUANCE OF GRADING/CONSTRUCTION PERMITS PLANNING DIVISION

39. 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-foot 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.

PUBLIC WORKS – ENGINEERING

40. Submit a Low Impact Development Plan to the City Engineer for Review and Approval prior to grading/construction.

- 1 41. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the
2 Huntington Park Municipal Code relating to Storm Water Management. The
3 Applicants shall also comply with all requirements of the National Pollutant Discharge
4 Elimination System (NPDES), Model Programs, developed by the County of Los
5 Angeles Regional Water Quality Control Board. This includes compliance with the
6 City's Low Impact Development (LID) requirements.
- 7 42. Applicant shall provide a copy of the Notice of Intent (NOI) and the Storm Water
8 Pollution Prevention Plan (SWPPP) filed with the State of California for the subject
9 project prior to the issuance of any grading permit.
- 10 43. An erosion and sediment control plan and permit complying with the California
11 Building Code shall be submitted to and approved by the Public Works Engineering
12 Department prior to any land disturbance. Plans are to be submitted prior to or with
13 the grading plans.
- 14 44. A soils report shall be prepared by a qualified engineer licensed by the State of
15 California. The Soils report shall be reviewed and approved by the City's Soils
16 Consultant prior to issuance of grading permit.
- 17 45. A grading performance bond shall be required for this project. The amount of the
18 performance bond shall not be less than one hundred percent (100%) of the total
19 estimated cost of both cut and fill quantities for said grading work as determined by
20 the Public Works Engineering Department. The City Attorney must approve the
21 performance bond.
- 22 46. All landscape irrigation shall use recycled water, where available.

23 **Drainage/Low Impact Development**

- 24 47. The following LID requirements must be completed to the satisfaction of the Public
25 Works Director or City Engineer:
- 26 a. The Final LID submitted for review must directly correspond to the accepted
27 project-specific Preliminary LID.
- 28 b. A Final LID must be approved by the Public Works Director/City Engineer.
- c. Prior to approval of the Final LID, the Applicant shall execute the Covenant &
Agreement Regarding LID & Stormwater Best Management Practices (BMPs),
Transfer, Access, and Maintenance (herein after, called the LID Maintenance
Agreement) for Huntington Park and submit the document to the Engineering
Division with:
- (i) Signature(s) of the legal property owner(s) with the notary
acknowledgments for each signature.
- (ii) A copy of the title report (less than 30 days old).

- (iii) A copy of the Property Owner's Officer's list indicating that the person signing the document has the legal authority to sign the Maintenance Agreement (applicable to non-single party owners, i.e. Companies, Corporations, LLC, etc.).
- d. After the LID Maintenance Agreement has been executed with the appropriate Applicant signatures (with notary acknowledgments attached for each signature), and the City signatures, the agreement shall be recorded at the Office of the Recorder of Los Angeles County.
- e. The Applicant shall place a hard copy of the recorded LID Maintenance Agreement in the appendix of the Final LID prior to City approval.
- f. The Applicant shall obtain a Waste Discharge Identification (WDID) Number from the State Water Resources Control Board and record it on the LID documents, all Grading Plans, Storm Drain Plans and Improvement Plans that include drainage or discharge of project drainage to a public facility or waters of the United States.
48. The Final LID must be approved by the Public Works Director/City Engineer prior to grading permit issuance.
49. The Applicant must provide the City with an electronic copy of the approved Final LID in a form acceptable to the Public Works Department.
50. A final drainage study shall be submitted to and approved by the City Engineer prior to issuance of grading permits. The study shall address drainage patterns, proposed drainage facilities, and mitigation measures proposed for first flush and detention facilities, etc.
51. Any post-development storm flows to be discharged into adjacent properties or into any city or county-maintained storm drain system shall not exceed 95% of the un-bulked pre-developed flows from this site.
52. The site shall be designed such that all buildings are protected from 100-year storm flows in a manner approved by the City Engineer.
53. Adequate provisions shall be made for acceptance and disposal of surface drainage including other creeks entering the property from adjacent areas, if any.
54. All post development drainage shall be conducted in non-erodible devices to an approved storm drain system or approved natural drainage course covered by a private easement.
55. Drainage across the property shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility.

- 1 56. No obstruction of natural watercourses shall be permitted.
- 2 57. During rough grading operations and prior to construction of permanent drainage
3 structures, temporary drainage control (best management practices, BMP's) shall be
4 provided to prevent ponding water and damage to adjacent properties.
- 5 58. Dust shall be controlled by watering or other approved methods.
- 6 59. All existing drainage courses on the project site must continue to function. Protective
7 measures and temporary drainage provisions must be used to protect adjoining
8 properties, if any, during grading operations.
- 9 60. In addition to the drainage requirements stated herein, other on-site or off-site
10 improvements may be required which cannot be determined from tentative plans at
11 this time and would have to be reviewed after a more detailed study has been
12 submitted to the Public Works Engineering office.
- 13 61. Any discharge that would result in or contribute to a violation of MS4 Permit or the
14 Huntington Park Municipal Code and any amendments, revisions, or re-issuance
15 thereof, either separately considered or when combined with other discharges, is
16 prohibited. Liability for any such discharge shall be the responsibility of the Applicant
17 causing or responsible for the discharge, and such Applicant shall defend, indemnify,
18 and hold harmless the City in any administrative or judicial enforcement action
19 relating to such discharge.
- 20 62. The Applicant is required to install structural BMPs that meet the capacity of the
21 entire project, even if certain phases of the project may not have BMP capacity
22 located on that phase in accordance with the specified requirements.
- 23 63. All treatment control BMPs should be located as close as possible to the pollutant
24 sources, should not be located within the Waters of the U.S., and pollutant removal
25 should be accomplished prior to discharge from the project site and into the City's
26 storm drain system and/or Waters of the U.S.
- 27 a. Regional treatment control BMPs shall be completed and operational prior to
28 occupation of any of the project sites tributary to the regional treatment BMP.
- b. All roof drains shall be connected to a structural BMP prior to discharge to a public
storm drain facility.
- c. All surface drainage shall be connected to a structural BMP prior to discharge to a
public storm drain facility.
64. The Applicant shall be named the responsible party in the LID and shall implement
and adhere to the terms, conditions, and requirements of the approved project
specific Final LID.

- 1 65. The City shall require that Applicant to provide verification of BMP and stormwater
2 facilities maintenance through such means as may be appropriate, at the discretion of
3 the City, including, but not limited to, covenants, legal agreements, maintenance
4 agreements, maintenance records, conditional use permits and/or funding
5 arrangements.
- 6 66. All on-site BMPs, drainage devices, infrastructure (sewer and storm drain), and
7 stormwater facilities shall be privately owned and maintained by the property owner.

8 **Grading Operations**

- 9 67. Water spraying or other approved methods shall be used during grading operations
10 to control fugitive dust. Recycled water shall be used for grading operations
11 whenever available.
- 12 68. An Erosion Control Plan that retains sediment onsite at all times during
13 construction/grading operations must be submitted as part of the grading plans and
14 approved by the Public Works Director/City Engineer prior to beginning any grading.
- 15 69. All grading shall conform to the currently adopted California Building Code and all
16 City Ordinances.
- 17 70. All property corners shall be clearly delineated in the field prior to commencement of
18 any construction/grading.
- 19 71. All work under this grading permit shall be limited to work within the property lines. All
20 work within the road Right-of-Way will require separate plans and an encroachment
21 permit.
- 22 72. Grading shall be done under the supervision of a qualified soils engineer in
23 conformance with a soils report for the project. This report will be a part of the grading
24 plans.
- 25 73. Compacted fill to support any structures shall comply with section 1803.5. CBC
26 Projects without preliminary soils report shall have detailed specifications satisfying
27 the requirements in section 1803.5 CBC prepared by the Engineer of Record.
- 28 74. A precise grading plan complying with the provisions of Appendix Chapter J of the
2022 California Building Code shall be submitted to the Public Works Engineering
Department and Building and Safety for review and approval.
75. The precise grading plan shall incorporate the recommendations of the approved
soils report.
76. The precise grading plan shall include the wet-signed and stamped approval of the
soils engineer (along with a written statement from the soils engineer acknowledging
that the plan incorporates all recommendation of the approved soils report);

- 1 a. The precise grading plan shall incorporate erosion and sediment control the
2 requirements of the Huntington Park Municipal Code and the LID;
- 3 b. The precise grading plan shall follow the approved Final Development/Site plan
4 for Vesting Tentative Parcel Map No. 84377 or its final name and shall
5 incorporate all items contained therein;
- 6 c. The precise grading plan shall identify provisions for water spraying or other
7 approved methods to be used during the grading operations to control dust.

Dedications and Improvements

- 8 77. Easements will be required for all utilities to ensure access, operation, repair,
9 replacement and maintenance (water, sewer, gas, etc.).
- 10 78. Deposit a Bond for the Monuments to be set per City of Huntington Park guidelines.
- 11 79. Interior public and/or private street improvements, if any, shall include, but are not
12 limited to, curb & gutter, AC pavement, drive approaches, sidewalks, streetlights and
13 street trees.
- 14 80. The Applicant shall coordinate with affected utility companies and obtain any permits
15 necessary for the development of this project.
- 16 81. The Applicant shall properly delineate all easements on the Vesting Tentative Parcel
17 Map No. 84377 from the Title Report.

Utilities

- 18 82. Provide separate utility services to each parcel or lot including sewer, water, gas,
19 electric power, including transformer, telephone, and cable TV, if existing, (all
20 underground) in accordance with the utility provider standards. Easements shall be
21 provided where necessary to ensure access, operation, repair, replacement and
22 maintenance and shall be reviewed and approved by the City Engineering Division
23 and as to form by the City Attorney and recorded.
- 24 83. The Applicant shall be responsible for the relocation of any existing utility necessary
25 as a result of the development.
- 26 84. Any existing utility poles shall be shown on the improvement plans to be relocated,
27 must be relocated as necessary, without cost to the City.
- 28 85. Any wells on the property or similar structures that might result in contamination of
underground waters shall be abandoned in a manner approved by the Los Angeles
County Department of Environmental Health Services.
86. Design, installation, materials and location of public water and sewer improvements
must meet the City's standard procedures and requirements, specifications, and

AWWA guidelines for the design and construction of water, recycled water, and wastewater facilities to the satisfaction of the City Engineer.

87. All easements for public water mains must have a minimum width of 20 feet unless otherwise approved by the City Engineer and reviewed and approved by the City Engineering Department and the City Attorney's office as to form and recorded on title.
88. Water, recycled water, and sewer mains must have a minimum horizontal separation of 10 feet unless otherwise approved by the City Engineer.
89. Water, sewer and storm drain lines shall be located in the center of a given easement wherever possible to the satisfaction of the City Engineer.
90. All water meters shall be located within the public rights-of way unless otherwise approved by the City. Public easements shall be required for any meter installed outside of public right-of-way and submitted for review and approval by the City Engineer and City Attorney prior to issuance of grading permits. Recorded approved easement documents must be submitted to the City prior to occupancy release.
91. No permanent structures shall be built within any easement unless otherwise approved. The Applicant shall be responsible for relocating or reconstructing the structures that are built within the easement should there be any damage that occurs during the operations and maintenance of the easement. Exact location of existing waterlines and associated easements will need to be verified and plotted the on-site plan prior to approval of issuance of grading permits. Relocation of facilities may be required by the project.
92. All water, storm drain and sewer plans must be reviewed and approved by the City prior to issuance of grading permits. The City's review of plans and engineering data will cover only general conformity of the design with standards and specifications outlined in the City's design standards and specifications. The City's approval of plans and engineering data will not constitute a blanket approval of all dimensions, quantities, physical properties, material equipment, devices, or items shown. This does not relieve the design engineers from any responsibility for errors, deviations, or defects in design thereof.
93. A Geotechnical study shall be required for the necessary remediation and recommendation for special materials and construction methods for the installation of all public and/or private improvements and appurtenances and shall be reviewed and approved prior to issuance of grading permits.

REQUIREMENTS PRIOR TO ISSUANCE OF BUILDING PERMITS - PLANNING DIVISION

94. Landscape plans shall be submitted to the Community Development Department for review and approval to ensure consistency with all City codes and policies prior to the issuance of building permits. The Landscape Plans for the newly planted areas within

the parking lot shall comply with the City's Municipal Code and the State of California MWELO Guidelines.

95. A registered landscape architect, licensed by the State of California, shall design all landscape architecture documents.

BUILDING AND SAFETY DIVISION

96. A preliminary soils report or supplement thereto shall be filed with, and approved by, the Building Official prior to the submittal of Precise Grade Plans. A Trust Deposit to cover the actual costs of the review shall be submitted with the report.

97. A precise grading plan complying with the provisions of Appendix Chapter J of the 2022 California Building Code shall be submitted to the Public Works Engineering Department and Building and Safety for review and approval.

98. The precise grading plan shall incorporate the recommendations of the approved soils report.

99. Contractors and sub-contractors for the Applicant shall obtain a City Business License; show proof of a valid State Contractor's License and a valid Certificate of Worker's Compensation.

100. The project is subject to all applicable fees, charges, deposits for services to be rendered, and securities required pursuant to Huntington Park Municipal Code, as amended or superseded, prior to final inspection.

101. All development fees shall be paid to the City prior to building permit issuance.

102. All fees (capital connection, inspection, encroachment, meter, monument, deposit, etc.) must be paid.

103. A Horizontal Control Plan, approved by the Planning Division, must be submitted to the Building and Safety Division, prior to, or in conjunction with, the acceptance of plans for review.

104. Precise Grading Plans shall comply with and incorporate all items of the approved Final Development/Site Plan and the approved Horizontal Control Plan.

105. Upon completion of the precise grading, all erosion control measures and devices shall be installed at all perimeter openings and slopes. No sediment is to leave the project site. All newly graded surfaces not immediately involved in construction shall have an approved method of erosion protection in place at all times.

106. A registered Civil Engineer shall prepare final compaction report/grading report and it shall be submitted for review and approval. The report shall also provide building foundation design parameters including allowable soil pressures, expansion index

and remedial measures if EI>20, water soluble sulfate content, corrosively and remedial measures if necessary.

107. A registered Civil Engineer shall submit to Building and Safety written certification of completion of grading in accordance with the approved grading plan prior to requesting inspection and issuance of a building permit. Certification shall include line grade, surface drainage, elevation and location of permitted grading on the lot.

REQUIREMENTS PRIOR TO APPROVAL OF VESTING FINAL PARCEL MAP NO. 84377

108. CC&R's shall be approved by the City's Public Works Engineering Department prior to recordation and prior to any certificate of occupancy.

109. Existing and Proposed Easements. Prior to final map recordation, all existing and proposed new easements shall be shown on the map and approved by the City's Public Works Engineering Department.

LOS ANGELES COUNTY FIRE DEPARTMENT

110. All fire hydrants shall be installed per City standards with location and fire flow requirements as determined by the Los Angeles County Fire Department prior to issuance of building permits.

REQUIREMENTS PRIOR TO OCCUPANCY - PLANNING DIVISION

111. 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.

112. 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 construction.

113. All exterior lighting is confined to within the project site. Light shields shall be used to block light and reduce spill over light and glare as necessary. Prior to the final inspection and issuance of a certificate of occupancy, the Applicant shall schedule an evening inspection with the Planning Division to verify compliance with this requirement.

114. All required improvements shall be installed and deemed complete prior to occupancy. The Applicant shall be responsible for coordinating inspections with the Community Development Department (including lighting, landscaping, and overall conformance with the approved entitlement) prior to the final inspection by the Building & Safety Division and the issuance of the Certificate of Occupancy.

115. All Trust Deposit Accounts associated with the project shall show no deficits. All deficits shall be paid in full before a Certificate of Occupancy is issued.

1 116. The Applicant shall submit an electronic copy of the "as-built" landscape architecture
2 plans to the Planning Division in an electronic file format acceptable to the City.

3 **BUILDING AND SAFETY DIVISION**

4 117. 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
7 public street and/or adjacent properties. Such shielding/enclosure of facilities shall be
8 of 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.

10 118. All utilities and circulation elements necessary to serve the building shall be installed
11 and accepted prior to final inspection.

12 119. Acceptance from all applicable City Divisions/Departments and outside agencies
13 shall be obtained prior to any final inspection or utility releases.

14 120. All structures and on-site improvements, including but not limited to, parking areas
15 and walkways, shall comply with all the requirements of the State of California 2022
16 Building, Plumbing, Mechanical, Energy and Green Building Codes.

17 121. All applicable planting, irrigation, walls and improvements required prior to
18 commencement of operation shall be installed.

19 **ENGINEERING**

20 122. The Applicant shall provide a video camera report of all sewer and storm drain
21 mainline facilities prior to final acceptance by the City. The video report shall not be
22 completed until all air and hydrostatic testing has been completed.

23 123. Prior to Bond Release and/or Bond Reduction of the improvements and prior to
24 acceptance of the improvements by the City, the Applicant shall provide for City
25 approval "Record Drawing" for all improvements.

26 124. Applicant shall provide certifications for all public and private backflow devices
27 installed as part of the development.

28 125. All required on-site and off-site improvements shall be approved, installed, and
operational to the satisfaction of the City Engineer prior to final inspection and
issuance of a certificate of occupancy.

126. A digitized drawing file of the improvement plans, in a City's compatible CAD system,
shall be submitted along with original Mylars prior to certificate of occupancy.

127. Monuments will be set per the Subdivision Map Act.

128. All public improvements shall be operationally complete.

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

130. Record Final Parcel Map in the County of Los Angeles prior issuance of a Certificate of Occupancy.

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 May 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

HUNTINGTON PARK PLANNING COMMISSION

Chairperson

ATTEST:

Steve Forster, Secretary

VICINITY MAP

EXHIBIT B

CASE NO. 2024-01 VTPM

Vicinity Map



TENTATIVE PARCEL MAP NO. 84377

EXHIBIT C

CASE NO. 2024-01 VTPM

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT FOR TITLE INSURANCE NO. 00194748-021-JWS-JC DATED MAY 20, 2023 AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, LOS ANGELES, CALIFORNIA. [TITLE OFFICER: JORDAN CUREL, TELEPHONE: (213) 488-4371]. NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID PRELIMINARY REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HUNTINGTON PARK, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 7, 8, 9, 10, 11, 12, 13, 14, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 AND 28, IN BLOCK 11 OF HUNTINGTON PARK EXTENSION NO. 1, IN THE CITY OF HUNTINGTON PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 181 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOTS 15, 16 AND 17 OF BLOCK 11 OF HUNTINGTON PARK EXTENSION NO. 1, IN THE CITY OF HUNTINGTON PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 181 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

THAT ALLEY IN BLOCK 11 OF HUNTINGTON PARK EXTENSION NO. 1, IN THE CITY OF HUNTINGTON PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 8 PAGE 181 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, VACATED BY RESOLUTION NO. 5249 OF SAID CITY, A CERTIFIED COPY OF WHICH RECORDED NOVEMBER 14, 1966 AS INSTRUMENT NO. 2645, AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7 IN SAID BLOCK 11; THENCE WESTERLY ALONG THE NORTHERLY LINE OF LOTS 7 THROUGH 17, INCLUSIVE, TO THE NORTHWEST CORNER OF LOT 17; THENCE NORTHERLY TO THE SOUTHWEST CORNER OF LOT 18; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOTS 18 THROUGH 28, INCLUSIVE, TO THE SOUTHEAST CORNER OF LOT 28; THENCE SOUTHERLY TO THE POINT OF BEGINNING.

PARCEL 4:

LOTS 18, 19, 20, 21 AND 22 IN BLOCK 8 OF HUNTINGTON PARK EXTENSION NO. 1, IN THE CITY OF HUNTINGTON PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 181 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TITLE EXCEPTIONS AND EASEMENTS

A-H TAXES.

1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

THE FOLLOWING MATTERS AFFECT PARCELS 1, 2 AND 3:

2 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN BOOK 2819 PAGE 229, OF DEEDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

3 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN BOOK 3168 PAGE 26, OF DEEDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

4 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN BOOK 2866 PAGE 16, OF DEEDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

5 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN BOOK 3037 PAGE 282, OF DEEDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

6 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN BOOK 3215 PAGE 144, OF DEEDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

7 COVENANTS, CONDITIONS AND RESTRICTION AS SET FORTH IN BOOK 3134 PAGE 14, OF DEEDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

8 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN BOOK 2738 PAGE 121, OF DEEDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

9 AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR CONDUITS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED JUNE 24, 1953 AS RECORDING NO. 2411 IN BOOK 42050 PAGE 118 OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - PLOTTED HEREON AS [A])

10 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN BOOK 2770 PAGE 305, OF DEEDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

11 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN BOOK 2625 PAGE 183, OF DEEDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

12 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN BOOK 3222 PAGE 211, OF DEEDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

13 AN EASEMENT FOR TELEPHONE AND ELECTRIC SERVICES AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT RECORDED NOVEMBER 14, 1966 AS INSTRUMENT NO. 2645, OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - TELEPHONE SERVICES - PLOTTED HEREON AS [B])

(DOCUMENT AFFECTS - ELECTRIC SERVICES - PLOTTED HEREON AS [C])

(DOCUMENT AFFECTS - ALLEY ABANDONMENT - PLOTTED HEREON AS [D])

14 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "NOTICE OF BUILDINGS WITHIN THE SCOPE OF CHAPTER 12 OF TITLE 8 EARTHQUAKE HAZARD REDUCTION IN EXISTING BUILDINGS" RECORDED NOVEMBER 8, 1990 AS INSTRUMENT NO. 90-1885738, OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

15 ANY PRIVATE EASEMENTS OR LESSER RIGHTS IN, TO, OR OVER THE STREET, HIGHWAY, OR PUBLIC SERVICE EASEMENT VACATED AS REFERRED TO IN MAP OF HUNTINGTON PARK EXTENSION NO. 1 RECORDED IN BOOK 8 PAGE 181, OF MAPS.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

THE FOLLOWING MATTERS AFFECT PARCEL 4:

16 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN BOOK 3157 PAGE 37, OF DEEDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

17 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN BOOK 2625 PAGE 183, OF DEEDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

18 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN BOOK 3222 PAGE 211, OF DEEDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

19 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN BOOK 4259 PAGE 253, OF DEEDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

20 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN BOOK 3416 PAGE 217, OF DEEDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

TITLE EXCEPTIONS AND EASEMENTS (CONTINUED)

THE FOLLOWING MATTERS AFFECT ALL PARCELS:

21 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE HUNTINGTON PARK NORTH REDEVELOPMENT PROJECT AREA, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT RECORDED JULY 28, 1980 AS RECORDING NO. 86-715368 OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

22 TITLE COMPANY STATEMENT.

23 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "LAND USE COVENANT AND AGREEMENT ENVIRONMENTAL RESTRICTIONS" RECORDED JANUARY 24, 2022 AS RECORDING NO. 2022-0087168, OFFICIAL RECORDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

23 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "LAND USE COVENANT AND AGREEMENT ENVIRONMENTAL RESTRICTIONS" RECORDED JANUARY 24, 2022 AS RECORDING NO. 2022-0087168, OFFICIAL RECORDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

25-28 TITLE COMPANY STATEMENTS.

TENTATIVE PARCEL MAP NO. 84377

IN THE CITY OF HUNTINGTON PARK, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

LOTS 7 THROUGH 28 OF BLOCK 11, AND LOTS 18 THROUGH 22 OF BLOCK 8 OF HUNTINGTON PARK EXTENSION NO. 1, AS PER MAP RECORDED IN BOOK 8, PAGE 181, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

FOR LOT CONSOLIDATION PURPOSES

LINE LEGEND

PROPERTY LINE
CENTER LINE
RIGHT-OF-WAY LINE
UNDERLYING LOT LINE
EASEMENT
FENCE
OVERHEAD LINES
SETBACK LINES
EXISTING BUILDING FOOTPRINT
PROPOSED BUILDING FOOTPRINT

SYMBOL LEGEND

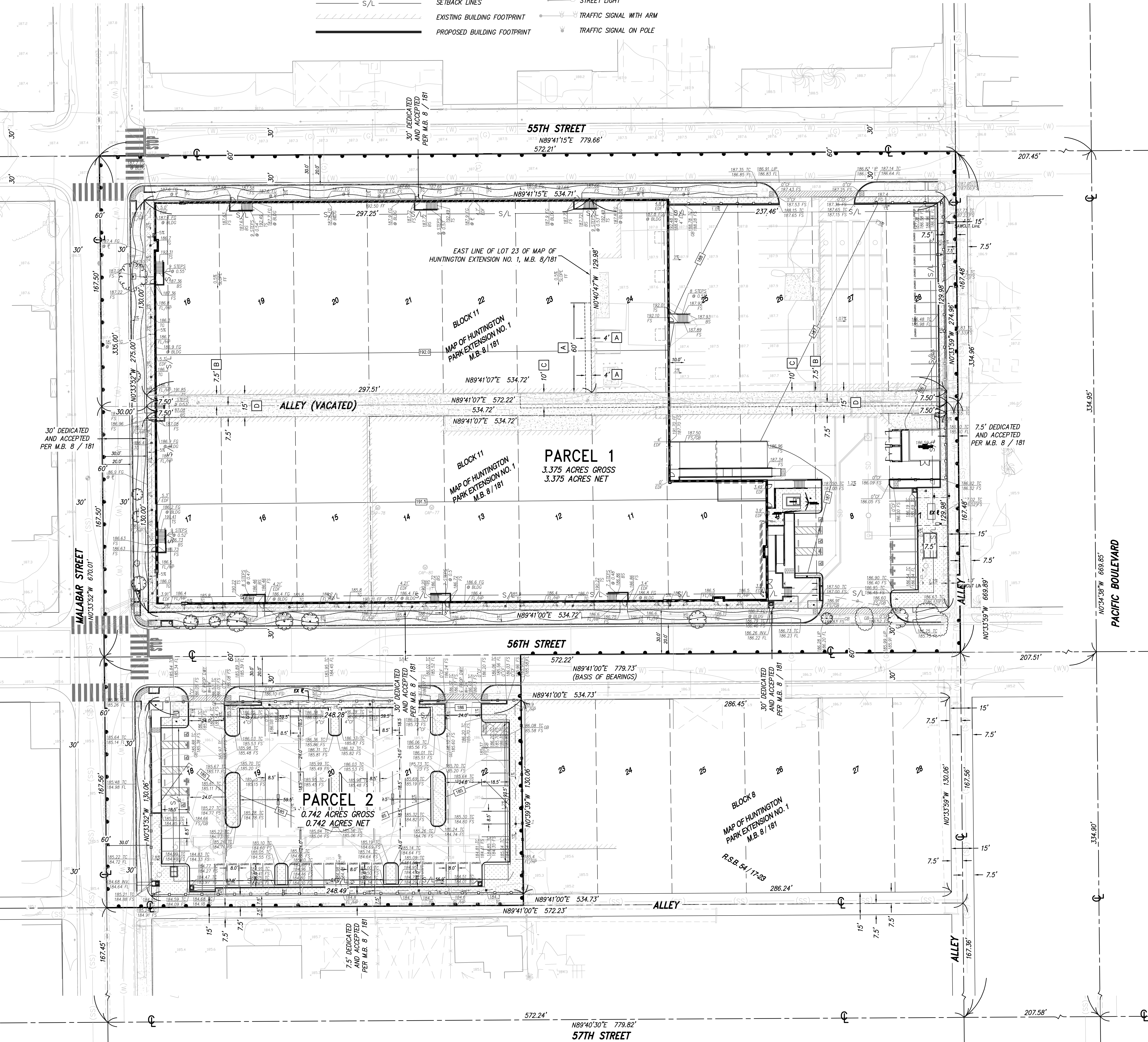
MISCELLANEOUS
BUSH
GUY ANCHOR
LIGHT POLE
PALM TREE
POWER POLE
SIGN
STREET LIGHT
TRAFFIC SIGNAL WITH ARM
TRAFFIC SIGNAL ON POLE

MANHOLES

SEWER
STORM DRAIN

ABBREVIATIONS

ASPH ASPHALT
CONC CONCRETE
M.B. MAP BOOK
R.S.R. RECORD SURVEY BOOK



RECORD OWNER

NP 56TH STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO A 50.92% UNDIVIDED INTEREST AND NP WRIGHT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO A 49.08% UNDIVIDED INTEREST, AS TENANTS IN COMMON

CONTACT PERSON:
BRIAN WONG
1133 CAMELBACK STREET #8143
NEWPORT BEACH, CA 92658
(310) 242-1612

UTILITY PURVEYORS

ELECTRICITY:
SOUTHERN CALIFORNIA EDISON
1924 CASHDAN STREET
COMPTON, CA 90220
PHONE: 310-608-5005

GAS:

THE GAS COMPANY
701 N. BULLIS RD.
COMPTON, CA 90224
PHONE: 800-242-2000

TELEPHONE:

AT&T
100 WEST ALONDRA BOULEVARD, ROOM A202
GARDENA, CA 90248
PHONE: 310-515-4029

ASSESSOR PARCEL NO.

6309-013-012, 6309-013-020,
6309-014-017, 6309-014-018,
6309-014-019, 6309-014-026

PROPERTY ADDRESSES

2501 EAST 56TH STREET, HUNTINGTON PARK, CA
2533 EAST 56TH STREET, HUNTINGTON PARK, CA

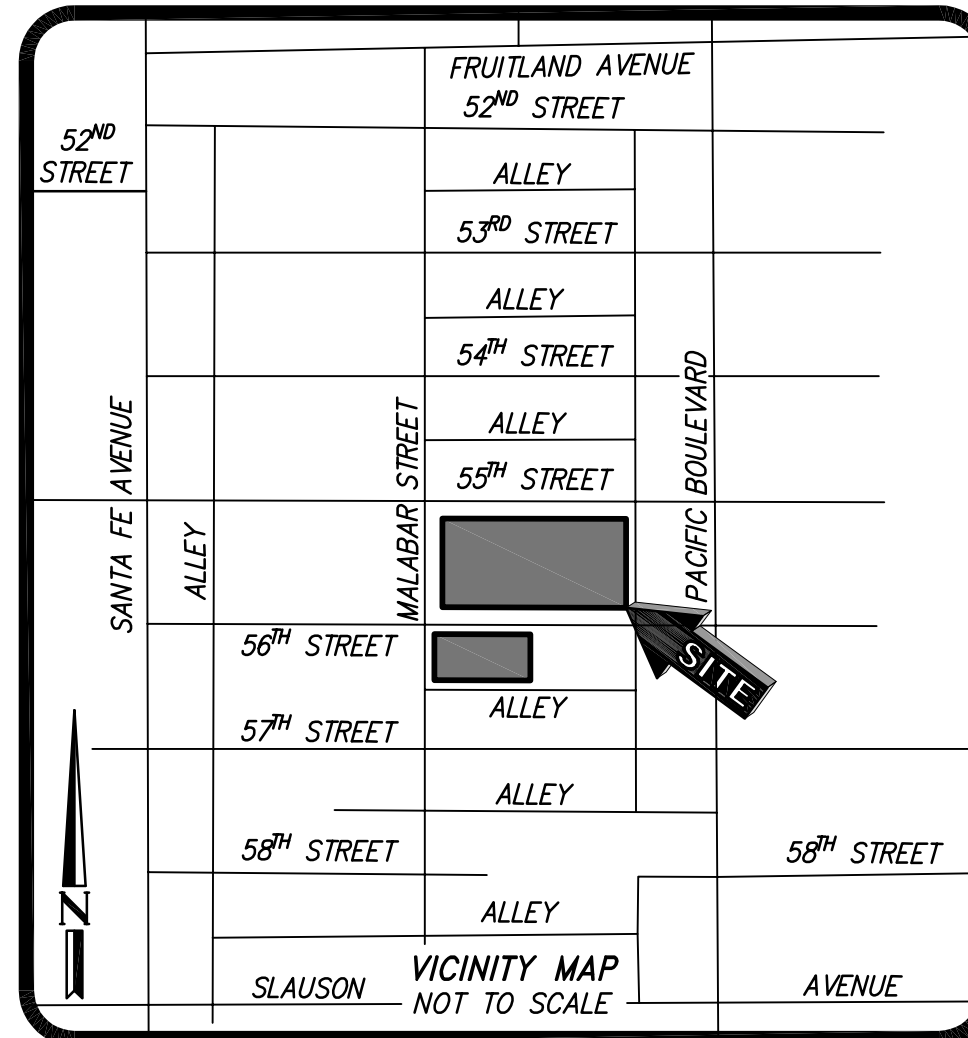
BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF 56TH STREET AS SHOWN ON MAP OF HUNTINGTON PARK EXTENSION NO. 1, FILED IN MAP BOOK 8, PAGE 181, BEING NORTH 89°41'00" EAST.

BENCHMARK INFORMATION

THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:

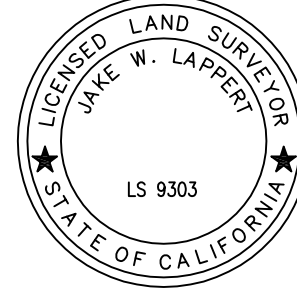
BM NO.: LY7742 ELEV.: 180.430' (COUNTY OF LOS ANGELES BENCHMARK)
DATUM: NAVD 88
DESCRIPTION: RDBM TAG IN W CB 38FT S/O BCR @ SW COR SLAUSON ACE & SANTA FE AVE
CONTOUR INTERVAL=1'



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

John W. Lappert
JOHN W. LAPPERT
P.L.S. 9303
EMAIL: jlappert@drc-eng.com



DRC ENGINEERING, INC.
160 S. OLD SPRINGS ROAD
SUITE 210
ANAHEIM, CA 92808
PHONE: (714) 685-6860
FAX: (714) 685-6801

01/16/2024
DATE

TENTATIVE PARCEL MAP NO. 84377

2501 & 2533 EAST 56TH STREET, HUNTINGTON PARK, CA
HUNTINGTON PARK, CALIFORNIA

NO.:	REVISION:	DATE:	ISSUE: PRELIMINARY
		01/16/2024	CHECKED:JWL DRAWN:MMY
			DRAWING FILE:21-200tpm101
			PROJECT NO.: 21-200
			SHEET NUMBER: 1
			OF 1 SHEET
			SCALE: 1" = 30'



160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

**TENTATIVE PARCEL/TRACT MAP
AND
ENVIRONMENTAL INFORMATION FORM
APPLICATION PACKET**

EXHIBIT D

CASE NO. 2024-01 VTPM

**CITY OF HUNTINGTON PARK**

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

TENTATIVE PARCEL/ ~~TRACT~~ MAP (TPM/~~TTM~~) APPLICATION

For Office Use Only

Date Filed: 11/8/2024 File No.: TPM 2024-01 Fee/Receipt No.: \$ 2,929.00 Initials: JM

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

1. Property Address: 2501-2533 E. 56th Street, Huntington Park
 2. Legal description (give exact legal description of entire ownership proposed to be split/tied):
Please see attached legal on following this TPM application
 3. Assessor's Parcel Number(s): _____
 4. Record owner(s) of property:
 Name: NP 56th Street, LLC and NP Wright, LLC as Tenants in Common
 Mailing address: 1330 Factory Place #105
Los Angeles, CA 90013
 Phone 1: 310-242-1612 Phone 2: _____ Fax: _____
 5. Property owner(s) representative:
 Name: Brian Wong
 Mailing address: 1330 Factory Place #105
Los Angeles, CA 90013
 Phone 1: 310-242-1612 Phone 2: _____ Fax: _____
 Relationship to owner(s) (engineer, contractor, attorney, purchaser, lessee):
Owner
 6. Does any adjoining property belong to the owner(s) involved in this application?
 Yes ☐ No ☒ Describe _____
 7. How long has the owner(s) held title to this property? 12/02/2022
 8. Are there any easements controlling the use of this property? Yes ☐ No ☒
 Describe _____
- Expiration Date _____

9. Are there any private or deed restrictions controlling use of the property? _____

Yes ☐ No ☒ Describe Land Use Covenant restricting uses

Expiration date _____

10. Proposed Purchaser:

Name: Not Applicable

Mailing address: _____

Phone 1: _____ Phone 2: _____ Fax: _____

11. Present use of property: Vacant Land

12. Proposed use of property: Industrial Warehouse

13. Present Zoning: MPD - Manufacturing Planned Development

14. Total square feet of the existing undivided parcel to be split: N/A

15. Total square feet of each parcel be consolidated: 179,467 SF

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): Tie lots to hold as one in conjunction with Development Permit application approved at 12/13/2023 Planning Commission.

17. How is access to be provided? (Describe) Public Street
Public Street

18. How is water to be provided? (Describe) Public Street
Public Street

Water Company

19. How is gas to be provided? (Describe) Not Applicable

Gas Company

20. How is electric to be provided? (Describe) Public Street
Public Street

Electric Company

21. How is sewer to be provided? (Describe) Public Street
Public Street

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: the site is and continues to be served by the various service and utility providers.

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: the site is and continues to be access via public streets.

c. Proper and adequate provisions have been made for all public utilities and public services, including sewers, because: the site is and continues to be served by the various utility and service providers

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: the land contemplated is required to meet the MPD zone development standards for the approved industrial warehouse.

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.

DocuSigned by:

Brian Wong

55F81ADA72AD468...

Applicant Signature (Required)

Date 12/19/2023

Brian Wong

Print Name

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

DocuSigned by:

Brian Wong

55F81ADA72AD468...

Legal Property Owner Signature (Required)

Date 12/19/2023

Brian Wong

Print Name

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HUNTINGTON PARK, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 7, 8, 9, 10, 11, 12, 13, 14, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 AND 28, IN BLOCK 11 OF HUNTINGTON PARK EXTENSION NO. 1, IN THE CITY OF HUNTINGTON PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 181 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOTS 15, 16 AND 17 OF BLOCK 11 OF HUNTINGTON PARK EXTENSION NO. 1, IN THE CITY OF HUNTINGTON PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 181 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

THAT ALLEY IN BLOCK 11 OF HUNTINGTON PARK EXTENSION NO. 1, IN THE CITY OF HUNTINGTON PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 8 PAGE 181 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, VACATED BY RESOLUTION NO. 5249 OF SAID CITY, A CERTIFIED COPY OF WHICH RECORDED NOVEMBER 14, 1966 AS INSTRUMENT NO. 2645, AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7 IN SAID BLOCK 11; THENCE WESTERLY ALONG THE NORTHERLY LINE OF LOTS 7 THROUGH 17, INCLUSIVE, TO THE NORTHWEST CORNER OF LOT 17; THENCE NORTHERLY TO THE SOUTHWEST CORNER OF LOT 18; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOTS 18 THROUGH 28, INCLUSIVE, TO THE SOUTHEAST CORNER OF LOT 28; THENCE SOUTHERLY TO THE POINT OF BEGINNING.

PARCEL 4:

LOTS 18, 19, 20, 21 AND 22 IN BLOCK 8 OF HUNTINGTON PARK EXTENSION NO. 1, IN THE CITY OF HUNTINGTON PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 181 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 6309-013-012, 6309-013-020, 6309-014-017, 6309-014-018, 6309-014-019, 6309-014-026



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: 1/8/2024File No.: TPM 2024-01Fee/Receipt No.: \$285.00Initials: JM

1. **Applicant** (please circle whether Owner, Leasee, Purchaser or Representative):
Name: NP 56th Street, LLC and NP Wright, LLC as Tenants in Common
Address: 1330 Factory Place #105, Los Angeles CA 90013
Telephone: 310-242-1612 Fax: _____
2. **Contact Person concerning this project:**
Name: Brian Wong
Address: 1330 Factory Place #105, Los Angeles CA 90013
Telephone: 310-242-1612 Fax: _____
3. **Address of project:** 2501-2533 E. 56th Street, Huntington Park CA
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:**
TPM
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:**
Not Applicable
7. **Existing Zone:** MPD- Manufacturing Planned Development
8. **Proposed use of site:** Industrial Warehouse, approved via Development Permit by the City of Huntington Park Planning Commission on 12/13/2023

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

179,467 SF

10. Project size:

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

see 2023-01 DP

Total square footage of structure(s):

11. Number of floors of construction:

Existing: see 2023-01 DP

Proposed: see 2023-01 DP

12. Parking:

Amount required: see 2023-01 DP

Amount provided: see 2023-01 DP

13. Anticipated time scheduling of project: see 2023-01 DP

14. Proposed phasing of development: see 2023-01 DP

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:

see 2023-01 DP

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

see 2023-01 DP

- 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? | _____ | D |

BIOLOGICAL RESOURCES

21. Would the proposed project:

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

CULTURAL RESOURCES:

22. Would the proposed project:

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

GEOLOGY AND SOILS

23. Would the proposed project:

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

HAZARDS

24. Would the proposed project:

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

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.

DocuSigned by:

Brian Wong

12/19/2023

Applicant (Signature)

Date



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: MAY 15, 2024

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. 2024-02**

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A COMMERCIAL KITCHEN/ COMMISSARY AND COLD STORAGE FACILITY LOCATED AT 1961 HAWKINS CIRCLE BLDG 5 WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.

APPLICANT: Peter Barrett on behalf of Border Grill
1434 West Colorado Blvd
Pasadena, CA 91105

PROPERTY OWNER: Hawkins Comm LLC

PROPERTY OWNER'S MAILING ADDRESS: 1961 Hawkins Circle Bldg. 5
Huntington Park, CA 90255

PROJECT LOCATION: **1961 Hawkins Circle Bldg. 5**

ASSESSOR'S PARCEL NUMBER: 6009-039-032

PRESENT USE: Vacant Building

LOT SIZE: ± 20,166 Square Feet

GENERAL PLAN: Manufacturing Planned Development (MPD)

ZONE: Manufacturing Planned Development (MPD)

**SURROUNDING
LAND USES:**

North	Manufacturing Planned Development Current land use: Industrial
East	Manufacturing Planned Development Current land use: Industrial
South	Manufacturing Planned Development Current land use: Industrial
West	Manufacturing Planned Development Current land use: Industrial

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

In accordance with Title 9 Chapter 4, Article 3, Section 9-4.302; cold storage facilities, commercial kitchens and commissaries are permissible in the Manufacturing Planned Development Zone subject to the approval of a Conditional Use Permit.

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

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

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;
2. The proposed use is consistent with the General Plan;
3. The approval of the CUP for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City’s Guidelines;

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2024-02 CUP – 1961 Hawkins Circle Bldg. 5

May 15, 2024

Page 3 of 15

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, Peter Barrett on behalf of Border Grill, is requesting a Conditional Use Permit to allow a commercial kitchen/ commissary and cold storage facility at 1961 Hawkins Circle Bldg 5.

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2024-02 CUP – 1961 Hawkins Circle Bldg. 5

May 15, 2024

Page 4 of 15

Site Description

The site is located on the northwesterly side of Hawkins Circle between Wilson Ave and S. Alameda St. The subject lot is approximately 20,166 square feet. The existing building is approximately 10,988 square feet (per plans submitted by applicant). The subject site is surrounded by industrial buildings and industrial uses. Adjacent uses include produce wholesalers, and wholesale/ distribution.

ANALYSIS:

Project Proposal

The project proposes interior and exterior tenant improvements to facilitate the proposed use of commercial kitchen/ commissary and cold storage facility. Interior tenant improvements to the building include the creation of a 2,594 square foot cooking and production area and an approximately 540 square foot preparation area. A 710 square foot commissary area with a walk-in cooler is to be located adjacent to a 370 square foot test kitchen/ chef video area. The cold storage area is proposed to be located in the southwesterly portion of the building adjacent to the packing area.

The applicant is proposing the construction of a second-floor mezzanine which will be utilized as office space for managerial staff.

Exterior tenant improvements include improvements to the subject site include parking lot restripe, new landscaping and new wrought iron fence.

Business Operation

Pursuant to the business operation statement provided by the applicant dated December 5, 2023, Border Grill will utilize the subject site to prepare food for their restaurant locations. Items prepared on site will include sauces, marinated meats, and salsas.

Additionally, the location will be utilized to prepare, assemble, and package meals that will be delivered and donated to homeless shelters in the Los Angeles County Area.

Access/Circulation

The subject site will have vehicular access from Hawkins Circle. Vehicular access is provided through one driveway measuring approximately 24 feet wide.

Off-Street Parking

Pursuant to the HPMC Section 9-3.804, the parking requirement for an industrial use is *1 space for each 800 square feet of gross floor area, plus 1 space for each vehicle used in connection with the use. Additional spaces required for office and retail uses exceeding 10 percent of the gross floor area to be calculated using standard office/retail parking ratios.*

In accordance with the City’s off-street parking requirements, the total number of off-street parking spaces required for the proposed project is sixteen (16) parking spaces. The proposed project will provide eleven (11) standard parking spaces, five (5) compact parking spaces, two (2) parking spaces designated for food truck parking and one (1) ADA van accessible parking space.

The table below summarizes the off-street parking proposed:

Off-Street Parking Proposed	
Type	Provided
Standard	11 Spaces
Compact	5 Spaces
ADA	1 Van Accessible
Designated for Food Truck(s)	2 spaces
Total	16 Off-Street Spaces 1 ADA Van Accessible 2 Food Truck Spaces

Off-Street Loading

The subject site has an existing loading/ unloading dock accessible via Hawkins Circle. The applicant is not proposing any changes to the existing loading/ unloading dock nor any changes to the existing conditions.

FINDINGS

Condition Use Permit Findings

In granting a Conditional Use Permit to allow a commercial kitchen/ commissary and cold storage facility, the Planning Commission must make findings in connection with the Conditional Use Permit, as set forth in the Huntington Park Municipal Code. A Conditional Use Permit may be approved only if all of the following findings are made:

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

Finding: The proposed use of commercial kitchen/ commissary and cold storage facility is conditionally permitted within the subject zoning district, pursuant to the Huntington Park Municipal Code, Title 9 Chapter 4 Article 3. The Manufacturing Planned Development zone is intended to provide for service commercial, business, and industrial uses. The project is proposing interior and exterior tenant improvements to facilitate the proposed use of commercial kitchen/ commissary and cold storage facility, the proposed use is compatible with existing adjacent uses. In addition, the proposed use will be of similar intensity as those known to occupy the surrounding area. Conditions of approval are in place to mitigate any possible issues related to noise and property maintenance.

- 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 industrial and service uses, such as light industrial.

The proposed project is consistent with the General Plan, specifically, the proposed use is consistent with Goal 1.0; Policy 1.3 of the Land Use Element of the General Plan by *improving existing industry and providing for an expanded industrial base by creating new areas for compatible industrial uses through both redevelopment and private enterprise.*

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The currently vacant building will be improved through interior and exterior tenant improvements to facilitate the proposed use of commercial kitchen/ commissary and cold storage facility.

In addition, the proposed project is also consistent with Goal 3.0; Policy 3.2 of the Land Use Element of the General Plan by *promoting vigorous enforcement of City codes, including building, zoning, and health and safety, to promote property maintenance* by providing new improvements to the subject site, including new landscaping, new fencing, and new lighting in the subject site. Conditions of approval are in place to mitigate any possible issues related to noise and property maintenance.

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 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.

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

Finding: The project is proposing interior and exterior tenant improvements to facilitate the proposed use of commercial kitchen/ commissary and cold storage facility. The design, location, size, and operating characteristics of the proposed use of commercial kitchen/ commissary and cold storage facility is not expected to be detrimental to the public health, safety, and welfare of the City, due to the fact that the proposed use will be of similar intensity as those known to occupy the surrounding area. The proposed project will be compatible to the surrounding industrial uses. In addition, the proposed project is in compliance with all City and zoning development standards.

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

Finding: The subject site measures approximately 20,166 square feet with the existing building measuring approximately 10,988 square feet. The proposed use of commercial kitchen/ commissary and cold storage facility will be of similar intensity as those known to occupy the subject site and the surrounding area. The subject site is surrounded by industrially zoned properties to the north, south, east, and west.

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

Finding: The site is an existing building with proper infrastructure in place. The proposed use of commercial kitchen/ commissary and cold storage facility will not significantly intensify public access, water, sanitation,

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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 05/02/2024, 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. 2024-02 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.
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.

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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 two day time period.
7. That the operator shall obtain a City of Huntington Park Business License prior to commencing business operations.
8. 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.
9. 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.
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. No outside storage shall be permitted on the subject site.
13. No payphones shall be allowed on the subject site.
14. All proposed landscaping material shall comply with Title 9, Chapter 3, Article 4 of the HPMC.
15. 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.
16. All proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible

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design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.

17. 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. If applicable, a Master Sign Program shall be prepared for the subject site. Master sign program shall be submitted to the Planning Division for review and approval. A complete application, submittal requirements, and fees shall be due at the time of submittal.
18. 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.
19. All tenant improvements require the review and approval of a Minor Development Permit.
20. 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.
21. 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.
22. If the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
23. 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.
24. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
25. That the business owner (Applicant) and property owner agree in writing to the above conditions.

BUILDING AND SAFETY

26. 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."
27. 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

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department inspection tag that indicates the date that the fire extinguisher was inspected.

28. 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.
29. 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.
30. 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.
31. 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.
32. 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.
33. All work, if any, is to be completed by a licensed contractor.
34. 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.
35. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
36. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
37. Art fee shall be paid to the City prior to issuance of the building permit to the satisfaction of the recycling coordinator.
38. All requirements, as deemed necessary by the Los Angeles County Health Department during the Plan Check Process, shall be complied with.

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PUBLIC WORKS

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

POLICE DEPARTMENT

40. The facility must implement robust security measures, including access control systems, surveillance cameras, and alarm systems, to prevent unauthorized access and ensure the safety of personnel and assets.
41. All food processing and packaging facility employees must undergo background checks and training on food safety, hygiene, and security protocols.
42. The facility must comply with all applicable building codes and fire safety regulations, including installing fire suppression systems, emergency exits, and evacuation plans tailored to the specific layout and occupancy of the premises.
43. Adequate ventilation systems must be installed in food processing areas to maintain air quality and prevent the buildup of contaminants, odors, and airborne particles.
44. Waste management and disposal procedures must be in place to ensure proper handling and disposal of food waste, packaging materials, and other waste generated during operations in compliance with environmental regulations.
45. The parking area must be properly designated and striped according to local parking regulations, including accessible stalls, standard stalls, compact stalls, and designated areas for loading and unloading, with clear signage and accessibility features as required by law.
46. Any outdoor storage areas or equipment must be securely fenced or enclosed to prevent unauthorized access and protect against theft or vandalism.
47. Emergency response plans must be developed and communicated to all employees, including procedures for handling food recalls, contamination incidents, medical emergencies, and other emergencies that may arise during operations.
48. The permit holder must cooperate fully with law enforcement agencies, health inspectors, and regulatory authorities during inspections, investigations, and audits related to food safety, security, and compliance, providing access to records, facilities, and personnel as required.

CODE ENFORCEMENT

49. All exterior trash must be picked up daily and placed in approved trash receptacle.
50. Contact Valley Vista (800) 442-6454 to set up service prior to moving into property.

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51. Trash container(s) must remain locked at all times and stored within the designated trash enclosure.
52. Graffiti on property must be removed within two (2) days. If paint is required; Planning approval must be given if any color is used other than anything approved at the time of plan review.
53. All exterior lighting must be placed on timers to remain on during the evening and for emergency services.
54. No loitering in parking lot or outside business up to parcel limits after hours.
55. No overnight parking of vehicles unless related to business operations.
56. No parking of trucks and/or semi-truck/trailers for off-loading of materials or supplies.
57. No abandoned vehicles to be stored on property.
58. No temporary parking of semi-trucks/trailers or trucks on Hawkins Circle as staging area awaiting to access the loading dock while waiting for other vehicle(s) to exit loading dock.
59. No offloading of trucks. semi-trucks/trailers on Hawkins Circle.
60. No inoperable vehicles to be stored on property.
61. Graffiti film shall be installed on all exterior windows.
62. Landscaping must always be maintained, including tree maintenance.

LOS ANGELES COUNTY FIRE DEPARTMENT

63. 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

64. The applicant shall provide a construction “hot-line”, so that local businesses and residents may contact the General Contractor regarding any noise, trash, etc. during the construction phase of the project.
65. If the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2024-02 CUP – 1961 Hawkins Circle Bldg. 5

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EXHIBITS:

- A. PC Resolution No. 2024-02 CUP
- B. Conditional Use Permit Application & Environmental Information Form
- C. Business Operation Statement
- D. Project Plans
- E. Vicinity Map
- F. Zoning Map
- G. Notice of Exemption

PC RESOLUTION NO. 2024-02 CUP

EXHIBIT A

CASE NO. 2024-02 CUP

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WHEREAS, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, May 15, 2024 at 6:30 p.m. pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code, upon an application from Peter Barrett on behalf of Border Grill, requesting approval of a Conditional Use Permit to allow a commercial kitchen/ commissary and cold storage facility at 1961 Hawkins Circle Bldg. 5, within the Manufacturing Planned Development (MPD) Zone, described as:

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

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

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

1

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

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

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

The proposed use of commercial kitchen/ commissary and cold storage facility is conditionally permitted within the subject zoning district, pursuant to the Huntington Park Municipal Code, Title 9 Chapter 4 Article 3. The Manufacturing Planned Development zone is intended to provide for service commercial, business, and industrial uses. The project is proposing interior and exterior tenant improvements to facilitate the proposed use of commercial kitchen/ commissary and cold storage facility, the proposed use is compatible with existing adjacent uses. In addition, the proposed use will be of similar intensity as those known to occupy the surrounding area. Conditions of approval are in place to mitigate any possible issues related to noise and property maintenance.

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

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

The proposed project is consistent with the General Plan, specifically, the proposed use is consistent with Goal 1.0; Policy 1.3 of the Land Use Element of the General Plan by improving existing industry and providing for an expanded industrial base by creating new areas for compatible industrial uses through both redevelopment and private enterprise.

The currently vacant building will be improved through interior and exterior

1 *tenant improvements to facilitate the proposed use of commercial kitchen/*
2 *commissary and cold storage facility.*

3 *In addition, the proposed project is also consistent with Goal 3.0; Policy 3.2*
4 *of the Land Use Element of the General Plan by promoting vigorous*
5 *enforcement of City codes, including building, zoning, and health and safety,*
6 *to promote property maintenance by providing new improvements to the*
7 *subject site, including new landscaping, new fencing, and new lighting in the*
8 *subject site. Conditions of approval are in place to mitigate any possible*
9 *issues related to noise and property maintenance.*

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

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

21
22 *The project complies with the General Plan and zoning designations and is*
23 *fully served by all required utilities. The site has no value for sensitive or*
24 *endangered habitat. As there is no substantial evidence that the project may*
25 *have a significant effect on the environment, Planning Commission may find*
26 *that the project is compliance with the CEQA exemption.*
27
28

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

7 ***The project is proposing interior and exterior tenant improvements to***
8 ***facilitate the proposed use of commercial kitchen/ commissary and cold***
9 ***storage facility. The design, location, size, and operating characteristics of***
10 ***the proposed use of commercial kitchen/ commissary and cold storage***
11 ***facility is not expected to be detrimental to the public health, safety, and***
12 ***welfare of the City, due to the fact that the proposed use will be of similar***
13 ***intensity as those known to occupy the surrounding area. The proposed***
14 ***project will be compatible to the surrounding industrial uses. In addition, the***
15 ***proposed project is in compliance with all City and zoning development***
16 ***standards.***

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

19 ***The subject site measures approximately 20,166 square feet with the existing***
20 ***building measuring approximately 10,988 square feet. The proposed use of***
21 ***commercial kitchen/ commissary and cold storage facility will be of similar***
22 ***intensity as those known to occupy the subject site and the surrounding area.***
23 ***The subject site is surrounded by industrially zoned properties to the north,***
24 ***south, east, and west.***

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

28 ***The site is an existing building with proper infrastructure in place. The***

proposed use of commercial kitchen/ commissary and cold storage facility 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.

SECTION 3: The Planning Commission hereby approves Resolution No. 2024-02 CUP, subject to the execution and fulfillment of the following conditions:

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.
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 two day time period.
7. That the operator shall obtain a City of Huntington Park Business License prior to commencing business operations.

8. 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.
9. 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.
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. No outside storage shall be permitted on the subject site.
13. No payphones shall be allowed on the subject site.
14. All proposed landscaping material shall comply with Title 9, Chapter 3, Article 4 of the HPMC.
15. 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.
16. All proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.
17. 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. If applicable, a Master Sign Program shall be prepared for the subject site. Master sign program shall be submitted to the Planning Division for review and approval. A complete application, submittal requirements, and fees shall be due at the time of submittal.
18. 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.

- 1 19. All tenant improvements require the review and approval of a Minor Development
2 Permit.
- 3 20. The applicant shall be subject to any fees and requirements from the California
4 Department of Fish and Wildlife, as stated in the CEQA Environmental Document
5 Filing fee schedule.
- 6 21. This entitlement shall expire in the event it is not exercised within one (1) year from
7 the date of approval, unless an extension has been granted by the Planning
8 Commission.
- 9 22. If the use ceases to operate for a period of six (6) months the entitlement shall be null
10 and void.
- 11 23. That the Applicant shall comply with all applicable property development standards
12 including, but not limited to, outdoor storage, fumes and vapors, property
13 maintenance, and noise.
- 14 24. The Director of Community Development is authorized to make minor modifications
15 to the approved preliminary plans or any of the conditions if such modifications shall
16 achieve substantially the same results, as would strict compliance with said plans and
17 conditions.
- 18 25. That the business owner (Applicant) and property owner agree in writing to the above
19 conditions.

20 **BUILDING AND SAFETY**

- 21 26. All entrances and exits shall remain unlocked, in the closed position, and completely
22 unobstructed at all times including during business hours. Above all entrances, on the
23 interior side, shall read "This door to remain unlocked during business hours."
- 24 27. There shall be at least two (2) class ABC fire extinguishers, one near the front
25 entrance and one near the rear exit. Fire extinguishers shall bear an up to date fire
26 department inspection tag that indicates the date that the fire extinguisher was
27 inspected.
- 28 28. 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.
- 29 29. 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.
- 30 30. 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.

31. 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.
32. 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.
33. All work, if any, is to be completed by a licensed contractor.
34. 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.
35. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
36. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
37. Art fee shall be paid to the City prior to issuance of the building permit to the satisfaction of the recycling coordinator.
38. All requirements, as deemed necessary by the Los Angeles County Health Department during the Plan Check Process, shall be complied with.

PUBLIC WORKS

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

POLICE DEPARTMENT

40. The facility must implement robust security measures, including access control systems, surveillance cameras, and alarm systems, to prevent unauthorized access and ensure the safety of personnel and assets.
41. All food processing and packaging facility employees must undergo background checks and training on food safety, hygiene, and security protocols.
42. The facility must comply with all applicable building codes and fire safety regulations, including installing fire suppression systems, emergency exits, and evacuation plans tailored to the specific layout and occupancy of the premises.

43. Adequate ventilation systems must be installed in food processing areas to maintain air quality and prevent the buildup of contaminants, odors, and airborne particles.
44. Waste management and disposal procedures must be in place to ensure proper handling and disposal of food waste, packaging materials, and other waste generated during operations in compliance with environmental regulations.
45. The parking area must be properly designated and striped according to local parking regulations, including accessible stalls, standard stalls, compact stalls, and designated areas for loading and unloading, with clear signage and accessibility features as required by law.
46. Any outdoor storage areas or equipment must be securely fenced or enclosed to prevent unauthorized access and protect against theft or vandalism.
47. Emergency response plans must be developed and communicated to all employees, including procedures for handling food recalls, contamination incidents, medical emergencies, and other emergencies that may arise during operations.
48. The permit holder must cooperate fully with law enforcement agencies, health inspectors, and regulatory authorities during inspections, investigations, and audits related to food safety, security, and compliance, providing access to records, facilities, and personnel as required.

CODE ENFORCEMENT

49. All exterior trash must be picked up daily and placed in approved trash receptacle.
50. Contact Valley Vista (800) 442-6454 to set up service prior to moving into property.
51. Trash container(s) must remain locked at all times and stored within the designated trash enclosure.
52. Graffiti on property must be removed within two (2) days. If paint is required; Planning approval must be given if any color is used other than anything approved at the time of plan review.
53. All exterior lighting must be placed on timers to remain on during the evening and for emergency services
54. No loitering in parking lot or outside business up to parcel limits after hours.
55. No overnight parking of vehicles unless related to business operations.
56. No parking of trucks and/or semi-truck/trailers for off loading of materials or Supplies.
57. No abandoned vehicles to be stored on property.

- 1 58. No temporary parking of semi-trucks/trailers or trucks on Hawkins Circle as staging
2 area awaiting to access the loading dock while waiting for other vehicle(s) to exit
3 loading dock.
4 59. No offloading of trucks. semi-trucks/trailers on Hawkins Circle.
5 60. No inoperable vehicles to be stored on property.
6 61. Graffiti film shall be installed on all exterior windows.
7 62. Landscaping must always be maintained, including tree maintenance.

8 **LOS ANGELES COUNTY FIRE DEPARTMENT**

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

11 **PLANNING DIVISION SPECIAL CONDITIONS**

- 12 64. The applicant shall provide a construction “hot-line”, so that local businesses and
13 residents may contact the General Contractor regarding any noise, trash, etc. during
14 the construction phase of the project.
15 65. If the operation of this establishment be granted, deemed, conveyed, transferred, or
16 should a change in management or proprietorship occur at any time, this Conditional
17 Use Permit shall be reviewed.

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

22 **SECTION 5:** The Secretary of the Planning Commission shall certify to the adoption
23 of this resolution and a copy thereof shall be filed with the City Clerk.
24
25
26
27
28

PASSED, APPROVED, AND ADOPTED this 15th of May, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

HUNTINGTON PARK PLANNING COMMISSION

Chairperson

ATTEST:

Steve Forster, Secretary

**CONDITIONAL USE PERMIT APPLICATION &
ENVIRONMENTAL INFORMATION FORM**

EXHIBIT B

CASE NO. 2024-02 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

RECEIVED

FOR OFFICE USE ONLY

Date Filed: JAN 24 2024

CUP 2024-02
File No.: 2024-02

Fee/Receipt No.: \$4,972.00

Initials: JA

PROJECT INFORMATION

Project Address: 1961 Hawkins Circle, Huntington Park CA 90001

General Location: Alameda Street and Florence Avenue

Assessor's Parcel Number (APN): 2289-004-023

APPLICANT'S INFORMATION

Applicant: Peter Barrett

Mailing Address: 1434 West Colorado Blvd, Pasadena, CA 91105

Phone 1: _____ Phone 2: _____ Email: _____

PROPERTY OWNER'S INFORMATION

Property Owner: Hawkins Comm., LLC.

Mailing Address: 1434 West Colorado Blvd, Pasadena CA 91105

Phone 1: _____ Phone 2: _____ Email: _____

REQUEST

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

THE SCOPE OF THE PROJECT IS TO CONVERT AN EXISTING 10,988 SQ. FT. SWIMWEAR
MANUFACTURING FACILITY INTO A 12, SQ. FT. FOOD PROCESSING AND PACKAGING
FACILITY WITH 384 SQ. FT. OF TEST KITCHEN, 1,716.5 SQ. FT. OF OFFICES, 1022 SQ. FT.
OF REFRIGERATED AND NONE REFRIGERATED STORAGE AND A 710.4 SQ. FT. COMMISSARY.
1,244 SQ. FT. OF MEZZANINE OFFICES WILL ADDED. THE PARKING AREA WILL BE
STRIPED FOR 1 ACCESSIBLE STALL, 12 STANDARD STALLS, 6 COMPACT STALLS AND
2 FOOD TRUCKS

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, and is adequate in size and shape.

The Project Site is located in MPD (Manufacturing Planned Development) Zoning District within the southwest portion of the City of Huntington Park. Pursuant to the City's Municipal Code, Chapter 4 Zoning Districts, Article 3, Section 9-4.301, the purpose of the MPD Zoning District is to provide for service commercial, business, and industrial uses that contribute to the City's strong economic base, supply adequate space for industrial uses, including off-street parking and loading, minimize vehicle congestion and ensure existing utilities can service the existing/proposed uses, protect adjacent non-industrial uses from light pollution, noise, odor, smoke and unsightliness, and require industrial development to demonstrate compliance with the City's General Plan Design Guidelines.

The Project includes a 12,232 square-foot food processing and packaging facility, 384 square-foot test kitchen, 1022 square-foot cold storage facility, 1,716.5 square feet of office uses, a surface parking lot for the storage of food trucks, and a 710.4 square-foot commissary. As defined in the Municipal Code, the proposed on-site uses are categorized as light industrial/manufacturing and would not create significant impacts related to dust, glare, heat, noise/vibration, noxious gases, odor, smoke, vehicle congestion, the use/disposal of hazardous materials, solid waste, and/or other impacts. As shown in Table IV-8, Allowed Land Uses of the Municipal Code, a majority of the Project's uses (e.g., food processing and packaging facility, taste kitchen, office uses, surface parking lot and commissary) would fall within the MPD Zoning District's Permitted (P) Category as "all other food processing and distributing." However, while the Project's cold storage facility Project's cold storage facility, commissary, and test kitchen are permitted in this area of the City,¹ the City requires that all three ancillary uses obtain a Conditional Use Permit (CUP).

The Project will contribute to the City's existing industrial sector through the introduction of a new single-tenant, and the cold storage facility, commissary and test kitchen are all a necessary Project component which will contribute to the tenant's overall success. As shown below, the Project will comply with all applicable standards included in the City's Municipal Code, Article 3, Section 9-4.303(1) General Standards.

Comparison of MPD Zoning District General Standards and the Project¹		
<i>Standard</i>	<i>MPD</i>	<i>Project</i>
Gross lot area	5,000 square feet	20,166 sq. ft.
Maximum Floor area ratio	2:1	40,332 sq. ft.
Front setback	5 feet	41'-10"
Rear setback	0 feet	0
Side setback	0 feet	0
Street side setback	0 feet	NA
Distance between structures	0 feet	NA
Maximum structure height	None	22"-3"

¹-The development standards are the minimum requirement unless stated as maximum.

¹ Cold Storage Facilities are not permitted on properties fronting the westerly side of Alameda Street between Gage Avenue and Slauson Avenue. The subject property is located south of Gage Avenue.

The MPD Zoning District additional standards included under Article 3, Section 9-4.303(2) are not applicable to the Project as the Project does not include Retail Sales/Services Uses, Outside Storage, Adult-Oriented Businesses, Mini-Storage, Industrial Planned Unit Development, and/or Multiple Tenants within a Single Establishment.

Conditional Use Permit Municipal Code Chapter 2 Administration, Article 11, Conditional Use Permits

As required by Chapter 4 Zoning Districts, Article 3, Section 9-4.304, the Project's Conditional Use Permit is subject to the additional regulations included under Chapter 2, Article 22 (Applications and Fees) and Article 23 (Hearings and Appeals). All applicable applications and fees have been paid by the Applicant and the Project will comply with the City's processes and procedures, including hearings and appeals.

Thus, the Project, including the 1,022 square-foot cold storage facility, 710.4 square-foot commissary, and 384 square-foot commercial kitchen, are conditionally permitted within, would not impair the integrity and character of the MPD Zoning District, and complies with all of the applicable provisions of the Zoning Code.

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

The Project's Conditional Use Permit for the 1,022 square-foot cold storage facility, 710.4 square-foot commissary, and 384 square-foot commercial kitchen are consistent with the City of Huntington Park's 2030 General Plan (General Plan) as explained below. The General Plan serves as a long-range comprehensive plan that regulates land uses and development in the City and sets forth objectives that guide specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, but not limited to, Land Use and Community Development, Mobility and Circulation, Resource Management, Health and Safety, and Housing. The Project is in compliance with the following Elements of the General Plan: Land Use and Community Development, Mobility and Circulation, Resource Management, and Health and Safety.

Section 2: Land Use and Community Development

The Land Use and Community Development Element identifies objectives and supporting policies relevant to the Project. The objectives and policies seek, in part, to encourage the development of industrial uses. The Project supports and will be generally consistent with the General Plan Land Use and Community Development Element as it accommodates industrial development in accordance with the applicable programs and policies. Specifically, the Project will be consistent with the following objectives and policies, as set forth in the General Plan Land Use and Community Development Element:

Land Use and Community Development Objectives

To promote orderly development within the City while, at the same time, ensuring that sustainability is the cornerstone of this future development;

To increase employment opportunities in the City;

To promote the development of a wide range of commercial uses to meet the needs of the local and regional marketplace;

To ensure a strong industrial and commercial tax base to finance public improvements and services; and

To promote quality design and sustainable development along the City's major commercial corridors.

The Project will support the above objectives through the provision of a 12,232 square-foot food processing and packaging facility, 384 square-foot test kitchen, 1,022 square-foot cold storage facility, 1,716.5 square feet of office uses, a surface parking lot for the storage of food trucks, and a 710.4 square-foot commissary.

The Project Site is located in the in MPD (Manufacturing Planned Development) Zoning District within the southwest portion of the City of Huntington Park. The purpose of the MPD Zoning District is to provide for service commercial, business, and industrial uses that contribute to the City's strong economic base, supply adequate space for industrial uses, including off-street parking and loading, minimize vehicle congestion and ensure existing utilities can service the existing/proposed uses, protect adjacent non-industrial uses from light pollution, noise, odor, smoke and unsightliness, and require industrial development to demonstrate compliance with the City's General Plan Design Guidelines.

Through the introduction of a new food processing and packaging facility that includes ancillary uses such as the 1,022 square-foot cold storage facility, 710.4 square-foot commissary, and 384 square-foot commercial kitchen, the Project will increase employment opportunities in the City, contribute to commercial uses to meet the needs of the local and regional marketplace, and help further the City's industrial tax base to finance public improvements and services.

Thus, the Project will be consistent with the applicable Land Use and Community Development Objectives.

Land Use Diversity Policies

No. 1: The City of Huntington Park shall maintain and preserve those industrial and commercial areas of the City while preventing land use conflicts through comprehensive land use planning and environmental review.

No. 6: The City of Huntington Park shall require that new developments are properly designed to minimize potential land use conflicts and environmental impacts.

No 7: The City of Huntington Park shall ensure that new industrial development does not lead to any environmental impacts related to contamination, excessive noise, air pollution, and truck traffic.

The Project includes a request for Conditional Use Permit (CUP) to allow for the operation of a 12,232 square-foot food processing and packaging facility, 384 square-foot test kitchen, 1,022 square-foot cold storage facility, 1,716.5 square feet of office uses, a surface parking lot for the storage of food trucks, and a 710.4 square-foot commissary. Specifically, the ancillary cold storage facility, the commissary, and commercial kitchen are a conditionally permitted use within

the City's MPD (Manufacturing Planned Development) Zoning District and thus, a CUP is required pursuant to the City's Municipal Code, Chapter 4 Zoning Districts, Article 3.

The Project Site is located in the in MPD (Manufacturing Planned Development) Zoning District within the southwest portion of the City of Huntington Park. The MPD Zoning District is the City's single zone that allows for industrial development, such as the Project. The Project will be compatible and compliment the surrounding industrial uses, and will not conflict with other (e.g., commercial and/or residential) uses within the City and will not result in any significant and unavoidable environmental impacts including those related to contamination, excessive noise, air pollution, and truck traffic, as the Project will utilize the existing on-site building, and comply with all Federal, State, and local regulations regarding contamination, noise and air quality emissions, and City designated truck routes.

Thus, the Project will be consistent with the City's applicable Land Use Diversity Policies.

Development and Public Services Policies

No. 21: The City of Huntington Park shall require that new development(s) pay their "Fair Share" for the provision of the necessary infrastructure and other support services that will be required to serve the development.

No. 23: The City of Huntington Park shall require all new development, including commercial, industrial, and residential development to install fire protection systems, including automatic sprinkler systems.

The Project will comply with any applicable fair share fees as required by the City and comply with all applicable fire and emergency requirements, including the installation of an automatic sprinkler system.

Thus, the Project will be consistent with the City's applicable Development and Public Services Policies.

Section 3: Mobility and Circulation

The Mobility and Circulation Element serves as a guide for the ongoing improvements to the City's roadway and transportation facilities and infrastructure and provide for the development of a safe and efficient circulation system throughout the City. The Mobility and Circulation Element identifies policies relevant to the Project. The Project supports and will be generally consistent with the General Plan Mobility and Circulation Element as it accommodates the Project's proposed uses in accordance with the applicable policies.² Specifically, the Project will be consistent with the following policies, as set forth in the General Plan Mobility and Circulation Element:

Local Street System Policies

² There are no Mobility and Circulation Objectives applicable to the Project.

No. 4: As new development or redevelopment occurs, the City of Huntington Park shall limit driveway access onto arterial streets, restrict travel through adjacent residential neighborhoods, and provide bus turnouts where appropriate along heavily traveled arterials.

Alternative Forms of Transportation Policies

No. 20: The City of Huntington Park shall encourage the provision of an accessible and secure area for bicycle storage at all new and existing developments.

There is one existing ingress/egress driveway that provides vehicle access from Hawkins Circle to the Project Site. The Project, including the 1,022 square-foot cold storage facility, 710.4 square-foot commissary, and 384 square-foot commercial kitchen will not require an increase in the number of on-site driveways and/or the existing driveway to be widened. Further, the Project will provide xx bicycle parking spaces in compliance with the City's Municipal Code.

Thus, the Project will be consistent with the City's applicable Mobility and Circulation policies.

Section 4: Resource Management Element

The Resource Management Element outlines conservation programs that address resource utilization, resource preservation, and the regulation of activities that could affect these resources as well as focuses on the maintenance of open space areas and the provision of parks and recreational facilities. While the Project will not provide (and is not required to provide) any open space, the Resource Management Element identifies policies relevant to the Project. The Project supports and will be generally consistent with the General Plan Resource Management Element as it accommodates the Project's proposed uses in accordance with the applicable policies.³ Specifically, the Project will be consistent with the following policies, as set forth in the Resource Management Element:

Energy Conservation Policies

No. 10: The City of Huntington Park shall establish, update, and implement building code requirements in accordance with State Title 24 energy and low impact development (LID) regulations.

No. 11: The City of Huntington Park shall promote the use of solar panels as a mean to reduce electricity usage.

The Project will comply with any applicable building code requirements in accordance with the State Title 24 energy and low impact development regulations. Further, the Project will provide xx-square feet of solar panels.

Thus, the Project will be consistent with the City's applicable Resource and Management Policies.

Section 5: Health and Safety Element

³ There are no Mobility and Circulation Objectives applicable to the Project.

The Health and Safety Element serves as the framework for emergency preparedness planning that may be undertaken in the future. The Health and Safety Element identifies a policy relevant to the Project. The Project supports and will be generally consistent with the Health and Safety Element as it accommodates the Project's proposed uses in accordance with the applicable policies⁴ of the General Plan. Specifically, the Project will be consistent with the following policies, as set forth in the Health and Safety Element:

Transportation Noise Policies

No. 22: The City of Huntington Park shall enforce City, State, and Federal noise standards, especially those for mufflers and modified exhaust systems.

Construction and Operation activities associated with the Project will be required to comply with all federal, State, and local noise regulations, including regulations specific to mufflers and modified exhaust systems.

Thus, the Project will be consistent with the City's applicable Health and Safety policy referenced above.

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 California Environmental Quality Act (CEQA) requires environmental review for discretionary land use applications. The Project includes a 12,166 square-foot food processing and packaging facility, 384 square-foot test kitchen, 1,022 square-foot cold storage facility, 1,716.5 square feet of office uses, a surface parking lot for the storage of food trucks, and a 710.4 square-foot commissary. As shown in Table IV-8, Allowed Land Uses of the Municipal Code, a majority of the Project's uses (e.g., food processing and packaging facility, taste kitchen, office uses, surface parking lot and commissary) would fall within the MPD Zoning District's Permitted (P) Category as "all other food processing and distributing." However, while the Project's cold storage facility, commissary, and test kitchen are permitted in this area of the City,⁵ the City requires that the Project's 1,022 square-foot cold storage facility, 710.4 square-foot commissary, and 384 square-foot commercial kitchen obtain a Conditional Use Permit (CUP), which is a discretionary action.

Construction activities associated with the Project will require minor alterations to the existing on-site facilities. The Project's operation activities will be similar to surrounding uses. As such, the Project will not have a significant impact on the environment and is eligible for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301. A Class 1 Categorical Exemption has been prepared and approved as part of the Project.

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

⁴ There are no Mobility and Circulation Objectives applicable to the Project.

⁵ Cold Storage Facilities are not permitted on properties fronting the westerly side of Alameda Street between Gage Avenue and Slauson Avenue. The subject property is located south of Gage Avenue.

operating nearby or adverse to the public interest, health, safety, convenience or welfare of the City.

The Project includes a 12,232 square-foot food processing and packaging facility, 384 square-foot test kitchen, 1,022 square-foot cold storage facility, 1,716.5 square feet of office uses, a surface parking lot for the storage of food trucks, and a 710.4 square-foot commissary.

Design

Location

The Project Site is located within the southwest portion of the City of Huntington Park within the MPD (Manufacturing Planned Development) Zoning District. Surrounding uses include food processing warehouses along with other industrial uses. Pursuant to the City's Municipal Code, Chapter 4 Zoning Districts, Article 3, Section 9-4.301, the purpose of the MPD Zoning District is to provide for service commercial, business, and industrial uses that contribute to the City's strong economic base, supply adequate space for industrial uses, including off-street parking and loading, minimize vehicle congestion and ensure existing utilities can service the existing/proposed uses, protect adjacent non-industrial uses from light pollution, noise, odor, smoke and unsightliness, and require industrial development to demonstrate compliance with the City's General Plan Design Guidelines. Thus, the Project's uses are compatible with the existing and planned future land uses within the area, will not create a significant and/or unavoidable environmental impact, and/or result in conditions that could be a nuisance to permitted nearby uses or adverse to the public interest, health, safety, convenience or welfare of the City.

Size and Operations

As explained in detail above, the Project would result in the operation of a 12,232 square-foot food processing facility that includes a test kitchen, cold storage facility, office uses, surface parking, and commissary. The overall size of the buildings will be comparable to the surrounding industrial buildings located along Hawkins Circle.

The on-site operations will be similar to existing operations in the immediate area, including a produce warehouse, a printshop, and a candy warehouse.

The Project will not have a significant impact on the environment, including significant noise, traffic, or other conditions, and is eligible for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301. A Class 1 Categorical Exemption has been prepared and approved as part of the Project.

The Project would introduce new industrial uses to the Site. The proposed hours of operation (xx AM to xx PM) will be typical of establishments of this type and are reasonable to expect in an industrial development in an area that contains similar uses. Thus, the Project will be compatible with development on adjacent properties, and its location, size, and operations will be compatible with and would not adversely affect or further degrade surrounding properties and/or the public health, welfare, and safety.

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

The 0.463-acre Project Site is located within the southwest portion of the City of Huntington Park within the MPD (Manufacturing Planned Development) Zoning District. The Applicant is requesting a Conditional Use Permit to allow for the operation of a the 1,022 square-foot cold storage facility, 710.4 square-foot commissary, and 384 square-foot commercial kitchen.

The topography of the Project Site is level and an existing ingress/egress driveway provides direct vehicle access to Hawkins Circle. The area surrounding the Site is developed with similar uses and building types.

As shown below, the Project will comply with all applicable standards included in the City's Municipal Code, Article 3, Section 9-4.303(1) General Standards. Thus, the Site is physically suitable for the proposed use.

Comparison of MPD Zoning District General Standards and the Project¹		
<i>Standard</i>	<i>MPD</i>	<i>Project</i>
Gross lot area	5,000 square feet	20,166 sq. ft.
Maximum Floor area ratio	2:1	40,332 sq. ft.
Front setback	5 feet	41'-10"
Rear setback	0 feet	0
Side setback	0 feet	0
Street side setback	0 feet	NA
Distance between structures	0 feet	NA
Maximum structure height	None	22'3"
¹ -The development standards are the minimum requirement unless stated as maximum.		

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.

The City's existing infrastructure and utilities will be able to service the Project Site during the Project's minor construction activities and operation of the Project. The City's existing systems will be able to accommodate the Project's operational activities; Further detailed evaluation may be needed as part of the permit process to identify any specific concerns. If any of the City's systems have insufficient capacity then the Applicant would be required to pay any fair share fees as required by the City and/or incur the cost of any necessary upgrades.

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.



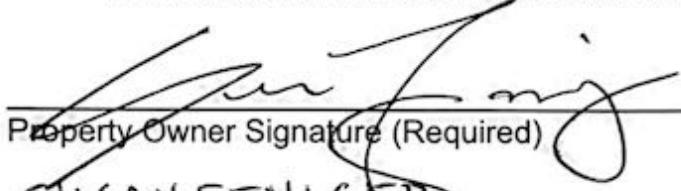
Applicant Signature (Required)

PETER BARRETT

Print Name

Date 02/15/2024

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)

SUSAN FENIGER

Print Name

Date 02/15/2024



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

ENVIRONMENTAL INFORMATION FORM

RECEIVED

FOR OFFICE USE ONLY

Date Filed: JAN 24 2024

File No.: CH 2024-02

Fee/Receipt No.: _____

Initials: JK

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

Name: Peter Barrett, Border Grill Restaurants

Address: 1434 West Colorado Bl. Pasadena CA 91105

Telephone: 310 849-2014

Fax: _____

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

Name: Richard Herman, RS Herman Architects

Address: 1725 Gardena Avenue, Glendale CA 91024

Telephone: 323 573-1611

Fax: _____

3. **Address of project:** 1961 Hawkins Circle, Huntington Park

4. **Assessor's Parcel Number (APN):** 6009-039-032

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:**

Building Permit

7. **Existing Zone:** Manufacturing Planned Development (MPD)

8. **Proposed use of site:** Food Processing and Packaging Facility

9. **Site size** (lot dimensions and square footage):
20,166 Sq. Ft.

10. **Project size:**
Square feet to be added/constructed to structure(s):
1,005.5 sq. ft.

Total square footage of structure(s): 12,232 Sq. Ft.

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

Proposed: 1005.5 Sq. Ft. Mezzanine

12. **Parking:**
Amount required: 16 Stalls

Amount provided: 20 Stalls

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

14. **Proposed phasing of development:** No Phasing is Planned

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

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

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

There will be approximately 20 employees per shift with one shift from 7:00 AM to 4:00 PM.

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

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

A) Potentially
Significant
Impact

B) Potentially
Significant Impact
Unless Mitigation
Incorporated

C) Less than
Significant
Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

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

AIR QUALITY

20. Would the proposed project:

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

BIOLOGICAL RESOURCES

21. Would the proposed project:

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

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.)? C

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? | <u>D</u> |
| c. | Schools? | <u>D</u> |
| d. | Maintenance of public facilities, including roads? | <u>D</u> |
| e. | Other governmental services? | <u>D</u> |

RECREATION

31. Would the proposed project:

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

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

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

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? | <u>C</u> |
| b. | Communications systems? | <u>D</u> |
| c. | Local or regional water treatment or distribution facilities? | <u>C</u> |
| d. | Sewer or septic tanks? | <u>D</u> |
| e. | Storm water drainage? | <u>D</u> |
| f. | Solid waste disposal? | <u>D</u> |
| g. | Local or regional water supplies? | <u>D</u> |

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.

There is one existing building on site. The existing square footage is 11,226.5 Sq. Ft. The building has been purchased by Border Grill Restaurants (Hawking Comm., LLC) The building has been vacant for approximately 3 months. The previous use was swimwear 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.).

The proposed use will be food processing and packaging. The front setback varies from 41'-10" to 64'-4"
There are zero side yards and a zero rear yard

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)

02/15/24
Date

BUSINESS OPERATION STATEMENT

EXHIBIT C

CASE NO. 2024-02 CUP



RS HERMAN
ARCHITECTS
PH: (323)465-7066
FAX: (323)465-8066

December 5, 2023

City of Huntington Park
Planning Department

1961 Hawkins Circle
Border Grill Production Facility

Production and Operation Description

Border Grill will be producing prepared foods for their owned restaurants which will include marinated chicken in seal containers, pulled pork meat in sealed containers, carne asada strips in sealed containers. They will produce bulk tortilla chips package for restaurant use. They will prepare fresh guacamole and package for restaurant use. They will prepare, chill and package the five salsa's they use in the restaurants. They will shred cheeses uses, packaged to the size used on their restaurants.

The meats used in the facility will already have been inspected and delivered per local codes for handling food products. Grade ground beef will be used to make spaghetti sauce. They will use completely butchered and processed chicken and make their grilled chicken salads. They will be produce recipes from already USDA inspected meats.

In addition they will prepare, assemble and package meal packages that will be delivered and donated to homeless shelters in the Los Angeles County area.

All food products will be handled per HACCP rules for packaging and storage.

The walk in coolers will be designated for incoming foods and separated for outgoing completed food products.

Richard Herman, A.I.A.

President

RS Herman Architects®

1725 Gardena Avenue

Glendale, CA 91204

Phone: (323) 465-7066

Fax: (323) 465-8066

PROJECT PLANS

EXHIBIT D

CASE NO. 2024-02 CUP

BORDER GRILL
1961 HAWKINS CIRCLE BUILDING 5
HUNTINGTON PARK, CA. 90001-2255

SHEET INDEX (TOTAL OF SHEETS)

ARCHITECTURAL
T-1 TITLE INDEX SHEET, PROJECT DATA INFO, NOTES

SP-1E EXISTING SITE PLAN
SP-1P PROPOSED SITE PLAN
SP-2 PROPOSED FENCE / GATE
A0.1 EXISTING - DEMO FLOOR PLAN
A1.0 PROPOSED FLOOR PLAN

A3.0 EXTERIOR ELEVATIONS

GENERAL NOTES

A. ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND AS REQUIRED BY THE CURRENT EDITION OF THE CBC., LOCAL CODES AND AUTHORITIES.

B. THE CONTRACTOR SHALL VERIFY, ALL DIMENSIONS AND SITE CONDITIONS, UTILITY LOCATIONS AND UTILITY SIZES. FIELD CONFIRMATION ANY DISCREPANCIES THAT APPEARS IN THE SPECIFICATIONS OR DRAWINGS OR ANY WORK DONE BY OTHERS, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTIONS AND HOW TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK KNOWING OF AN ERROR, INCONSISTENCY, OR OMISSION IN THE CONTRACT DOCUMENTS WITHOUT INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE ARCHITECT, OWNER'S REPRESENTATIVE AND OWNER.

C. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE, UNLESS A WRITTEN DECISION FROM THE ARCHITECT AND OWNER'S REPRESENTATIVE OR OWNER HAVE BEEN OBTAINED WHICH DESCRIBES A CLARIFICATION OR ALTERNATE METHOD AND / OR MATERIALS.

D. THE CONTRACTOR SHALL CONFINE HIS OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE LAWS, LOCAL ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS

E. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCOMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EA. PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS OPERATION.

F. ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGED AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.

G. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRINGAND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTIONOF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.

H. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN APPROVED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES.

I. DIMENSIONS:

a. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE.

b. ALL DIMENSIONS ARE TO THE FRAMING UNLESS OTHERWISE NOTED.

c. CEILING HEIGHTS DIMENSIONS ARE FROM FINISH FLOOR SLAB TO FACE OF FINISH CEILING MATERIAL UNLESS OTHERWISE NOTED.

J. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. EXIT SIGNS SHALL BE PROVIDED AT ALL EXITS AS REQUIRED BY CODE. ALL DOOR SWINGS SERVING AN OCCUPANT LOAD OF 50 OR GREATER SHALL SWING IN THE DIRECTION OF EXIT.

K. PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, ELECTRIC UNITS, A.C. EQUIPMENT AND ALL OTHER ITEMS AS REQUIRED.

L. WHERE LARGER STUDS OR FURRING ARE REQUIRED TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGHT WHERE THE FURRING OCCURS

M. ALL REQUIRED PERMITS MUST BE OBTAINED PER CLIENT'S REQUEST FROM THE APPROPRIATE GOVERNING AGENCY.

N. PROVIDE ALL ACCESS PANEL AS REQUIRED BY GOVERNING CODE TO CONCEALED SPACES, VOIDS, ATTICS, ETC. VERIFY TYPE REQUIRED WITH ARCHITECT PRIOR TO INSTALLATION.

O. ILLUMINATIONS SHALL BE PROVIDED IN THE MEANS OF EGRESS IN ACCORDANCE WITH SECTION 1008.2 UNDER EMERGENCY POWER, MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH SECTION 1008.3

P. EXIT SIGNS SHALL BE ILLUMINATED BY LAMPS OR BE OF AN APPROVED SELF-LUMINOUS TYPE. CURRENT TO ONE LAMP SHALL BE PROVIDED BY THE PREMISE'S WIRING SYSTEMS. POWER TO THE SECOND LAMP OF THE EXIT SIGN SHALL BE FROM STORAGE BATTERIES OR ONSITE GENERATOR.

Q. FIRE BLOCKING: FIRE BLOCK STUD WALLS AT 10' INTERVALS BOTH HORIZONTAL AND VERTICAL, ENCLOSED AND CONCEALED SPACES, AND AT OPENINGS AROUND VENTS, PIPES, DUCTS, ETC.

R. PENETRATIONS IN WALLS REQUIRING PROTECTED OPENINGS MUST BE FIRE STOPPED WITH AN APPROVED MATERIAL IN ACCORDANCE WITH SECTION 714.3. SPACE BETWEEN PENETRATING MATERIALS MUST BE DESIGNED TO PREVENT THE MOVEMENT OF HOT FLAMES OR GASES.

S. MATERIAL OTHER THAN FOAM PLASTIC, USED AS INTERIOR TRIM IN NEW AND EXISTING BUILDINGS SHALL HAVE A MIN. CLASS B FLAME SPREAD AND 50 SMOKE DEVELOPED INDEX IN GROUP I-3 AND FOR ALL OTHERS OCCUPANCIES CLASS-C FLAME SPREAD AND SMOKE DEVELOPED INDICES, WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723, AS DESCRIBED IN SECTION 803.1.1 COMBUSTIBLE TRIMS, INCLUDING HANDRAILSAND GUARDRAILS, SHALL NOT EXCEED 10 PERCENT OF THE SPECIFIC WALL OR CEILING AREAS TO WHICH IS ATTACHED.

T. FLAME SPREAD REQUIREMENTS FOR EXITWAYS SHALL BE CLASS II AND INTERIOR FINISHES FOR ROOMS OR AREAS SHALL BE CLASS III.

V. ANY SUBSEQUENT REVISIONS TO THE PLANS AFTER INITIAL CITY APPROVAL PRIOR TO CONSTRUCTION COMPLETION SHALL BE SUBMITTED TO THE CITY FOR WRITTEN APPROVAL AND NOTED ON RECORD DRAWINGS PRIOR TO IMPLEMENTATION.

W. ALL UTILITIES WILL BE PROVIDED UNDERGROUND.

U. LEASE LINES SHALL BE SURVEYED AND STACKED BY CIVIL ENGINEER WHENEVER APPLIES.

ACCESSIBILITY NOTES

1. COMPLY WITH LATEST EDITION OF THE AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (TITLE 24) AND LOCAL CODES AND ORDINANCES.
2. MOUNT HAND ACTIVATED DOOR OPENING HARDWARE 30" TO 44" ABOVE THE FLOOR. IT SHALL BE OPENABLE WITH A SINGLE EFFORT BY LEVER TYPE OR EQUIVALENT HARDWARE.
3. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR
4. REQUIRED EXIT DOORWAYS, SHALL HAVE A MINIMUM 32" CLEAR OPENING WITH THE DOOR AT 90 DEG. TO THE CLOSED POSITION. 1010.1.1. CBC AND A.D.A. REQUIREMENTS.
5. MAXIMUM HEIGHT OF THRESHOLD SHALL BE 1/2". MAX. VERTICAL CHANGE AT EDGE SHALL BE 1/4" WITH A MAX. BEVEL OF 45 DEG.
6. PROVIDE A 12" EQUILATERAL TRIANGLE (VERTEX POINTING UP) FOR MEN'S FACILITIES AND A 12" DIA. CIRCLE FOR WOMEN'S FACILITIES.
7. THESE SYMBOLS BE OF CONTRASTING COLOR, 1/4" THICK, CONTAIN INTEGRAL BRAILLE SYMBOLS, AND MOUNTED PER C.B.C SECTION
8. MEANS OF EGRESS MUST HAVE CONTINUOUS, UNOBSTRUCTED, AND UNDIMISHED PATH TO A PUBLIC WAY
9. AN EXIT WALKWAY WITH A MINIMUM WIDTH OF 48" SHALL BE MAINTAINED CONTINUOUSLY TO A PUBLIC WAY
10. EXIT PATHS OR WALKWAYS TO PUBLIC WAY SHALL BE CLEARLY DELINEATED. EXIT PATHS MAY BE DELINEATED BY PAINTED LINES, RAILINGS, BARRIER POSTS, WALKS OR OTHER APPROVED MEANS.
11. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA OR GROUP H OCCUPANCY
12. EVERY EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE AN APPROVED TYPE
13. PANIC HARDWARE SHALL BE PROVIDED ON EXIT DOORS HANDLING AN OCCUPANT CAPACITY OF 50 OR MORE PERSONS, FROM ANY GROUP A, E, OR I OCCUPANCY; AND FOR H 1, 2, 3, 6, 7, 8 OCCUPANCY AND SOUND STAGES. ONLY PANIC HARDWARE APPROVED AND LISTED BY THE STATE FIRE MARSHAL SHALL BE INSTALLED
14. AISLES LEADING TO REQUIRED CORRIDORS AND EXITS SHALL HAVE A MINIMUM WIDTH OF 44"
15. MEANS OF EGRESS SHALL BE ILLUMINATED AT A MINIMUM INTENSITY OF 1 FOOT-CANDLE AT THE FLOOR LEVEL
16. MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED FROM AN EMERGENCY POWER SYSTEM FOR A DURATION OF NOT LESS THAN 90 MINUTES. CBC 11B –1008.3
17. PUBLIC ACCOMMODATIONS SHALL MAINTAIN IN AN OPERABLE WORKING CONDITION THOSE FEATURES OF FACILITIES AND EQUIPMENT THAT ARE REQUIRED TO BE ACCESSIBLE TO AND USEABLE BY PERSONS WITH DISABILITIES. ISOLATED OR TEMPORARY INTERRUPTIONS IN SERVICE OR ACCESSIBILITY DUE TO MAINTENANCE OR REPAIRS SHALL BE PERMITTED.

LEGAL DESCRIPTION

APN: 6009-039-032
PARCEL MAP AS PER BK 183 P 3-4 OF P M LOT 5

PROJECT DATA

JOB SITE ADDRESS

1961 HAWKINS CIRCLE, BLDG 5.
HUNTINGTON PARK, CA. 90001–2255

EXISTING USE MANUFACTURING–WAREHOUSING
PROPOSED USE DRY STORAGE, COLD STORAGE, FOOD PROCESSING AND PACKAGING.

BUILDING HEIGHT: 22'-3" ± (E)
ZONING DISTRICT: MANUFACTURING PLANNED DEVELOPMENT
NUMBER OF STORIES: ONE
BUILDING SQUARE FOOTAGES:
(E) BUILDING : 10,988 ± GSF
PROPOSED MEZZANINE: 1,244 ± GSF
TOTAL PROPOSED: 12,232 ± GSF

SCOPE OF WORK

THE PROJECT INVOLVES CONVERTING THE 10,988 SQ. FT. INDUSTRIAL BUILDING USED TO MANUFACTURE SWIMMING APPAREL TO ANOTHER INDUSTRIAL USE OF A FOOD PRODUCTION FACILITY.
THE PROJECT INVOLVES REMODELING THE EXISTING OFFICES, RECONSTRUCTING THE EXISTING RESTROOMS TO BE "ADA COMPLIANT" AND CONVERTING THE EXISTING MANUFACTURING AND WAREHOUSE SPACE TO DRY STORAGE ROOM, COLD STORAGE WALK-INS, TEST KITCHEN, COMMISSARY AREA, COOKING AND PRODUCTION AREA, PACKAGING AREA AND A WAREWASHING AREA AT GROUND LEVEL.

THE PROJECT ALSO INCLUDES THE CONSTRUCTION OF A 1244 SQ. FT. MEZZANINE FOR ADDITIONAL OFFICES.

WORK RELATED TO THE SCOPE OF WORK:

- PARTIAL DEMOLITION OF EXISTING OFFICES AND RESTROOMS (WALLS AND CEILING) ALONG WITH ELECTRICAL, PLUMBING AND MECHANICAL DUCTS, FIXTURES, CIRCUITS AND PIPES.
- PROVIDE NEW ELECTRICAL, PLUMBING AND MECHANICAL, FIXTURES, CIRCUITS AND PIPES PER NEW SCOPE.
- NEW SITEWORK, PARKING RE–STRIPING, STRIPING TO PROVIDE ADA ACCESSIBILITY, REPLACE FENCE & GATE WITH A NEW 8' HEIGHT AND GATE.
- STACKED CHILLERS IN PARKING AREA.
- PROVIDE NEW GREASE INTERCEPTOR
- PROVIDE NEW TRENCH DRAIN
- PAINT ALL EXPOSED EXTERIOR WALLS EARTHTONE COLOR AS APPROVED BY THE PLANNING DEPT.

PROJECT DIRECTORY

APPLICANT:
CONTACT: PETER BARRETT.
1434 W. COLORADO BLVD..
PASADENA, CA. 91105
PHONE: 310/849-2014

ARCHITECT
RSHA ARCHITECTS
CONTACT RICHARD HERMAN
1725 GARDENA AVE.
GLENDALE, CA. 91204
PHONE: (323) 465-7066
E-MAIL: rher@sharch.com

PROPERTY OWNER:
CONTACT: SUSAN FENIGER
HAWKINS COMM., LLC.
1434 W. COLORADO BLVD..
PASADENA, CA. 91105
PHONE: 213/542-1100

BUILDING CODE INFORMATION

BUILDING CODES

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIAN PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
CAL-GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA FIRE CODE
CA ENERGY CODE INCLUDING THE LATEST CITY OF HUNTINGTON PARK BUILDING AND SAFETY CODE

VICINITY MAP



DATE	REVISION
12-21-23	PLANNING DEPT. CORRECTIONS
2-20-24	PLANNING DEPT. CORRECTIONS

BORDERGRILL

1961 HAWKINS CIRCLE
HUNTINGTON PARK, CA.

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Fax No. (323) 465–8066
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ISSUED FOR PLAN CHECK

ISSUED FOR BIDDING

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DESIGNED BY:

DRAWN BY:

CHECKED BY:

REVIEWED BY:

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JOB NUMBER: 23–725

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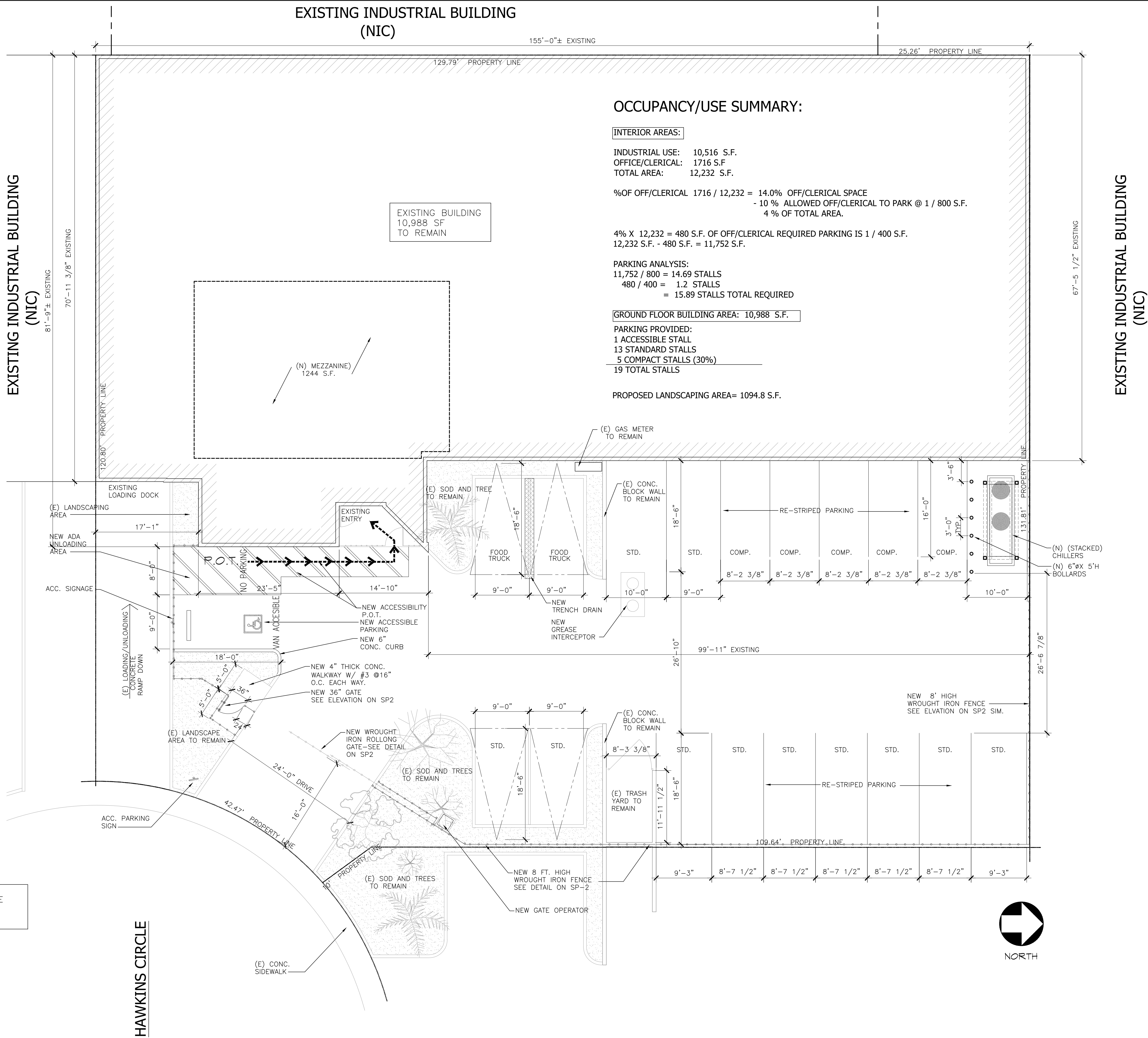
SHEET TITLE:

TITLE SHEET

SCALE: AS NOTED

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T–1



OCCUPANCY/USE SUMMARY:

INTERIOR AREAS:

INDUSTRIAL USE: 10,516 S.F.
OFFICE/CLERICAL: 1716 S.F.
TOTAL AREA: 12,232 S.F.

%OF OFF/CLERICAL 1716 / 12,232 = 14.0% OFF/CLERICAL SPACE
- 10 % ALLOWED OFF/CLERICAL TO PARK @ 1 / 800 S.F.
4 % OF TOTAL AREA.

4% X 12,232 = 480 S.F. OF OFF/CLERICAL REQUIRED PARKING IS 1 / 400 S.F.
12,232 S.F. - 480 S.F. = 11,752 S.F.

PARKING ANALYSIS:
11,752 / 800 = 14.69 STALLS
480 / 400 = 1.2 STALLS
= 15.89 STALLS TOTAL REQUIRED

GROUND FLOOR BUILDING AREA: 10,988 S.F.

PARKING PROVIDED:
1 ACCESSIBLE STALL
13 STANDARD STALLS
5 COMPACT STALLS (30%)
19 TOTAL STALLS

PROPOSED LANDSCAPING AREA= 1094.8 S.F.

ACCESSIBILITY NOTES

P.O.T. = PATH OF TRAVEL 5% MAX. SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE MAX. TYP.

THERE SHALL BE NO VERTICAL OFFSET GREATER THAN 1/4" ALONG THE ENTIRE PATH OF TRAVEL FROM THE PUBLIC WAY INTO THE BUILDING.

DATE	REVISION	DATE	REVISION
1	12-21-23	PLANNING DEPT. CORRECTIONS	
2	2-20-24	PLANNING DEPT. CORRECTIONS	

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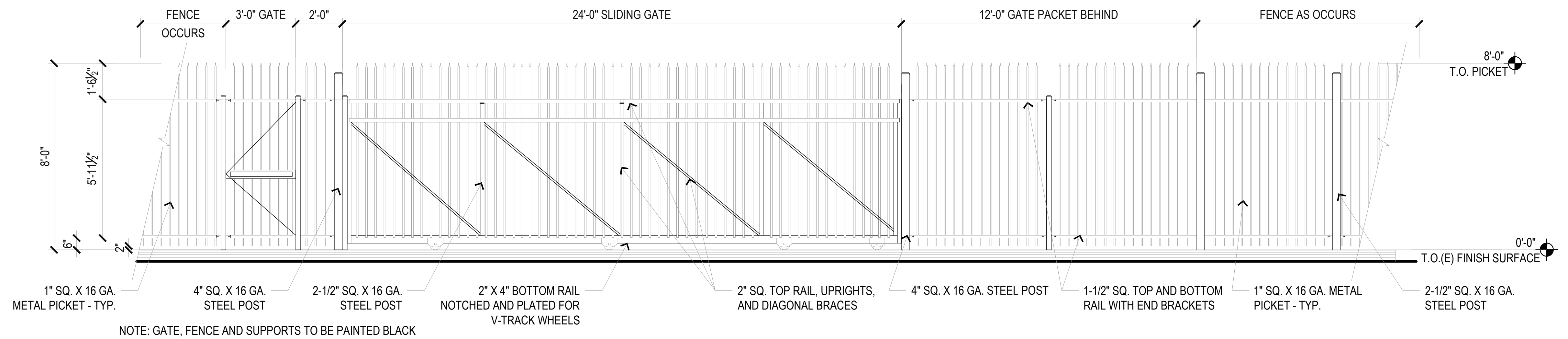
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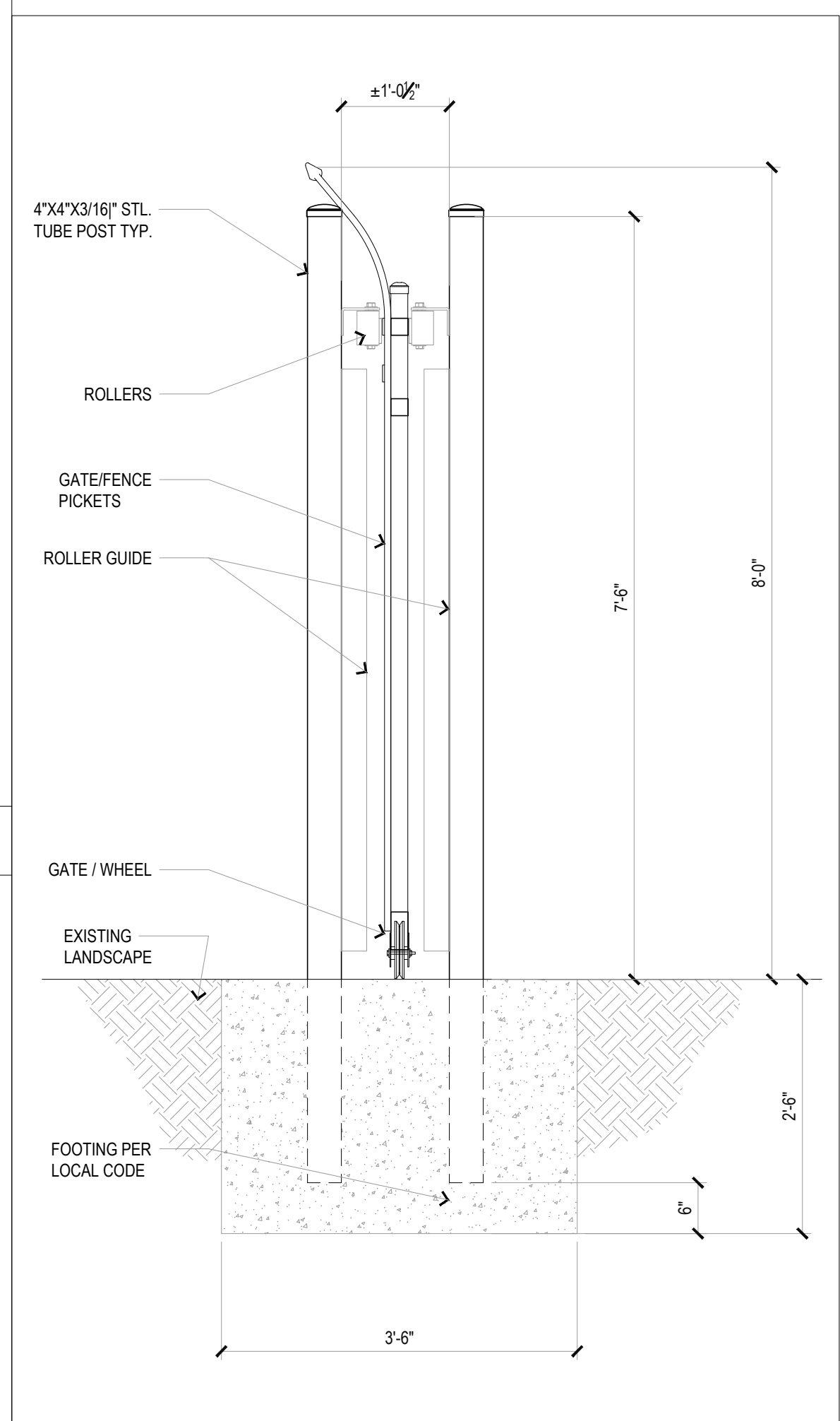
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JOB NUMBER:	23-725
FILE:	
SHEET TITLE:	PROPOSED SITE PLAN
SCALE:	1/8"=1'-0"
SHEET NUMBER:	SP.1P



GATE FENCE ELEVATION DETAIL

N.T.S.

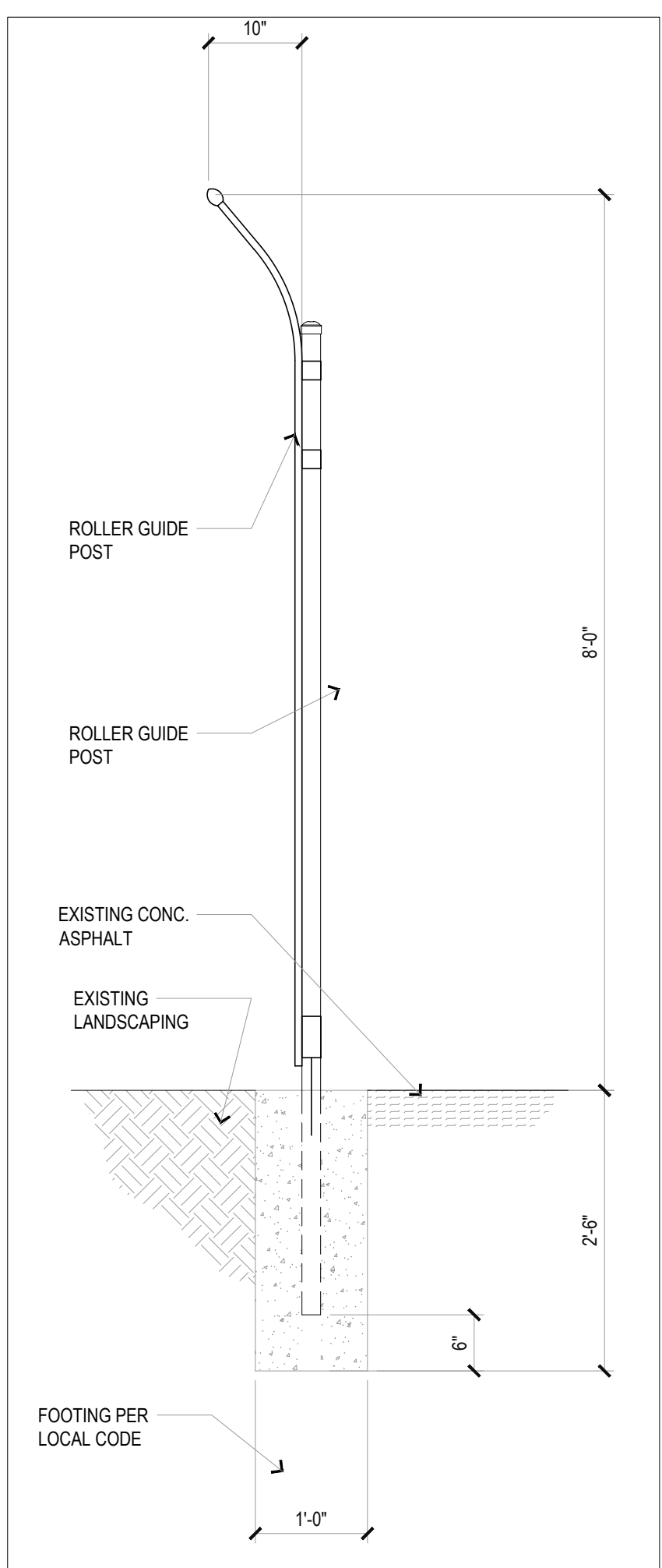
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SECTION AT ROLLING GATE

N.T.S.

7



SECTION AT FENCE

N.T.S.

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RESTITUTION

ISSUED FOR:

DRAWN BY: —

CHECKED BY: —

DATE:

JOB NUMBER: 23-725

SHEET TITLE:

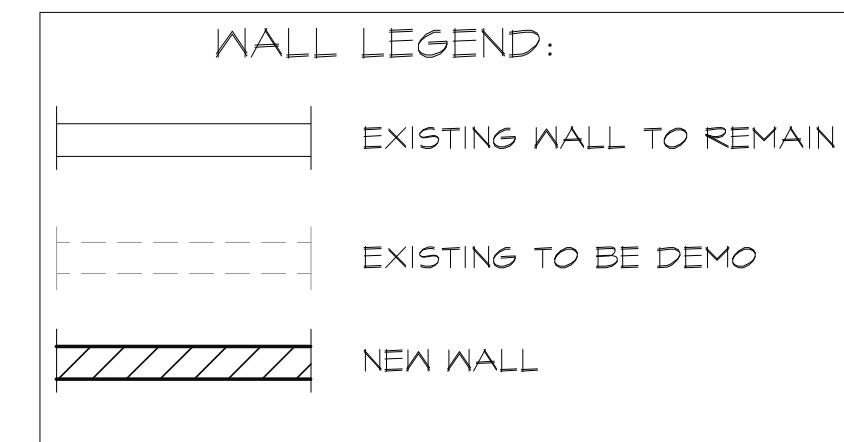
DETAILS

SITE

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

SHEET NUMBER:

SP-2



	DATE	REVISION	DATE	REVISION
1.	12-21-23	PLANNING DEPT. CORRECTIONS		
2.	2-20-24	PLANNING DEPT. CORRECTIONS		
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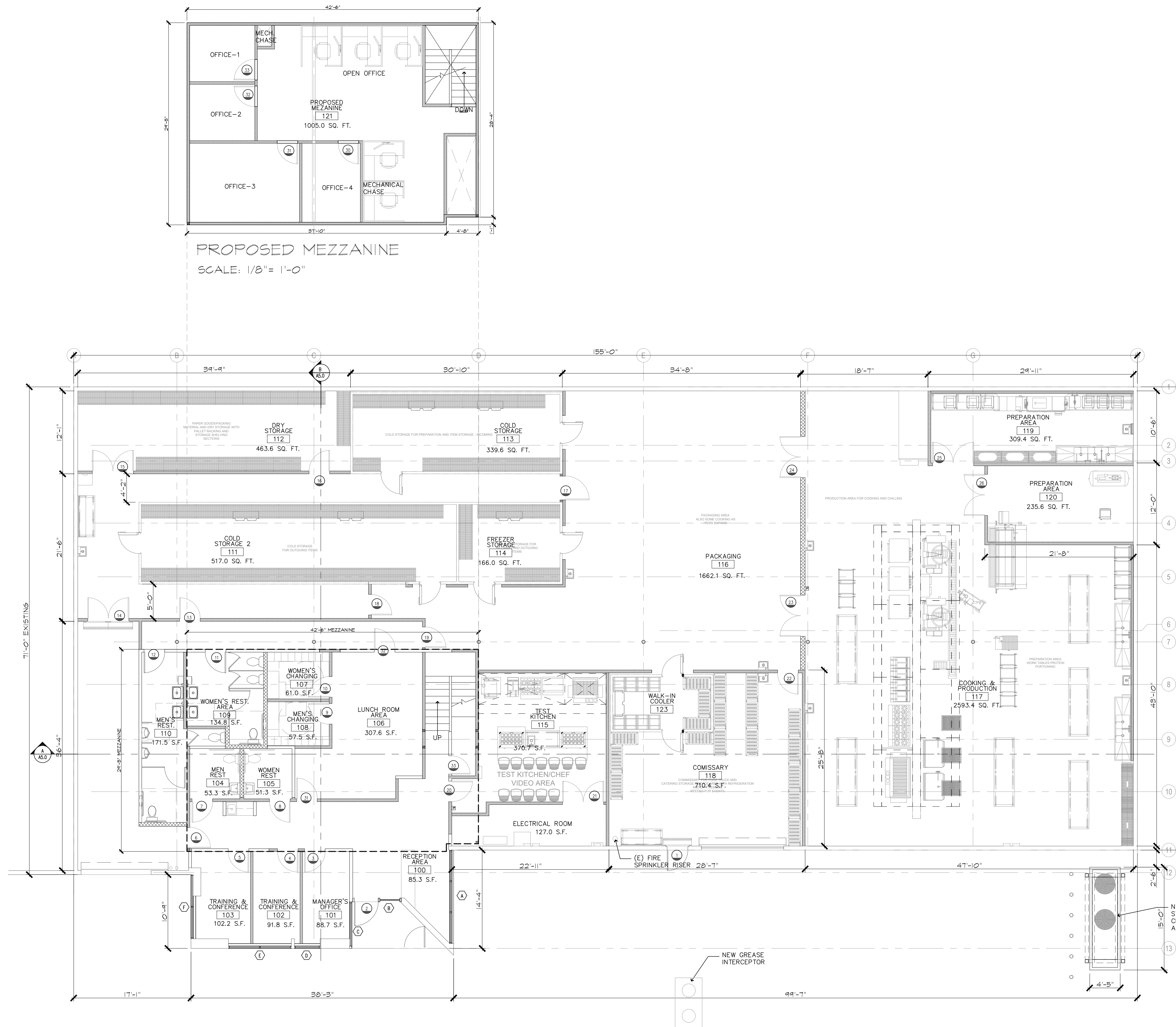
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DESIGNED BY:	-
DRAWN BY:	-
CHECKED BY:	-
REVIEWED BY:	-
DATE:	
JOB NUMBER:	23-725
FILE:	
SHEET TITLE:	
EXISTING-DEMO	
FLOOR PLAN	
SCALE: 1/8"=1'-0"	
SHEET NUMBER:	

A0.1

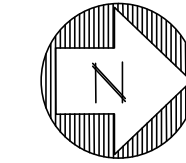


PROPOSED MEZZANINE
SCALE: 1/8" = 1'-0"

WALL LEGEND:	
	EXISTING WALL TO REMAIN
	EXISTING TO BE DEMO
	4" NEW WALL
	6" NEW WALL

DOOR SCHEDULE	
1	3'-0"X 7'-0" EXISTING EXTERIOR DOOR
2	3'-0"X 7'-0" EXISTING MAIN ENTRY DOOR
3	3'-0"X 7'-0" MANAGER'S OFFICE
4	3'-0"X 7'-0" TRAINING AND CONFERENCE DOOR
5	3'-0"X 7'-0" TO SHIPPING AREA
6	3'-0"X 7'-0" MEN SINGLE USE RESTROOM
7	3'-0"X 7'-0" WOMEN SINGLE USE RESTROOM
8	3'-0"X 7'-0" MEN'S CHANGING ROOM
9	3'-0"X 7'-0" WOMEN'S CHANGING ROOM
10	3'-0"X 7'-0" WOMEN'S RESTROOM
11	3'-0"X 7'-0" MEN'S RESTROOM
12	3'-0"X 7'-0" TO BACK STORAGE AREA
13	DBL. 3'-0"X 7'-0" FROM SHIPPING TO BACK STORAGE
14	DBL. 3'-0"X 7'-0" TO DRY STORAGE
15	3'-0"X 7'-0" TO DRY STORAGE
16	3'-0"X 7'-0" FROM COLD STORAGE TO PACKAGING
17	3'-0"X 7'-0" FROM COLD STORAGE TO PACKAGING
18	3'-0"X 7'-0" FROM OFFICE TO PACKAGING
19	3'-0"X 7'-0" FROM LOBBY TO TEST KITCHEN
20	DBL. 3'-0"X 7'-0" TO ELECTRICAL ROOM
21	3'-0"X 7'-0" FROM PACKAGING TO COMMISSARY
22	DBL. 3'-0"X 7'-0" FROM COOKING TO PACKAGING
23	DBL. 3'-0"X 7'-0" FROM COOKING TO PACKAGING
24	DBL. 3'-0"X 7'-0" FROM PREP AREA TO COOKING
25	DBL. 3'-0"X 7'-0" FROM PREP AREA TO COOKING
26	3'-0"X 7'-0" FROM HALL TO LUNCH ROOM
27	3'-0"X 7'-0" FROM LUNCH ROOM TO PRODUCTION
28	2'-8"X 7'-0" STORAGE
AT MEZZANINE	
29	3'-0"X 7'-0" OFFICE AT MEZZANINE
30	3'-0"X 7'-0" OFFICE AT MEZZANINE
31	3'-0"X 7'-0" OFFICE AT MEZZANINE
32	3'-0"X 7'-0" OFFICE AT MEZZANINE
33	3'-0"X 7'-0" OFFICE AT MEZZANINE

WINDOW SCHEDULE	
A	13'-6"W X 4'-0" EXISTING
B	3'-4"W X 7'-0" SIDELIGHT
C	6'-10"W X 4'-0" EXISTING
D	3'-9"W X 4'-0" EXISTING
E	9'-2"W X 4'-0" EXISTING
F	9'-4"W X 4'-0" EXISTING



DATE	REVISION	DATE	REVISION
12-21-23	PLANNING DEPT. CORRECTIONS	12-21-23	PLANNING DEPT. CORRECTIONS
2-20-24	PLANNING DEPT. CORRECTIONS	2-20-24	PLANNING DEPT. CORRECTIONS

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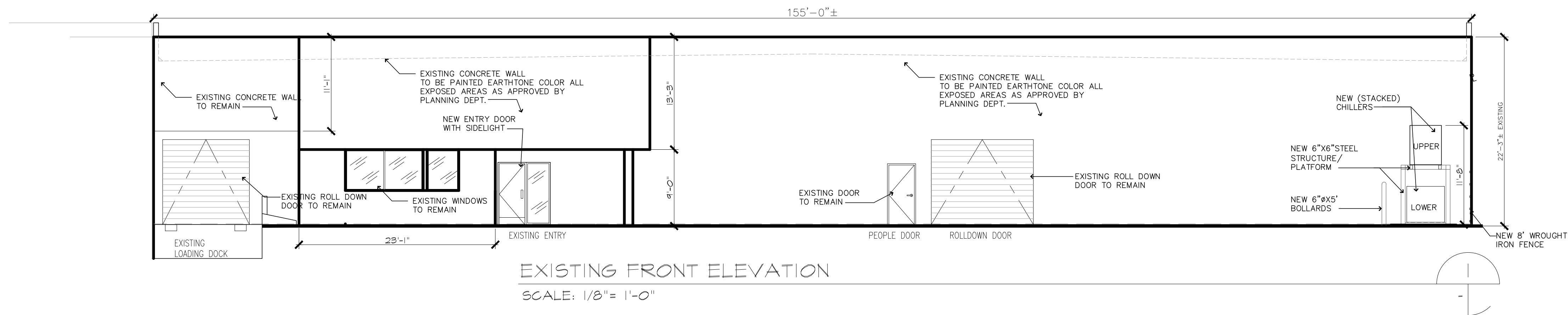
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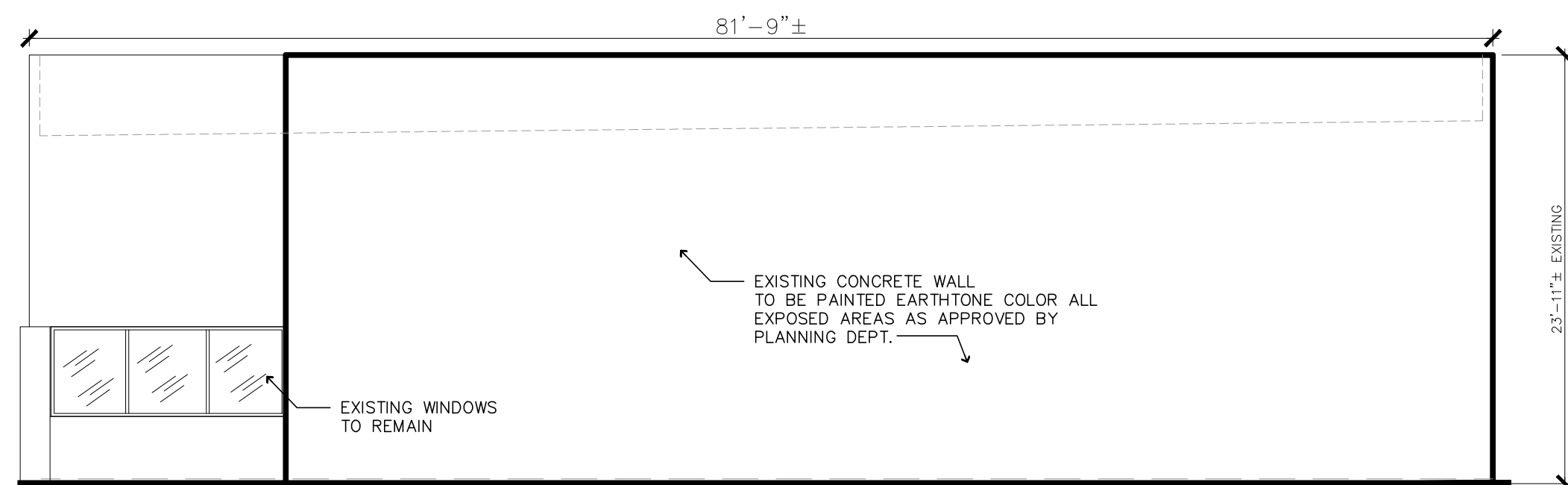
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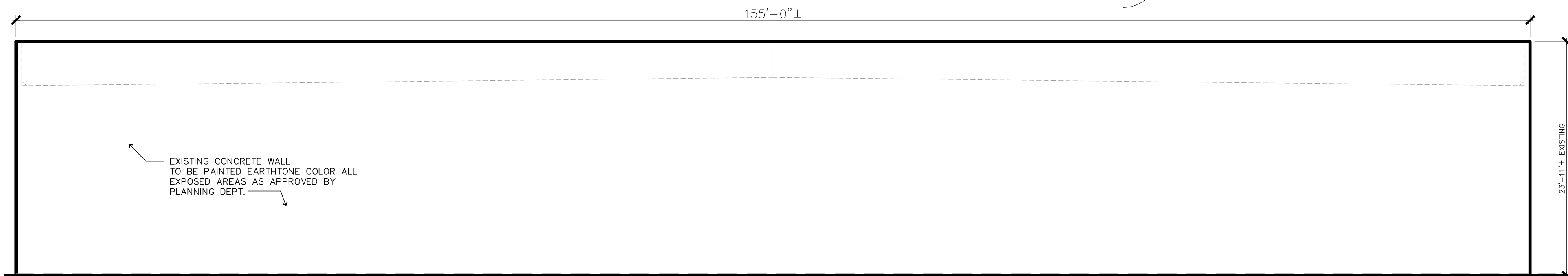
ISSUED FOR APPROVAL	01-19-24
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DESIGNED BY:	-
DRAWN BY:	-
CHECKED BY:	-
REVIEWED BY:	-
DATE:	
JOB NUMBER:	23-725
FILE:	
SHEET TITLE:	PROPOSED EQUIPMENT PLAN
SCALE:	1/8"=1'-0"
SHEET NUMBER:	A1.0



EXISTING FRONT ELEVATION
SCALE: 1/8"= 1'-0"



EXISTING RIGHT SIDE ELEVATION
SCALE: 1/8"= 1'-0"



EXISTING REAR ELEVATION
SCALE: 1/8"= 1'-0"



EXISTING LEFT SIDE ELEVATION
SCALE: 1/8"= 1'-0"

DATE	REVISION	DATE	REVISION
12-21-23	1	PLANNING DEPT. CORRECTIONS	
2-20-24	2	PLANNING DEPT. CORRECTIONS	

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CHECKED BY:	-
REVIEWED BY:	-
DATE:	
JOB NUMBER:	23-725
FILE:	
SHEET TITLE:	EXISTING ELEVATION
SCALE:	1/8"=1'-0"
SHEET NUMBER:	

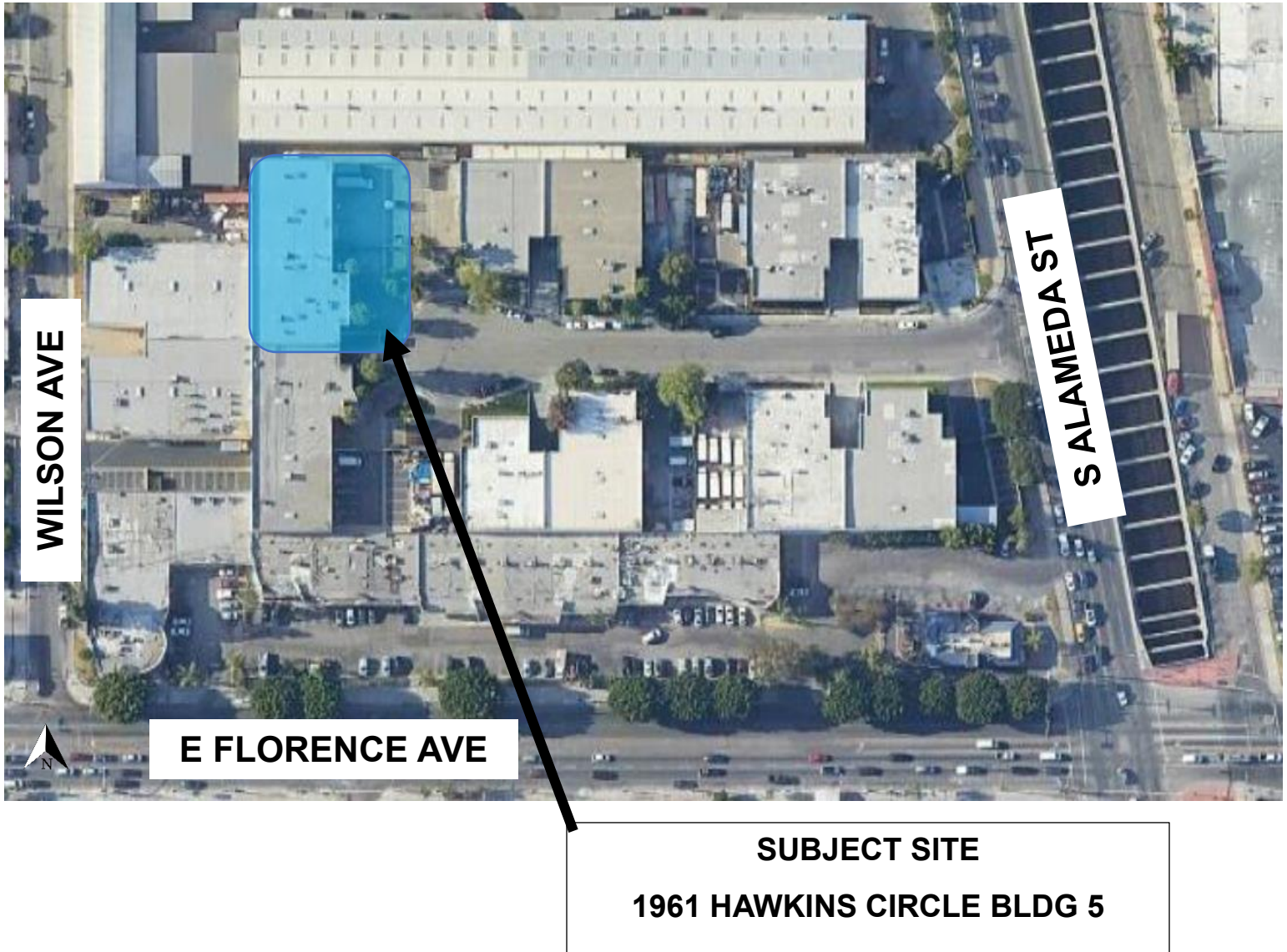
A4.0

VICINITY MAP

EXHIBIT E

CASE NO. 2024-02 CUP

VICINITY MAP

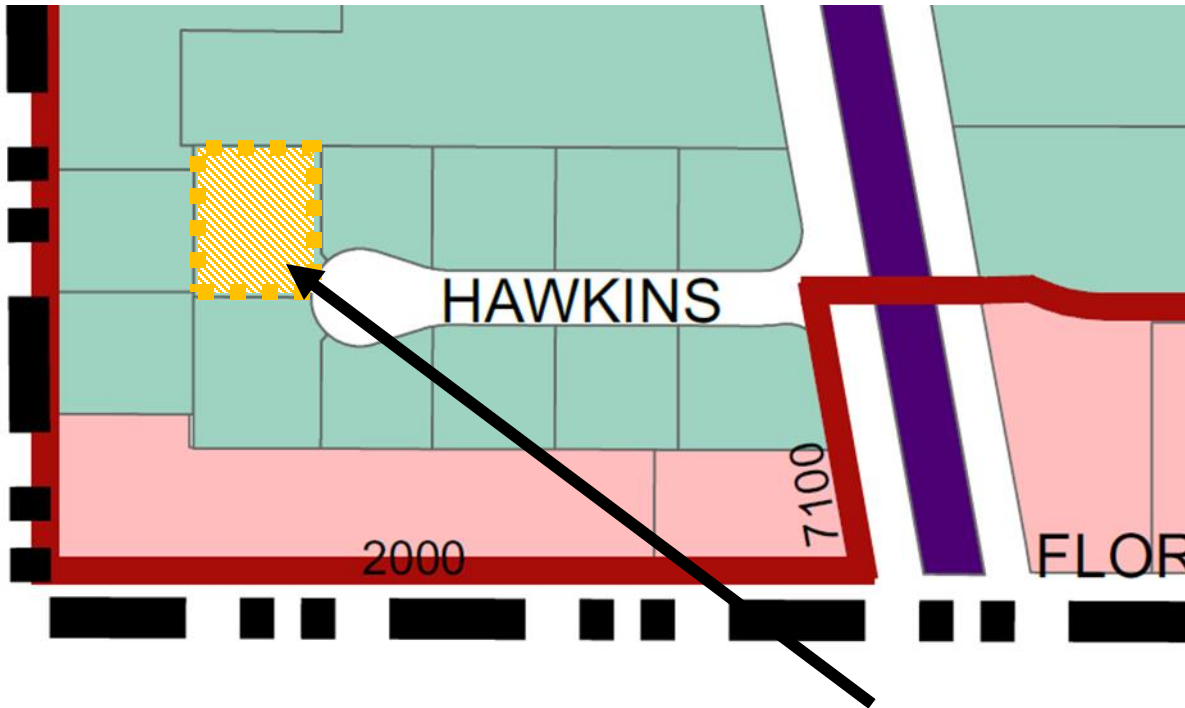


ZONING MAP

EXHIBIT F

CASE NO. 2024-02 CUP

ZONING MAP



SUBJECT SITE
1961 HAWKINS CIRCLE BLDG. 5

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. 2024-02 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: Los Angeles County - BUSINESS FILINGS AND RE
P.O. BOX 1208

NORWALK, CA 90650

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

(Address)

Project Title: CONDITIONAL USE PERMIT (CUP) 2024-02

Project Applicant: Peter Barrett on behalf of Border Grill

Project Location - Specific:

1961 Hawkins Circle

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

Description of Nature, Purpose and Beneficiaries of Project:

Requesting a Conditional Use Permit to allow a commercial kitchen/ commissary and cold storage facility. Project includes interior and exterior tenant improvements.

Name of Public Agency Approving Project: CITY OF HUNTINGTON PARK

Name of Person or Agency Carrying Out Project: Peter Barrett / Border Grill

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

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

Reasons why project is exempt:

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

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

Lead Agency

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

If filed by applicant:

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

Signature: _____ Date: _____ Title: ASSOCIATE PLANNER

☒ Signed by Lead Agency ☐ Signed by Applicant

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

Date Received for filing at OPR: _____



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: MAY 15, 2024

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. 2024-04 CUP
(CONDITIONAL USE PERMIT)

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT FOR THE ON-SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING RESTAURANT LOCATED AT 2975 EAST FLORENCE AVENUE, WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.

APPLICANT: Adriana Magdaleno - Mariscos El Hermano
12311 Reva Street
Cerritos, CA 90703

PROPERTY OWNER: Luz Leonel H and Rosa C Trust
7126 Marconi Street
Huntington Park, CA 90255

PROPERTY OWNER'S MAILING ADDRESS: 7126 Marconi Street
Huntington Park, CA 90255

PROJECT LOCATION: 2975 East Florence Avenue

ASSESSOR'S PARCEL NUMBER: 6323-006-028

PRESENT USE: Restaurant

LOT SIZE: 7,009 square feet

BUILDING SIZE: 1,852 square feet

GENERAL PLAN: General Commercial

ZONE: Commercial General (C-G)

SURROUNDING ZONING AND LAND USES:

North: Low Density Residential (R-L)
West: Commercial General (C-G)
South: Commercial General (C-G)
East: Commercial General (C-G)

MUNICIPAL CODE APPLICABILITY OF REQUIREMENTS FOR CONDITIONAL USE PERMIT:

Pursuant to Huntington Park Municipal Code (HPMC) Section 9-4.203, any commercial establishment where alcoholic beverages are to be sold or served is subject to a Conditional Use Permit.

REQUIRED FINDINGS FOR A CONDITIONAL USE PERMIT:

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

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

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2024-04 CUP – 2975 East Florence Avenue

May 15, 2024

Page 3 of 10

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 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 on the northwest corner of Florence Avenue and Marconi Street. The site measures approximately 7,009 square feet. The site is developed with a commercial building, measuring approximately 1,852 square feet. The building is occupied by a restaurant use (Mariscos El Hermano). The subject site is surrounded by commercial uses to the west, south, and east, along with residential uses to the north.

ANALYSIS:

- ***Project Proposal***

The Applicant, Adriana Magdaleno, on behalf of Mariscos El Hermano, is requesting a Conditional Use Permit to allow a Type 41 Alcoholic Beverage Control (ABC) License. A Type 41 ABC License 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). The license holder must operate and maintain the licensed premises as a bona fide eating place.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2024-04 CUP – 2975 East Florence Avenue

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The restaurant currently possesses an active Huntington Park Business License. The hours of operation are Monday to Sunday from 9:00 AM to 7:30 PM. The restaurant focuses on seafood cuisine. There will be no tenant improvements or expansion of the existing footprint as part of the request for the entitlement.

- ***Parking***

The existing commercial building was constructed in 1966. At the time, the City had different development standards such as parking requirements. There are currently eleven (11) standard parking spaces and one (1) handicapped parking space. Since there will be no additional square footage as part of the project, there will not be an intensification of use that will require additional parking.

- ***Conditional Use Permit Findings***

In granting a Conditional Use Permit to allow for on-sale of beer and wine in conjunction with an existing restaurant, the Planning Commission must make findings in connection with the Conditional Use Permit, as set forth in the HPMC. A Conditional Use Permit may be approved only if all of the following findings are made:

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

Finding: The proposed use of on-sale of beer and wine in conjunction with an existing restaurant is permitted in the C-G zone with the approval of a Conditional Use Permit. A Type 41 ABC License 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). The business must operate and maintain the licensed premises as a bona fide eating place. The restaurant currently possesses an active Huntington Park Business License. Conditions of approval will also be included to regulate alcohol sales on the premises.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2024-04 CUP – 2975 East Florence Avenue

May 15, 2024

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

Finding: The General Plan Land Use designation of the subject site is General Commercial. Permitted uses in this designation include a wide range of 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 proposed use is consistent with the General Plan. Specifically, the use is consistent with Goal 5.0 of the Land Use Element, which calls to promote the expansion of the City's economic base and diversification of economic activity. With the addition of on-sale of beer and wine for the existing restaurant, there will be an expanded menu for customers to choose from, which will result in a boost in the restaurant's attendance by patrons and increased sales.

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 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 project site measures approximately 7,009 square feet. The site is developed with an existing commercial building, measuring approximately 1,852 square feet. No expansion of the building is proposed. As such, the design, location, size, and

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2024-04 CUP – 2975 East Florence Avenue

May 15, 2024

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operating characteristics of the existing restaurant with alcohol sales is not expected to be detrimental to the public health, safety, and welfare of the City. Furthermore, conditions of approval will be implemented to ensure that the operation of the restaurant 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;

Finding: The site is an existing commercial building with current infrastructure in place. The proposed Type 41 ABC license will be complimentary and ancillary to the existing restaurant use. 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. As such, the subject site is physically suitable for the type and density/intensity of use being proposed.

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

Finding: There will be no expansion of the restaurant's footprint. There will be no further intensification of the site. The proposed use will not alter the demand for public infrastructure. As such, 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.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission approve **PC Case No. 2024-04 CUP**, subject to the following conditions of approval and other conditions that the Planning Commission may wish to impose.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2024-04 CUP – 2975 East Florence Avenue

May 15, 2024

Page 7 of 10

CONDITIONS OF APPROVAL:

PLANNING DIVISION

1. That the Applicant and 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.
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 on-sale of beer and wine operations. The Business License shall reflect on-sale of beer and wine.
6. The business shall operate as a Bona Fide Public Eating Place. In the event the business ceases to operate as a Bona Fide Public Eating Place (restaurant) as defined under the Huntington Park Municipal Code Section 9-4.203(2)(A)(1), then the entitlement (CUP) shall become null and void.
7. The business is limited to interior dining area, no outdoor seating and/or outdoor dining area is permitted.
8. This approval does not include Dance and Entertainment. If the business owner/ operator proposes to add Dance and Entertainment to the existing Bona Fide Public Eating Place (restaurant), the business owner/ operator shall obtain all proper approval and permits including but not limited to a Dance and Entertainment Permit.
9. The 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. The cashier shall use this device to check the identification of all individuals who are younger than 35 years of age.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2024-04 CUP – 2975 East Florence Avenue

May 15, 2024

Page 8 of 10

10. That this entitlement shall be subject to review for compliance with the conditions of approval. Reviews shall be conducted at intervals deemed appropriate by the City Planning Commission or the Director of Community Development.
11. That the Applicant shall 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.
12. 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.
13. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
14. 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.
15. 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.
16. Pursuant to HPMC Section 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.
17. If the use ceases to operate for a period of six (6) months, the entitlement shall be null and void.
18. 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.
19. The business hours of operation shall be limited to Monday through Sunday from 9:00 AM to 7:30 PM.
20. That the business shall not conduct any off-site deliveries of alcoholic beverages.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2024-04 CUP – 2975 East Florence Avenue

May 15, 2024

Page 9 of 10

21. 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.
22. No outside storage shall be permitted on the subject site.
23. 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.
24. That no loitering or consumption of alcohol 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.
25. 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.
26. This Conditional Use Permit shall be valid for a term of seven (7) years. At the end of the 7-year term, the Applicant must submit for a new Conditional Use Permit.
27. The sale of beer and wine shall be in accordance with the provisions of a Type 41 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.
28. That the Applicant and Property Owner agree in writing to the above conditions.

CODE ENFORCEMENT

29. Property maintenance must be managed to include cleaning of trash and debris both in front and rear of property.
30. Any graffiti on property must be removed within two (2) days.
31. No overnight parking of vehicles allowed.
32. Landscaping must be maintained on the parcel.
33. Graffiti film shall be used on all windows.
34. No karaoke or entertainment without required permits.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2024-04 CUP – 2975 East Florence Avenue

May 15, 2024

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POLICE DEPARTMENT

35. Implement adequate security measures, including surveillance cameras, trained security personnel during peak hours, and a comprehensive plan to manage any disturbances or incidents related to alcohol consumption.
36. Ensure all staff members involved in alcohol service undergo responsible beverage service training to prevent underage drinking, overconsumption, and related issues.
37. Implement measures to minimize noise disturbances, especially during late hours, to prevent disturbances to nearby residents or businesses.
38. Regularly monitor and audit compliance with alcohol service regulations, including age verification procedures, serving limits, and responsible service practices.
39. Maintain open communication with the local community and law enforcement agencies to address any concerns or complaints about alcohol-related activities at the establishment.
40. Develop and maintain an emergency response plan in coordination with local law enforcement and emergency services to address alcohol-related emergencies promptly and effectively.
41. Establish reporting requirements for incidents related to alcohol service, including any violations of alcohol laws, disturbances, or complaints received from the public.
42. Adhere to all regulations and guidelines set forth by the Alcoholic Beverage Control (ABC) agency regarding alcohol service, sales, and consumption on the premises.
43. Ensure that the exterior and parking lot of the property are well-lit during business hours, enhancing visibility and making it easy to observe the appearance and behavior of individuals in and around the premises.

EXHIBITS:

- A. PC Resolution No. 2024-04 CUP
- B. Site Plan
- C. Floor Plan
- D. Site Photographs (May 2024)
- E. Conditional Use Permit and Environmental Information Form Application Packet

PC RESOLUTION NO. 2024-04 CUP

EXHIBIT A

CASE NO. 2024-04 CUP

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WHEREAS, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, May 15, 2024 at 6:30 p.m. pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code, upon an application from Adriana Magdaleno, requesting approval of a Conditional Use Permit to allow for the on-sale of beer and wine in conjunction with an existing restaurant located at 2975 East Florence Avenue within the Commercial General (C-G) zone, described as:

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

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

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

SECTION 1: Based on the evidence within staff report and the Environmental Assessment Questionnaire, the Planning Commission adopts the findings in said

Questionnaire and determines that the project, as proposed, will have no significant adverse effect on the environment and adopts an Environmental Categorical Exemption (CEQA Guidelines, Article 19, Section 15301, Class 1, Existing Facilities).

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

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;

The Planning Division Staff finds that the proposed use of on-sale of beer and wine in conjunction with an existing restaurant is permitted in the C-G zone with the approval of a Conditional Use Permit. A Type 41 ABC License 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). The business must operate and maintain the licensed premises as a bona fide eating place. The restaurant currently possesses an active Huntington Park Business License. Conditions of approval will also be included to regulate alcohol sales on the premises.

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

The Planning Division Staff finds that the General Plan Land Use designation of the subject site is General Commercial. Permitted uses in this designation include a wide range of 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 proposed use is consistent with the General Plan. Specifically, the use is consistent with Goal 5.0 of the Land Use Element, which calls to promote the expansion of the City's economic base and diversification of economic activity. With the addition of on-sale of beer and wine for the existing

1 **restaurant, there will be an expanded menu for customers to choose from,**
2 **which will result in a boost in the restaurant's attendance by patrons and**
3 **increased sales.**

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

7 **The Planning Division Staff finds that the proposed project is Categorically**
8 **Exempt pursuant to Section 15301, Class 1 (Existing Facilities) of the**
9 **California Environmental Quality Act (CEQA) Guidelines.**

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

16 **The Planning Division Staff finds that the project site measures**
17 **approximately 7,009 square feet. The site is developed with an existing**
18 **commercial building, measuring approximately 1,852 square feet. No**
19 **expansion of the building is proposed. As such, the design, location, size,**
20 **and operating characteristics of the existing restaurant with alcohol sales is**
21 **not expected to be detrimental to the public health, safety, and welfare of the**
22 **City. Furthermore, conditions of approval will be implemented to ensure that**
23 **the operation of the restaurant will not create significant noise, traffic or other**
24 **conditions or situations that may be objectionable or detrimental to other**
25 **permitted uses operating nearby or adverse to the public interest, health,**
26 **safety, convenience, or welfare of the City.**

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

The Planning Division Staff finds that the site is an existing commercial

building with current infrastructure in place. The proposed Type 41 ABC license will be complimentary and ancillary to the existing restaurant use. 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. As such, the subject site is physically suitable for the type and density/intensity of use being proposed.

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

The Planning Division Staff finds that there will be no expansion of the restaurant's footprint. There will be no further intensification of the site. The proposed use will not alter the demand for public infrastructure. As such, 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.

SECTION 3: The Planning Commission hereby approves PC Resolution No. 2024-04 CUP, subject to the execution and fulfillment of the following conditions:

CONDITIONS OF APPROVAL:

PLANNING DIVISION

1. That the Applicant and 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.
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 on-sale of beer and wine operations. The Business License shall reflect on-sale of beer and wine.
6. The business shall operate as a Bona Fide Public Eating Place. In the event the business ceases to operate as a Bona Fide Public Eating Place (restaurant) as defined under the Huntington Park Municipal Code Section 9-4.203(2)(A)(1), then the entitlement (CUP) shall become null and void.
7. The business is limited to interior dining area, no outdoor seating and/or outdoor dining area is permitted.
8. This approval does not include Dance and Entertainment. If the business owner/operator proposes to add Dance and Entertainment to the existing Bona Fide Public Eating Place (restaurant), the business owner/ operator shall obtain all proper approval and permits including but not limited to a Dance and Entertainment Permit.
9. The 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. The cashier shall use this device to check the identification of all individuals who are younger than 35 years of age.
10. That this entitlement shall be subject to review for compliance with the conditions of approval. Reviews shall be conducted at intervals deemed appropriate by the City Planning Commission or the Director of Community Development.
11. That the Applicant shall 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.
12. 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.
13. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.

14. 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.
15. 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.
16. Pursuant to HPMC Section 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.
17. If the use ceases to operate for a period of six (6) months, the entitlement shall be null and void.
18. 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.
19. The business hours of operation shall be limited to Monday through Sunday from 9:00 AM to 7:30 PM.
20. That the business shall not conduct any off-site deliveries of alcoholic beverages.
21. 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.
22. No outside storage shall be permitted on the subject site.
23. 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.
24. That no loitering or consumption of alcohol 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.
25. 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.

- 1 26. This Conditional Use Permit shall be valid for a term of seven (7) years. At the end of
2 the 7-year term, the Applicant must submit for a new Conditional Use Permit.
- 3 27. The sale of beer and wine shall be in accordance with the provisions of a Type 41
4 License issued by ABC. Failure to comply with the California Department of Alcoholic
5 Beverage Control rules and regulations will be grounds for revocation of the
6 entitlements for alcohol sales.
- 7 28. That the Applicant and Property Owner agree in writing to the above conditions.

CODE ENFORCEMENT

- 8 29. Property maintenance must be managed to include cleaning of trash and debris both
9 in front and rear of property.
- 10 30. Any graffiti on property must be removed within two (2) days.
- 11 31. No overnight parking of vehicles allowed.
- 12 32. Landscaping must be maintained on the parcel.
- 13 33. Graffiti film shall be used on all windows.
- 14 34. No karaoke or entertainment without required permits.

POLICE DEPARTMENT

- 15 35. Implement adequate security measures, including surveillance cameras, trained
16 security personnel during peak hours, and a comprehensive plan to manage any
17 disturbances or incidents related to alcohol consumption.
- 18 36. Ensure all staff members involved in alcohol service undergo responsible beverage
19 service training to prevent underage drinking, overconsumption, and related issues.
- 20 37. Implement measures to minimize noise disturbances, especially during late hours, to
21 prevent disturbances to nearby residents or businesses.
- 22 38. Regularly monitor and audit compliance with alcohol service regulations, including
23 age verification procedures, serving limits, and responsible service practices.
- 24 39. Maintain open communication with the local community and law enforcement
25 agencies to address any concerns or complaints about alcohol-related activities at
26 the establishment.
- 27 40. Develop and maintain an emergency response plan in coordination with local law
28 enforcement and emergency services to address alcohol-related emergencies
promptly and effectively.

- 1 41. Establish reporting requirements for incidents related to alcohol service, including any
2 violations of alcohol laws, disturbances, or complaints received from the public.
- 3 42. Adhere to all regulations and guidelines set forth by the Alcoholic Beverage Control
4 (ABC) agency regarding alcohol service, sales, and consumption on the premises.
- 5 43. Ensure that the exterior and parking lot of the property are well-lit during business
6 hours, enhancing visibility and making it easy to observe the appearance and
7 behavior of individuals in and around the premises.

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

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

14 **PASSED, APPROVED, AND ADOPTED** this 15th of May 2024 by the following vote:

15 AYES:

16 NOES:

17 ABSENT:

18 ABSTAIN:

19 HUNTINGTON PARK PLANNING COMMISSION

20
21
22 _____
23 Chairperson

24 ATTEST:

25
26
27 _____
28 Steve Forster, Secretary

SITE PLAN

EXHIBIT B

CASE NO. 2024-04 CUP

Site Plan

2975 E. Florence Ave



Marconi St

Marconi St

E Florence Ave

Google Earth

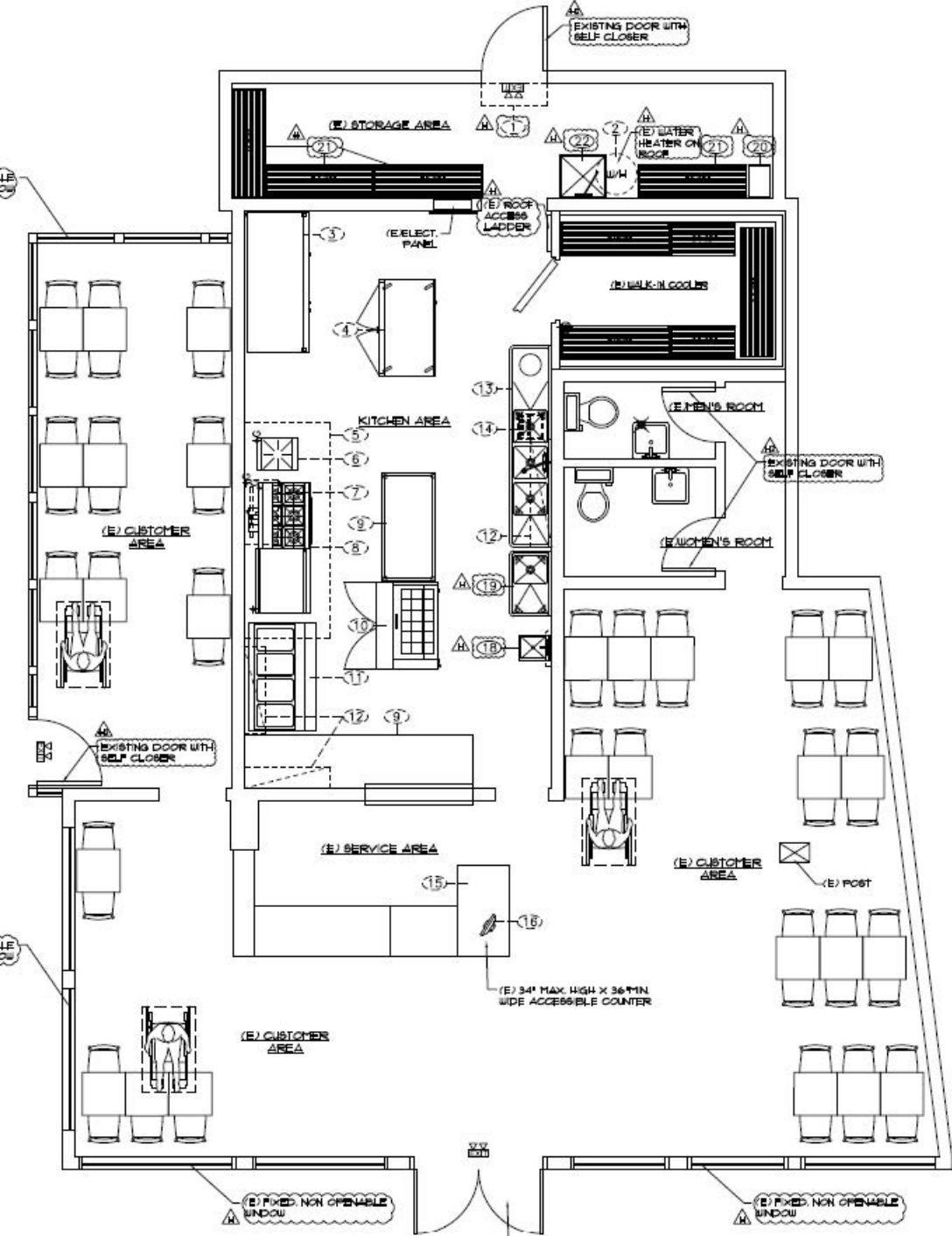


100 ft

FLOOR PLAN

EXHIBIT C

CASE NO. 2024-04 CUP



**SITE PHOTOGRAPHS
(MAY 2024)**

EXHIBIT D

CASE NO. 2024-04 CUP









**CONDITIONAL USE PERMIT &
ENVIRONMENTAL INFORMATION FORM
APPLICATION PACKET**

EXHIBIT E

CASE NO. 2024-04 CUP



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

CONDITIONAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY

Date Filed: 2/21/2024

File No.: CUP 2024 -04

Fee/Receipt No.: \$4,972.00

Initials: JM

PROJECT INFORMATION

Project Address: 2975 E Florence Ave

General Location: Florence Ave and Marconi St

Assessor's Parcel Number (APN): 6323-006-028

APPLICANT'S INFORMATION

Applicant: Adriana Magdaleno

Mailing Address: 12311 Reva St Cerritos CA 90703

Phone 1: (323) 715-8622

Phone 2: _____

Email: Adri0813@yahoo.com

PROPERTY OWNER'S INFORMATION

Property Owner: Leone

Mailing Address: 7126 Marconi St Huntington park CA 90255

Phone 1: (323) 422-6184

Phone 2: _____

Email: _____

REQUEST

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

To allow for a Type 41 ABC license in connection with an existing restaurant within the commercial general zone.

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 proposed use of the sale of alcoholic beverages in relation to a restaurant is permitted in the commercial general zoning district with the approval of a conditional use permit. Therefore, it would not impair the integrity and character of the subject zoning district.

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

The general plan land use designation of the site is general commercial. The proposed use of alcohol sales will be an accessory use to the restaurant.

-
-
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.

The project is exempt from CEQA in accordance with Article 19 Section 15301(a) Existing Facilities

This is an existing building with no remodeling or new construction proposed.

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

The proposed project site is located on a lot with an existing building with no expansions being proposed. The design, location, sizing and operating characteristics of the existing restaurant with proposed alcohol sales will not be detrimental to the public health, safety and welfare of the City.

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

The site is an existing restaurant building with current infrastructure in place and no physical expansion being proposed. The proposed Type 41 license will be complimentary and ancillary to the existing restaurant. Therefore, the intensity of the use will not be impacted.

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 site is an existing restaurant building with current infrastructure in place. The proposed use of alcohol sales will not significantly intensify public access, water, sanitation, and public utilities and services. The proposed use will not require changes to existing public 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.

Adriana Magdaleno
Applicant Signature (Required)

Date 2/21/24

Adriana Magdaleno
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.

Leonel H. Luz
Property Owner Signature (Required)

Date 2-21-2024

LEONEL H. LUZ
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: 2/21/2024 File No.: _____ Fee/Receipt No.: _____ Initials: JM

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

Name: Adriana Magdoleno

Address: 12311 Reva St Cerritos CA 90703

Telephone: (323) 715-8622

Fax: _____

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

Name: Alex Loayza

Address: 7748 Pickering Ave Whittier CA 90602

Telephone: (323) 422-5230

Fax: _____

3. **Address of project:** 2975 E Florence Ave, Huntington Park, CA 90255

4. **Assessor's Parcel Number (APN):** 6323-006-028

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:**

NA

7. **Existing Zone:** Commercial General

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

9. **Site size** (lot dimensions and square footage):
Approximately 95'x75'=7125 square feet

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

Total square footage of structure(s): _____
11. **Number of floors of construction:**
Existing: ¹_____
Proposed: NA

12. **Parking:**
Amount required: NA
Amount provided: ¹²_____

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

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

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

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:**
Restaurant to operate between the hours of 9am and 8pm with varying employment shifts.

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

NA

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:

NA

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

A) Potentially
Significant
Impact

B) Potentially
Significant Impact
Unless Mitigation
Incorporated

C) Less than
Significant
Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

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

AIR QUALITY

20. Would the proposed project:

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

BIOLOGICAL RESOURCES

21. Would the proposed project:

- a. Remove of any existing trees or landscaping?

D

CULTURAL RESOURCES:

22. Would the proposed project:

- a. Affect historical resources?

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.

The project site includes an existing one story commercial building.

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 project site is an existing restaurant.

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.

Adriana Magdaleno
Applicant (Signature)

2/21/24
Date



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: MAY 15, 2024

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. 2023-09

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A TYPE 21 (OFF-SALE GENERAL) ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE IN CONNECTION WITH A CONVENIENCE STORE LOCATED AT 3372 E. GAGE AVENUE WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.

APPLICANT: Amer Alnakoud
24301 Main Street
Santa Clarita, CA 91321

PROPERTY OWNER: Ku Chun Ja

PROPERTY OWNER'S MAILING ADDRESS: 7308 Florence Ave #2
Downey, CA 90240

PROJECT LOCATION: 3372 E. Gage Avenue

ASSESSOR'S PARCEL NUMBER: 6324-015-003

PREVIOUS USE: Liquor Store

LOT SIZE: 7,000 Sq. Ft.

GENERAL PLAN: General Commercial

ZONE: Commercial General (C-G)

SURROUNDING
ZONING AND LAND USES:

North	Manufacturing Planned Development Current land use: Industrial
East	<i>City of Bell</i> Current land use: Commercial
South	<i>City of Bell</i> Current land use: Industrial
West	Commercial General Current land use: Residential

MUNICIPAL CODE
APPLICABILITY OF
REQUIREMENTS FOR
CONDITIONAL USE PERMIT:

Pursuant to Municipal Code Title 9 Chapter 4 Article 2, a Convenience Store with the off-sale of alcoholic beverages is permitted in the Commercial General (C-G) 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, Amer Alnakoud, is requesting approval of a Conditional Use Permit to allow a Type 21 (Off-Sale General) Alcoholic Beverage Control license in relation with a convenience store.

The subject site is located within the Commercial General (C-G) Zoning District, on the southerly side of E. Gage Avenue between Bissell Street and Salt Lake Avenue. The site consists of a commercial building and a recycling

facility (Development Permit Case No. 1828). A portion of the off-street parking lot is located on the adjacent parcel (6324-015-002) which is under the same property ownership.

The subject site is currently surrounded by legal non-conforming residential use to the west and industrial uses to the north. The City of Bell is located directly East and South of the subject site.

The existing commercial building is approximately 2,150 square feet.

The current zoning regulations in the Commercial General (C-G) Zone allow for the sale of alcoholic beverages for off-site consumption in relation to a convenience store subject to the approval of a Conditional Use Permit.

Pursuant to HPMC Sec. 9-4.203 *"Convenience store" means a store with less than 5,000 square feet of gross floor area primarily engaged in the retail sale of a limited range of household products including, but not limited to, dry goods, canned goods, dairy and other food products, and may include the off-sale of beer or wine.*

The new business owner took ownership of the business in June of 2023. The previous business (*Joe's Liquor*) was a legal non-conforming use. Pursuant to Huntington Park Municipal Code Sec. 9-3.610 *"a nonconforming use resulting only from the requirement for a Conditional Use Permit, shall apply for a Conditional Use Permit within one year of receiving a notice from the Director. The notice shall state that the owner has one year to apply for the permit and that if the owner does not apply, or if the permit is disapproved, an abandonment period will be established by the Director in compliance with this Chapter"*.

The current Huntington Park Municipal Code permits alcohol sales in the Commercial General (C-G) Zone in relation with a convenience store provided the minimum distance requirements are met 1,000' from other convenience stores; 600' from school, park, religious organization, discotheque/nightclub; 100' from R-L, R-M, R-H, C-N. The subject site associated with this application complies with the aforementioned distance requirements

and is therefore eligible for consideration under the Conditional Use Permit process.

If the Conditional Use Permit is approved, the applicant may continue the process of submitting tenant improvement plans and applying for a City business license.

ANALYSIS:

Project Proposal

The applicant proposes to operate “*Angie’s Grocery Store*”. Pursuant to the business operation statement provided by the applicant (Exhibit C), “*Angie’s Grocery Store*” will offer a variety of items such as chips, candy, snacks, dairy products, household items, beer/ wine and liquor.

The applicant proposes interior and exterior tenant improvements. Interior tenant improvements include the installation of walk-in coolers, front counter, shelving for merchandise and new mechanical equipment. Exterior tenant improvements include façade improvements, parking lot improvements and landscaping. No additional square footage is proposed.

Proposed Hours of Operation

Sunday – Thursday
7:00 am – 12:00 am

Friday – Saturday
7:00 am – 1:00 am

Staff Recommended Hours of Operation

Monday – Sunday
7:00 am – 12:00 am

Staff

Two employees per shift, two shifts per day

Produces Sold

Soft drinks, milk, juice, water, prepackaged snacks, canned goods, dairy products, household items, lottery items (Exhibit C).

Services

The business does not provide any services.

Tenant Improvements

The applicant is proposing interior and exterior tenant improvements, which will require the submittal of a Minor Development Permit application.

Off-Street Parking & Loading

Pursuant to the HPMC Section 9-3.804, the parking requirement for retail uses is *1 space for each 400 square feet of gross floor area*.

Off – Street Parking Requirement		
Parking Standard	Required	Provided
- Commercial, retail and service uses 1 space for each 400 square feet of gross floor area	Six (6) off-street parking spaces	Seven (7) off-street parking spaces and one (1) ADA parking space

Based off the aforementioned requirements, the convenience store is required to provide six (6) off-street parking spaces. The project proposes seven (7) off-street parking spaces and one (1) ADA parking space.

The approval of a Conditional Use Permit for a Type 21 ABC license will not require additional parking.

Pursuant to HPMC Section 9-3.703 general commercial uses with a gross floor area less than 10,000 square feet require one (1) loading space. The plans submitted by the applicant identify the location of one (1) loading space measuring 25 ft by 15 feet.

FINDINGS

Conditional Use Permit Findings

In granting a Conditional Use Permit to allow an ABC Type 21 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 for off-site consumption in relation to a convenience store is permitted in the Commercial-General (C-G) Zoning District with the approval of a Conditional Use Permit. The proposed sale of alcoholic beverages (Type 21 ABC License) for off-site consumption is an ancillary use to the primary use of a convenience store.

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

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

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, wine and spirits will be an accessory use to the convenience store and will offer a wider range of products for customers.

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

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 subject site is located on a lot that measures approximately 7,000 square feet. The site contains an existing commercial building and recycling facility. The adjacent lot measuring 7,000 square feet, contains a portion of the off-street parking lot and driveway. Furthermore, no expansion of the existing building is proposed. The design, location, size and operating characteristics of the convenience store with alcohol sales is not expected to be detrimental to the public health, safety and welfare of the City. Conditions of approval are in place to mitigate any possible issues related to the sale of alcohol and property maintenance.

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

Finding: The subject site is comprised of an existing commercial building and a recycling facility (Development Permit Case No. 1828). The existing commercial building in which the convenience store is proposed to be located within has current infrastructure in place. The proposed Type 21 ABC license will be complimentary and ancillary to the convenience store.

Additionally, no physical expansion is proposed, solely interior and exterior tenant improvements, therefore the intensity of the use will not be impacted. Furthermore, the sale of alcohol for off-site consumption 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 an existing commercial building with proper infrastructure in place. The proposed use of alcohol sales for off-site consumption (Type 21 ABC license) 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 05/02/2024, 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. 2023-09 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.
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. Exterior signs shall match the name on the active city business license.
7. The applicant/ operator shall obtain all required approval/ permits from local, state, and federal agencies.
8. 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.
9. 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.
10. 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.
11. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.

12. That this entitlement may be subject to additional conditions after its original issuance, upon a duly noticed public hearing item. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
13. The applicant shall provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of Occupancy.
14. Any proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.
15. The applicant shall be subject to any fees and requirements from the California Department of Fish and Wildlife, as stated in the CEQA Environmental Document Filing fee schedule. Including any applicable filing fees for CEQA notice of exemptions.
16. 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.
17. If the use ceases to operate for a period of six (6) months, the entitlement shall be null and void.
18. 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.
19. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
20. The business hours of operation shall be limited to Monday through Sunday from 7:00 am to 12:00 am.
21. The business must operate as a convenience 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.

22. The property owner/business operator shall not conduct any off-site deliveries of alcoholic beverages.
23. 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.
24. 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.
25. 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.
26. Trash enclosure must be screened to the satisfaction of the Community Development Director.
27. No outside storage shall be permitted on the subject site.
28. 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 or impede vehicular flow onto the site.
29. No payphones shall be allowed on the subject site.
30. A minor development permit application shall be submitted for proposed tenant improvements.
31. 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.
32. All unpermitted signage including banners shall be removed.
33. Install anti-graffiti film on all exterior windows.
34. The proposed metal lattice with landscaping on the north elevation shall be maintained in satisfactory viable condition for the term of this Conditional Use Permit.

35. 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.
36. 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.
37. 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.
38. 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.
39. Landscape located on APN 6324-015-002 and APN 6324-015-003 shall be maintained in accordance with HPMC at all times.
40. That the business owner (Applicant) and property owner agree in writing to the above conditions.

BUILDING AND SAFETY

41. The initial plan check fee will cover the initial plan check and one recheck only. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule.
42. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
43. 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.”
44. 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.
45. 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.

46. 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.
47. 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.
48. 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.
49. 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.
50. All work, if any, is to be completed by a licensed contractor.

PUBLIC WORKS

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

CODE ENFORCEMENT

52. Door(s) and non-customer used doors leading to the rear lot or other areas of the building to be closed at all times.
53. Rear and side exit door(s) leading to rear lot must have an emergency panic bar installed.
54. Property maintenance must be managed to include cleaning of trash and debris both in front and rear areas of the property.
55. All exterior trash must be placed in the approved trash container.
56. Graffiti on property must be removed within two (2) days, if paint is required, planning approval must be given if any color is used other than anything approved at the time of plan review.
57. No loitering in parking lot or outside business including public right-of-way areas.
58. No overnight parking of vehicles.

- 59. 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.
- 60. “No Trespassing/Loitering signs must be placed on North and East side of building.
- 61. Must maintain 602 Form on file with Police Department to manage anyone trespassing or loitering.
- 62. No abandoned vehicles to be kept on property.
- 63. Landscaping must be maintained on parcel.
- 64. 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

- 65. 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.
- 66. 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.
- 67. Current occupancy loads shall be posted at all times.
- 68. 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.
- 69. 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.
- 70. Address should be clearly marked to the front and rear of structure.
- 71. 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.

72. All individuals buying alcohol must possess a valid form of identification meeting the following criteria:
 - a. Issued by a government agency (e.g., Federal, State, county, or city)
 - b. Includes the individual's name, date of birth, description, and photograph.
 - c. Currently valid, not expired.
73. Acceptable forms of identification include a driver's license, State-issued ID card, or Federal/military ID card. Caution: The photograph and physical description on the ID must match the customer. Altered or mutilated IDs are not acceptable. Unacceptable identification forms include temporary driver's licenses, non-photo driver's licenses, birth certificates, and school or work ID cards (as per section 25660 of the Business and Professions Code).
74. If the business intends to sell alcohol, it must obtain the necessary permits and ensure responsible alcohol service practices, including age verification and preventing over-consumption.
75. The business must comply with all applicable federal, state, and local laws, including alcohol sales (if applicable), noise regulations, and sanitation standards.
76. The permit may include provisions for periodic compliance checks and inspections by law enforcement to ensure ongoing adherence to the conditions of the permit.
77. The applicant must submit a comprehensive security plan detailing measures such as surveillance cameras, security personnel, lighting, and alarm systems to ensure the safety and security of patrons and property.
78. The business must implement measures to minimize noise disturbances, especially during late hours, to avoid disrupting the surrounding community.
79. The business must have an emergency preparedness plan, including procedures for handling medical emergencies, fire incidents, and other crises.
80. The business must take proactive measures to prevent nuisances such as loitering, littering, illegal parking, and other activities that may disrupt the neighborhood.
81. The permit holder must promptly report any criminal activities, disturbances, or violations of the permit conditions to law enforcement.
82. Staff and security personnel should undergo appropriate training in conflict resolution, de-escalation techniques, and handling difficult situations to maintain a safe environment.

ALCOHOLIC BEVERAGES

83. 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)
84. 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.
85. Wine shall not be sold in bottles or containers smaller than 750 ml unless sold in manufacturer's pre-packaged multi-unit quantities.
86. 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.
87. Beer, malt beverages or wine cooler products, regardless of container size, must be sold in manufacturer pre-packaged multi-unit quantities.
88. 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.
89. The sale of beer and wine shall be in accordance with the provisions of a Type 21 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

90. 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

91. 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.
92. This Conditional Use Permit shall be valid for a term of (5) five years. At the end of the 5-year term, the applicant must submit for a new Conditional Use Permit.
93. This Conditional Use Permit shall be brought back to the Planning Commission within 12 months for compliance review.

PLANNING COMMISSION AGENDA REPORT

CASE NO. CUP 2023-09 – 3372 E. GAGE AVE

MAY 15, 2024

Page 18 of 18

EXHIBITS:

- A. PC Resolution No. 2023-09 CUP
- B. Conditional Use Permit Application & Environmental Information Form
- C. Business Operation Statement
- D. Project Plans
- E. Vicinity Map
- F. Zoning Map
- G. Notice of Exemption

PC RESOLUTION NO. 2023-09 CUP

EXHIBIT A

CASE NO. 2023-09 CUP

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SECTION 1: Based on the evidence within staff report and the Environmental Assessment Questionnaire, the Planning Commission adopts the findings in said

Questionnaire and determines that the project, as proposed, will have no significant adverse effect on the environment and adopts an Environmental Categorical Exemption (CEQA Guidelines, Article 19, Section 15301, Existing Facilities).

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

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

The proposed use of the sale of alcoholic beverages for off-site consumption in relation to a convenience store is permitted in the Commercial-General (C-G) Zoning District with the approval of a Conditional Use Permit. The proposed sale of alcoholic beverages (Type 21 ABC License) for off-site consumption is an ancillary use to the primary use of a convenience store.

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

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

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, wine and spirits will be an accessory use to the convenience store and will offer a wider range of products for customers.

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

The project is exempt from the California Environmental Quality Act (CEQA) in accordance with Article 19 (Categorical Exemptions), Section 15301(a)

1 ***(Existing Facilities) of CEQA Guidelines. This project consists of the***
2 ***operation, repair, maintenance, permitting, leasing, licensing, or minor***
3 ***alterations of existing public or private structures, facilities, mechanical***
4 ***equipment, or topographical features, involving negligible or no expansion***
5 ***of use beyond what is existing at the time of the lead agency's***
6 ***determination.***

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

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

18 ***The subject site is located on a lot that measures approximately 7,000 square***
19 ***feet. The site contains an existing commercial building and recycling facility.***
20 ***The adjacent lot measuring 7,000 square feet, contains a portion of the off-***
21 ***street parking lot and driveway. Furthermore, no expansion of the existing***
22 ***building is proposed. The design, location, size and operating characteristics***
23 ***of the convenience store with alcohol sales is not expected to be detrimental***
24 ***to the public health, safety and welfare of the City. Conditions of approval are***
25 ***in place to mitigate any possible issues related to the sale of alcohol and***
26 ***property maintenance.***

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

3 *The subject site is comprised of an existing commercial building and a*
4 *recycling facility (Development Permit Case No. 1828). The existing*
5 *commercial building in which the convenience store is proposed to be*
6 *located within has current infrastructure in place. The proposed Type 21 ABC*
7 *license will be complimentary and ancillary to the convenience store.*
8 *Additionally, no physical expansion is proposed, solely interior and exterior*
9 *tenant improvements, therefore the intensity of the use will not be impacted.*
10 *Furthermore, the sale of alcohol for off-site consumption will not result in the*
11 *requirement of additional off-street parking.*

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

15 *The site is comprised of an existing commercial building with proper*
16 *infrastructure in place. The proposed use of alcohol sales for off-site*
17 *consumption (Type 21 ABC license) will not significantly intensify public*
18 *access, water, sanitation, and public utilities and services. The proposed use*
19 *will not require changes to existing public utilities. In addition, the proposed*
20 *project would not impede the accessibility to public access, water, sanitation,*
21 *or other public utilities and services.*

22 **SECTION 3:** The Planning Commission hereby approves Resolution No. 2023-09
23 CUP, subject to the execution and fulfillment of the following conditions:

24 **CONDITIONS OF APPROVAL:**

25 **PLANNING DIVISION**

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

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. Exterior signs shall match the name on the active city business license.
7. The applicant/ operator shall obtain all required approval/ permits from local, state, and federal agencies.
8. 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.
9. 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.
10. 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.
11. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
12. That this entitlement may be subject to additional conditions after its original issuance, upon a duly noticed public hearing item. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.

13. The applicant shall provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of Occupancy.
14. Any proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.
15. The applicant shall be subject to any fees and requirements from the California Department of Fish and Wildlife, as stated in the CEQA Environmental Document Filing fee schedule. Including any applicable filing fees for CEQA notice of exemptions.
16. 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.
17. If the use ceases to operate for a period of six (6) months, the entitlement shall be null and void.
18. 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.
19. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
20. The business hours of operation shall be limited to Monday through Sunday from 7:00 am to 12:00 am.
21. The business must operate as a convenience 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.
22. The property owner/business operator shall not conduct any off-site deliveries of alcoholic beverages.
23. 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.

24. 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.

25. 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.

26. Trash enclosure must be screened to the satisfaction of the Community Development Director.

27. No outside storage shall be permitted on the subject site.

28. 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 or impede vehicular flow onto the site.

29. No payphones shall be allowed on the subject site.

30. A minor development permit application shall be submitted for proposed tenant improvements.

31. 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.

32. All unpermitted signage including banners shall be removed.

33. Install anti-graffiti film on all exterior windows.

34. The proposed metal lattice with landscaping on the north elevation shall be maintained in satisfactory viable condition for the term of this Conditional Use Permit.

35. 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.

36. 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.

37. 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.
38. 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.
39. Landscape located on APN 6324-015-002 and APN 6324-015-003 shall be maintained in accordance with HPMC at all times.
40. That the business owner (Applicant) and property owner agree in writing to the above conditions.

BUILDING AND SAFETY

41. The initial plan check fee will cover the initial plan check and one recheck only. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule.
42. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
43. 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."
44. 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.
45. 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.
46. 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.
47. 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.

48. 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.
49. 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.
50. All work, if any, is to be completed by a licensed contractor.

PUBLIC WORKS

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

CODE ENFORCEMENT

52. Door(s) and non-customer used doors leading to the rear lot or other areas of the building to be closed at all times.
53. Rear and side exit door(s) leading to rear lot must have an emergency panic bar installed.
54. Property maintenance must be managed to include cleaning of trash and debris both in front and rear areas of the property.
55. All exterior trash must be placed in the approved trash container.
56. Graffiti on property must be removed within two (2) days, if paint is required, planning approval must be given if any color is used other than anything approved at the time of plan review.
57. No loitering in parking lot or outside business including public right-of-way areas.
58. No overnight parking of vehicles.
59. 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.
60. “No Trespassing/Loitering signs must be placed on North and East side of building.
61. Must maintain 602 Form on file with Police Department to manage anyone trespassing or loitering.
62. No abandoned vehicles to be kept on property.
63. Landscaping must be maintained on parcel.

64. 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

65. 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.

66. 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.

67. Current occupancy loads shall be posted at all times.

68. 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.

69. 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.

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

71. 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.

72. All individuals buying alcohol must possess a valid form of identification meeting the following criteria:

- a. Issued by a government agency (e.g., Federal, State, county, or city)
- b. Includes the individual's name, date of birth, description, and photograph.
- c. Currently valid, not expired.

73. Acceptable forms of identification include a driver's license, State-issued ID card, or Federal/military ID card. Caution: The photograph and physical description on the ID must match the customer. Altered or mutilated IDs are not acceptable. Unacceptable identification forms include temporary driver's licenses, non-photo driver's licenses, birth certificates, and school or work ID cards (as per section 25660 of the Business and Professions Code).

- 1 74. If the business intends to sell alcohol, it must obtain the necessary permits and
2 ensure responsible alcohol service practices, including age verification and
3 preventing over-consumption.
- 4 75. The business must comply with all applicable federal, state, and local laws, including
5 alcohol sales (if applicable), noise regulations, and sanitation standards.
- 6 76. The permit may include provisions for periodic compliance checks and inspections by
7 law enforcement to ensure ongoing adherence to the conditions of the permit.
- 8 77. The applicant must submit a comprehensive security plan detailing measures such as
9 surveillance cameras, security personnel, lighting, and alarm systems to ensure the
10 safety and security of patrons and property.
- 11 78. The business must implement measures to minimize noise disturbances, especially
12 during late hours, to avoid disrupting the surrounding community.
- 13 79. The business must have an emergency preparedness plan, including procedures for
14 handling medical emergencies, fire incidents, and other crises.
- 15 80. The business must take proactive measures to prevent nuisances such as loitering,
16 littering, illegal parking, and other activities that may disrupt the neighborhood.
- 17 81. The permit holder must promptly report any criminal activities, disturbances, or
18 violations of the permit conditions to law enforcement.
- 19 82. Staff and security personnel should undergo appropriate training in conflict resolution,
20 de-escalation techniques, and handling difficult situations to maintain a safe
21 environment.

ALCOHOLIC BEVERAGES

- 22 83. The applicant shall comply, at all times, with all regulations and conditions of approval
23 prescribed by the California Department of Alcoholic Beverage Control (ABC) for the
24 on-site sale of alcoholic beverages for off-site consumption (Type 20 license)
- 25 84. It shall be unlawful for any person who appears to be intoxicated or under the
26 influence of any drug, chemical or substance to enter or remain on the applicant's
27 premises, at any time, as set forth in Section 25602(a) of the Business and
28 Professions Code.
85. Wine shall not be sold in bottles or containers smaller than 750 ml unless sold in
manufacturer's pre-packaged multi-unit quantities.
86. 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.

- 1 87. Beer, malt beverages or wine cooler products, regardless of container size, must be
2 sold in manufacturer pre-packaged multi-unit quantities.
- 3 88. The sale of alcohol for on-site consumption is prohibited. No alcoholic beverages
4 shall be consumed on any portion of the licensed premises or any portion adjacent,
thereto which is under the control of the licensee.
- 5 89. The sale of beer and wine shall be in accordance with the provisions of a Type 21
6 License issued by ABC. Failure to comply with the California Department of Alcoholic
7 Beverage Control rules and regulations will be grounds for revocation of the
entitlements for alcohol sales.

8 **LOS ANGELES COUNTY FIRE DEPARTMENT**

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

10 **PLANNING DIVISION SPECIAL CONDITIONS**

- 11 91. If the operation of this establishment be granted, deed, conveyed, transferred, or
12 should a change in management or proprietorship occur at any time, this Conditional
Use Permit shall become null and void.
- 13 92. This Conditional Use Permit shall be valid for a term of (5) five years. At the end of
14 the 5-year term, the applicant must submit for a new Conditional Use Permit.
- 15 93. This Conditional Use Permit shall be brought back to the Planning Commission within
16 12 months for compliance review.

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

21
22 **SECTION 5:** The Secretary of the Planning Commission shall certify to the adoption
23 of this resolution and a copy thereof shall be filed with the City Clerk.

24
25
26
27
28

PASSED, APPROVED, AND ADOPTED this 15th of May, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

HUNTINGTON PARK PLANNING COMMISSION

Chairperson

ATTEST:

Steve Forster, Secretary

**CONDITIONAL USE PERMIT APPLICATION &
ENVIRONMENTAL INFORMATION FORM**

EXHIBIT B

CASE NO. 2023-09 CUP



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

CONDITIONAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY

Date Filed: 8/31/23

File No: CUP 2023-09

Fee/Receipt No.: \$4,972.00

Initials: [Signature]

PROJECT INFORMATION

Project Address: 3372 E Gage Ave Huntington Park, CA 90255

General Location: ANGIE LIQUOR MARKET

Assessor's Parcel Number (APN): 6324-015-003

+ Env + Posting
\$5,907.00

APPLICANT'S INFORMATION

Applicant: AMER ALNAKOURD

Amro Ahmed amro@Expediteeng.com

Mailing Address: 24301 Main St Santa Clarita, CA91321

424 337 3414

Phone 1: (818) 371-6757

Phone 2: _____

Email: amer_nakoud@yahoo.com

PROPERTY OWNER'S INFORMATION

Property Owner: KU, CHUN JA

Mailing Address: 7308 Florence Ave #2 Downey, CA 90240

Phone 1: _____

Phone 2: _____

Email: _____

REQUEST

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

A Conditional Use Permit to allow the Off-site sale full line of alcoholic beverages

(Beer, Wine and Distilled Spirits) Non-alcoholic beverages, Cigarette and Tobacco And Snacks for

consumption in a proposed operation between the hours of 7AM, and 12AM 7days a week. will be

located in one story existing buildings located on 3372 E Gage Ave Huntington Park, CA 90255

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 Property is zoned CG, and is located just E Gage Ave Huntington with a General Plan designation

of "Neighborhood Residential and Commercial". The surrounding area along E Gage Ave and

SALT LAKE AVE is urban and improved with various retail, commercial, market, and restaurant uses

- 2. Describe how the proposed use is consistent with the General Plan.
- The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan, and is specifically consistent with the goals and objectives of the Huntington City Community Plan. One of the Plan's goals is: "To promote economic well-being and public convenience through, Additionally, the Market is an appropriate use in this neighborhood of upscale retail. As noted above, its business opportunities for neighborhood will contribute to the overall economic well-being.
- _____

-
-
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.

The Market location, size, height, utilities, services and operations proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's 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.

The project's location, size, height, and operations will not negatively impact the surrounding area or public health, welfare, and safety due to the fact that the proposed use will be located entirely within existing commercial buildings, and the interior courtyard that currently exists within the building. No exterior construction will result from this use or application. and as such.

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

That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city.

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 Market location, size, height, utilities, services and operations will not negatively impact the surrounding area or public health, welfare, and safety due to the fact that the proposed use will be located entirely within existing commercial buildings,

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


Applicant Signature (Required)

Date 7-31-23

AMER AL NAKOUZI
Print Name

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


Property Owner Signature (Required)

Date 7/31/23

CHUN JA KIM
Print Name

ACKNOWLEDGMENT

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

State of California
County of Los Angeles)

On July 31, 2003 before me, Samuel Ortiz, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature



(Seal)





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: AMER ALNAKOUD
Address: 24301 Main St Santa Clarita, CA 91321
Telephone: (818) 371-6757 Fax: _____
2. **Contact Person concerning this project:**
Name: Amro Ahmed
Address: 2358 E Orangethorpe Ave Anaheim, CA 92806
Telephone: (424) 337-3414 Fax: _____
3. **Address of project:** 3372 E Gage Ave Huntington Park, CA 90255

4. **Assessor's Parcel Number (APN):** 6324-0 15-00 3
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 for Liquor Market with ABC 21 Liquor License
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:**
Cigarette and Tobacco License
7. **Existing Zone:** CG
8. **Proposed use of site:** _____
Liquor Market selling alcoholic beverages (Beer, Wine and Distilled Spirits and)

9. **Site size** (lot dimensions and square footage):
Non-alcoholic beverages, Cigarette and Tobacco And Snacks.

10. **Project size:**
Square feet to be added/constructed to structure(s):
2150 SF

Total square footage of structure(s): 2150 SF

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

Proposed: 1

12. **Parking:**
Amount required: 10

Amount provided: 10

13. **Anticipated time scheduling of project:** 2 Month

14. **Proposed phasing of development:** 2 Month

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:**

2150 SF Standalone Commercial Building, operating hours for 7AM-12AM (7) days a week
2 Shift a day, 2 employee per shift, 600 SF sales Area, Loading from the side exit door

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

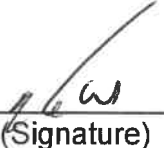
34. Describe the project site as it exists before the project, including any existing structures on the site, and the use of the structures (i.e. residential, commercial, industrial, etc.) Attach photographs of the site and of the surrounding land uses.

Liquor Market 2150 SF Existing Standalone Commercial Building

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.).

Existing Liquor Market, in commercial Building, Lot 7000 SF, Building 2150 SF,
15 Foot Height, Parking lot. see the floor plan for more details

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)

7/31/2023

Date

BUSINESS OPERATION STATEMENT

EXHIBIT C

CASE NO. 2023-09 CUP

Operation Statement

Project Name : ANGIE GROCERY STORE

Project Address : 3372 E Gage Ave Huntington Park, CA 90255

AIN # : 6324-015-003

Business Name: ANGIE GROCERY STORE

Operation days: Mon-Sat 7:00 am – 12:00am / Sat-Sun 7:00 am – 01:00 am

Products and Services: The Store offers Beer and Wine, Liquor, non-alcoholic beverages, Chaps, Candy, Snacks, Dairy, Energy Drink, Household, Lottery.

Sales Category Percentage:

Alcoholic Beverages	
Beer	%20
Wine	%5
Liquor	%5
NON-Alcoholic beverages	
ENERGY DRINK	%7
Dairy	%5
Juice	%3
Soda	%5
Water	%10
Dry Food	
Chaps	%7
Candy	%7
Snacks	%5
Household	%5
BAKERY	%1
Service	
Lottery	%15

I certify that the above information is from the latest assessor's records.

AMER ALNAKOUD

01/22/2024



RECEIVED

JAN 23 2024

BY:_____

PROJECT PLANS

EXHIBIT D

CASE NO. 2023-09 CUP

GENERAL CONTRACTING

CONTRACTOR INFORMATION:
 COMPANY NAME : EXPEDITE BUILDING & REMODELING
 ADDRESS : 7360 SAGO CT. RANCHO CUCAMONGA, CA 91730
 LICENSE NO : 1052240
 CONTACT : AMRO AHMED
 PHONE : (424) 337-3414
 EMAIL : AMRO@EXPEDITEENG.COM

ARCHITECT INFORMATION:
COMPANY NAME : ZYNI ENGINEERING INC.
ADDRESS : 8232 GARVEY AVE, ROSEMEAD, CA 91770
LICENSE NO : 68149
CONTACT : ZHANG YUAN NI
PHONE : (000) 000-0000
EMAIL : MAIL@OUTLOOK.COM

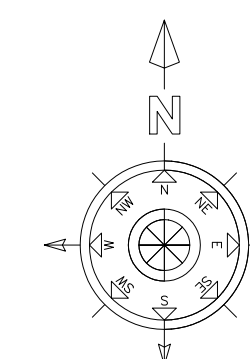
COMPANY NAME : PERFECT DESIGN & ENGINEERING
ADDRESS : 2416 W VALLEY BLVD, ALHAMBRA, CA 91801
LICENSE NO : 0000
CONTACT : CUSTOMER SERVICE
PHONE : (000) 000-0000
EMAIL : MAIL@OUTLOOK.COM

OWNER INFORMATION:
 COMPANY NAME :
 ADDRESS : 7308 Florence Ave #2 Downey, CA 90241
 CONTACT : Ku Chun Jo
 PHONE : (562)505-1256
 EMAIL : MAIL@OUTLOOK.COM

COMPANY NAME : ANGE LIQUOR MARKET LLC
 ADDRESS : 3372 E Gage Ave, Huntington Park, CA 90255
 CONTACT : AMER ALNAKHOUD
 PHONE : (818) 371-6757
 EMAIL : amer_nakhoud@yahoo.com

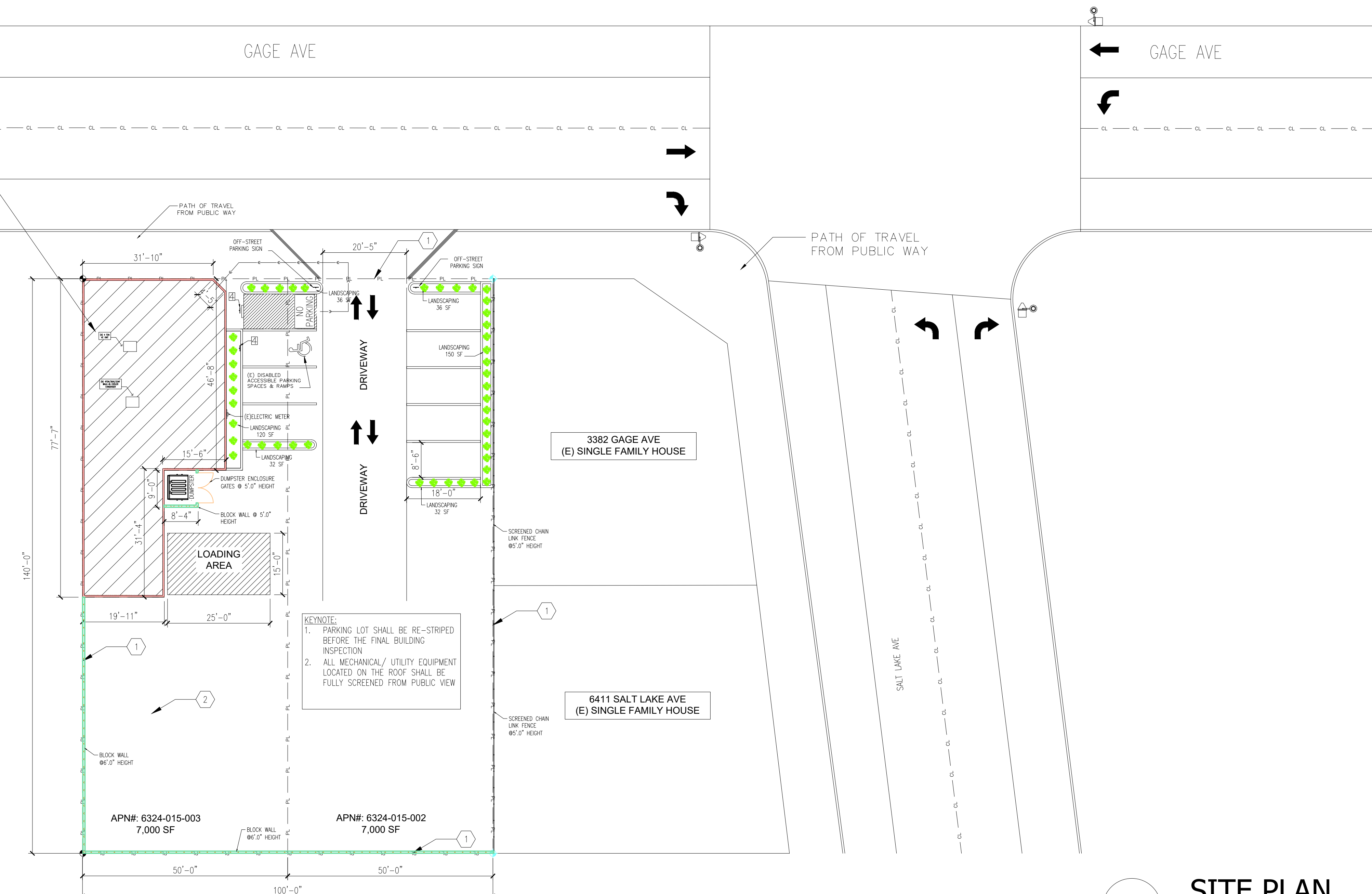
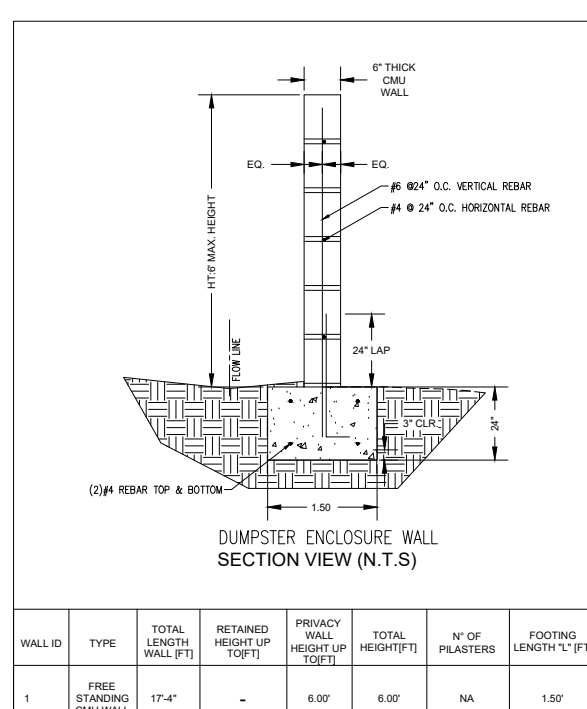
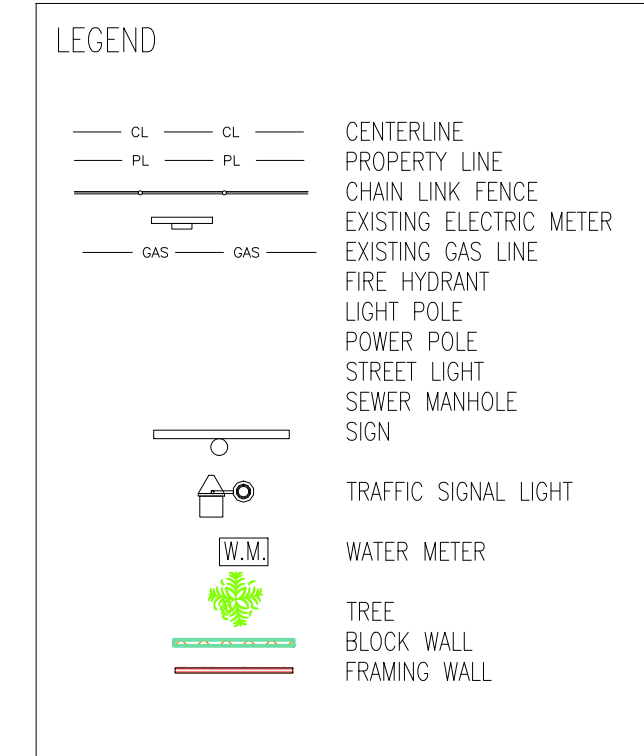
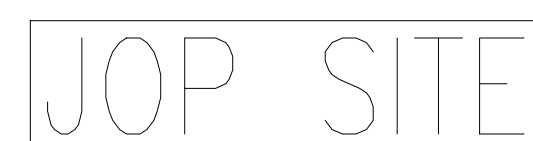
PROJECT INFORMATION:
PROJECT NO. : 2023-1002
PROJECT DATE : 10/01/2023
PROJECT NAME : ANGIE LIQUOR MARKET
ADDRESS : 3372 E Gage Ave,Huntington Park, CA 90255
CONTACT : AMRO AHMED
PHONE : (424) 337-3414
EMAIL : AMROEXPEDITE@G.COM

NO.	DATE	DESCRIPTION
1	8/31/2023	FIRST SUBMISSION
2	10/1/2023	CORRECTION
3	11/20/2023	CORRECTION
4	1/22/2024	CORRECTION



SITE PLAN

A1.C



SITE PLAN

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

TABLE III-2
STORAGE AREA REQUIREMENTS – NONRESIDENT

STRUCTURE SIZE (SF)	TRASH	RECYCLABLES	TOTAL AREA
0-5,000 (SF)	12 (SF)	12 (SF)	24 (SF)

PARKING TABULATION

PARKING & FLOOR AREA TABULATION
3372 E GAGE AVE, HUNTINGTON PARK, CA 90255

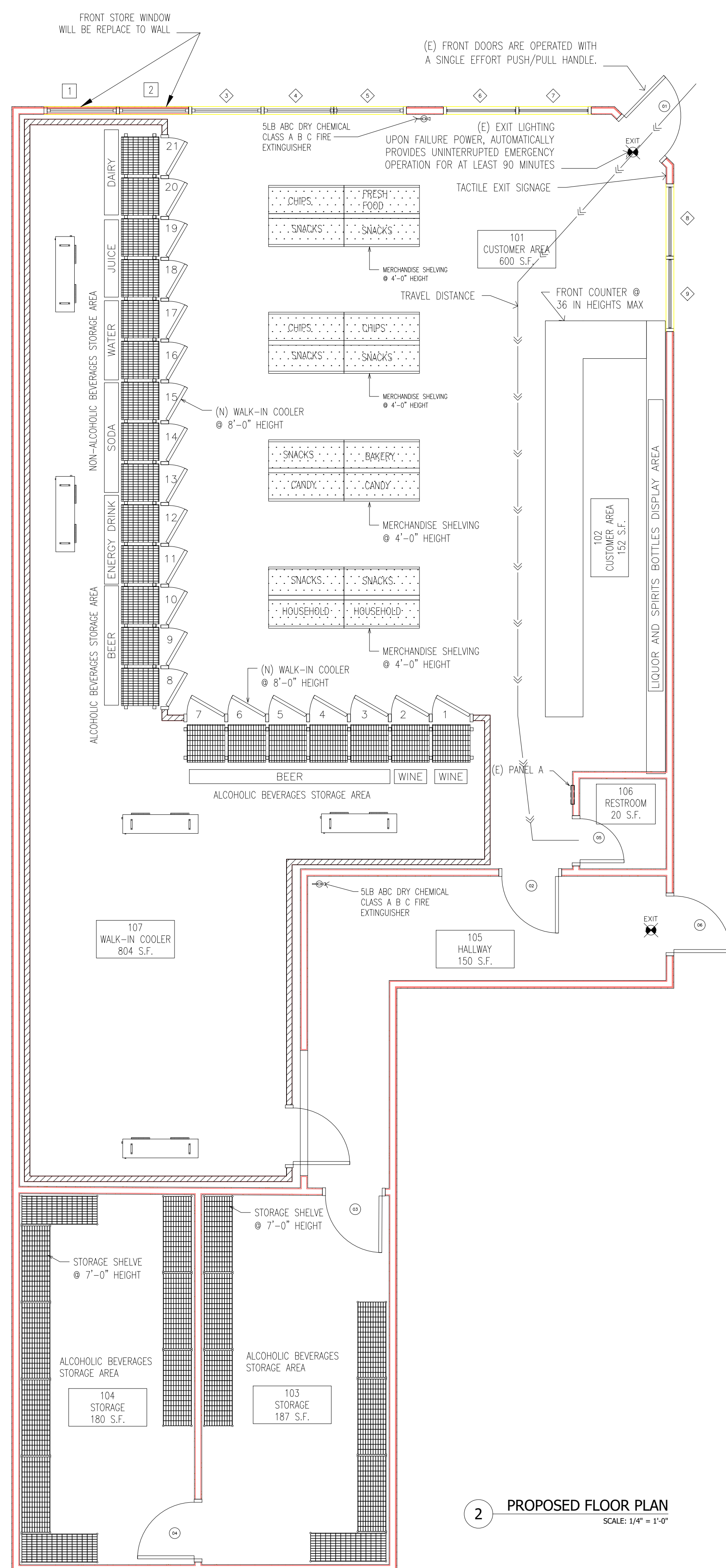
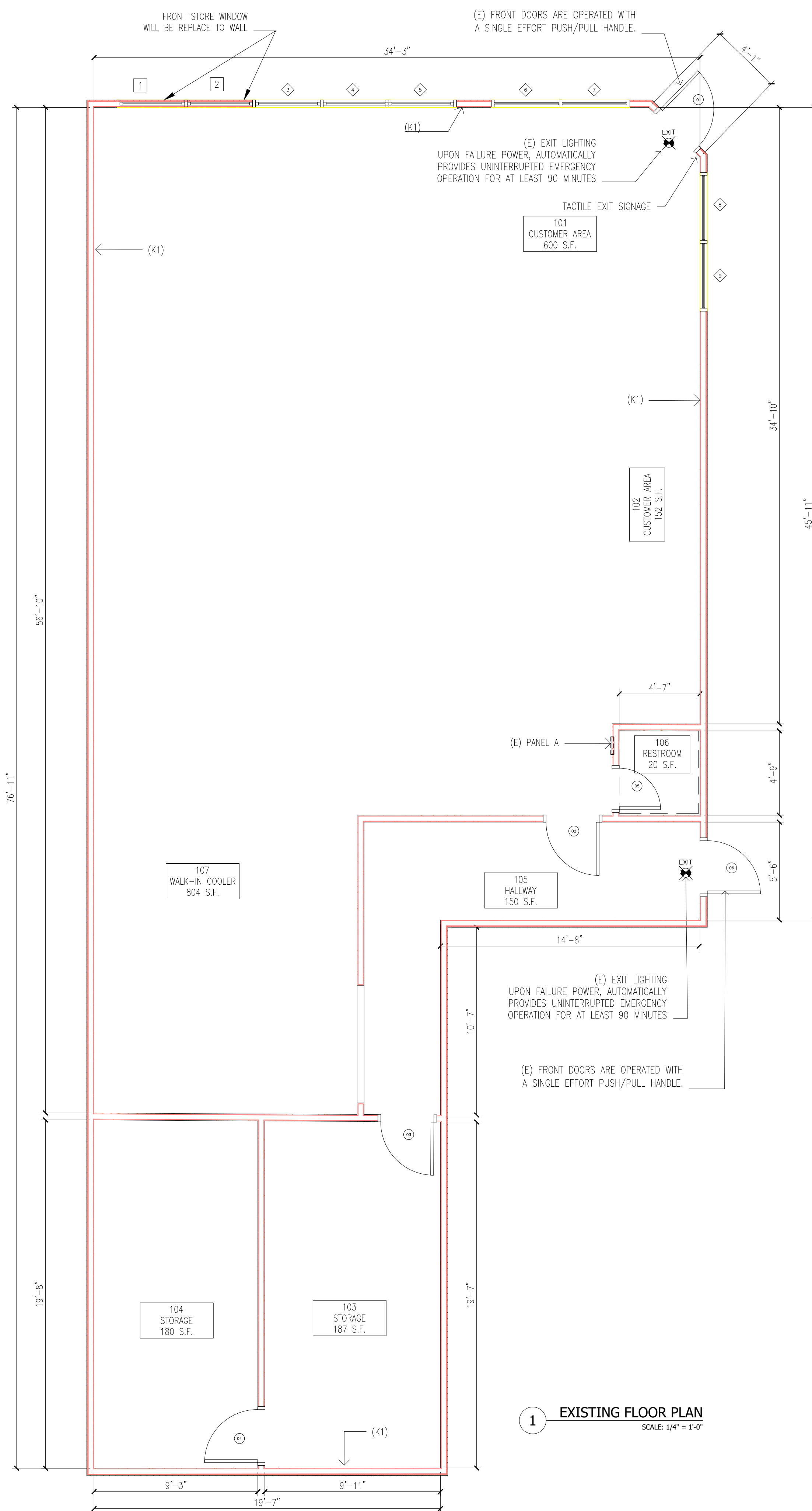
Unit Address	Business Name	Use	Floor Area (SF)	Parking Ratio (Spaces per 400 SF)	Spaces Required
3372	ANGIE LIQUOR MARKET	Retail	2,150	1.0	6.0
Total Parking Required					6.0
Total Parking Provided					8.0

BUILDING NOTES

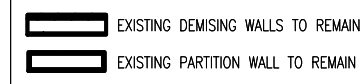
1. PROPERTY LINES
2. BACK YARD SETBACK
3. RIGHT SIDE YARD SETBACK
4. PARKING SIGN

(E) ONE STORY BUILDING HEIGHT : V-B
CONSTRUCTION TYPE : 36'-0" MAX
EXISTING OCCUPANCY : B = 2,150 SF
PROPOSED OCCUPANCY : B = 2,150 SF

LOT SF : 7,000 SF
BUILDING : 2,150 SF
NUMBER OF STORIES : 1
SPRINKLERS : NO
ZONING : CG
APN # : 6324-015-003



WALL DETAILS



FLOOR PLAN LEGEND

1. (E) ELECTRICAL PANEL A = 100A (120/240V, 2PH, 2W) TO RELOCATE

KEYNOTE :

(K1) EXISTING DEMISING WALL FULL HEIGHT TO
ROOF STRUCT. WITH 5/8" TYPE "X" GYP.
BRD. FIRE RATING TO A MIN OF 1 HOUR
& R-13 BA TT INSULATION - F.F TO
ROOF STRUCTURE

DOOR DETAILS

- (01) (E) 5'-0" X 7'-0" SINGLE EXTERIOR ALUM/GLASS STOREFRONT DOOR
W/ALUM. FRAME & 1/4" TEMP. GLASS. PUSH/PULL/ PANIC BAR HW. 10'
KICKPLATE, WATERSTRIPPING, LOCK & DEADBOLT. ADD SIGN STATING
THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED.
- (02) (E) 3'-0" X 7'-0" SINGLE EXTERIOR ALUM/GLASS EXIT DOOR W/ALUM.
FRAME & 1/4" TEMP. GLASS. PUSH/PULL/ PANIC BAR HW. 10'
KICKPLATE, WATERSTRIPPING, LOCK & DEADBOLT. ADD SIGN STATING
THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED.
- (03) (E) 3'-0" X 7'-0" SINGLE INTERIOR DOOR W/PANIC PANELS
- (04) (E) 4'-0" X 8'-0" SINGLE EXTERIOR ALUM/GLASS STOREFRONT FIXED WINDOW
W/ALUM. FRAME & 1/4" TEMP. GLASS.

DOOR NOTES - TYP.

1. DOOR TO BE A MINIMUM SIZE OF 3' IN WIDTH & 6'-8" IN HEIGHT
2. DOOR TO OPEN A MINIMUM OF 90 DEGREES CLEAR WIDTH OF DOORWAY IS 32" MINIMUM BOTTOM 10' OF DOOR SHALL HAVE A SMOOTH SURFACE THAT ALLOWS DOOR TO BE OPERED BY A WHEEL CHAIR FOOT REST
3. 5 POUNDS MAXIMUM PRESSURE TO OPERATE INTERIOR DOORS
3. 8 1/2 POUNDS MAXIMUM PRESSURE TO OPERATE EXTERIOR DOORS
4. 5 POUNDS MAXIMUM PRESSURE TO OPERATE FIRE DOOR
5. 48" CLEAR SPACE MUST BE PROVIDED BETWEEN TWO DOORS IN SERIES IN ANY POSITION
6. FRONT DOORS ARE OPERATED WITH A SINGLE EFFORT PUSH/PULL HANDLE.
7. DOOR CLOSER MUST BE SET SO THAT IT TAKES AT LEAST 3 SECONDS TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES TO WITHIN 3" OF THE LATCH
8. EXIT DOORS TO BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT
9. ADDRESS IDENTIFICATION SIGN LOCATED ON THE TOP OF THE FRONT DOOR
10. ALL GENDER ACCESSIBLE RESTROOM
11. INSTALL TACTILE EXIT ROUTE SIGNAGE AT 48"-60" HIGH AT LATCH SIDE OF DOOR PER CBC SEC 11B-703.4.1 SEE DETAIL 12B/A-O 2
12. INSTALL TACTILE EXIT SIGNAGE AT 48"-60" HIGH AT LATCH SIDE OF DOOR PER CBC SEC 11B-703.4.1 SEE DETAIL 12B/A-O 2
13. INSTALL INTERNATIONAL SYMBOL OF ACCESSIBILITY BACK TO BACK WITH INTERIOR TACTILE SIGNAGE 48"-60" HIGH AT LATCH SIDE OF DOOR

EXPEDITE

GENERAL CONTRACTING

CONTRACTOR INFORMATION:

COMPANY NAME : EXPEDITE BUILDING & REMODELING
ADDRESS : 7360 SAGO CT. RANCHO CUCAMONGA, CA 91730
LICENSE NO : 1052240
CONTACT : AMRO AHMED
PHONE : (424) 337-3414
EMAIL : AMRO@EXPEDITEENG.COM

ARCHITECT INFORMATION:

COMPANY NAME : YINI ENGINEERING INC.
ADDRESS : 8232 GARVEY AVE, ROSEMEAD, CA 91770
LICENSE NO : 68149
CONTACT : ZHANG YUAN NI
PHONE : (000) 000-0000
EMAIL : MAIL@OUTLOOK.COM

M.E.P. ENGINEERING INFORMATION:

COMPANY NAME : PERFECT DESIGN & ENGINEERING
ADDRESS : 2416 W VALLEY BLVD, ALHAMBRA, CA 91803
LICENSE NO : 0000
CONTACT : CUSTOMER SERVICE
PHONE : (000) 000-0000
EMAIL : MAIL@OUTLOOK.COM

OWNER INFORMATION:

OWNER INFORMATION:
 COMPANY NAME :
 ADDRESS : 7308 Florence Ave #2 Downey, CA 90240
 CONTACT : Ku Chun Jo
 PHONE : (562)505-1256
 EMAIL : MAIL@OUTLOOK.COM

TENANT INFORMATION:

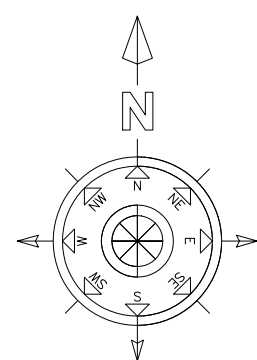
COMPANY NAME : ANGE LIQUOR MARKET LLC
ADDRESS : 3372 E Gage Ave,Huntington Park, CA 90255
CONTACT : AMER ALNAKUD
PHONE : (818) 371-6757
EMAIL : amer_nakoud@yahoo.com

PROJECT INFORMATION:

PROJECT NO. : 2023-1002
PROJECT DATE : 10/01/2023
PROJECT NAME : ANGE LIQUOR MARKET
ADDRESS : 3372 E Goge Ave, Huntington Park, CA 90255
CONTACT : AMRO AHMED
PHONE : (424) 337-3414
EMAIL : AMRO@EXPEDITEENG.COM

REVISION

NO.	DATE	DESCRIPTION
1	8/31/2023	FIRST SUBMISSION
2	10/1/2023	CORRECTION
3	11/20/2023	CORRECTION
4	1/22/2024	CORRECTION
5	3/6/2024	CORRECTION



CITY STAMP

FLOOR PLAN

A2.0

DOOR AND FRAME SCHEDULE

DOOR								FRAME					FIRE RATING LABEL	HARDWARE		NOTES
MARK	SIZE			MATL	GLAZING	LOUVER		MATL	EL	DETAIL				SET NO	KEYSIDE RM NO	
	WD	HGT	THK			WD	HGT			HEAD	JAMB	SILL				
1	3'-0"	7'-0"	1 3/4"	ALUM	CLEAR	0	0"	ALUM	B	H-3	J-3	N/A	N/A	HWS-1	ONE SIDE	Existing
2	3'-0"	7'-0"	2"	HM	NO	0	0"	HM	C	H-1	J-1	N/A	N/A	HWS-3	NO	Existing
3	3'-0"	7'-0"	2"	HM	NO	0	0"	HM	C	H-1	J-1	N/A	N/A	HWS-3	NO	Existing
4	3'-0"	7'-0"	2"	HM	NO	0	0"	HM	C	H-1	J-1	N/A	N/A	HWS-3	NO	Existing
5	2'-4"	7'-0"	2"	HM	NO	0	0"	HM	C	H-1	J-1	N/A	N/A	HWS-3	NO	Existing
6	3'-0"	7'-0"	2"	HM	NO	0	0"	HM	C	H-1	J-1	N/A	N/A	HWS-3	NO	Existing

WINDOW SCHEDULE

MARK	SIZE		TYPE	MATERIAL	NOTES
	Width	HEIGHT			
1	4'-0"	9'-0"	B	ALUM	(E) TO BE REMOVED
2	4'-0"	9'-0"	B	ALUM	(E) TO BE REMOVED
3	4'-0"	9'-0"	B	ALUM	EXISTING
4	4'-0"	9'-0"	B	ALUM	EXISTING
5	4'-0"	9'-0"	B	ALUM	EXISTING
6	4'-0"	9'-0"	A	ALUM	EXISTING
7	4'-0"	9'-0"	A	ALUM	EXISTING
8	4'-0"	9'-0"	A	ALUM	EXISTING
9	4'-0"	9'-0"	A	ALUM	EXISTING

PER SCHEDULE

PER SCHEDULE

B

ALUMN. & GLASS SINGLE STOREFRONT DOOR
KAWNEER SERIES 350 MEDIUM STILE w/
10" BOTTOM STILE OR EQUAL

PER SCHEDULE

PER SCHEDULE

C

HOLLOW MT. DOOR W/
HOLLOW MTL. FRAME

HARDWARE SETS

PAIR EXTERIOR STOREFRONT ENTRY DOORS

HARDWARE TYPE	MFR.	MODEL #
PIVOTS	IVES	7215D
BUTTS	---	---
LOCKSET	---	---
DEADBOLT	---	---
CYLINDER	---	KEY OPERATED
CYLINDER CORE	---	---
STRIKE	---	---
DOOR PULL	DOOR MFR.	DOOR MFR.
PUSH	DOOR MFR.	DOOR MFR.
CLOSER	YALE	UN14400
EXIT DEVICE	YALE	7255-480F
THRESHOLD	DOOR MFR.	DOOR MFR.
WEATHER STRIPPING	DOOR MFR.	DOOR MFR.
SILENCER	---	---
FLOOR STOP	---	---
VIEWER	---	---

HWS - 1

EXTERIOR MAINTENANCE DOOR

HARDWARE TYPE	MFR.	MODEL #
PIVOTS	---	---
BUTTS	PEMKO	CFM83HD1-AL
LOCKSET	---	---
DEADBOLT	---	---
CYLINDER	---	KEY OPERATED
CYLINDER CORE	---	---
STRIKE	---	---
DOOR PULL	---	---
PUSH	---	---
CLOSER	YALE	UN14410-689
EXIT DEVICE	---	---
THRESHOLD	PEMKO	171A
WEATHER STRIPPING	PEMKO	303SA
SWEEP	PEMKO	18062 BRUSH
RAIN DRIP	PEMKO	346C
VIEWER	ROCKWOOD	622

HWS - 3

INTERIOR DOOR LOCKABLE

HARDWARE TYPE	MFR.	MODEL #
PIVOTS	---	---
BUTTS	MCKINNEY	MPB79 4.5x4.5
LOCKSET	YALE	AUS405LN-SFIC-626
DEADBOLT	---	---
CYLINDER	---	---
CYLINDER CORE	BY OWNER	BY OWNER
STRIKE	---	---
DOOR PULL	---	---
PUSH	---	---
CLOSER	YALE	3501-689
EXIT DEVICE	---	---
THRESHOLD	---	---
SOUND SEAL	PEMKO	5050B
SILENCER	ROCKWOOD	608-GRAY
WALL STOP	ROCKWOOD	409-630
VIEWER	---	---
KICK PLATE	ROCKWOOD	K1050 8" x 2" LDW 630

HWS - 5

SINGLE EXTERIOR STOREFRONT ENTRY DOOR

HARDWARE TYPE	MFR.	MODEL #
PIVOTS	IVES	7215D
BUTTS	---	---
LOCKSET	---	---
DEADBOLT	---	---
CYLINDER	---	KEY OPERATED
CYLINDER CORE	---	---
STRIKE	---	---
DOOR PULL	DOOR MFR.	DOOR MFR.
PUSH	DOOR MFR.	DOOR MFR.
CLOSER	YALE	UN14400
EXIT DEVICE	YALE	7255-480F
THRESHOLD	DOOR MFR.	DOOR MFR.
WEATHER STRIPPING	DOOR MFR.	DOOR MFR.
SILENCER	---	---
FLOOR STOP	---	---
VIEWER	---	---

HWS - 2

RECEIVING DOOR

HARDWARE TYPE	MFR.	MODEL #
PIVOTS	---	---
BUTTS	PEMKO	CFM83HD1-AL
LOCKSET	---	---
DEADBOLT	---	---
CYLINDER	FALCON	C953-7PIN-626
CYLINDER CORE	BY OWNER	BY OWNER
STRIKE	---	---
DOOR PULL	---	---
PUSH	---	---
CLOSER	YALE	UN14410-689
EXIT DEVICE	DETEX	V4003A-EB-W-99-628
THRESHOLD	PEMKO	171A
WEATHER STRIPPING	PEMKO	303SA
SWEEP	PEMKO	18062 BRUSH
RAIN DRIP	PEMKO	346C
VIEWER	ROCKWOOD	622

HWS - 4

INTERIOR RESTROOM DOOR

HARDWARE TYPE	MFR.	MODEL #
PIVOTS	---	---
BUTTS	MCKINNEY	MPB79 4.5x4.5
LOCKSET	---	---
DEADBOLT	---	---
CYLINDER	---	---
CYLINDER CORE	---	---
STRIKE	---	---
DOOR PULL	TRIMCO	1135.630TG6"
PUSH	TRIMCO	1001-3.71CU
CLOSER	YALE	3501-689
EXIT DEVICE	---	---
THRESHOLD	---	---
WEATHER STRIPPING	---	---
SILENCER	ROCKWOOD	608-GRAY
WALL STOP	ROCKWOOD	409-630
VIEWER	---	---

HWS - 6

4'-11 1/8"

11'-4 1/8"

TYP. KAWNEER OR EQUAL ALUM.

TEMPERED GLASS

WINDOW TYPE A

4'-11 1/8"

11'-4 1/8"

TYP. KAWNEER OR EQUAL ALUM.

TEMPERED GLASS

WINDOW TYPE B

EXPEDITE

GENERAL CONTRACTING

CONTRACTOR INFORMATION:

COMPANY NAME : EXPDITE BUILDING & REMODELING
ADDRESS : 7380 SAGO CT, RANCHO CUCAMONGA, CA 91730
LICENSE NO : 105240
CONTACT : AMRO AHMED
PHONE : (424) 337-3414
EMAIL : AMRO@EXPDITEENG.COM

ARCHITECT INFORMATION:

COMPANY NAME : ZYNI ENGINEERING INC.
ADDRESS : 8232 GARVEY AVE, ROSEMEAD, CA 91770
LICENSE NO : 68149
CONTACT : ZHANG YUAN NI
PHONE : (000) 000-0000
EMAIL : MAIL@OUTLOOK.COM

M.E.P. ENGINEERING INFORMATION:

COMPANY NAME : PERFECT DESIGN & ENGINEERING
ADDRESS : 2416 W VALLEY BLVD, ALHAMBRA, CA 91803
LICENSE NO : 0000
CONTACT : CUSTOMER SERVICE
PHONE : (000) 000-0000
EMAIL : MAIL@OUTLOOK.COM

OWNER INFORMATION:

COMPANY NAME : 7308 Florence Ave #2 Downey, CA 90240
ADDRESS :
CONTACT : Ku Chun -6
PHONE : (562)55-1256
EMAIL : MAIL@OUTLOOK.COM

TENANT INFORMATION:

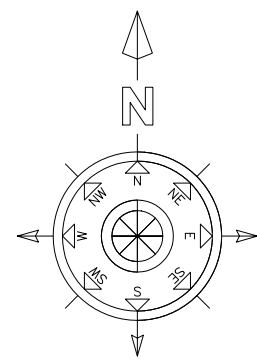
COMPANY NAME : ANGE LIQUOR MARKET LLC
ADDRESS : 3372 E Gage Ave,Huntington Park, CA 90255
CONTACT : AMR KUMODU
PHONE : (818) 371-6757
EMAIL : amr_rskud@yahoo.com

PROJECT INFORMATION:

PROJECT NO. : 2023-1002
PROJECT DATE : 10/01/2023
PROJECT NAME : ANGE LIQUOR MARKET
ADDRESS : 3372 E Gage Ave,Huntington Park, CA 90255
CONTACT : AMRO AHMED
PHONE : (424) 337-3414
EMAIL : AMRO@EXPDITEENG.COM

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CITY STAMP

DOOR & WINDOW SCHEDULE

A2.1

EXPEDITE

GENERAL CONTRACTING

CONTRACTOR INFORMATION:

COMPANY NAME : EXPEDITE BUILDING & REMODELING
ADDRESS : 7360 SAGE CT, RANCHO CUCAMONGA, CA 91730
LICENSE NO : 1052840
CONTACT : AMRO AHMED
PHONE : (424) 337-3414
EMAIL : AMRO@EXPEDITEENG.COM

ARCHITECT INFORMATION:

COMPANY NAME : ZYN ENGINEERING INC.
ADDRESS : 8232 GARVEY AVE, ROSEMEAD, CA 91770
LICENSE NO : 68149
CONTACT : ZHANG YUAN NI
PHONE : (650) 600-0000
EMAIL : MAIL@OUTLOOK.COM

M.E.P. ENGINEERING INFORMATION:

COMPANY NAME : PERFECT DESIGN & ENGINEERING
ADDRESS : 2416 W VALLEY BLVD, ALHAMBRA, CA 91803
LICENSE NO : 0000
CONTACT : CUSTOMER SERVICE
PHONE : (800) 000-0000
EMAIL : MAIL@OUTLOOK.COM

OWNER INFORMATION:

COMPANY NAME : ANGE LIQUOR MARKET LLC
ADDRESS : 7308 Florence Ave #2 Downey, CA 90240
CONTACT : Ku Chan Jo
PHONE : (562)555-1256
EMAIL : MAIL@OUTLOOK.COM

TENANT INFORMATION:

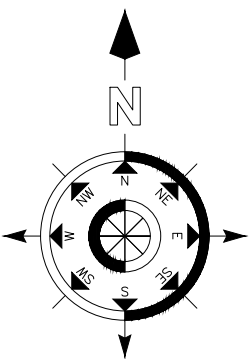
COMPANY NAME : ANGE LIQUOR MARKET LLC
ADDRESS : 3372 E Gage Ave/Huntington Park, CA 90255
CONTACT : AMR ALMULOD
PHONE : (818) 371-6757
EMAIL : amr_almulod@yahoo.com

PROJECT INFORMATION:

PROJECT NO. : 2033-1002
PROJECT DATE : 10/01/2023
PROJECT NAME : ANGE LIQUOR MARKET
ADDRESS : 3372 E Gage Ave/Huntington Park, CA 90255
CONTACT : AMRO AHMED
PHONE : (424) 337-3414
EMAIL : AMRO@EXPEDITEENG.COM

REVISION

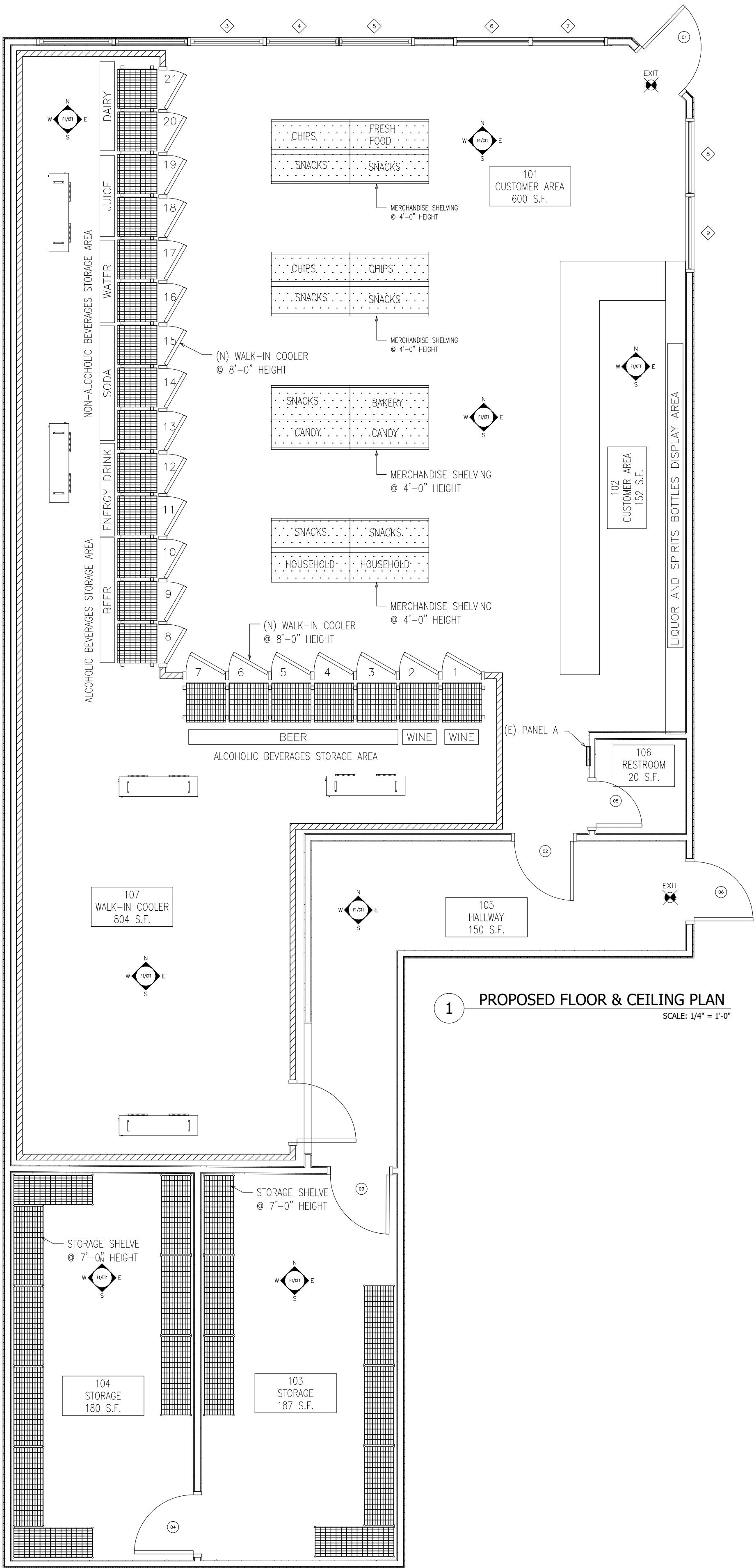
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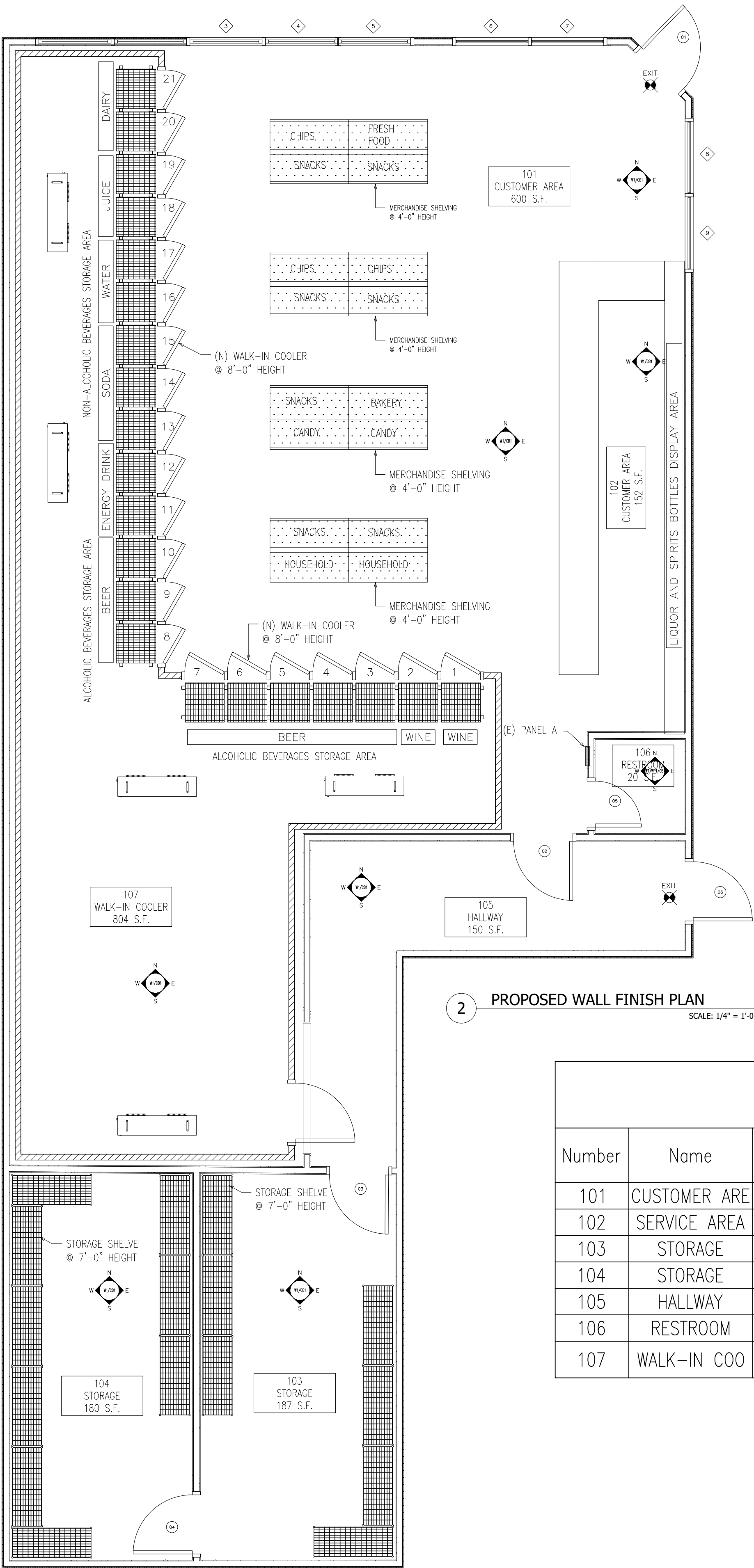
CITY STAMP

FINISH PLAN

A4.0



1 PROPOSED FLOOR & CEILING PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED WALL FINISH PLAN
SCALE: 1/4" = 1'-0"

Finish Schedule Table

Number	Name	Gross Area	Floor	Base	Ceiling	Wall Finish				Remarks
						East	North	South	West	
101	CUSTOMER ARE	600	F1	CB1	CT1	W1	W1	W1	W1	NEW FINISH
102	SERVICE AREA	150	F1	CB1	CT1	W1	W1	W1	W1	NEW FINISH
103	STORAGE	187	F1	CB1	CT1	W1	W1	W1	W1	NEW FINISH
104	STORAGE	180	F1	CB1	CT1	W1	W1	W1	W1	NEW FINISH
105	HALLWAY	209	F1	CB1	CT1	W1	W1	W1	W1	NEW FINISH
106	RESTROOM	20	F1	CB1	CT1	W1/WP1	W1/WP1	W1/WP1	W1/WP1	NEW FINISH
107	WALK-IN COO	804	F1	CB1	CT1	W1	W1	W1	W1	NEW FINISH

MATERIAL / FINISH SPECIFICATIONS

W1	WALL PAINT SEMI-GLOSS
WP1	4' HEIGHT FRP WALL PANEL
CT1	FIRECODE CORE 5/8 IN. GYPSUM BOARD (GENESIS)
CT2	2'X4' T-BAR SYSTEM, PVC VINYL SMOOTH CEILING TILE (GENESIS)
CT3	2'X4' T-BAR SYSTEM, TEGULAR CEILING TILE (GENESIS)
FT1	24"X12" CERAMIC FLOOR TILE
FT2	QUARRY TILE 6"X6" RED BLAZE MODEL # 0Q40 (DAL TILE)
CB0	Quarry Tile Round Top Cove Base W/3/8" RADIUS 5"x6" MODEL # Q-3565 (DAL TILE)
CB1	4" RUBBER WALL COVE BASE

PLAN CHECK NOTE:
THE PAINT, TILE OR OTHER FINISH MATERIAL USED ON THE WALL & CEILING OF ALL ROOMS WILL BE LIGHT COLOR WHICH HAS A REFLECTANCE VALUE OF 70% OR GREATER

EXPEDITE

GENERAL CONTRACTING

CONTRACTOR INFORMATION:

COMPANY NAME : EXPEDITE BUILDING & REMODELING
ADDRESS : 7360 SAGE CT, RANCHO CUCAMONGA, CA 91730
LICENSE NO : 105240
CONTACT : AMRO AHMED
PHONE : (424) 337-3414
EMAIL : AMRO@EXPEDITEENG.COM

ARCHITECT INFORMATION:

COMPANY NAME : ZYNI ENGINEERING INC.
ADDRESS : 8232 GARVEY AVE, ROSEMEAD, CA 91770
LICENSE NO : 68149
CONTACT : ZHANG YUAN NI
PHONE : (000) 000-0000
EMAIL : MAIL@OUTLOOK.COM

M.E.P. ENGINEERING INFORMATION:

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EMAIL : MAIL@OUTLOOK.COM

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CONTACT : Ku Chun Jo
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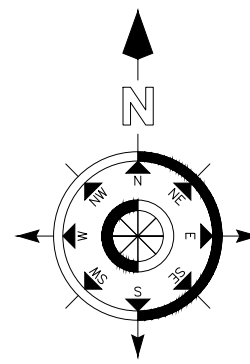
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PHONE : (424) 337-3414
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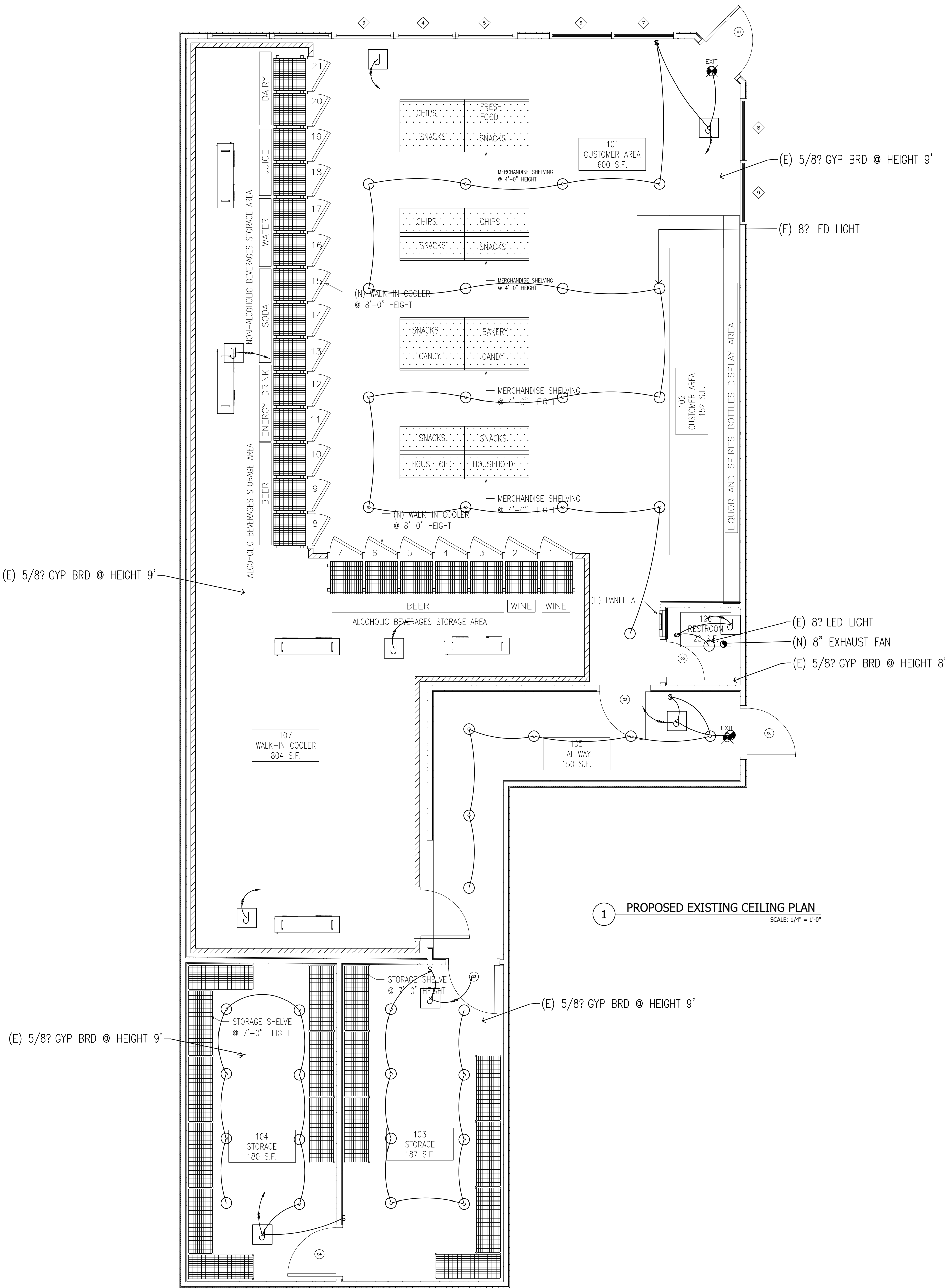
CITY STAMP

CEILING PLAN

A5.0

	AIR DIFFUSER
	8" LED LIGHT
	2'X4' LED LIGHT
	2'X4' EMERGENCY LED LIGHT
	8" EXHAUST FAN

HATCHING DESIGNATED A FIXTURE WITH 90 MIN. EMERGENCY BACKUP BATTERY



GENERAL CONTRACTING

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 PHONE NO : 68149
 CONTACT : ZHANG YUAN NI
 PHONE : (000) 000-0000
 MAIL : MAIL@OUTLOOK.COM

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 CONTACT : Ku Chun Ja
 PHONE : (562)505-1256
 MAIL : MAIL@OUTLOOK.COM

PROJECT INFORMATION:

PROJECT NO.	: 2023-1002
PROJECT DATE	: 10/01/2023
PROJECT NAME	: ANGIE LIQUOR MARKET
ADDRESS	: 3372 E Gage Ave/Huntington Park, CA 90255
CONTACT	: AMRO AHMED
PHONE	: (424) 337-3414
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A6.0



20210217    	■ Toll Free : 888-900-1002
  	 

GENERAL CONTRACTING

COMPANY NAME : EXPDITE BUILDING & REMODELING
ADDRESS : 7360 SAGO CT. RANCHO CUCAMONGA, CA 91730
CENSE NO : 1052240
CONTACT : AMRO AHMED
PHONE : (424) 337-3414
MAIL : AMRO@EXPDITEENG.COM

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CONTACT : ZHANG YUAN NI
PHONE : (000) 000-0000
MAIL : MAIL@OUTLOOK.COM

COMPANY NAME : PERFECT DESIGN & ENGINEERING
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FAX NO : 0000
CONTACT : CUSTOMER SERVICE
PHONE : (000) 000-0000
MAIL : MAIL@OUTLOOK.COM

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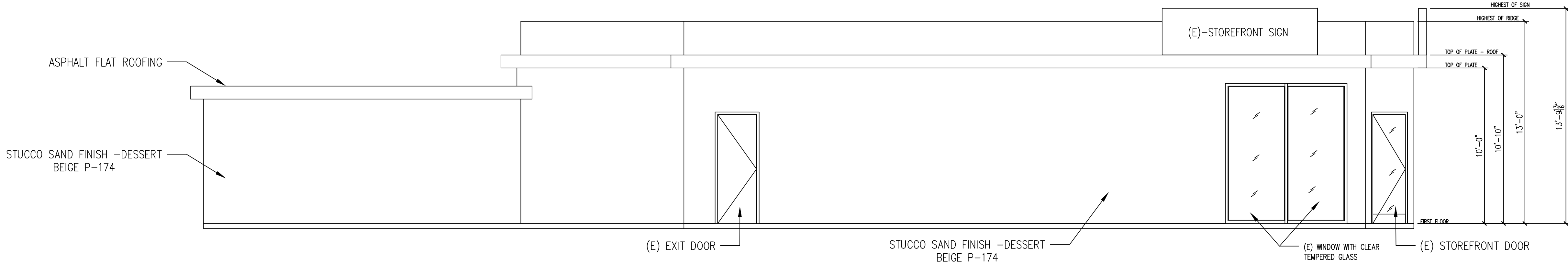
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A7.0

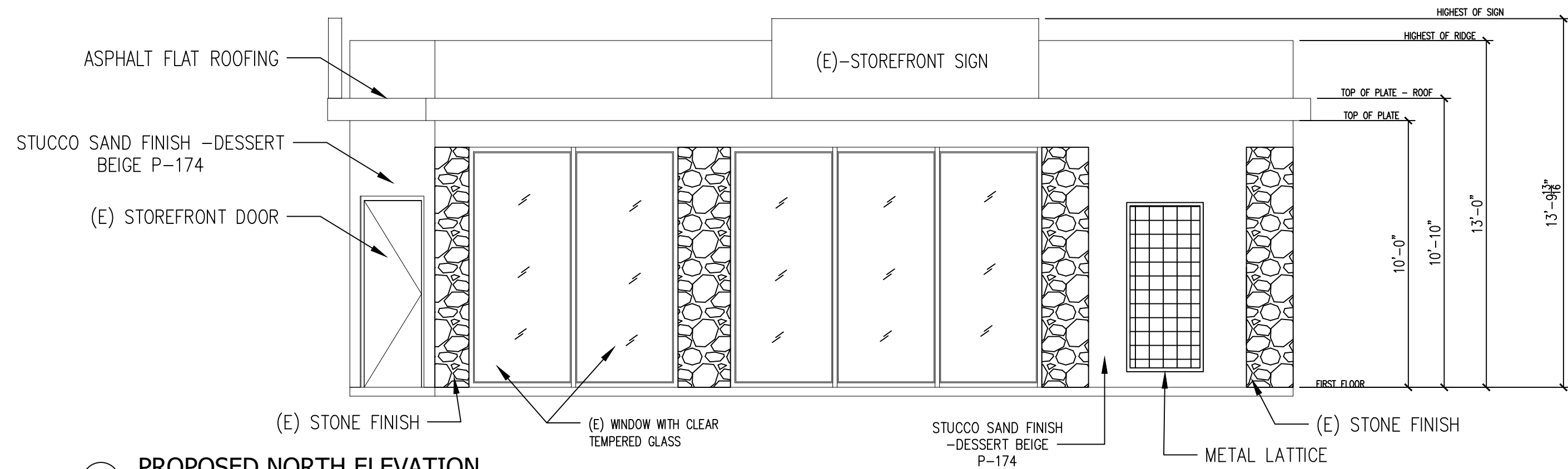




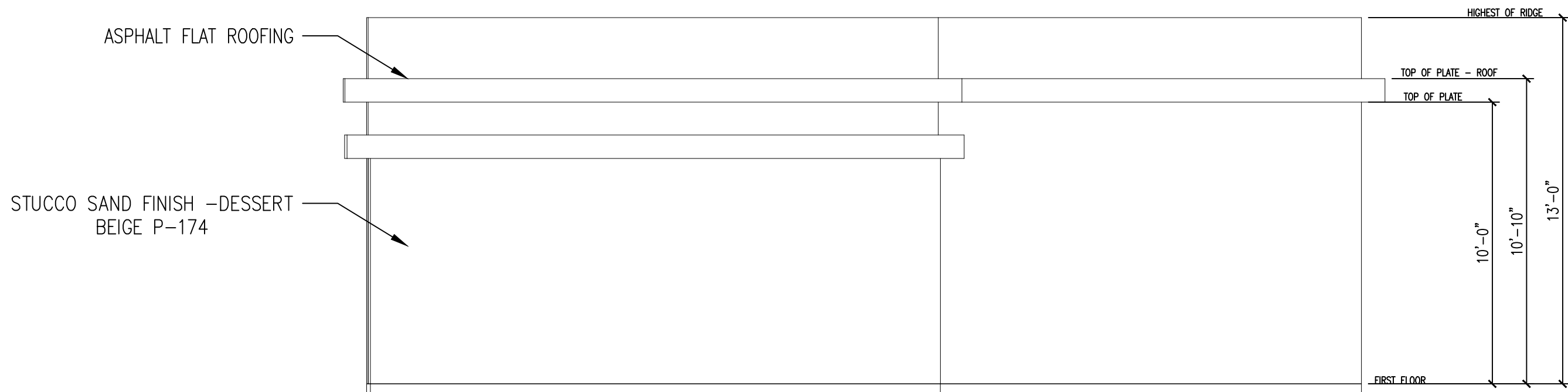
1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EXPEDITE

GENERAL CONTRACTING

CONTRACTOR INFORMATION:

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LICENSE NO : 105240
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ARCHITECT INFORMATION:

COMPANY NAME : ZNY ENGINEERING INC.
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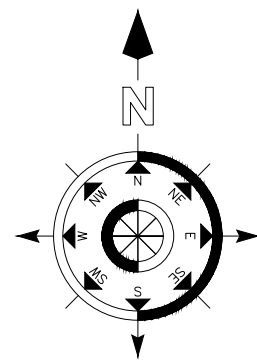
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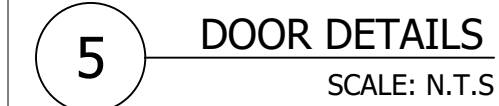
CITY STAMP

PROPOSED ELEVATIONS

A7.1



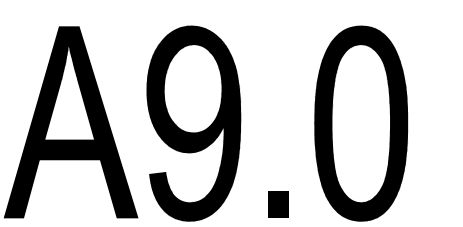
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PHONE : (424) 337-3414
EMAIL : AMRO@EXPEDITEDTEENS.COM

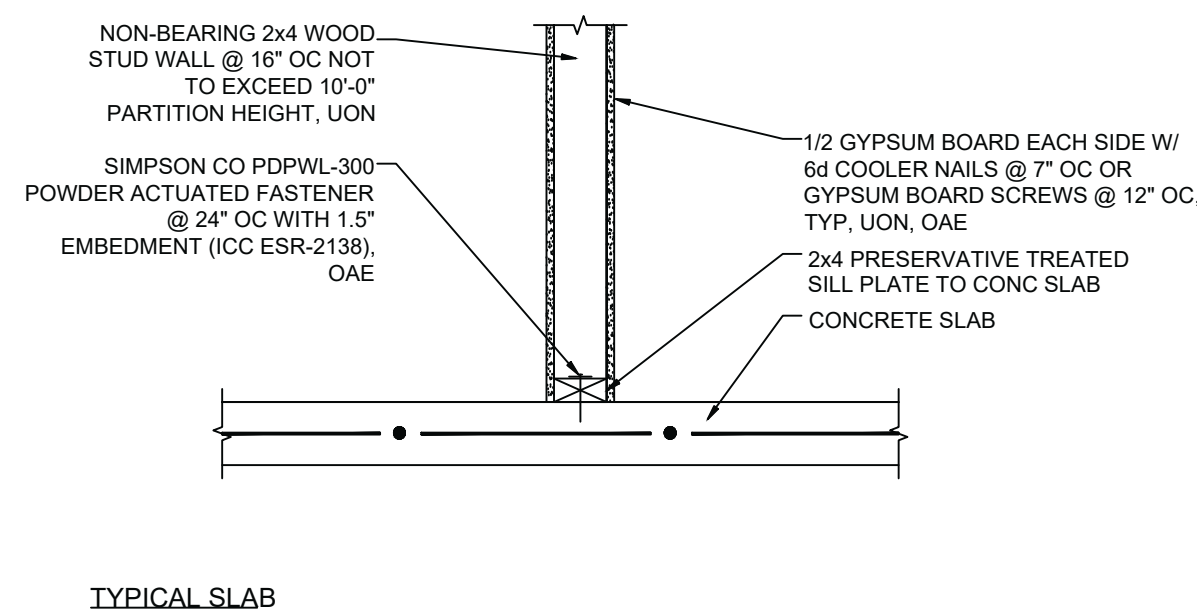
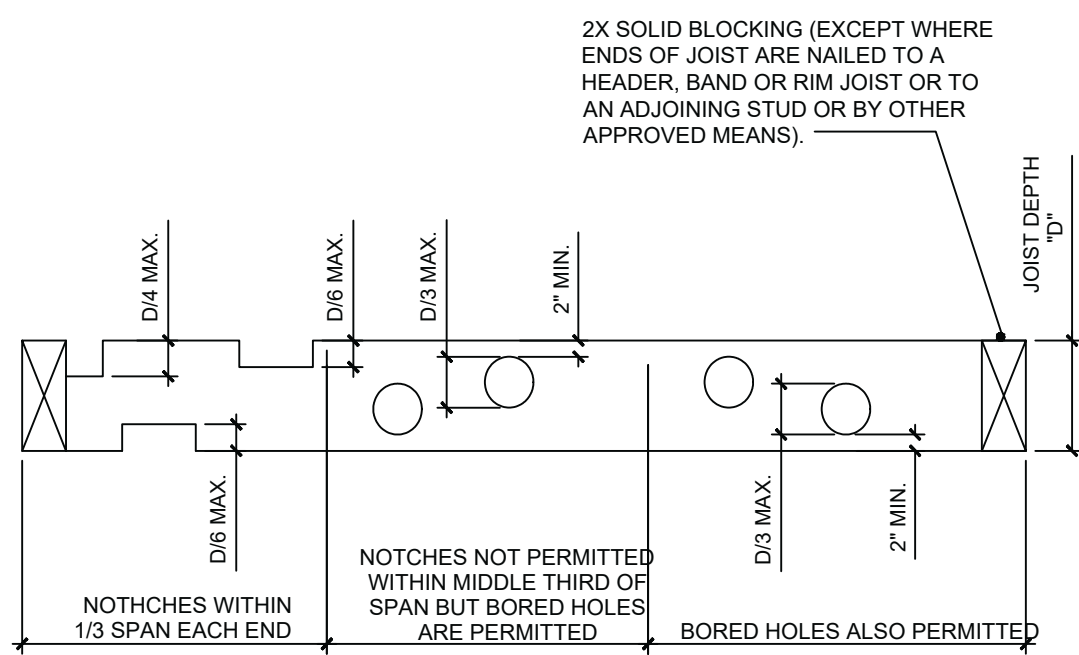


NO.	DATE	DESCRIPTION
1	8/31/2023	FIRST SUBMISSION
2	10/1/2023	CORRECTION
3	11/20/2023	CORRECTION
4	1/22/2024	CORRECTION



10 RIGID STRUT DETAIL
SCALE: N.T.S.



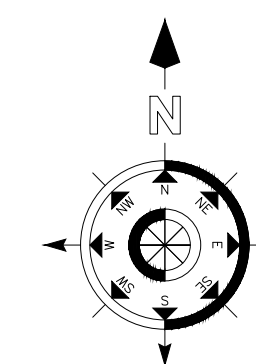


COMPANY NAME : ANGIE LIQUOR MARKET LLC
ADDRESS : 3372 E Coge Ave,Huntington Park, CA 90255
CONTACT : AMER ALNAKHDUD
PHONE : (818) 371-6757
EMAIL : amer_nakhdud@yahoo.com

PROJECT INFORMATION:	
PROJECT NO.	: 2023-1002
PROJECT DATE	: 10/01/2023
PROJECT NAME	: ANGIE LIQUOR MARKET
ADDRESS	: 3372 E Gage Ave/Huntington Park, CA 90255
CONTACT	: AMRO AHMED
PHONE	: (424) 337-3414
EMAIL	: AMRO@EXPEDITEINS.COM

NO.	DATE	DESCRIPTION
1	8/31/2023	FIRST SUBMISSION
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4	1/22/2024	CORRECTION

NOTES ALL STUDS
SHALL BE 2X4 WOOD
STUDS @ 16" OC TYP
UON



A10.0

1. ALL PHASES OF CONSTRUCTION SHALL CONFORM TO THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (C.B.C.) AND ALL CITY, COUNTY AND STATE ORDINANCES. THE GENERAL CONTRACTOR SHALL DEVELOP ALL PLAN NOTES TO AGREE WITH THE 2022 CBC, 2022 IBC REQUIREMENTS AND CODE SECTIONS.
2. DO NOT SCALE THE DRAWINGS. DIMENSIONS GOVERN.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF ANY CONSTRUCTION AND NOTIFY EDWARD CHOW, ARCHITECT OF ANY DISCREPANCIES.
4. THE GENERAL BUILDING PERMIT AND PLAN CHECK SHALL BE SECURED AND PAID FOR BY THE OWNER. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE.
5. THE CONTRACTOR SHALL SUBMIT TO THE OWNER AND/OR EDWARD CHOW, ARCHITECT SAMPLES OF ANY SUBSTITUTIONS FOR APPROVAL PRIOR TO FABRICATION AND/OR INSTALLATION.
6. THE OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK, THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY.
7. THE INTENTION OF THE CONTRACTORS BID PROPOSAL IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY FOR THE COMPLETE AND PROPER EXECUTION OF THE WORK.
8. THE GENERAL CONTRACTOR AND EACH AND EVERY SUBCONTRACTOR PERFORMING WORK UNDER OR FOR THE SERVICES AND/OR MATERIALS FOR THIS CONTEMPLATED IMPROVEMENT ARE REQUIRED, PRIOR TO COMMENCEMENT OF WORK AND/OR FURNISHING OF LABOR, SERVICES AND MATERIALS, TO PURCHASE AND MAINTAIN IN FORCE "ALL RISK" TYPE OF BUILDING INSURANCE, EACH OF WHICH POLICY OR POLICIES SHALL NAME OWNER, EDWARD CHOW, ARCHITECT AND EACH AND EVERY SUBCONTRACTORS AS ADDITIONAL INSURED AND EACH OF WHICH POLICY OR POLICIES SHALL BE IN AN AMOUNT SUFFICIENT TO COVER THE REPLACEMENT VALUE OF THE WORK BEING PERFORMED AND/OR LABOR, SERVICES AND MATERIALS BEING SUPPLIED BY THE SAID GENERAL CONTRACTOR, THE SAID OWNER, EDWARD CHOW, ARCHITECT AND ITS PROFESSIONAL/CONSULTANT SUBCONTRACTORS.
9. ARCHITECT MAKES NO GUARANTEE FOR PRODUCTS IDENTIFIED BY TRADE NAME OF MANUFACTURER.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES AND LEVELS. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR THE LOCATION AND CONSTRUCTION OF THE WORK AND SHALL CALL THE ATTENTION TO ANY DISCREPANCY BEFORE PROCEEDING WITH THE WORK.
11. ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE WORK COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER TRADES.
12. ALL TRADES SHALL, AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK. AT THE COMPLETION OF THE WORK REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING, SURPLUS MATERIALS AND LEAVE THE JOB IN A BROOM CLEAN CONDITION.
13. CONTRACTOR TO PROVIDE ALL ELECTRICAL OR GAS HOOK-UPS FOR WATER HEATERS, HVAC MUSIC EQUIPMENT AND APPLIANCES SUPPLIED BY OWNER OR AS SPECIFIED IN DRAWINGS.
14. ALL FINISHES, MATERIALS, HARDWARE, FIXTURES OR OTHER FINISH ITEMS SHALL BE SUBMITTED BY PRODUCT OR CUT SHEET TO EDWARD CHOW, ARCHITECT FOR APPROVALS PRIOR TO ORDER AND/OR FABRICATION.
15. THE STRUCTURAL, MECHANICAL, ELECTRICAL AND CABINET WORK DRAWINGS ARE SUPPLEMENTARY TO THE DESIGNERS DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS TO CHECK AND VERIFY THE DESIGNERS DRAWINGS BEFORE INSTALLATION AND/OR FABRICATION OF WORK. NOTIFY EDWARD CHOW, ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DESIGNERS DRAWINGS AND THE CONSULTING ENGINEERS AND CABINET WORK CONTRACTORS. ANY WORK INSTALLED IN CONFLICT WITH THE DESIGNERS DRAWINGS SHALL BE REMOVED BY THE GENERAL CONTRACTOR AT HIS OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR EDWARD CHOW, ARCHITECT.
16. WHERE SHOP DRAWINGS ARE CALLED FOR OR REQUIRED, SUBMIT ONE SEPA AND ONE BLUELINE PRINT TO THE EDWARD CHOW, ARCHITECT FOR REVIEW PRIOR TO FABRICATION AND/OR INSTALLATION.
17. DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
18. BEFORE DELIVERY TO THE JOB-SITE, THE MILLWORK SUPPLIER SHALL ISSUE A W.I.C. CERTIFIED COMPLIANCE CERTIFICATE INDICATING THE MILLWORK PRODUCTS HE WILL FURNISH FOR THE JOB AND CERTIFYING THAT THEY WILL FULLY MEET ALL THE REQUIREMENTS OF THE GRADE OR GRADES SPECIFIED.
19. ALL WORK PERFORMED SHALL CONFORM WITH BUILDING STANDARD MATERIALS AND FINISHES UNLESS NOTED OTHERWISE.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING JOB-SITE AND BUILDING'S COMMON AREA CLEAN FROM CONSTRUCTION MATERIALS AND DEBRIS. ELEVATOR INTERIOR TO BE KEPT CLEAN PRIOR TO TRANSPORTING EQUIPMENT OR MATERIALS. ALL DEMO AFTER HOURS UNLESS OTHERWISE APPROVED BY OWNER'S REP.
21. CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN, BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM OWNERS REPRESENTATIVE BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK AND NOTIFYING EDWARD CHOW, ARCHITECT.
22. CONTRACTOR SHALL SUBMIT CONFIRMATIONS WITH DELIVERY DATES FOR ORDER OF MATERIALS AND EQUIPMENT OF ANY LONG-LEAD TIME ORDER ITEMS TO OWNERS REPRESENTATIVE.
23. CONTRACTOR SHALL SUBMIT ONE SET OF SHOP DRAWINGS OF ALL STONEWORK, MILLWORK, MISCELLANEOUS METAL, DOORS, DOOR HARDWARE AND EQUIPMENT. SHOP DRAWINGS SHALL INCLUDE DETAILED FABRICATION AND ERECTION DRAWINGS, SETTING DRAWINGS, DIAGRAMMATIC DRAWINGS AND MATERIAL SCHEDULES. LOCATION AND ORIENTATION OF ALL WORK SHALL BE RESPONSIBLE FOR INDICATING. REPAIR FABRICATION ONLY AFTER RECEIVING EDWARD CHOW, ARCHITECT'S AND/OR OWNERS APPROVAL OF SHOP DRAWINGS.
24. INSTALL ALL MANUFACTURERS ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
25. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING. REQUESTS WILL BE CONSIDERED ONLY IF BETTER SERVICE, FACILITIES A MORE ADVANTAGEOUS DELIVERY DATE, OR A LOWER PRICE WITH CREDIT TO THE TENANT WITHOUT SACRIFICING QUALITY, APPEARANCE AND FUNCTION. UNDER NO CIRCUMSTANCES WILL THE OWNER, EDWARD CHOW, ARCHITECT BE REQUIRED TO PROVE THE PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED.
26. ALL WORK NOTED "N.L.C." OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS PER REQUIREMENTS ESTABLISHED BY OWNER, TENANT OR BOTH.
27. "ALIG" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
28. "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.
29. CONTRACTOR SHALL PATCH ANY EXISTING WALLS, COLUMNS AND/OR CEILINGS AS NEEDED TO REFURBISH THE LEASE SPACE AND REPAIR ALL DAMAGES.
30. ALL VERTICAL DIMENSIONS SHOWN TO FLOOR ARE SLAB, UNLESS OTHERWISE INDICATED.
31. NOTIFY THE EDWARD CHOW, ARCHITECT, IN WRITING, STATING ANY ALLEGED ERRORS OR INADEQUACIES IN CONTRACT DOCUMENTS OR IN PROGRESSIVELY ACQUIRED WORK WHICH WOULD PREVENT APPLICATION OF MATERIALS OR INSTALLATION OF EQUIPMENT. STATE IN WHAT WAY THE WORK OF THIS DIVISION IS AFFECTED. SUCH NOTIFICATION MUST BE RECEIVED BY THE CONTRACTOR WITHIN A REASONABLE PERIOD OF TIME AFTER WORK AFFECTED BY ALLEGED ERROR OR INADEQUACY UNTIL FURTHER INSTRUCTED BY EDWARD CHOW, ARCHITECT.
32. WORK IN EXISTING AREAS: LOCATIONS OF EXISTING UTILITIES WHERE SHOWN, WERE ESTABLISHED FROM BEST AVAILABLE INFORMATION, ASSUME THAT THIS INFORMATION IS APPROXIMATE. VERIFY EXACT LOCATIONS AND DO THIS BEFORE STARTING WORK. SHOULD THERE BE CONFLICTS OR THE WORK CONDITIONS ARISE THAT INDICATE CONDITIONS ARE OTHER THAN INDICATED, NOTIFY EDWARD CHOW, ARCHITECT IMMEDIATELY. USE EXTREME CAUTION AS NOT TO DAMAGE OR BREAK LINES THAT ARE IN USE. IF BREAKAGE OF LINES OCCURS, BE RESPONSIBLE FOR REPAIRS RESULTING THEREFROM. UNUSUAL CONDITIONS WITH RESPECT TO EXISTING FACILITIES SHALL BE BROUGHT EDWARD CHOW, ARCHITECT'S ATTENTION IMMEDIATELY.
33. RECORD DOCUMENTS: CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF FINISHED TENANT CONSTRUCTION TO OWNERS REPRESENTATIVE.
34. THE CONTRACTOR SHALL FURNISH TO THE OWNER'S REPRESENTATIVE ALL CERTIFICATES OF FINAL INSPECTION AND APPROVAL FROM INSPECTION AUTHORITIES HAVING JURISDICTION.

- EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL.
WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN AREA HAVING AN OCCUPANT LOAD OF 50 OR MORE.
2. ACTING DOORS SHALL NOT BE USED AS EXITS WHEN ANY OF THE FOLLOWING CONDITIONS EXIST:
A. THE OCCUPANT LOAD SERVED BY THE DOOR IS 100 OR MORE.
B. THE DOOR IS PART OF A FIRE ASSEMBLY.
C. THE DOOR PART OF A SMOKE-AND-DRAFT CONTROL ASSEMBLY.
D. PANIC HARDWARE IS REQUIRED OR PROVIDED ON THE DOOR.
3. DOUBLE-ACTING DOORS SHALL BE PROVIDED WITH A VIEW PANEL, OR NOT LESS THAN 20 SQUARE INCHES, EXIT DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY, OR SPECIAL KNOWLEDGE OR EFFORT. EXCEPTION: THIS REQUIREMENT SHALL NOT APPLY TO EXISTING DOORS THAT HAVE A LOCKING MECHANISM. THERE IS A VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATION "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" THE LETTERING SHALL NOT LESS THAN 1/2 INCHES HIGH, UNLATCHING BACKGROUND, THE LOCKING DEVICE MUST BE A TYPE THAT WILL BE READILY DISTINGUISHABLE AS LOCKED.
4. MANUALLY OPERATED EGRESS OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE MOUNTED FLUSH BOLTS WITH A VIEW PANEL USED IN PAIRS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS SHALL NOT HAVE DOOR KNOB OR HANDLE LOCATED MORE THAN 48 INCHES ABOVE ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
5. PANIC HARDWARE, WHEN INSTALLED, SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 707.5.2. THE LOCKING MEMBER SHALL BE MOUNTED AT A HEIGHT OF NOT LESS THAN 30 INCHES NOR MORE THAN 48 INCHES ABOVE THE FLOOR. THE UNLATCHING DEVICE SHALL NOT EXCEED 5 POUNDS WHEN APPLIED IN THE DIRECTION OF EXIT TRAVEL.
6. EVERY REQUIRED EXIT DOORWAY SHALL BE OF A SIZE TO PERMIT THE INSTALLATION A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET 8 INCHES IN HEIGHT. WHEN INSTALLED, DOOR SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH OF THE EXIT IS NOT LESS THAN 32 INCHES.
7. A SINGLE LEAF OF AN EXIT DOOR SHALL NOT EXCEED 4 FEET IN WIDTH.
8. EXIT DOOR HARDWARE SHALL BE OF AN APPROVED TYPE AND TESTED IN ACCORDANCE WITH PROCEDURES ESTABLISHED BY SFM 33.2 AND 33.3 AS SHOWN IN CHAPTER 2-335(C)(4 OF TITLE 24.
9. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR BOTH HANDS OF THE USER. IF THE DOOR IS NOT OPENED BY FULL EFFORT BEING APPLIED, AT RIGHT ANGLES TO HINGED DOORS AND AT AN ANGLE OF 90 DEGREES TO SLIDING DOORS, COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS WHEN FIRE DOORS ARE REQUIRED. THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED BUT NOT TO EXCEED 15 POUNDS.
10. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE SMOKE-RESISTANT FOOTWEAR TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
11. EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH LIGHT HAVING INTENSITY OF NOT LESS THAN 1 FOOT CANDLE AT FLOOR LEVEL.
12. POWER REQUIRED FOR EXIT ILLUMINATION SHALL BE SUPPLIED FROM SEPARATE CIRCUITS OR SOURCES OR POWER WHERE THESE ARE REQUIRED BY SECTION 701.2 OR 701.3. EXIT FIXTURES TO MATCH EXISTING.
13. EXIT SIGNS SHALL BE INSTALLED AT REQUIRED EXIT DOORWAYS AND WHERE OTHERWISE NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS WHEN THE EXIT SERVES AN OCCUPANT LOAD OF 50 OR MORE.
14. THE COLOR AND DESIGN OF LETTERING, ARROWS AND OTHER SYMBOLS ON EXIT SIGNS SHALL BE CONTRASTING TO THE BACKGROUND. THE WORDS ON THE SIGN SHALL BE IN BLOCK LETTER 6 INCHES IN HEIGHT WITH A STROKE OF NOT LESS THAN 3/4 INCH. MATCH BUILDING STANDARD.
15. SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED BY TWO ELECTRIC LAMP OR BY ONE LAMP OF AN EXISTING TYPE OF THE SAME TYPE WHEN THE LUMINANCE ON THE FACE OF AN EXIT SIGN IS FROM AN EXTERNAL SOURCE. THE MINIMUM LUMINANCE OF ANY TYPE NOT LESS THAN 5.0 FOOT-CANDLES FROM EITHER LAMP.
16. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT MINIMUM METAL DOOR FRAMES SHALL BE MADE OF ALUMINUM WESTERN INTEGRATED.
17. ALL RATED CORRIDOR DOORS SHALL HAVE A SMOKE AND DRAFT SEAL AT HEAD AND JAMB.
18. ANY DOORS, FRAMES AND HARDWARE REMOVED AND NOT BE RETURNED TO OWNERS, TO BE DESTROYED.

1. ALL OUTLETS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM SHALL BE LOCATED WITHIN THE ROOM. ALL OUTLETS, APPLIANCES, ALARMS OR CONTROLS, HEATING AND VENTILATING EQUIPMENT SHALL BE LOCATED NO MORE THAN 6' FROM THE WALL. THE CLEARANCE FROM THE OUTLET BOX OR LESS THAN 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE BOTTOM OF THE REACH IS REQUIRED. THE REACH IS MEASURED FROM THE BOTTOM OF THE REACH IS OVER A PHYSICAL BARRIER OR AN OBSTRUCTION (FOR EXAMPLE, A KITCHEN BASE CABINET) SWITCHES AND CONTROLS SHALL BE LOCATED WITHIN THE REACH RANGE SPECIFIED IN SECTION 11.03.04. PHYSICAL BARRIERS OR OBSTRUCTIONS SHALL NOT EXCEED MORE THAN 25 INCHES (635 MM) FROM THE WALL. EXCEPT FOR SWITCHES LOCATED IN THE REACH RANGE, ALL OUTLET SATISFIES THESE SPECIFICATIONS ARE ACCEPTABLE PROVIDED THAT COMPATIBLE CABLES OR CABLES PERFORM SAME FUNCTION AS THE CABLES LOCATED WITHIN THE SAME AREA AND ARE ACCESSIBLE. (1991 CALIFORNIA ELECTRICAL CODE)
2. DIMENSION ALL RECEPTACLES FROM CENTERLINE OF RECEPTACLE.
3. WHEN OUTLETS ARE GROUPED TOGETHER (2 OR MORE) THEY ARE TO BE NO MORE THAN 2" APART.
4. ALL TELEPHONE AND DATA/CUE CORD PLATES TO HAVE SIMILAR COLOR AND APPEARANCE TO BUILDING STANDARD
5. TELEPHONE AND DATA CABLE TO BE PLENUM RATED CABLE. CABLE TO COVER PILES TO BE PLENUM RATED CABLE. CABLES TO BE INSTALLED BY TENANT AND TO BE TEFLON COATED CABLE TO BE SUPPORTED INDEPENDENT FROM SUSPENDED CEILING.
6. ALL NEW ELECTRICAL OUTLET BOXES SHALL BE NO LESS THAN 15" (14" TO CENTER) FROM OUTLET ABOVE THE FLOOR OR WORKING PLATFORM PER NEC 2019 SECTION 210 (G) CALIFORNIA AMENDMENTS.
7. LOCATED ONE-FOUR PROTECTION AT ALL OUTLETS AND SWITCHES PROVIDED IN ONE-HOUR RATED PARTITIONS.
8. OUTLETS TO BE INSTALLED AT LOCATIONS SHOWN BY DIMENSIONS ON TELEPHONE & ELECTRICAL PLAN. NON-DIMENSIONED OUTLETS TO BE LOCATED TO THE NEAREST STUD.
9. CONDUIT ABOVE CEILING TO BE HELD TIGHT TO STRUCTURE AND RUN ABOVE SUSPENDED CEILING.
10. ALL CONDUIT RUNS ABOVE CEILING SHALL BE ALUMINUM FLEX.
11. ALL SEPARATE CIRCUIT RECEPTACLES TO GRAY WITH BUILDING STANDARD COLOR COVER PLATE.
12. ELECTRICAL ENGINEER TO DETERMINE WHERE SEPARATE CIRCUITS ARE REQUIRED. THE ENGINEER TO SHOW THE SEPARATE TYPES OF EQUIPMENT WHERE APPROPRIATE (E.G. PRINTERS, OPEN AREA WORKSTATIONS, ETC.) AND TO MINIMIZE AVERAGE NUMBER OF SEPARATE CIRCUITS AS MUCH AS PRACTICABLE.

A11.0

VICINITY MAP

EXHIBIT E

CASE NO. 2023-09 CUP

VICINITY MAP



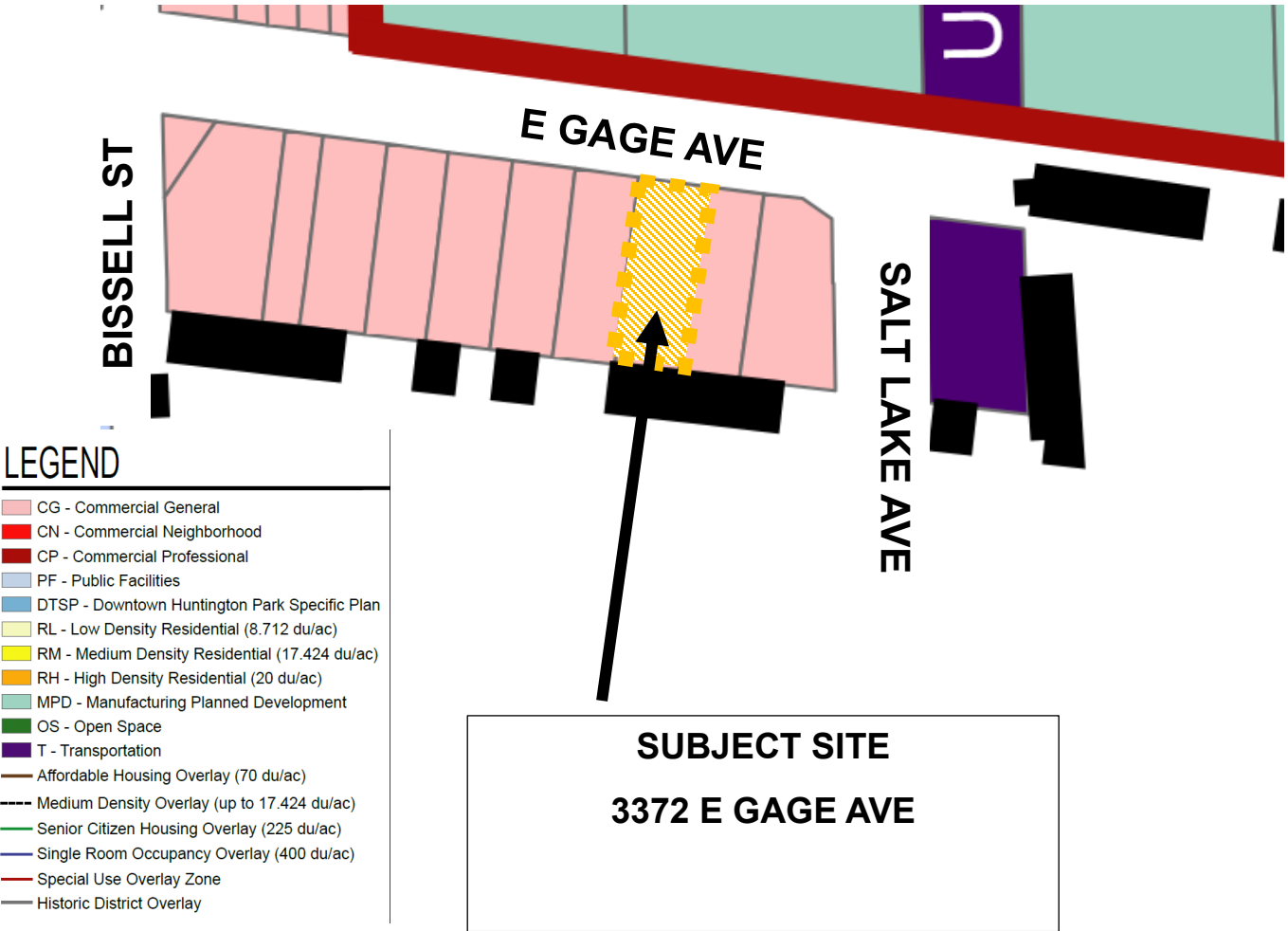
SUBJECT SITE
3372 E GAGE AVE

ZONING MAP

EXHIBIT F

CASE NO. 2023-09 CUP

ZONING MAP



NOTICE OF EXEMPTION

EXHIBIT G

CASE NO. 2023-09 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: Los Angeles County - BUSINESS FILINGS AND RE
P.O. BOX 1208

NORWALK, CA 90650

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

(Address)

Project Title: CONDITIONAL USE PERMIT (CUP) 2024-02

Project Applicant: Peter Barrett on behalf of Border Grill

Project Location - Specific:

1961 Hawkins Circle

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

Description of Nature, Purpose and Beneficiaries of Project:

Requesting a Conditional Use Permit to allow a commercial kitchen/ commissary and cold storage facility. Project includes interior and exterior tenant improvements.

Name of Public Agency Approving Project: CITY OF HUNTINGTON PARK

Name of Person or Agency Carrying Out Project: Peter Barrett / Border Grill

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

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

Reasons why project is exempt:

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

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

Lead Agency

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

If filed by applicant:

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

Signature: _____ Date: _____ Title: ASSOCIATE PLANNER

☒ Signed by Lead Agency ☐ Signed by Applicant

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

Date Received for filing at OPR: _____