



REGULAR MEETING AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, May 21, 2025, 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 John Estrada
Commissioner Adrian Tarango
Commissioner Eduardo Carvajal
Chair Mario Gomez

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 APRIL 16, 2025, PLANNING COMMISSION MEETING

PUBLIC HEARING

1. **A REQUEST FOR A DEVELOPMENT PERMIT FOR THE EXPANSION OF AN EXISTING CHARTER SCHOOL CONSISTING OF CLASSROOMS AND AMENITIES (10,399 SQUARE FEET) WITH A 14,000 SQUARE-FOOT COVERED PARKING AND A VARIANCE TO DEVIATE FROM OFF-STREET PARKING AT 2071 SATURN AVENUE, LOCATED WITHIN THE PUBLIC FACILITIES (PF) 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. **A REQUEST FOR A CONDITIONAL USE PERMIT FOR A CAR WASH LOCATED WITHIN THE COMMERCIAL GENERAL (CG) ZONE.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

5. Receive a presentation of the Project from City staff
6. Open the public hearing and receive public testimony
7. Provide comments on the Project
8. Render a decision based on the Staff Report and Resolution

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1. **SELECTION OF VICE - CHAIRPERSON FOR THE PLANNING COMMISSION**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Deliberate, nominate, and vote a sitting Commissioner to serve as Vice Chairperson

RECEIVE AND FILE - None

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn until the next regular meeting on Wednesday, June 18, 2025, at 6:30 p.m.

I, Paul Bollier 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.

A handwritten signature in cursive script, reading "Paul Bollier", written in black ink. The signature is positioned above a horizontal line.

Paul Bollier
Planning Commission Secretary/
Planning Manager



MINUTES

CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION

Wednesday, April 16, 2025, at 6:30 p.m.

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

Chairperson Mario Gomez called the meeting to order at 6:30 p.m.

PRESENT IN PERSON: Commissioner Adrian Tarango, Commissioner Eduardo Carvajal, Commissioner John Estrada, Chairperson Mario Gomez

ABSENT: None

STAFF PRESENT: Planning Commission Secretary, Paul Bollier, Associate Planner, Jordan Martinez

PLEDGE OF ALLEGIANCE

Commissioner Carvajal led the Pledge of Allegiance.

PUBLIC COMMENT – None

CONSENT ITEMS – Approve Planning Commission Meeting Minutes:

1. Regular Planning Commission Meeting held on March 19, 2025.

MOTION: Commissioner Tarango motions to approve the Minutes, seconded by Chair Gomez. Motion **passed 4-0-0**, by the following vote:

AYES:	Commissioner(s):	Commissioner Carvajal Commissioner Tarango Commissioner Estrada Chair Gomez
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NOES:	Commissioner(s):	None
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ABSTAINED:	Commissioner(s):	None
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REGULAR AGENDA

PUBLIC HEARING

RECEIVE AND FILE

Commissioners receive a presentation regarding the City Of Huntington Park General Plan Annual Progress Report by Associate Planner Martinez and provided comments and questions.

Chair Gomez asks where permits were broken down. Staff refers him to the slide showing the breakdown. Commissioner Tarango inquiries about "Environmental Justice". Staff explains minorities are affected more by damaging toxic elements. Commissioner Estrada inquiries about code enforcement referrals. Staff explain our system tracks calls from residents and those who would like to remain anonymous.

Commissioner Carvajal motions to receive and file the report, seconded by Commissioner Tarango. All Commissioners agree to receive and file the report.

STAFF COMMENTS - None

PLANNING COMMISSION COMMENTS

1. Commissioner John Estrada shows appreciation for a clear and concise presentation and report.
2. Commissioner Eduardo Carvajal comments that the city has been busy and applauds the department.
3. Commissioner Adrian Tarango thanks staff for the well written report.
4. Chairperson Mario Gomez informs everyone about an article on Islands.com that provided a great review of the city. Chair Gomez also asks if an item to select a Vice Chair can be added to the upcoming meeting. Staff take note of request.

ADJOURNMENT

At 6:47 p.m. the City of Huntington Park Planning Commission adjourned to a Regular Meeting on Wednesday, April 16, 2025, at 6:30 p.m.

Respectfully Submitted,



Paul Bollier
Planning Commission Secretary



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: MAY 21, 2025

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: LOUIS MORALES, INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: JORDAN MARTINEZ, ASSOCIATE PLANNER

SUBJECT: PLANNING COMMISSION CASE NO. 2024-03 DP/ CASE NO. 2025-01 VAR
(DEVELOPMENT PERMIT AND VARIANCE)

REQUEST: A REQUEST FOR A DEVELOPMENT PERMIT FOR THE EXPANSION OF AN EXISTING CHARTER SCHOOL CONSISTING OF CLASSROOMS AND AMENITIES (10,399 SQUARE FEET) WITH A 14,000 SQUARE-FOOT COVERED PARKING AND A VARIANCE TO DEVIATE FROM OFF-STREET PARKING AT 2071 SATURN AVENUE, LOCATED WITHIN THE PUBLIC FACILITIES (PF) ZONE.

APPLICANT: LOC Architects
3203 East 4th Street
Los Angeles, CA 90063

PROPERTY OWNER: Alliance Collins Family College – Ready High School
2071 Saturn Avenue
Huntington Park, CA 90255

PROPERTY OWNER'S MAILING ADDRESS: 2071 Saturn Avenue
Huntington Park, CA 90255

PROJECT LOCATION: 2071 Saturn Avenue

ASSESSOR'S PARCEL NUMBER: 6321-028-002

PREVIOUS USE: School

LOT SIZE: 131,037 square feet (3.1 acres)

BUILDING SIZE: 74,642 square feet (Existing)
98,786 square feet (Proposed)

GENERAL PLAN: Public Facilities

ZONE: Public Facilities (PF)

SURROUNDING LAND USES: North: Manufacturing Planned Development (MPD)
West: Transportation (T)
South: Manufacturing Planned Development (MPD)
East: High Density Residential (RH)

MUNICIPAL CODE APPLICABILITY OF REQUIREMENTS FOR DEVELOPMENT PERMIT: Pursuant to Huntington Park Municipal Code (HPMC) Section 9-2.1003, a Development Permit shall be required for the expansion or conversion of an existing structure or use, affecting or involving a minimum of 25% of the total gross floor area of the structure.

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

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

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

**MUNICIPAL CODE
APPLICABILITY OF
REQUIREMENTS FOR
VARIANCE:**

Pursuant to Huntington Park Municipal Code (HPMC) Section 9-2.903, the Planning Commission may grant a Variance from the requirements of the Municipal Code. Examples include, but are not limited to, the following matters:

1. Permit the modification of the dimensional standards of the following:
 - A. Distance between structures;
 - B. Parcel area (size);
 - C. Parcel coverage;
 - D. Parcel dimensions;
 - E. Setbacks; or
 - F. Structure heights.
2. Permit the modification of sign regulations (other than prohibited signs); and

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3. Permit the modification of the number and dimensions of parking areas, loading spaces, landscaping, or lighting requirements.

**REQUIRED FINDINGS
FOR A VARIANCE :**

Following a public hearing, the Planning Commission shall record the decision in writing and shall recite the findings upon which the decision is based, in compliance with State law (Government Code Section 65906 or as this section may be amended/replaced from time to time). The Planning Commission may approve and/or modify an application in whole or in part, with or without conditions, only if all of the following findings are made:

1. That there are special circumstances applicable to the property, including location, shape, size, surroundings or topography so that the strict application of this Code denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;
2. That granting the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district and unavailable to the property for which the Variance is sought;
3. That granting the Variance will not be detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located;
4. That granting the Variance does not constitute a special privilege inconsistent with the limitations upon other property in the vicinity and zoning district in which the property is located;
5. That granting the Variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel; and
6. That granting the Variance will not be inconsistent with the General Plan.

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ENVIRONMENTAL REVIEW:

The proposed project is Categorically Exempt pursuant to Section 15314, Class 14 (Minor Additions to Schools) of the California Environmental Quality Act (CEQA) Guidelines.

PROJECT BACKGROUND:

- ***Site Description***

The subject site measures approximately 131,037 square feet. The subject site is surrounded by industrial uses to the north and south, a transportation use (Alameda Corridor) located to the west, and residential uses located to the east.

- ***Case No. 1788 - GPA/ZC/DP***

Planning Commission held a hearing on April 5, 2006, requesting a General Plan Amendment, Zone Change, and Development Permit from Taylor Fierce Architects (applicant). The applicant requested approval of a General Plan Amendment changing the land designation from Manufacturing Planned Development to Public Facilities, a Zone Change changing the zoning from Manufacturing Planned Development (MPD) to Public Facilities (PF), and a Development Permit to convert an existing industrial building into a charter school consisting of a middle school and high school totaling 900 students.

At the hearing, the City's environmental and outsource planning service consultant stated that it was Planning staff's recommendation to deny the proposed project based on planning and land use compatibility concerns. However, staff recommended that should the Planning Commission recommend approval of the proposed project, a Mitigated Negative Declaration which would include making the required findings and compliance with conditions of approval be adopted.

After public testimony was heard and a discussion was held, a motion was made to recommend that the City Council approve the request. The motion failed for lack of a second. A second motion to deny the school request was made and seconded, resulting in a two/two tie with two commissioners voting in favor and two commissioners

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voting for denial of the project. No further action was initiated nor was a formal recommendation rendered by the Planning Commission.

Subsequently, multiple resolutions were adopted by the City Council to make way for the development of the proposed school project. Specifically, on April 17, 2006, City Council adopted the following resolutions:

- Resolution No. 2026-27 - Approved the Mitigated Negative Declaration for the amendments to the General Plan Land Use Map and Zoning Map and adopting the associated Mitigation Monitoring and Reporting Program.
- Resolution No. 2006-28 - Approved amendments to the General Plan Land Use Map.
- Resolution No. 2006-29 – Granted a Development Permit in connection with property at 2071 Saturn Avenue.

Furthermore, City Council adopted Ordinance No. 775-NS on May 2, 2006, which amended the City's official zoning map to reflect the zoning designation to Public Facilities for the property at 2071 Saturn Avenue.

ANALYSIS:

- ***Project Proposal***

The Applicant, LOC Architects, is proposing the expansion of classrooms and amenities totaling 10,399 square feet with a 14,000 square-foot covered parking. Additionally, the renovation of the administrative wing, entry hallway and a few classrooms of the existing school are part of the scope of work.

- ***Access/Circulation***

The subject site has vehicular and pedestrian access from South Alameda Street located to the west, and Saturn Avenue located to the south. Driveways are located to the west and south of the property to allow egress and ingress.

- ***Parking***

Pursuant to the HPMC Section 9-3.804, the parking requirements for educational uses, specifically, a low-intensity educational institution requires 1 (one) space for

each 3 (three) students based on maximum occupancy load of each classroom, plus 1 (one) space for each full-time and part-time employee, faculty member, and administrative staff. Currently, there are 1,151 students enrolled at the school with 60 staff members. In accordance with the City’s parking standards, the total number of off-street parking spaces required for the entire school is 444 parking spaces. There are currently 75 parking spaces provided on the site. However, the proposed project will provide 15 additional spaces for a grand total of 90 parking spaces on site. As a result, the project will not comply with parking since there is a shortage of 354 parking spaces.

Nevertheless, it is worth noting that the school was originally approved with a deficit of approximately 266 parking spaces. For the purpose of this project, parking would be required for the additional student count and staff from the baseline of 900 students and 56 staff from the 2006 approvals. As such, since there will be an increase of approximately 300 students and 4 staff, the addition to the school would need to provide 104 parking spaces. Originally, 90 parking spaces were provided in the 2006 approvals for the project. However, unpermitted structures were built, and 15 parking spaces were removed. These unpermitted structures will be demolished and the 90 parking spaces will be restored. The parking calculations are summarized in the following table:

Off-Street Parking Requirement	
Parking Standards	Required
Low-intensity educational institutions	300 students / 3 students = 100 Spaces
Low-intensity educational institutions	4 staff / 1 staff = 4 Spaces
Total	104 Spaces

As shown in the table above, there is still a deficit in parking. Consequently, the Applicant has filed for a Variance to deviate from the off-street parking requirement. The Applicant is also making it a school policy where

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students will be prohibited to drive their personal vehicles and park at the school, which renders the parking need for students as null and void. As such, the only parking need is for staff, which in this case would require approximately 60 parking spaces. Conditions of approval will ensure that school staff enforces such student policies and procedures regarding no parking by students.

The school also took additional measures to provide parking by having a Lease Agreement with the property at 6611 South Alameda Street (Leonardo's Restaurants Inc.) to rent twenty (20) parking spaces for the school – bringing the total parking availability to 80 spaces. The property is located less than 1,000 feet northwest of the school. This will also reduce the parking need for the school. Also, the parking lot would be utilized by the school during its construction phase, and it anticipates to increase its parking quantity and would update their Lease Agreement to accommodate for more spaces should the Planning Commission approve their project.

Furthermore, per HPMC Section 9-3.807, developments with thirty (30) or more parking spaces shall provide at least one designated parking area for use by motorcycles subject to approval by the Review Authority as to size and location. A condition of approval will be placed to ensure the motorcycle parking area is provided.

Additionally, HPMC Section 9-3.703 requires institutional uses that are 10,001 - 50,000 square feet to provide two (2) loading spaces. Since the project consists of the expansion of classrooms and amenities totaling 10,399 square feet with 14,000 square-foot covered parking, the Applicant is required to provide two (2) loading space. A condition of approval will ensure that the loading spaces are provided.

- ***Development Permit Findings***

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

- 1. The proposed development is one permitted within the subject zoning district and complies with all of**

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the applicable provisions of this Code, including prescribed development/site standards.

Finding: The property is located within the Public Facilities (PF) Zone. The purpose of this zoning district is to provide for a wide range of public and quasi-public land use activities serving the residents of the City. The proposed development would comply with all of the applicable zoning provisions of the HPMC, including prescribed development/site standards. The proposed development will promote a high standard of architecture and landscape design for institutional developments by introducing a development highlighted by acoustical tile ceilings, exposed ceilings, wood vinyl tile, and acoustical metal deck.

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

Finding: The proposed development is consistent with the General Plan. Specifically, the development supports Goal 3.0 of the Public Facilities Element, which seeks to provide opportunities for a quality education to all residents. With the expansion of the school, student-to-teacher ratios in classrooms should be reduced since part of the expansion calls for more classrooms. As such, teachers will be able to provide individualized attention to students, which is important for effecting learning and provides an opportunity for a quality education.

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

Finding: The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area. The zoning where the development would be located allows for a school use (Public Facilities Zone), subject to the approval of a Development Permit. The development would add to the existing use through a combination of new building square footage and new landscaping. As such, the proposed development would

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fit right into the fabric of the existing land uses in the area.

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

Finding: The proposed project is Categorically Exempt pursuant to Section 15314, Class 14 (Minor Additions to Schools) of the California Environmental Quality Act (CEQA) Guidelines.

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

Finding: The subject site measures approximately 131,037 square feet (3.1 acres). The proposed project consists of the expansion of classrooms and amenities totaling 10,399 square feet with 14,000 square-foot covered parking. The subject site is surrounded by industrial uses to the north and south, along with a transportation use to the west and residential uses to the east. The project site represents an infill parcel located within an urbanized area since the school is already existing and the project proposes to add on to the existing structure. As such, the development would be physically suitable for the type and density/intensity of use being proposed.

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

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

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applicable federal, state and local agency codes, laws, rules, and regulations.

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

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

• ***Variance Findings***

In granting a Variance to allow for the deviation from off-street parking, the Planning Commission must make findings in connection with the Variance, as set forth in the HPMC. A Variance may be approved only if all of the following findings are made:

1. That there are special circumstances applicable to the property, including location, shape, size, surroundings or topography so that the strict application of this Code denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification.

Finding: Special circumstances are applicable to the subject site in that the subject site consists of an established lot with space already allocated for parking stalls. There is no place to add any more parking stalls to meet the parking requirement for students. As a result, a Variance is required in order to facilitate development of the subject site. Thus, the size and shape of the lot and intended use of the subject site, relative to other parcels in the same vicinity, is a special circumstance that the strict application of Title 9 of the

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HPMC denies the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts.

- 2. That granting the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district and unavailable to the property for which the Variance is sought.**

Finding: As previously stated, the existing configuration of the lot and intended use of the subject site are special circumstances that require a Variance to be granted in order for the property owner to enjoy the same property rights possessed by other properties in the same vicinity and zoning district.

- 3. That granting the Variance will not be detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.**

Finding: The proposed development of the project site and approval of the Variance would be subject to all applicable Building and Fire Codes, zoning development/site standards, along with conditions of approval intended to protect the public health, safety, and general welfare of the community. Therefore, the granting of the Variance will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.

- 4. That granting the Variance does not constitute a special privilege inconsistent with the limitations upon other property in the vicinity and zoning district in which the property is located.**

Finding: The granting of the Variance does not constitute a special privilege as the intended use of the subject site complies with the zoning regulations of the Public Facilities Zone. The intended use is compatible with neighboring uses since it provides a school use to the residents living in the vicinity. Also, the scope of the project focuses on expanding the size of an existing use.

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- 5. That granting the Variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel.**

Finding: The proposed use of a school is permitted in the Public Facilities (PF) Zone subject to the approval of a Development Permit pursuant to HPMC Section 9-4.401.

- 6. That granting the Variance will not be inconsistent with the General Plan.**

Finding: The granting of the Variance will not be inconsistent with the General Plan. As previously stated, the proposed development is consistent with the General Plan. Specifically, the development supports Goal 3.0 of the Public Facilities Element, which seeks to provide opportunities for a quality education to all residents. With the expansion of the school, student-to-teacher ratios in classrooms should be reduced since part of the expansion calls for more classrooms. As such, teachers will be able to provide individualized attention to students, which is important for effecting learning and provides an opportunity for a quality education. The proposed project is consistent and compliments existing residential development in the surrounding neighborhood by providing residents with a school use with a larger facility to accommodate students.

CONCLUSION:

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

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **approve PC Case No. 2024-03 DP/ 2025-01 VAR.**

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CONDITIONS OF APPROVAL:

PLANNING

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. 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, shall be diligently removed no later than seven (7) days.
7. That all unmaintained landscaping material shall be replaced with new landscape materials.
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 Applicant shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
9. That this entitlement shall be subject to review for compliance with conditions of approval at the issuance at such intervals as the City Planning Commission or Community Development Director shall deem appropriate.
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.

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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 outdoor storage, including but not limited to, recreational vehicles, motorhomes, trailers, campervans, boats, vehicles, motorcycles, etc. shall be permitted on the property.
13. Vehicle loading and unloading shall occur on-site and not within any adjoining streets, alleys, nor the public right-of-way.
14. The facility shall provide a trash enclosure for the refuse containers per HPMC 9-3.103.24.B. The trash enclosure(s) shall be of decorative material and have a decorative trellis. The trash enclosure shall be secured and kept properly maintained.
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. 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.
17. 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.
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 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. All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way.
21. All landscaping shall be installed and permanently maintained in compliance with HPMC Title 9, Chapter 3, Article 4 (Landscaping Standards).

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2024-03 DP/ 2025-01 VAR – 2071 Saturn Avenue

May 21, 2025

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22. The Applicant shall abide by the Mitigation Monitoring and Reporting Program listed under Resolution No. 2026-27.
23. The Applicant shall provide two (2) loading spaces minimum for the school use and shall comply with development standards stipulated in HPMC Section 9-3.704.
24. The Applicant shall provide at least one (1) motorcycle parking space pursuant to HPMC Section 9-3.807.
25. An Encroachment Permit shall be required to be obtained by a licensed contractor to work in the public right-of-way.
26. School enrollment shall not exceed 1,200 students.
27. A No Drive to School Policy shall be enforced for the high school students. The schools shall submit the no drive policy for review and approval by the Community Development Director prior to issuance of the Certificate of Occupancy. The policy shall include mechanisms to ensure enforcement and penalties for violation of the policy. The No Drive to School Policy shall be inserted into the Parent Handbook to be signed by the parents.
28. The school shall be operated in a manner consistent with the School Charter issued by LAUSD.
29. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3) of the Huntington Park Municipal Code, prior to the issuance of the Certificate of Occupancy.
30. The Applicant shall install an air filtration system in the new rooms. Furthermore, if there is no air filtration system throughout the school one must be installed to lower any carcinogenic risks for students and staff.
31. Provide a Traffic Control Plan that identifies number of crossing guards and schedule to mitigate any traffic issues that may arise.
32. That the Applicant be required to apply for a new Development Permit if any alteration, modification, or expansion would increase the existing floor area of the premises.
33. That public improvements be completed per the City's Engineer's requirements prior to the issuance of the Certificate of Occupancy as follows:
 - a. Remove and replace all abutting public improvements damaged by construction per City Engineer's requirements; and
 - b. Repair and/or replace any existing abutting substandard or damaged public improvements as required by the City Engineer.

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2024-03 DP/ 2025-01 VAR – 2071 Saturn Avenue

May 21, 2025

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34. All USA/Dig Alert paint markings must be removed by the contractor from the sidewalk, curb & gutter and/or asphalt pavement once offsite improvements are completed.
35. Acceptance of the Development Permit shall relinquish any entitlements, contracts, or previous agreements with the City associated with the development and operations of the site.
36. Ensure all signs are permitted by the City and properly maintained.
37. Ten (10) days before the start of construction the Applicant shall provide a “*Good Neighbor Notice of Construction*” to property owners and tenants located within a 300 feet radius of the subject site. The notice shall clearly identify the dates and hours of construction, anticipated date of completion and contact information. All hours of construction shall comply with the HPMC.
38. During construction, a sign shall be posted on site identifying the developer’s contact information and a phone number to address any comments/questions from neighboring residents regarding the construction.
39. That the Applicant and Property Owner agree in writing to the above conditions.

LOS ANGELES COUNTY FIRE DEPARTMENT

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

EXHIBITS:

- A: PC Resolution No. 2024-03 DP/ 2025-01 VAR
- B: Site Plan
- C: Floor Plan
- D: Materials Board
- E: Site Photographs - Existing Conditions
- F: Development Permit Application Packet
- G: Variance Permit Application Packet

RESOLUTION NO. 2024-03 DP/ 2025-01 VAR

EXHIBIT A

CASE NO. 2024-03 DP/ 2025-01 VAR

**PC RESOLUTION NO. 2024-03 DEVELOPMENT PERMIT (DP) /
2025-01 VARIANCE (VAR)**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, APPROVING A REQUEST FOR A DEVELOPMENT PERMIT FOR THE EXPANSION OF AN EXISTING CHARTER SCHOOL CONSISTING OF CLASSROOMS AND AMENITIES (10,399 SQUARE FEET) WITH A 14,000 SQUARE-FOOT COVERED PARKING AND A VARIANCE TO DEVIATE FROM OFF-STREET PARKING AT 2071 SATURN AVENUE, LOCATED WITHIN THE PUBLIC FACILITIES (PF) ZONE.

WHEREAS, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, May 21, 2025 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 LOC Architects requesting approval of a Development Permit for the expansion of an existing charter school consisting of classrooms and amenities (10,399 square feet) with a 14,000 square-foot covered parking and a Variance to deviate from the required number of off-street parking spaces required for the property located at 2071 Saturn Avenue within the Public Facilities (PF) zone described as:

Assessor's Parcel No. 6321-028-002, City of Huntington Park, County of Los Angeles; and

WHEREAS, said application involves a request for a Development Permit to expand an existing charter school consisting of classrooms and amenities (10,399 square feet) with a 14,000 square-foot covered parking); and

WHEREAS, said application involves a request for a Variance to deviate from the number of required off-street parking spaces pursuant to HPMC Section 9-3.804; and

WHEREAS, Planning Division Staff has reviewed the requests and has found that all of the findings for approval of a Development Permit and Variance 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 Section 15314, Class 14 (Minor Additions to Schools) of the California Environmental Quality Act (CEQA) Guidelines; and

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

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

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

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

11
12 **SECTION 1:** Based on the evidence within staff report and the Environmental
13 Assessment Questionnaire, the Planning Commission adopts the findings in said
14 Questionnaire and determines that the project, as proposed, will have no significant
15 adverse effect on the environment and adopts an Environmental Categorical Exemption
16 (CEQA Guidelines, Article 19, Section 15314, Class 14 (Minor Additions to Schools)).

17
18 **SECTION 2:** The Planning Commission hereby makes the following findings in
19 connection with the proposed Development Permit:

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

23 ***The Planning Staff finds that the property is located within the Public***
24 ***Facilities (PF) Zone. The purpose of this zoning district is to provide for a***
25 ***wide range of public and quasi-public land use activities serving the***
26 ***residents of the City. The proposed development would comply with all of***
27 ***the applicable zoning provisions of the HPMC, including prescribed***
28 ***development/site standards. The proposed development will promote a high***

standard of architecture and landscape design for institutional developments by introducing a development highlighted by acoustical tile ceilings, exposed ceilings, wood vinyl tile, and acoustical metal deck.

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

The Planning Staff finds that the proposed development is consistent with the General Plan. Specifically, the development supports Goal 3.0 of the Public Facilities Element, which seeks to provide opportunities for a quality education to all residents. With the expansion of the school, student-to-teacher ratios in classrooms should be reduced since part of the expansion calls for more classrooms. As such, teachers will be able to provide individualized attention to students, which is important for effecting learning and provides an opportunity for a quality education.

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

The Planning Staff finds that the proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area. The zoning where the development would be located allows for a school use (Public Facilities Zone), subject to the approval of a Development Permit. The development would add to the existing use through a combination of new building square footage and new landscaping. As such, the proposed development would fit right into the fabric of the existing land uses in the area.

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

The Planning Staff finds that the proposed project is Categorically Exempt pursuant to Section 15314, Class 14 (Minor Additions to Schools) of the

California Environmental Quality Act (CEQA) Guidelines.

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

The Planning Staff finds that the subject site measures approximately 131,037 square feet (3.1 acres). The proposed project consists of the expansion of classrooms and amenities totaling 10,399 square feet with 14,000 square-foot covered parking. The subject site is surrounded by industrial uses to the north and south, along with a transportation use to the west and residential uses to the east. The project site represents an infill parcel located within an urbanized area since the school is already existing and the project proposes to add on to the existing structure. As such, the development would be physically suitable for the type and density/intensity of use being proposed.

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

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

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

The Planning Staff finds that the proposed development is compatible in

1 *design, location, size, and operating characteristics of the general area. The*
2 *subject site is surrounded by industrial uses to the north and south, a*
3 *transportation use (Alameda Corridor) located to the west, and residential*
4 *uses located to the east. The project site represents an infill parcel located*
5 *within an urbanized area. The school will be subject to conditions of*
6 *approval to ensure that the use will not create significant impacts or*
7 *situations. The development would not be detrimental to the public health,*
8 *safety, or welfare of the City.*

9
10 **SECTION 3:** The Planning Commission hereby makes the following findings in
11 connection with the proposed Variance:

- 12 1. That there are special circumstances applicable to the property, including location,
13 shape, size, surroundings or topography so that the strict application of this Code
14 denies the property of privileges enjoyed by other property in the vicinity and
15 under identical zoning district classification.

16 *The Planning Staff finds special circumstances are applicable to the subject*
17 *site in that the subject site consists of an established lot with space already*
18 *allocated for parking stalls. There is no place to add any more parking stalls*
19 *to meet the parking requirement for students. As a result, a Variance is*
20 *required in order to facilitate development of the subject site. Thus, the size*
21 *and shape of the lot and intended use of the subject site, relative to other*
22 *parcels in the same vicinity, is a special circumstance that the strict*
23 *application of Title 9 of the HPMC denies the property owner privileges*
24 *enjoyed by other property owners in the vicinity and under identical zoning*
25 *districts.*

- 26 2. That granting the Variance is necessary for the preservation and enjoyment of a
27 substantial property right possessed by other property in the same vicinity and
28 zoning district and unavailable to the property for which the Variance is sought.

1 ***As previously stated, the Planning Staff finds the existing configuration of***
2 ***the lot and intended use of the subject site are special circumstances that***
3 ***require a Variance to be granted in order for the property owner to enjoy the***
4 ***same property rights possessed by other properties in the same vicinity and***
5 ***zoning district.***

- 6 3. That granting the Variance will not be detrimental to the public health, safety or
7 welfare, or injurious to the property or improvements in the vicinity and zoning
8 district in which the property is located.

9 ***The Planning Staff finds that the proposed development of the project site***
10 ***and approval of the Variance would be subject to all applicable Building and***
11 ***Fire Codes, zoning development/site standards, along with conditions of***
12 ***approval intended to protect the public health, safety, and general welfare of***
13 ***the community. Therefore, the granting of the Variance will not be***
14 ***detrimental to the public health, safety, or welfare, or injurious to the***
15 ***property or improvements in the vicinity and zoning district in which the***
16 ***property is located.***

- 17 4. That granting the Variance does not constitute a special privilege inconsistent with
18 the limitations upon other property in the vicinity and zoning district in which the
19 property is located.

20 ***The Planning Staff finds that the granting of the Variance does not***
21 ***constitute a special privilege as the intended use of the subject site***
22 ***complies with the zoning regulations of the Public Facilities Zone. The***
23 ***intended use is compatible with neighboring uses since it provides a school***
24 ***use to the residents living in the vicinity. Also, the scope of the project***
25 ***focuses on expanding the size of an existing use.***

- 26 5. That granting the Variance does not allow a use or activity which is not otherwise
27 expressly authorized by the regulations governing the subject parcel.

28 ***The Planning Staff finds that the proposed use of a school is permitted in***

1 ***the Public Facilities (PF) Zone subject to the approval of a Development***
2 ***Permit pursuant to HPMC Section 9-4.401.***

- 3 6. That granting the Variance will not be inconsistent with the General Plan.

4 ***The Planning Staff finds that the granting of the Variance will not be***
5 ***inconsistent with the General Plan. As previously stated, the proposed***
6 ***development is consistent with the General Plan. Specifically, the***
7 ***development supports Goal 3.0 of the Public Facilities Element, which seeks***
8 ***to provide opportunities for a quality education to all residents. With the***
9 ***expansion of the school, student-to-teacher ratios in classrooms should be***
10 ***reduced since part of the expansion calls for more classrooms. As such,***
11 ***teachers will be able to provide individualized attention to students, which***
12 ***is important for effecting learning and provides an opportunity for a quality***
13 ***education. The proposed project is consistent and compliments existing***
14 ***residential development in the surrounding neighborhood by providing***
15 ***residents with a school use with a larger facility to accommodate students.***

16
17 **SECTION 4:** The Planning Commission hereby approves PC Resolution 2024-03
18 Development Permit (DP) / 2025-01 Variance (VAR), for the property located at 2071
19 Saturn Avenue within the Public Facilities (PF) Zone subject to the execution and
20 fulfillment of the following conditions:

21
22 **PLANNING**

- 23 1. That the Applicant and Property Owner and each successor in interest to the property
24 which is the subject of this project shall defend, indemnify and hold harmless the City
25 of Huntington Park and its agents, officers, and employees from any claim, action or
26 proceedings, liability cost, including attorney's fees and costs against the City or its
27 agents, officers or employees, to attack, set aside, void or annul any approval of the
28 City, City Council, or Planning Commission.
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, shall be diligently removed within no later than seven (7) days.
7. That all unmaintained landscaping material shall be replaced with new landscape materials.
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 Applicant shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
9. That this entitlement shall be subject to review for compliance with conditions of approval at the issuance at such intervals as the City Planning Commission or Community Development Director shall deem appropriate.
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 outdoor storage, including but not limited to, recreational vehicles, motorhomes, trailers, campervans, boats, vehicles, motorcycles, etc. shall be permitted on the property.
13. Vehicle loading and unloading shall occur on-site and not within any adjoining streets, alleys, nor the public right-of-way.
14. The facility shall provide a trash enclosure for the refuse containers per HPMC 9-3.103.24.B. The trash enclosure(s) shall be of decorative material and have a

- decorative trellis. The trash enclosure shall be secured and kept properly maintained.
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. 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.
 17. 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.
 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 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. All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way.
 21. All landscaping shall be installed and permanently maintained in compliance with HPMC Title 9, Chapter 3, Article 4 (Landscaping Standards).
 22. The Applicant shall abide by the Mitigation Monitoring and Reporting Program listed under Resolution No. 2026-27.
 23. The Applicant shall provide two (2) loading spaces minimum for the school use and shall comply with development standards stipulated in HPMC Section 9-3.704.
 24. The Applicant shall provide at least one (1) motorcycle parking space pursuant to HPMC Section 9-3.807.
 25. An Encroachment Permit shall be required to be obtained by a licensed contractor to work in the public right-of-way.
 26. School enrollment shall not exceed 1,200 students.

27. A No Drive to School Policy shall be enforced for the high school students. The schools shall submit the no drive policy for review and approval by the Community Development Director prior to issuance of the Certificate of Occupancy. The policy shall include mechanisms to ensure enforcement and penalties for violation of the policy. The No Drive to School Policy shall be inserted into the Parent Handbook to be signed by the parents.
28. The school shall be operated in a manner consistent with the School Charter issued by LAUSD.
29. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3) of the Huntington Park Municipal Code, prior to the issuance of the Certificate of Occupancy.
30. The Applicant shall install an air filtration system in the new rooms. Furthermore, if there is no air filtration system throughout the school one must be installed to lower any carcinogenic risks for students and staff.
31. Provide a Traffic Control Plan that identifies number of crossing guards and schedule to mitigate any traffic issues that may arise.
32. That the Applicant be required to apply for a new Development Permit if any alteration, modification, or expansion would increase the existing floor area of the premises.
33. That public improvements be completed per the City's Engineer's requirements prior to the issuance of the Certificate of Occupancy as follows:
- a. Remove and replace all abutting public improvements damaged by construction per City Engineer's requirements; and
 - b. Repair and/or replace any existing abutting substandard or damaged public improvements as required by the City Engineer.
34. All USA/Dig Alert paint markings must be removed by the contractor from the sidewalk, curb & gutter and/or asphalt pavement once offsite improvements are completed.
35. Acceptance of the Development Permit shall relinquish any entitlements, contracts, or previous agreements with the City associated with the development and operations of the site.
36. Ensure all signs are permitted by the City and properly maintained.
37. Ten (10) days before the start of construction the Applicant shall provide a "*Good Neighbor Notice of Construction*" to property owners and tenants located within a 300 feet radius of the subject site. The notice shall clearly identify the dates and hours of construction, anticipated date of completion and contact information. All hours of construction shall comply with the HPMC.

1 38. During construction, a sign shall be posted on site identifying the developer's contact
2 information and a phone number to address any comments/questions from
3 neighboring residents regarding the construction.

4 39. That the Applicant and Property Owner agree in writing to the above conditions.

5 **LOS ANGELES COUNTY FIRE DEPARTMENT**

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

8 **SECTION 5:** 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

13 **SECTION 6:** The Secretary of the Planning Commission shall certify to the adoption
14 of this resolution and a copy thereof shall be filed with the City Clerk.
15
16
17
18
19
20
21
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23
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25
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27
28

PASSED, APPROVED, AND ADOPTED this 21st May, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

HUNTINGTON PARK PLANNING COMMISSION

Mario Gomez, Chairperson

ATTEST:

Paul Bollier, Secretary

SITE PLAN

EXHIBIT B

CASE NO. 2024-03 DP/ 2025-01 VAR

FLOOR PLAN

EXHIBIT C

CASE NO. 2024-03 DP/ 2025-01 VAR

COLLINS

2071 SATURN AVE, HUNTINGTON PARK, CA 90255

CLIENT

ALLIANCE COLLINS FAMILY COLLEGE- READY HIGH SCHOOL

2071 SATURN AVE.
HUNTINGTON PARK, CA 90225
310 442 9711
foalores@alliance.org

ARCHITECT

LOC ARCHITECTS

3203 E. 4TH STREET
LOS ANGELES, CA 90063
213 537 0480
office@loc-arch.com

CONSULTANTS

STRUCTURAL MIYAMOTO INTERNATIONAL

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213 418 0201
sharad.ganju@kpf.com

CIVIL

KPFF

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LOS ANGELES, CA 90017
213 418 0201
sharad.ganju@kpf.com

MEP

ABRARI AND ASSOCIATES

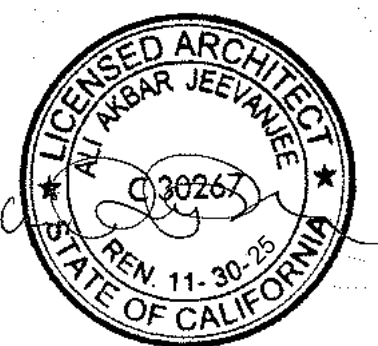
1713 STANDARD AVE.
GLENDALE, CA 91201
818 956 1900
kabrari@abrari.com

SOILS

GEOTECHNOLOGIES

439 WESTERN AVENUE
GLENDALE, CA 90255
818 240 9600
ehill@geoteq.com

NO.	DESCRIPTION	DATE
1	PC 01 REVISIONS	12/09/2024
3	PLANNING SUBMITTAL	03/31/2025
4	PLANNING SUBMISSION 04	04/30/25



PC04 PLANNING

APRIL 30, 2025

LEVEL 01 OVERALL FLOOR PLAN WITH SF

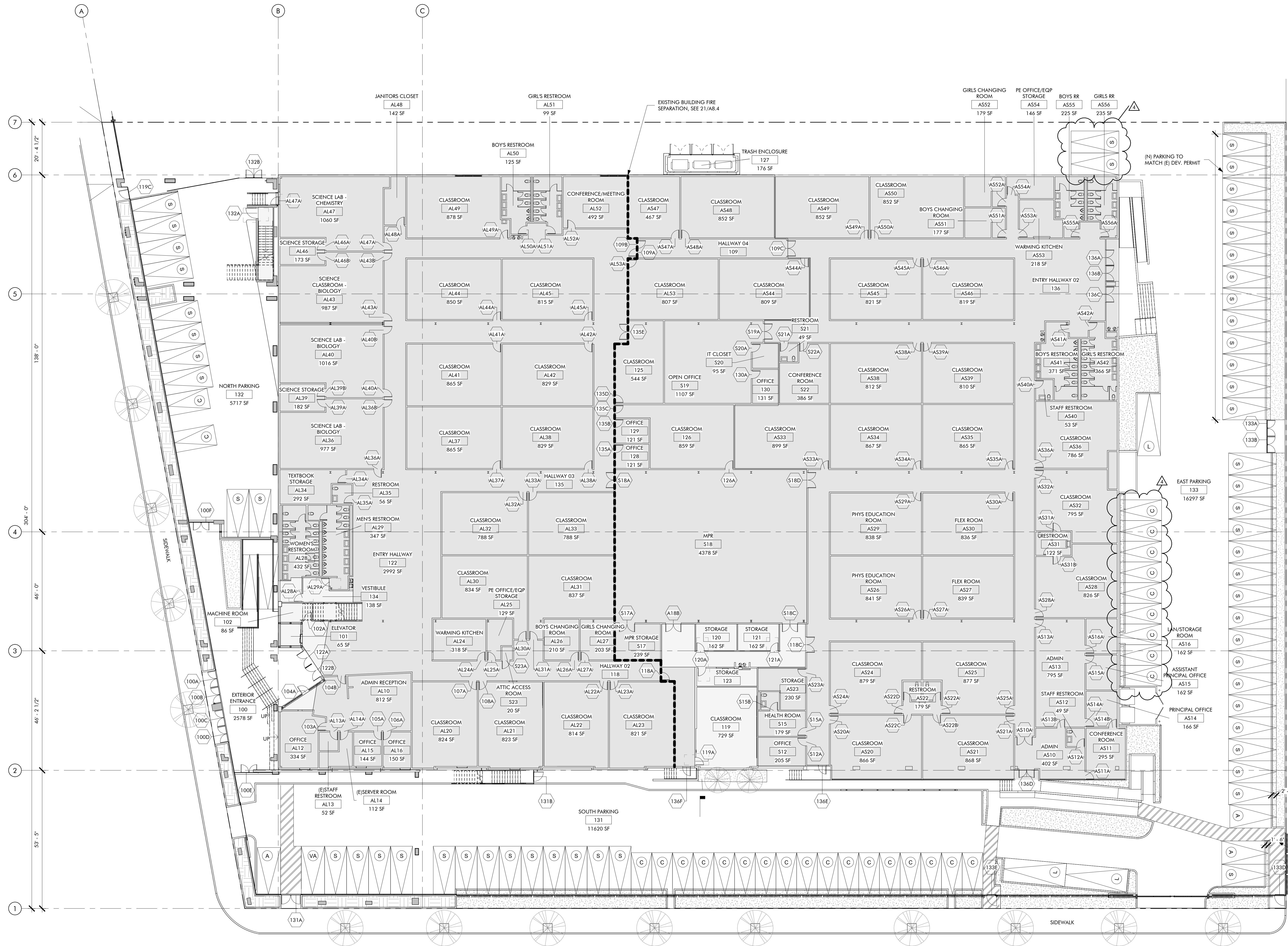
PROJECT

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COLLINS

2071 SATURN AVE, HUNTINGTON PARK, CA 90255

CLIENT

**ALLIANCE COLLINS
FAMILY COLLEGE-
READY HIGH SCHOOL**

2071 SATURN AVE.
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fsolares@alliance.org

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CONSULTANTS

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telmo@abrari.com

SOILS

GEOTECHNOLOGIES

439 WESTERN AVENUE
GLENDALE, CA 90255
818 240 9600
ehill@geoteq.com

NO. DESCRIPTION DATE

1 PC 01 REVISIONS 10/14/2024

PLANNING
SUBMITTAL 02

OCTOBER 14, 2024

LEVEL 02
OVERALL FLOOR
PLAN WITH SF

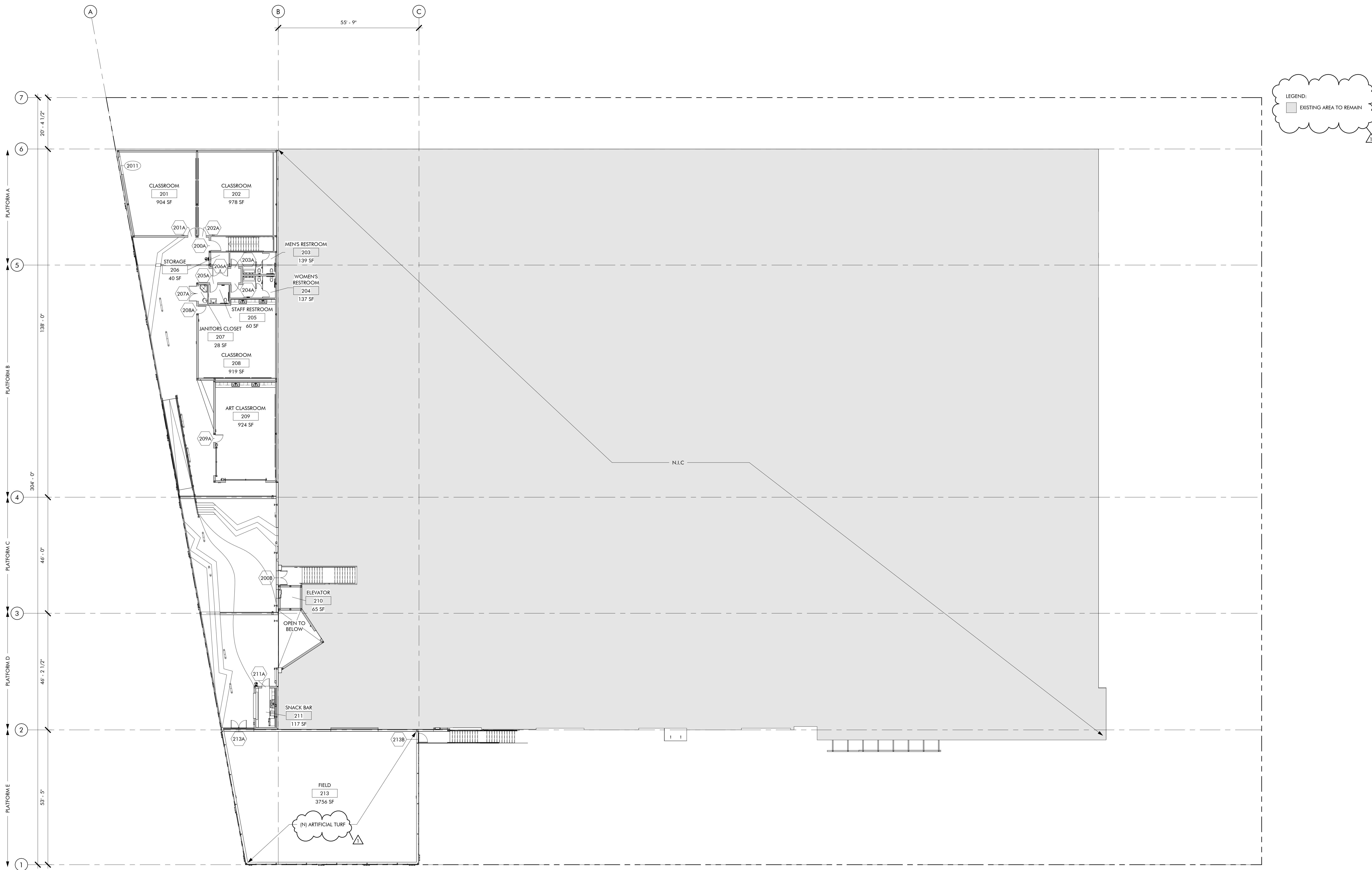
PROJECT

2304

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LEVEL 02 OVERALL FLOOR PLAN WITH SF
1/16" = 1'-0" 1

MATERIALS BOARD

EXHIBIT D

CASE NO. 2024-03 DP/ 2025-01 VAR

Collins Family High School

Material Board

Yellow:
Exterior metal surfaces

Melted Butter
DE5313

♥ ✂

Level 01 perimeter fencing
McNichols Perforated Metal
round, painted highlighter
yellow, 2x2

WM-01

Metal deck
Epic Metals Toris deck painted to
match yellow

MD-01

Turf
Sports grass turf with T-cool infill
-T°Cool systems reduce the
surface heat by 30 to 50°F.

TF-01

Ballstopper netting
Coastal Netting Systems:
Ballstopper netting for soccer

NT-01

Wire trellis for plants
Jakob rope systems - Greenkit

EF-02

Concrete walls and columns
Smooth concrete finish

EF-02

Blue:
Walls surrounding elevator

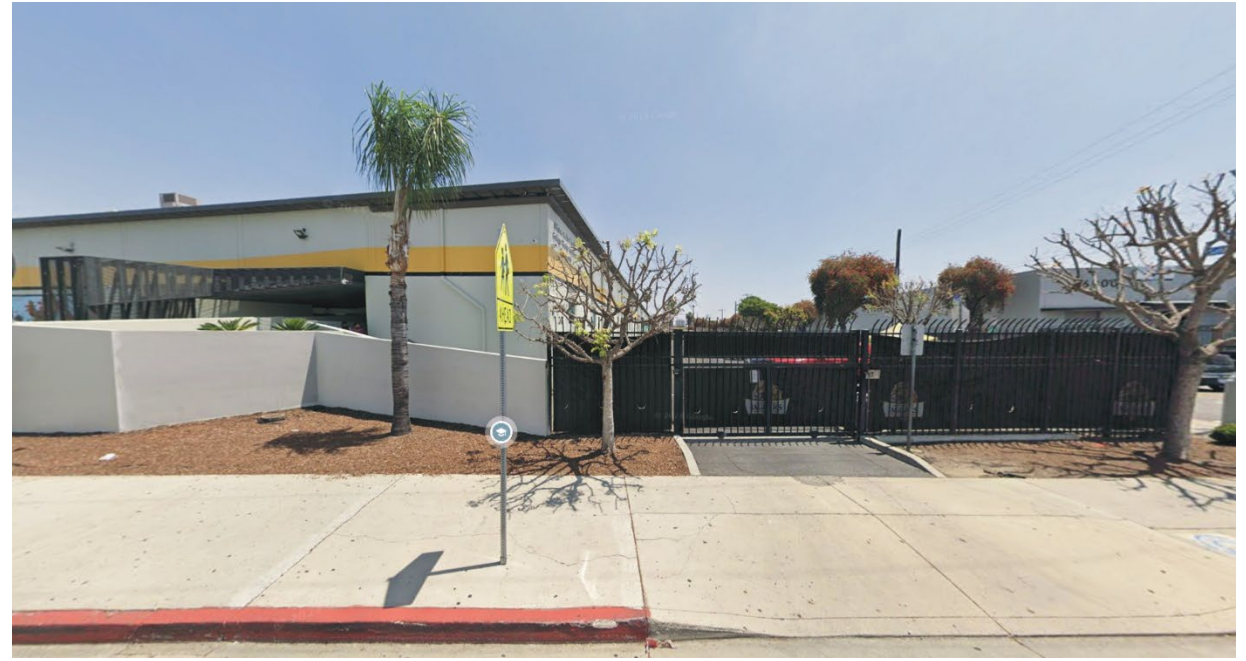
FROZEN WAVE

Frozen Wave | DE5829

**SITE PHOTOGRAPHS –
EXISTING CONDITIONS
(MAY 2025)**

EXHIBIT E

CASE NO. 2024-03 DP/ 2025-01 VAR













DEVELOPMENT PERMIT APPLICATION PACKET

EXHIBIT F

CASE NO. 2024-03 DP/ 2025-01 VAR

**CITY OF HUNTINGTON PARK**

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

**DEVELOPMENT PERMIT
APPLICATION**

UPDATED APPLICATION

FOR OFFICE USE ONLY

Date Filed: 7/17/2024 File No.: DP 2024-03 Fee/Receipt No.: \$1,875.00 Initials: DM

PROJECT INFORMATION

Project Address: 2071 SATURN AVE. , HUNTINGTON PARK, CA 90225

General Location: INTERSECTION OF SATURN AVE AND ALAMEDA BLVD.

Assessor's Parcel Number (APN): 6321-028-002

APPLICANT'S INFORMATION

Applicant: LOC ARCHITECTS

Mailing Address: 3203 EAST 4TH ST, LOS ANGELES, CA 90063

Phone 1: 213-537-0480 Phone 2: _____ Email: office@loc-arch.com

PROPERTY OWNER'S INFORMATION

Property Owner: ALLIANCE COLLINS FAMILY COLLEGE- READY HIGH SCHOOL

Mailing Address: 2071 SATURN AVE. , HUNTINGTON PARK, CA 90225

Phone 1: 310-462-9711 Phone 2: _____ Email: fsolaes@laalliance.org

PROJECT DESCRIPTION (Check as Appropriate):

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

Other Improvements (Describe): _____

Describe in detail the proposed development:

ADDITION OF A 10,144 SF COVERED DECK AND CLASSROOMS WITH 14,000 SF COVERED
PARKING TO AN EXISTING 74,642 SF MIDDLE AND HIGH SCHOOL; NO INCREASE IN
ENROLLMENT

TYPE OF USE (Check as Appropriate):

☐ Residential ☐ Retail/Office ☒ Commercial ☐ Restaurant ☐ Industrial/ Manufacturing

Other (Describe): SCHOOL

Square Footage of New Development/Addition: 24,144

Total Square Footage: _____

Lot Coverage: 65% Off-Street Parking Spaces Provided: 88 No. of Floors: 2

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

[Signature]
Signature of Applicant

12/2/24
Date

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

- A. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards.
- B. The proposed development is consistent with the General Plan.
- C. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property.
- D. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines.
- 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 development would not be detrimental to public health, safety and general welfare.
- G. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.

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

PER THE HUNTINGTON PARK MUNICIPAL CODE, SECTION 9-4.401 B, PF (PUBLIC
FACILITIES) ZONE, THE ZONE INTENT IS TO PROVIDE A WIDE RANGE OF PUBLIC
ACTIVITIES INCLUDING SCHOOLS. THERE IS NO CHANGE OF USE IN THE ZONE. THE PF
ZONE HAS NO PRESCRIBED DEVELOPMENT / SITE STANDARDS.

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

THE PROPOSED PROJECT WILL CONTRIBUTE TO QUALITY AND SUSTAINABLE
DEVELOPMENT ALONG THE MAJOR COMMERCIAL CORRIDORS (IN THIS CASE ALAMEDA
BLVD.) VIA ACTIVATED OUTDOOR SPACES ALONG THE STREET BUFFERED BY
ABUNDANT LANDSCAPING

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

THE PROPOSED DEVELOPMENT CREATED NO CHANGE IN THE INTENSITY OR TYPE OF USE ON THE SUBJECT PROPERTY. THE EXISTING SCHOOL HAS PROVEN TO BE HARMONIOUS AND COMPATIBLE WITHING THE ZONING DISTRICT AND GENERAL AREA, AND WILL CONTINUE TO DO SO.

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

THIS PROJECT IS CATEGORICALLY EXEMPT UNDER CEQA PER ARTICLE 19 SECTION 15314 (MINOR ADDITIONS TO SCHOOLS):
MINOR ADDITIONS TO SCHOOLS WITHIN EXISTING SCHOOL GROUNDS WHERE THE ADDITION DOES NOT INCREASE ORIGINAL STUDENT CAPACITY BY MORE THAN 25% OR TEN CLASSROOMS, WHICHEVER IS LESS.

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

THE PROPOSED PROJECT WILL NOT CHANGE THE TYPE, NOR INCREASE THE INTENSITY OF, THE EXISTING USE AT THE SITE. THE WILL ADDRESS THE NEEDS OF THE CURRENT USE BY PROVIDING MUCH NEEDED OUTDOOR SPACE AND AMENITIES, AS WELL AS ADDITIONAL CLASSROOMS TO PROVIDE RELIEF TO TEACHERS WHO MUST SHARE CLASSROOMS AT THIS TIME.


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

AS THE PROPOSED PROJECT WILL NOT INCREASE THE ENROLLMENT NOR THE INTENSITY OF THE USE, THE PROJECT WILL NOT RESULT IN ANY ADVERSE IMPACTS TO PUBLIC ACCESS AND INFRASTRUCTURE. NO NEW UTILITY CONNECTIONS ARE BEING PROPOSED. A MUCH LARGER AND FULLY COMPLIANT TRASH ENCLOSURE SERVING THE

ENTIRE BUILDING WILL IMPROVE THE PROVISIONS FOR SANITATION.

7. Describe how the design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City. THE PROPOSED PROJECT WILL NOT RESULT IN ANY INCREASE IN THE SIZE OF THE STUDENT BODY, OPERATING CHARACTERISTICS OF THE SCHOOL, NOR NOISE OR TRAFFIC GENERATED THEREFROM. THE SCHOOL HAS PROVEN TO EXIST IN A COMPATIBLE FASHION WITH THE SURROUNDING USES FOR THE PAST NINETEEN YEARS, AND WILL CONTINUE TO DO SO.


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 12/2/24

Ali Jeevanjee
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 6-4-24

DAVID LAUCK
Print Name

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 6/4/24

Ali Jeevanjee
Print Name



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

ENVIRONMENTAL INFORMATION FORM

FOR OFFICE USE ONLY

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

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

Name: LOC ARCHITECTS

Address: 3203 EAST 4TH ST, LOS ANGELES, CALIFORNIA, 90063

Telephone: 213-537-0480

Fax: _____

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

Name: ALI JEEVANJEE

Address: 3203 EAST 4TH ST, LOS ANGELES, CALIFORNIA, 90063

Telephone: 213-537-0480

Fax: _____

3. **Address of project:** 2071 SATURN AVE. HUNTINGTON PARK, CA 90225

4. **Assessor's Parcel Number (APN):** 6321-028-002

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

DEVELOPMENT PERMIT

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

CITY OF HUNTINGTON PARK BUILDING PERMIT AND PLANNING APPROVAL

7. **Existing Zone:** PF (PUBLIC FACILITIES ZONE)

8. **Proposed use of site:** EXISTING USE: EDUCATIONAL (MIDDLE AND HIGH SCHOOL)

PROPOSED USE: EDUCATIONAL (MIDDLE AND HIGH SCHOOL)

9. **Site size** (lot dimensions and square footage):
304' X 452'
(131,037 SF)
10. **Project size:**
Square feet to be added/constructed to structure(s):
24,144 SF
Total square footage of structure(s): 98,786 SF
11. **Number of floors of construction:**
Existing: ONE
Proposed: TWO
12. **Parking:**
Amount required: 90 PER CUP
Amount provided: 88
13. **Anticipated time scheduling of project:** 12-14 MONTHS
14. **Proposed phasing of development:** NO PHASING
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:**
N/A

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:
INSTITUTIONAL USE IS AS A MIDDLE AND HIGH SCHOOL; ESTAMATED EMPLOYMENT PER SHIFT IS 62; PROPOSED HOURS OF OPERATION ARE 6:30AM TO 6:00PM; ESTIMATED OCCUPANCY IS 1,200 STUDENTS; LOADING LOCATION REMAINS UNCHANGED IN PARKING LOT ALONG ALAMEDA; COMMUNITY BENEFITS INCLUDE A MORE ROBUST AND HEALTHIER EDUCATIONAL INSTITUTION.

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.

THERE IS A 74,642 SF WAREHOUSE BUILDING ADAPTIVE RE-USED TO BE AN EDUCATIONAL BUILDING. THERE ARE 90 PARKING SPOTS AS WELL AS STREET TREES EVERY 40 FEET.

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.).

MIDDLE AND HIGH SCHOOL SERVING 1,200 STUDENTS; HEIGHT: 31'-1"; PRIMARY FRONTAGE ALAMEDA BLVD.; SECONDARY FRONTAGE: SATURN AVE.; NO SETBACKS REQUIRED OR PROVIDED

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)

12/2/24

Date



City of

HUNTINGTON PARK california

COMMUNITY DEVELOPMENT DEPARTMENT

6550 MILES AVENUE

HUNTINGTON PARK, CA 90255

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

Attachment B

AFFIDAVIT

I, Ali Jeevanjee, hereby certify that on the 5th day of July, 2024, I prepared an ownership list and radius map, including properties entirely within or partially within 300 feet on the most exterior boundaries of the property being considered in the above referenced case known as (address)

The name and addresses listed were taken from the latest records of the Los Angeles County Assessor. Such names are recorded in the records of the County Assessor as being the present owner or owners of both the property involved in said case and of property in the immediate vicinity thereto.

I certify that said ownership list and radius map are correct and accurate to the best of my knowledge. I also acknowledge that any errors in this information will constitute an incomplete application and may invalidate its approval.

Signature of Applicant

12/2/24

Date

**VARIANCE PERMIT
APPLICATION PACKET**

EXHIBIT G

CASE NO. 2024-03 DP/ 2025-01 VAR



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

VARIANCE APPLICATION

FOR OFFICE USE ONLY

Date Filed: 5/8/2025 File No.: VAR 2025-01 Fee/Receipt No.: \$4,972.00 Initials: JM

PROJECT INFORMATION

Project Address: 2071 SATURN AVE. , HUNTINGTON PARK, CA 90225
General Location: INTERSECTION OF SATURN AVE AND ALAMEDA BLVD.
Assessor's Parcel Number (APN): 6321-028-002

APPLICANT'S INFORMATION

Applicant: LOC ARCHITECTS
Mailing Address: 3203 EAST 4TH ST, LOS ANGELES, CA 90063
Phone 1: 213-537-0480 Phone 2: _____ Email: office@loc-arch.com

PROPERTY OWNER'S INFORMATION

Property Owner: ALLIANCE COLLINS FAMILY COLLEGE- READY HIGH SCHOOL
Mailing Address: 2071 SATURN AVE. , HUNTINGTON PARK, CA 90225
Phone 1: 310-462-9711 Phone 2: _____ Email: fsolares@laalliance.org

REQUEST

I/We hereby request a Variance for the following purpose:

We are requesting a variance from section 9-3.804 of the Huntington Park Municipal Code in conjunction with our application for a development permit to expand the size of the existing school campus at this location and to formalize the current occupancy of 1,200 students and 60 full-time teachers and staff. Per 9-3.804, Low-intensity Educational Institutions are required to provide one parking stall for each 3 students plus one stall for each full time teacher and / or staff member, which would total 460 parking spaces. We are requesting a variance to continue to operate the school with the existing parking, 90 parking stalls, and no increase in the existing student body or staff count.

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

1. That there are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this Code denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification.
2. That granting the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district and unavailable to the property for which the Variance is sought.
3. That granting the Variance will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.
4. That granting the Variance does not constitute a special privilege inconsistent with the limitations upon other property in the vicinity and zoning district in which the property is located.
5. That granting the Variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel.
6. That granting the Variance will not be inconsistent with the General Plan.

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. Explain how there are special circumstances applicable to the property, including location, shape, size surroundings or topography so that the strict application of this Code denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification.

The property in question is constrained by its size and existing development to
significantly limit the available land area for surface parking. In addition, the density of
the adjacent development as well as the train right of way across the street severely limit
the availability of adjacent parcels to address this limitation.

2. Explain how the granting of the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district and unavailable to the property for which the Variance is sought.

The granting of this variance is necessary for the continued operation of this school,
which has been an integral and trusted member of this community for many years.
Moreover, many of the nearby school in Huntington Park have also been unable to meet

the parking requirements found in 9-3.804, and have been granted relief in some form from this.

3. Explain how granting the Variance will not be detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.

This variance will not be detrimental in any way to the surrounding properties or improvements.

Students at this school are specifically prohibited from driving to school, as shown in the student handbook, and the existing 90 parking stalls exceed the 60 full-time teachers and staff. This parking variance will not result in the intensification of the use of nearby street parking or illicit parking of any kind. As we will not be increasing the student body or staff size, there will not be any additional traffic generated by this approval.

4. Explain how granting the Variance does not constitute a special privilege inconsistent with the limitations upon other property in the vicinity and zoning district in which the property is located.

We are not requesting a privilege inconsistent with that of other property owners, rather relief from 9-3.804 has been granted to various schools in the city

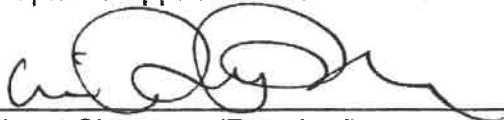
5. Explain how granting the Variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel.

This educational use has been expressly authorized by a previous Conditional Use Permit, and is specifically permitted as such in the Public Facilities zone.

6. Explain how granting the Variance is in compliance with the General Plan.

This project is in compliance with all of the key goals and policies of the General Plan, and pour effort is particularly geared towards Land Use & Community Development Element Policy 27 which asks that the city and schools coordinate as they expand and upgrade educational facilities.

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



Date 5/7/25

Applicant Signature (Required)

Ali Jeevanjee

Print Name

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



Date 5-7-25

Property Owner Signature (Required)

DAVID LUCK

Print Name



CITY OF HUNTINGTON PARK
Community Development Dept. • Planning Division
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ENVIRONMENTAL INFORMATION FORM

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Name: LOC ARCHITECTS

Address: 3203 EAST 4TH ST, LOS ANGELES, CALIFORNIA, 90063

Telephone: 213-537-0480

Fax: _____

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

Name: ALI JEEVANJEE

Address: 3203 EAST 4TH ST, LOS ANGELES, CALIFORNIA, 90063

Telephone: 213-537-0480

Fax: _____

3. **Address of project:** 2071 SATURN AVE. HUNTINGTON PARK, CA 90225

4. **Assessor's Parcel Number (APN):** 6321-028-002

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

DEVELOPMENT PERMIT

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

CITY OF HUNTINGTON PARK BUILDING PERMIT AND PLANNING APPROVAL

7. **Existing Zone:** PF (PUBLIC FACILITIES ZONE)

8. **Proposed use of site:** EXISTING USE: EDUCATIONAL (MIDDLE AND HIGH SCHOOL)

PROPOSED USE: EDUCATIONAL (MIDDLE AND HIGH SCHOOL)

9. **Site size** (lot dimensions and square footage):
304' X 452'
(131,037 SF)
10. **Project size:**
Square feet to be added/constructed to structure(s):
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Total square footage of structure(s): 98,786 SF
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Proposed: TWO
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Amount required: 90 PER CUP
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13. **Anticipated time scheduling of project:** 12-14 MONTHS
14. **Proposed phasing of development:** NO PHASING
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:**
N/A

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

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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:
INSTITUTIONAL USE IS AS A MIDDLE AND HIGH SCHOOL; ESTAMATED EMPLOYMENT PER SHIFT IS 62; PROPOSED HOURS OF OPERATION ARE 6:30AM TO 6:00PM; ESTIMATED OCCUPANCY IS 1,200 STUDENTS; LOADING LOCATION REMAINS UNCHANGED IN PARKING LOT ALONG ALAMEDA; COMMUNITY BENEFITS INCLUDE A MORE ROBUST AND HEALTHIER EDUCATIONAL INSTITUTION.

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.

THERE IS A 74,642 SF WAREHOUSE BUILDING ADAPTIVE RE-USED TO BE AN EDUCATIONAL BUILDING. THERE ARE 90 PARKING SPOTS AS WELL AS STREET TREES EVERY 40 FEET.

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.).

MIDDLE AND HIGH SCHOOL SERVING 1,200 STUDENTS; HEIGHT: 31'-1"; PRIMARY FRONTAGE ALAMEDA BLVD.; SECONDARY FRONTAGE: SATURN AVE.; NO SETBACKS REQUIRED OR PROVIDED

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)

12/2/24

Date



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: MAY 21, 2025

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: LOUIS MORALES, INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: PAUL BOLLIER, PLANNING MANAGER

SUBJECT: PLANNING COMMISSION CASE NO. 2025-01 CUP
(CONDITIONAL USE PERMIT)

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT FOR A CAR WASH LOCATED AT 2730 SLAUSON AVENUE, LOCATED WITHIN THE COMMERCIAL GENERAL (CG) ZONE.

APPLICANT: Kami Emerin- Ocean Express No. 2 Car Wash
1414 Newton Street
Los Angeles, CA 90255

PROPERTY OWNER: Kami Emerin
1414 Newton Street
Los Angeles, CA 90255

PROPERTY OWNER'S MAILING ADDRESS: 1414 Newton Street
Los Angeles, CA 90255

PROJECT LOCATION: 2730 Slauson Street

ASSESSOR'S PARCEL NUMBER: 6320-006-015

PREVIOUS USE: Car Wash

LOT SIZE: 15,777 square feet

BUILDING SIZE: 3,366 square feet

GENERAL PLAN: General Commercial

ZONE: Commercial General (CG)

**SURROUNDING
LAND USES:** North: Commercial General (CG)
West: Commercial General (CG)
South: Medium Density Residential (RM)
East: Commercial General (CG)

**MUNICIPAL CODE
APPLICABILITY OF
REQUIREMENTS FOR
CONDITIONAL
PERMIT:** Pursuant to Huntington Park Municipal Code (HPMC)
Section 9-4.202, car washes are 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 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 proposed project is Categorically Exempt pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

**PROJECT
BACKGROUND:**

- ***Site Description***

The subject site is located on the southwest corner of Stafford Avenue and Slauson Avenue. The site measures approximately 15,777 square feet. The site is developed with an existing one-story commercial building, measuring approximately 3,336 square feet. This location has been operating as a car wash since 2007. The subject site is surrounded by commercial uses to the north, east and west, along with residential uses to the south.

ANALYSIS:

- ***Project Proposal***

The Applicant, Kami Emein, is the current business owner for Ocean Express No. 2 Car Wash. In order for the Applicant and his business to operate in an official capacity in Huntington Park the Applicant needs the required entitlements and business license to operate a car wash at this location. Therefore, the Applicant is requesting a Conditional Use Permit (CUP) for the car wash.

- ***Business Operation***

Ocean Express No. 2 offers an express self-service drive-thru car wash with twelve self-serve vacuum stalls. This location has been operating as a car wash business for the past 18 years.

- ***Access/Circulation***

The subject site has vehicular access from Slauson Avenue to the north and from Stafford Avenue to the east of the business. The entrance located to the car wash is located on Stafford Avenue. The vehicular cuing configuration accommodates for nine vehicles to safely proceed throughout the self-service wash area without impacting the public right-of-way outside the confines of the business operation.

- ***Conditional Use Permit Findings***

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

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

Finding: Pursuant to HPMC Section 9-4.202, car washes are subject to a Conditional Use Permit in the Commercial General zone. This zoning district is intended to provide for service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. The car wash is compatible and in harmony with the adjoining land use. This location has been used as a car wash for the past 18 years; noise and parking have not been an issue at this location.

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

- Goal #1 Land use element goals and policies focuses on the diverse needs of the city while focusing on opportunity zones that best serve the community without creating negative conditions for residential and commercial business areas in the city. This car wash being located in the Commercial General requires a Conditional Use Permit to maintain the integrity of the

policies set forth in the general plan in relationship to land use allowances.

- Goal #3 The proposed use is consistent with the General Plan. This business is compatible with surrounding land uses and has ample parking; no impact with noise or traffic. Specifically, noise and traffic supports the General Plan policies and goals. Specifically, the proposed use complies with Goal 3.0 of the Noise Element, which seeks to minimize noise spillover from commercial and industrial uses into nearby residential neighborhoods. There is a residential use located south of the car wash. The business has a 14-foot-high wall on the south end of the business property that mitigates noise concerns that would impact residential properties.

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

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

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

Finding: The proposed use is compatible in design, location, size, and operating characteristics of the general area. The car wash is compatible to the existing commercial and residential fabric of the vicinity. Such a use requires ample parking, and the car wash meets the parking requirement. There is no evidence this business will create significant noise, traffic, or other conditions or situations that may be detrimental to the

surrounding uses or pose as a hazard to the public interest, health, safety, convenience or welfare of the City.

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

Finding: The subject site measures approximately 15,777 square feet square feet. The total size of the existing one-story commercial building measures approximately 3,336 square feet. The subject site is surrounded by commercial uses to the north, east, and west providing similar conditions. To the south there is residential uses. The proposed business is suitable for this location.

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 car wash use proposes to utilize the existing infrastructure and public utilities. The surrounding area is completely developed with public access, water sanitation, and other public utilities. The use will not impede the accessibility to public access, water, sanitation, or other public utilities and services.

CONCLUSION:

Based on the above analysis, Staff has recommended approval for the Conditional Use Permit. However, the Planning Commission may approve, deny, or request modifications to the project.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **approve PC Case No. 2025-01 CUP.**

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 applicant and property owner shall maintain the property in a clean, sanitary, and litter-free condition at all time and shall remove dirt, debris, and trash on a regular basis. All structures shall be maintained in a safe manner with a clean, orderly appearance on the interior and exterior as defined in Huntington Park Municipal Code Section 9-3.103(18).
5. That the entitlement may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Division as deemed appropriate to address problems of land use compatibility, noise, and aesthetics.
6. That the Director or his/her designee 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.
7. This approval does not include any interior or exterior tenant improvements. Any future proposed tenant improvements shall be reviewed and approved by the Planning Division and Building and Safety Division prior to initiating work.
8. A Minor Development Permit application must be submitted to the Planning Division for review of any proposed tenant improvements.
9. That the operator shall have an active City of Huntington Park Business License prior to commencing business operations.

10. The business shall maintain an active City business license at all times. If the business license is inactive for a period of more than six (6) months the entitlement shall be null and void.
11. Signage either permanent or temporary banner for the business shall match the name on the city business license. Any signage shall receive approval from the Planning Division prior to installation.
12. That the parking lot shall be utilized by patrons of the establishment and shall not be utilized as storage. Any new signage shall receive approval from the Planning Division prior to installation.
13. All exterior doors shall be kept closed during the operating hours to avoid noise spillover to neighboring uses.
14. Prior to painting the exterior of the buildings, a color approval application shall be submitted and approved. The exterior of the buildings on the subject site shall comply with HPMC Sec. 9-3.103.
15. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the Community Development Director shall deem appropriate.
16. The violation of the conditions of this Conditional Use Permit may result in a citation or revocation of the entitlement.
17. The permit shall expire in the event it is not exercised within one (1) year from the date of approval.
18. The CUP will be reviewed periodically by the Director and/or the Planning Commission as a result corrective action or revocation may be issued at any time.
19. No equipment may be located on the public right of way (e.g., sidewalk).
20. All unpermitted awnings, canopies and similar coverings attached to the buildings on the subject lots shall be removed prior to final inspections and business license issuance. Proper approval and permits shall be obtained prior to commencing work.
21. If parking problems arise, as evidenced by any complaints or observation by City staff, the property owner shall institute whatever operational measures are necessary to minimize or eliminate the problem including, but not limited to, reducing the onsite allowed vehicles in cuing area and/or vehicles using the parking stall for the vacuums. No vehicles are to utilize the public streets or sidewalk areas for a staging area to enter the property or exit the property.
22. Unit address should be clearly marked to the front and rear of structure.

23. That the applicant (operator) and property owner agree in writing to the above conditions.
24. This Conditional Use Permit shall be valid for a term of five (5) years with the option of two - one (1) year administrative renewals pending compliance to performance metrics deemed appropriate by the Director of Community Development.
25. Graffiti has to be removed within 7 days, any paint applied to building to mitigate graffiti must match current approved color by the city.
26. The gate leading to the alley must remain closed at all times and not used for business purposes; only used for emergency vehicles only.
27. That the Applicant and Property Owner agree in writing to the above conditions.

BUILDING AND SAFETY

28. 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."
29. There shall be at least two (2) class ABC fire extinguishers, one near the front entrance and one near the rear exit of the car wash building. Fire extinguishers shall bear an up-to-date fire department inspection tag that indicates the date the fire extinguisher was inspected.
30. The business shall be subject to a routine business license inspection.
31. The approved occupant load limit of the car wash building shall be upheld throughout the duration of the car wash use.
32. The exit access, the exit, and the exit discharge within the means of egress system(s) inside or outside the subject building(s)/structure(s), including the public way, shall not be obstructed in any manner throughout the duration of the car wash use. The minimum widths and clearances established in California Building Code (CBC) Chapter 10 shall be maintained at all times.
33. If there are proposed tenant improvements, alterations, structural repairs, or additions to the existing structures and/or site, the applicant shall submit tenant improvement (T.I.) construction plans to the Planning Division for review and approval of the proposed tenant improvements, alterations, structural repairs, or additions. Tenant improvement plans shall then be submitted to the Building & Safety Division for review and approval only after approval is first obtained from the Planning Division.

34. If there are proposed tenant improvements, alterations, structural repairs, or additions, the applicant shall submit full tenant improvement construction plans, including structural plans, to the Building & Safety Division for review of the proposed alterations and improvements to the existing structures and/or site. All work shall be permitted through approval of the full construction plans and issuance of a building permit and associated mechanical, electrical, and plumbing permits.
35. If there are proposed tenant improvements, alterations, structural repairs, or additions, plans submitted for public buildings, public accommodations, commercial buildings, and public housing projects shall be completed by a registered design professional, such as a licensed architect or registered professional engineer (civil or structural). All plan sheets shall be stamped and signed by the registered design professional.
36. All new construction, tenant improvements, alterations, structural repairs, and additions shall follow the 2022 California Building Standards Codes, such as the California Building Code and associated codes within the 2022 code cycle (or the latest code cycle at the time of submission to the Building & Safety Division). Sometimes developments are done in phases or stages, such as the construction of a shell building and then construction of a tenant improvement. If unpermitted work is discovered, the work must comply with the current building code requirements, which may require additional work to ensure code compliance.
37. New construction, tenant improvements, alterations, structural repairs, and additions shall be required to comply with the disabled access requirements outlined in Chapter 11B – Accessibility to Public Buildings, Public Accommodations, Commercial Buildings, and Public Housing – of the 2022 California Building Code (CBC) (or the latest code cycle at the time of submission to the Building & Safety Division).

Pursuant to CBC 11B-206.2.1, at least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger drop-off and loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. An accessible route shall not be required between site arrival points and the building or facility entrance if the only means of access between them is a vehicular way not providing pedestrian access. Where more than one circulation route is provided, all routes must be accessible. General circulation paths shall be permitted when located in close proximity to an accessible route. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site per CBC 11B-206.2.2. Parking is required by the City of Huntington Park Municipal Code/Zoning Code, which specifies the total number of parking stalls required for any given building(s). Section 11B-208 of the CBC specifies the minimum number of accessible parking spaces required based on the total number of stalls provided, if parking spaces are provided.

38. Some tenant improvements, alterations, structural repairs, and additions may “trigger” full compliance with the accessibility features outlined in Section 11B-202 of the 2022

CBC (or the latest code cycle at the time of submission to the Building & Safety Division) pursuant to the current valuation threshold. When the adjusted construction cost, as defined, exceeds the current valuation threshold, as defined, full compliance with Section 11B-202.4 of the CBC shall be required. In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access in the following order:

1. An accessible entrance;
2. An accessible route to the altered area;
3. At least one accessible restroom for each sex or one accessible unisex (single-user or family) restroom;
4. Accessible telephones;
5. Accessible drinking fountains; and
6. When possible, additional accessible elements such as parking, signs, storage, and alarms.

When the adjusted construction cost, as defined, is less than or equal to the current valuation threshold, as defined, the cost of compliance with the accessible elements listed above in Section 11B-202.4 of the CBC shall be limited to 20 percent of the adjusted construction cost of tenant improvements, alterations, structural repairs, or additions.

39. Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into. The fire apparatus access road shall comply with the requirements of California Fire Code (CFC) 503.1.1 and shall extend to within 150 feet of all portions of the facility, building, or portion of a building and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The fire code official is authorized to increase the dimension of 150 feet where the following condition occurs: The building is equipped throughout with an approved automatic sprinkler system installed in accordance with CBC Section 903.3.1.1 (NFPA 13), 903.3.1.2 (NFPA 13R), or 903.3.1.3 (NFPA 13D), as applicable per use.
40. Fire apparatus access roads shall not be obstructed in any manner, including the parking, temporary parking, or queuing of vehicles. The minimum widths and clearances established in CFC Sections 503.2.1 and 503.2.2 shall be maintained at all times.
41. Plans submitted for new construction, tenant improvements, alterations, structural repairs, and additions to the Building & Safety Division shall require plan check fees. The initial plan check fee will cover the first 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. For projects approved through the discretionary approval process via the Planning Commission, the second sheet of plans submitted for new construction, tenant

improvements, alterations, structural repairs, and additions to the Building & Safety Division is to include a copy of the signed Planning Commission Resolution listing all Planning Commission Conditions of Approval and to include a copy of the signed Planning Commission Decision Letter. This information shall be incorporated into the plans prior to the first submittal for Building & Safety plan check.

If the project did not go through the discretionary approval process via the Planning Commission, but required a Special Director's Meeting approval via the Community Development Director, include a copy of the signed Director Decision Resolution for Minor Conditional Use Permit, including the Director's Approval Decision Letter with Director's Conditions of Approval. This information shall be incorporated into the plans prior to the first submittal for Building & Safety plan check.

43. Separate agency approvals prior to the issuance of the building permit, such as from County of Los Angeles Fire Department – Fire Prevention Division, County of Los Angeles Public Health – Environmental Health Division, Los Angeles County Sanitation Districts, South Coast Air Quality Management District, Regional Water Quality Control Board, the local water purveyor, Southern California Edison, Southern California Gas Company, and others, may be required.
44. All construction work is to be completed by a licensed contractor.

EXHIBITS:

- A: PC Resolution No. 2025-01 CUP
- B: Site Plan
- C: Floor Plan
- D: Existing On-Site Conditions (May 2025)
- E: Conditional Use Permit Application/Environmental Information Form

**RESOLUTION 2025-01
CONDITIONAL USE PERMIT**

EXHIBIT A

CASE NO. CUP 2025-01

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WHEREAS, a special public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday May 21, 2025 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 Kami Emein, requesting a Conditional Use Permit for a car wash located at 2730 Slauson Avenue, located within the Commercial General (CG) zone, described as:

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

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

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

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

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

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

1. The proposed use 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 Staff finds that Pursuant to HPMC Section 9-4.202, car washes are subject to a Conditional Use Permit in the Commercial General zone. This zoning district is intended to provide for service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. The car wash is compatible and in harmony as an adjoining land use. This location has been used as a car wash for the past 18 years; noise and parking have not been an issue at this location.

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

Goal #1 Land use element goals and policies focuses on the diverse needs of the city while focusing on opportunity zones that best serve the community without creating negative conditions for residential and commercial business areas in immediate area or in the city. This car wash being located in the Commercial General requires a Conditional Use Permit to maintain the integrity of the policies set forth in the general plan in relationship to land use allowances.

Goal #3 The proposed use is consistent with the General Plan. This business is compatible with surrounding land uses and has ample parking; no impact with noise or traffic. Specifically, noise and traffic supports the

1 ***General Plan policies and goals. Specifically, the proposed use complies***
2 ***with Goal 3.0 of the Noise Element, which seeks to minimize noise spillover***
3 ***from commercial and industrial uses into nearby residential neighborhoods.***
4 ***There is a residential use located south of the car wash. The business has a***
5 ***14-foot-high wall on the south end of the business property that mitigates***
6 ***noise concerns that would impact residential properties.***

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

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

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

19 ***The Planning Staff finds that the proposed use is compatible in design,***
20 ***location, size, and operating characteristics of the general area. The car***
21 ***wash is compatible with the existing commercial and residential fabric of the***
22 ***vicinity. Such a use requires ample parking, and the car wash meets the***
23 ***parking requirement. There is no evidence this business will create***
24 ***significant noise, traffic, or other conditions or situations that may be***
25 ***detrimental to the surrounding uses or pose as a hazard to the public***
26 ***interest, health, safety, convenience or welfare of the City.***

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

3 ***The subject site measures approximately 15,777 square feet square feet. The***
4 ***total size of the existing one-story commercial building measures***
5 ***approximately 3,336 square feet. The subject site is surrounded by***
6 ***commercial uses to the north, east, and west providing similar conditions.***
7 ***To the south there is residential uses. The proposed business is suitable for***
8 ***this location.***

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

12 ***The car wash use proposes to utilize the existing infrastructure and public***
13 ***utilities. The surrounding area is completely developed with public access,***
14 ***water sanitation, and other public utilities. The use will not impede the***
15 ***accessibility to public access, water, sanitation, or other public utilities and***
16 ***services.***

17
18 **SECTION 3:** The Planning Staff can make all six (6) of the required findings in support
19 of PC Case No. 2025-01 CUP; therefore, the Planning Commission hereby approves PC
20 Case No. 2025-01 CUP.

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

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

following conditions:

SECTION 3: The Director hereby approves Conditional Use Permit No. 2025-01, a request to allow a medical office on the first floor at 2677 Florence Avenue, Unit C within the Downtown Huntington Park Specific Plan – (District A Gateway), 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 applicant and property owner shall maintain the property in a clean, sanitary, and litter-free condition at all time and shall remove dirt, debris, and trash on a regular basis. All structures shall be maintained in a safe manner with a clean, orderly appearance on the interior and exterior as defined in Huntington Park Municipal Code Section 9-3.103(18).
5. That the entitlement may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Division as deemed appropriate to address problems of land use compatibility, noise, and aesthetics.
6. That the Director or his/her designee 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.
7. This approval does not include any interior or exterior tenant improvements. Any future proposed tenant improvements shall be reviewed and approved by the Planning Division and Building and Safety Division prior to initiating work.

- 1 8. A Minor Development Permit application must be submitted to the Planning Division
2 for review of any proposed tenant improvements.
- 3 9. That the operator shall have an active City of Huntington Park Business License prior
4 to commencing business operations.
- 5 10. The business shall maintain an active City business license at all times. If the
6 business license is inactive for a period of more than six (6) months the entitlement
7 shall be null and void.
- 8 11. Signage either permanent or temporary banner for the business shall match the
9 name on the city business license. Any signage shall receive approval from the
10 Planning Division prior to installation.
- 11 12. That the parking lot shall be utilized by patrons of the establishment and shall not be
12 utilized as storage. Any new signage shall receive approval from the Planning
13 Division prior to installation.
- 14 13. All exterior doors shall be kept closed during the operating hours to avoid noise
15 spillover to neighboring uses.
- 16 14. Prior to painting the exterior of the buildings, a color approval application shall be
17 submitted and approved. The exterior of the buildings on the subject site shall comply
18 with HPMC Sec. 9-3.103.
- 19 15. That this entitlement shall be subject to review for compliance with conditions of the
20 issuance at such intervals as the Community Development Director shall deem
21 appropriate.
- 22 16. The violation of the conditions of this Conditional Use Permit may result in a citation
23 or revocation of the entitlement.
- 24 17. The permit shall expire in the event it is not exercised within one (1) year from the
25 date of approval.
- 26 18. The CUP will be reviewed periodically by the Director and/or the Planning
27 Commission as a result corrective action or revocation may be issued at any time.
- 28 19. No equipment may be located on the public right of way (e.g., sidewalk).
20. All unpermitted awnings, canopies and similar coverings attached to the buildings on
the subject lots shall be removed prior to final inspections and business license
issuance. Proper approval and permits shall be obtained prior to commencing work.
21. If parking problems arise, as evidenced by any complaints or observation by City
staff, the property owner shall institute whatever operational measures are necessary
to minimize or eliminate the problem including, but not limited to, reducing the onsite
allowed vehicles in cuing area and/or vehicles using the parking stall for the

vacuums. No vehicles are to utilize the public streets or sidewalk areas for a staging area to enter the property or exit the property.

22. Unit address should be clearly marked to the front and rear of structure.
23. That the applicant (operator) and property owner agree in writing to the above conditions.
24. This Conditional Use Permit shall be valid for a term of five (5) years with the option of two - one (1) year administrative renewals pending compliance to performance metrics deemed appropriate by the Director of Community Development.
25. Graffiti has to be removed within 7 days, any paint applied to building to mitigate graffiti must match current approved color by the city.
26. The gate leading to the alley must remain closed at all times and not used for business purposes; only used for emergency vehicles only.
27. That the Applicant and Property Owner agree in writing to the above conditions.

BUILDING AND SAFETY

28. 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."
29. There shall be at least two (2) class ABC fire extinguishers, one near the front entrance and one near the rear exit of the car wash building. Fire extinguishers shall bear an up-to-date fire department inspection tag that indicates the date the fire extinguisher was inspected.
30. The business shall be subject to a routine business license inspection.
31. The approved occupant load limit of the car wash building shall be upheld throughout the duration of the car wash use.
32. The exit access, the exit, and the exit discharge within the means of egress system(s) inside or outside the subject building(s)/structure(s), including the public way, shall not be obstructed in any manner throughout the duration of the car wash use. The minimum widths and clearances established in California Building Code (CBC) Chapter 10 shall be maintained at all times.
33. If there are proposed tenant improvements, alterations, structural repairs, or additions to the existing structures and/or site, the applicant shall submit tenant improvement (T.I.) construction plans to the Planning Division for review and approval of the proposed tenant improvements, alterations, structural repairs, or additions. Tenant improvement plans shall then be submitted to the Building & Safety Division for review and approval only after approval is first obtained from the Planning Division.

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34. If there are proposed tenant improvements, alterations, structural repairs, or additions, the applicant shall submit full tenant improvement construction plans, including structural plans, to the Building & Safety Division for review of the proposed alterations and improvements to the existing structures and/or site. All work shall be permitted through approval of the full construction plans and issuance of a building permit and associated mechanical, electrical, and plumbing permits.
35. If there are proposed tenant improvements, alterations, structural repairs, or additions, plans submitted for public buildings, public accommodations, commercial buildings, and public housing projects shall be completed by a registered design professional, such as a licensed architect or registered professional engineer (civil or structural). All plan sheets shall be stamped and signed by the registered design professional.
36. All new construction, tenant improvements, alterations, structural repairs, and additions shall follow the 2022 California Building Standards Codes, such as the California Building Code and associated codes within the 2022 code cycle (or the latest code cycle at the time of submission to the Building & Safety Division). Sometimes developments are done in phases or stages, such as the construction of a shell building and then construction of a tenant improvement. If unpermitted work is discovered, the work must comply with the current building code requirements, which may require additional work to ensure code compliance.
37. New construction, tenant improvements, alterations, structural repairs, and additions shall be required to comply with the disabled access requirements outlined in Chapter 11B – Accessibility to Public Buildings, Public Accommodations, Commercial Buildings, and Public Housing – of the 2022 California Building Code (CBC) (or the latest code cycle at the time of submission to the Building & Safety Division).
- Pursuant to CBC 11B-206.2.1, at least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger drop-off and loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. An accessible route shall not be required between site arrival points and the building or facility entrance if the only means of access between them is a vehicular way not providing pedestrian access. Where more than one circulation route is provided, all routes must be accessible. General circulation paths shall be permitted when located in close proximity to an accessible route. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site per CBC 11B-206.2.2. Parking is required by the City of Huntington Park Municipal Code/Zoning Code, which specifies the total number of parking stalls required for any given building(s). Section 11B-208 of the CBC specifies the minimum number of accessible parking spaces required based on the total number of stalls provided, if parking spaces are provided.
38. Some tenant improvements, alterations, structural repairs, and additions may “trigger” full compliance with the accessibility features outlined in Section 11B-202 of the 2022

CBC (or the latest code cycle at the time of submission to the Building & Safety Division) pursuant to the current valuation threshold. When the adjusted construction cost, as defined, exceeds the current valuation threshold, as defined, full compliance with Section 11B-202.4 of the CBC shall be required. In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access in the following order:

1. An accessible entrance;
2. An accessible route to the altered area;
3. At least one accessible restroom for each sex or one accessible unisex (single-user or family) restroom;
4. Accessible telephones;
5. Accessible drinking fountains; and
6. When possible, additional accessible elements such as parking, signs, storage, and alarms.

When the adjusted construction cost, as defined, is less than or equal to the current valuation threshold, as defined, the cost of compliance with the accessible elements listed above in Section 11B-202.4 of the CBC shall be limited to 20 percent of the adjusted construction cost of tenant improvements, alterations, structural repairs, or additions.

39. Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into. The fire apparatus access road shall comply with the requirements of California Fire Code (CFC) 503.1.1 and shall extend to within 150 feet of all portions of the facility, building, or portion of a building and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The fire code official is authorized to increase the dimension of 150 feet where the following condition occurs: The building is equipped throughout with an approved automatic sprinkler system installed in accordance with CBC Section 903.3.1.1 (NFPA 13), 903.3.1.2 (NFPA 13R), or 903.3.1.3 (NFPA 13D), as applicable per use.
40. Fire apparatus access roads shall not be obstructed in any manner, including the parking, temporary parking, or queuing of vehicles. The minimum widths and clearances established in CFC Sections 503.2.1 and 503.2.2 shall be maintained at all times.
41. Plans submitted for new construction, tenant improvements, alterations, structural repairs, and additions to the Building & Safety Division shall require plan check fees. The initial plan check fee will cover the first 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. For projects approved through the discretionary approval process via the Planning Commission, the second sheet of plans submitted for new construction, tenant improvements, alterations, structural repairs, and additions to the Building & Safety Division is to include a copy of the signed Planning Commission Resolution listing all

1 Planning Commission Conditions of Approval and to include a copy of the signed
2 Planning Commission Decision Letter. This information shall be incorporated into the
plans prior to the first submittal for Building & Safety plan check.

3 If the project did not go through the discretionary approval process via the Planning
4 Commission, but required a Special Director's Meeting approval via the Community
5 Development Director, include a copy of the signed Director Decision Resolution for
6 Minor Conditional Use Permit, including the Director's Approval Decision Letter with
Director's Conditions of Approval. This information shall be incorporated into the
plans prior to the first submittal for Building & Safety plan check.

7 43. Separate agency approvals prior to the issuance of the building permit, such as from
8 County of Los Angeles Fire Department – Fire Prevention Division, County of Los
9 Angeles Public Health – Environmental Health Division, Los Angeles County
10 Sanitation Districts, South Coast Air Quality Management District, Regional Water
Quality Control Board, the local water purveyor, Southern California Edison, Southern
California Gas Company, and others, may be required.

11 44. All construction work is to be completed by a licensed contractor

12
13 **PASSED, APPROVED, AND ADOPTED** this 21st day of May 2025 by the following vote:

14 AYES:

15 NOES:

16 ABSENT:

17 ABSTAIN:

18 HUNTINGTON PARK PLANNING COMMISSION

19
20
21 _____
22 Mario Gomez, Chairperson

23 ATTEST:

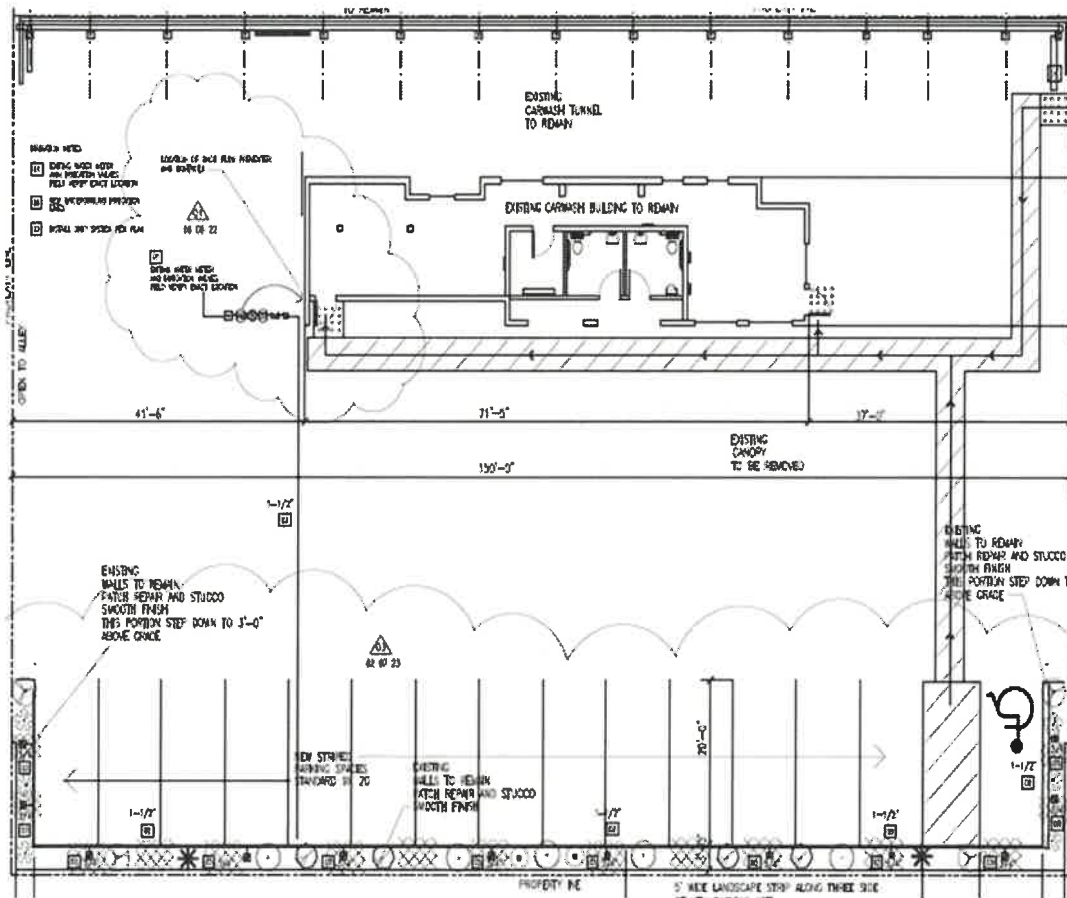
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26 _____
27 Paul Bollier, Secretary
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SITE PLAN

EXHIBIT B

CASE NO. CUP 2025-01

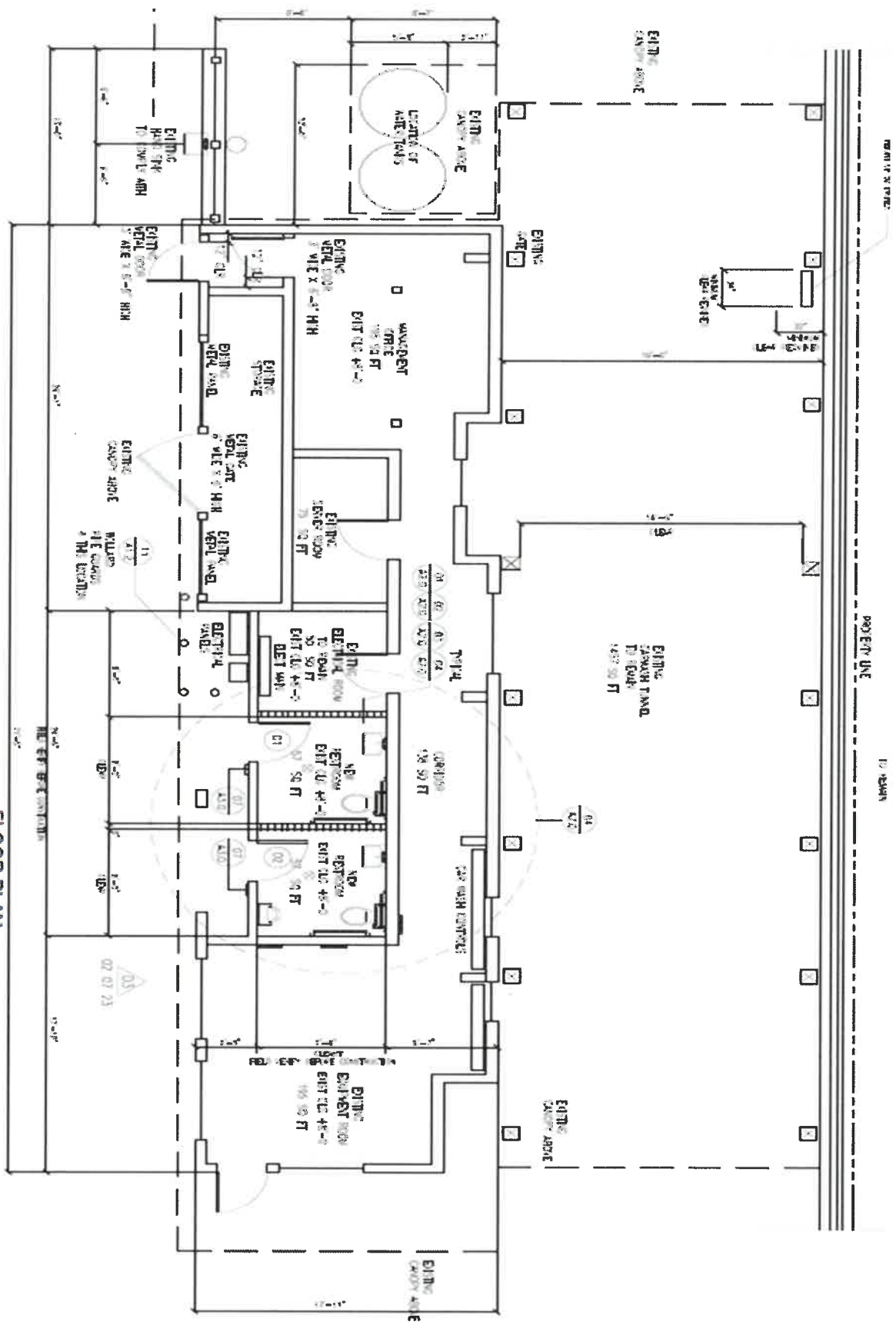
STAFFORD AVENUE



FLOOR PLAN

EXHIBIT C

CASE NO. CUP 2025-01



FLOOR PLAN

WALL LEGEND

- ☐ ENTERING TO READ
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☐ TO THE SCIENCE
☐ NEW SCIENCE SCIENCE ALL

**EXISTING ON-SITE CONDITIONS
(MAY 2025)**

EXHIBIT D

CASE NO. CUP 2025-01



May 2025



May 2025





May 2025



May 2025



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

EXHIBIT E

CASE NO. CUP 2025-01



CITY OF HUNTINGTON PARK

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

RECEIVED

CONDITIONAL USE PERMIT APPLICATION

BY:

FOR OFFICE USE ONLY

Date Filed: 1/30/25 File No.: CU1202501 Fee/Receipt No.: \$ 5907.00 Received By (Initials): AB

PROJECT INFORMATION

Project Address: 2730 E. Slauson Avenue, Huntington Park, CA 90255

General Location: _____

Assessor's Parcel Number (APN): 6320 006 015

APPLICANT'S INFORMATION

Applicant: Ocean Express No. 2 (Kami Emein)

Mailing Address: 1414 Newton Street, Los Angeles, CA 90021

Phone 1: **310-980-0980** Phone 2: Email:

PROPERTY OWNER'S INFORMATION

Property Owner: **Kami Emerin for Ocean Express No 2, LLC**

Mailing Address: 1414 Newton Street, LA, CA 90255

Phone 1: **310-980-0980** Phone 2: _____ Email: _____

REQUEST

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

Proposed conversion of existing full service car wash to an express self service drive through car wash with self serve vacuum stalls.

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

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

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

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

The use is existing and it is located well among other retail businesses in this neighborhood.

This business is also conveniently located to serve residents of this neighborhood.

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

The use is existing. However by conversion to an express car wash will create less traffic and by automation and the new arrangements of circulation on th site.

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

this compliance will be achieved by use of approved materials for construction of remodel. also will be achieved by approved equipment system and more importantly will be achieved by use of environmentally approved soaps for the purpose of car wash.

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 use is existing. However the conversion to an automated express wash, will provide a more continence for immediate neighborhood. The use of new equipment will reduce th sound generated and the new circulation and queuing will reduce the traffic impact on this site immediate streets accessing the site.

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

The use is a full service car wash, proposed is a an express wash which through automation will cut down on the traffic and circulation time duration.

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 remodeled car wash will accommodated acceess for disabled accessibility from public side walk to the site and to accessible restrooms. This will be done through the new design of the site and building.

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



Date 1-26-25

Applicant Signature (Required)

Kami Emeine for Ocean Express No 2, LLC

Print Name

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



Date 1-26-25

Property Owner Signature (Required)

Kami Emerin for Ocean Express No 2, LLC

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

RECEIVED

JAN 01 2025

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: Kami Emerin for Ocean Express No.2 LLC
Address: 1414 Newton Street Los Angeles Ca. 90255
Telephone: 310 980 0980 Fax: _____
2. **Contact Person concerning this project:**
Name: Sean Nourani Architect
Address: 901 West Civic Center Drive Suite 200 Santa Ana Ca. 92703
Telephone: 424 365 2070 Fax: _____
3. **Address of project:** 2730 Slauson Ave. Huntington Park, Ca. 90255
4. **Assessor's Parcel Number (APN):** 6320 006 015
5. **Indicate type of permit application(s)** (i.e. Conditional Use Permit, Development Permit, Variance, etc.) **for the project to which this form pertains:**
Conditional Use Permit
6. **List any other permits and/or other public agency approvals required for this project, including those required by City, County, State and/or Federal agencies:**

7. **Existing Zone:** CG commercial General
8. **Proposed use of site:** Express self service Car Wash

9. **Site size** (lot dimensions and square footage):
15,600 sq ft
10. **Project size:**
Square feet to be added/constructed to structure(s):
No additional area to be added to this site project
Total square footage of structure(s): 3000 sq ft area of car wash
11. **Number of floors of construction:**
Existing: one
Proposed: one
12. **Parking:**
Amount required: 12
Amount provided: 12
13. **Anticipated time scheduling of project:** this is a remodel project. existing use is full service hand car wash.
Proposed use is conversion to express self service wash.
14. **Proposed phasing of development:** One
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:**
Use: express self serve car wash. number of employees per shift: Two
Hours of operation:
sales area is limited to at entrance to car wash. No loading zone required.

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:

Use is an express car wash. One employee per shift. No lading are required.

This conversion from full service hand wash to express wash and redesign of the site will improve traffic and circulation at the site.

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.

This site is an existing full service hand car wash. The sit includes a car wash building
Building includes a car wash tunnel, equipment rooms and restrooms.

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 is a conversion of existing full service hand car wash to an express wash.
The height to remain the same as 25 foot high. The frontage is the car wash tunnel.
No setback change has ben propped with this conversion remodel.

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)

1-26-25
Date