



## REGULAR MEETING AGENDA

---

### CITY OF HUNTINGTON PARK PLANNING COMMISSION

**Regular Meeting**  
**Wednesday, October 15, 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**

Vice-Chairperson Adrian Tarango  
Commissioner Eduardo Tapia  
Commissioner John Estrada  
Commissioner Maria Flores  
Commissioner Eduardo Carvajal

### **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 OCTOBER 1, 2025, PLANNING COMMISSION MEETING

## **REGULAR AGENDA**

### **1. SELECTION OF CHAIRPERSON FOR CURRENT TERM ENDING MARCH 2026**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Deliberate, nominate, and vote for a member to serve as Chairperson

### **2. PC CASE NO. 2025-03 VARIANCE, CASE NO. 2025-05 DEVELOPMENT PERMIT, CASE NO. 2025-1 TENTATIVE TRACT MAP – A REQUEST FOR A VARIANCE, DEVELOPMENT PERMIT, AND TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES FOR THE CONSTRUCTION OF FOUR (4) TWO-STORY DETACHED CONDOMINIUM DWELLING UNITS LOCATED AT 7040 NEWELL STREET, WITHIN THE HIGH DENSITY RESIDENTIAL (R-H) ZONE.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Receive a presentation of the Project from City staff
2. Provide comments on the Project
3. Render a decision based on the Staff Report and Resolution

## **PUBLIC HEARING**

### **1. PC CASE NO. 2025-05 CUP – A REQUEST FOR A CONDITIONAL USE PERMIT FOR THE OFF-SALE OF BEER, WINE, AND DISTILLED SPIRITS IN CONJUNCTION WITH A CONVENIENCE STORE LOCATED AT 2319 RANDOLPH STREET, UNIT 400 WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

4. Receive a presentation of the Project from City staff
5. Proceed with public hearing from previous meeting, and receive public testimony
6. Provide comments on the Project
7. Render a decision based on the Staff Report and Resolution

### **2. PC CASE NO. 2025-08 CUP - A REQUEST FOR A CONDITIONAL USE PERMIT FOR A PARKING FACILITY LOCATED AT 2700 SLAUSON AVENUE LOCATED WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

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

**3. PC CASE NO. 2025-13 CUP- A REQUEST FOR A CONDITONAL USE PERMIT TO ALLOW A MEDICAL USE WITHIN THE FIRST FLOOR OF AN EXISITING BUILDING LOCATED AT 5501 PACIFIC BOULEVARD, WITHIN THE MANUFACTURING PLAN DEVELOPMENT (MPD) ZONE.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

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

**4. PC CASE NO. 2025-12 CUP / CASE NO. 2025-03 DP - A REQUEST FOR A CONDITIONAL USE PERMIT AND A DEVELOPMENT PERMIT FOR AN AUCTION SALES USE AND OFFICE BUILDING LOCATED AT 2314 BELGRAVE AVENUE, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

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

**5. PC CASE NO. 2025-02 CUP / CASE NO. 2025-01 DP- A REQUEST FOR A CONDITIONAL USE PERMIT AND A DEVELOPMENT PERMIT TO ALLOW THE DEVELOPMENT AND THE USE OF A RESTAURANT WITH DRIVE-THRU FACILITIES LOCATED AT 2281 EAST FLORENCE AVENUE, WITHIN THE COMMERICAL GENERAL (C-G) ZONE.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

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

**STAFF COMMENTS**

**PLANNING COMMISSION COMMENTS**

**ADJOURNMENT**

The City of Huntington Park Planning Commission will adjourn until the next regular meeting on Wednesday, November 19, 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](http://www.hpca.gov) not less than 72 hours before the meeting.



---

Paul Bollier  
Planning Commission Secretary

## CONSENT ITEM 1



# MINUTES

---

## CITY OF HUNTINGTON PARK SPECIAL PLANNING COMMISSION

Wednesday, October 1, 2025, at 6:30 p.m.

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

Vice -Chairperson Tarango called the meeting to order at 6:30 p.m.

PRESENT IN PERSON: Vice-Chair Tarango, Commissioner Tapia, Commissioner Estrada, Commissioner Flores

ABSENT: Commissioner Carvajal

STAFF PRESENT: Planning Commission Secretary/ Planning Manager, Paul Bollier; Associate Planner, Jordan Martinez; Assistant Planner, Areli Caballero; Administrative Clerk, Jose Maldonado

### **PLEDGE OF ALLEGIANCE**

Commissioner Estrada led the Pledge of Allegiance.

**PUBLIC COMMENT** – Dev Taylor states it is good to be here in attendance and thanks the commission for their time in having a Special Meeting.

**CONSENT ITEMS** – Approve Planning Commission Meeting Minutes:

1. Regular Planning Commission Meeting held on August 20, 2025.

**MOTION:** Commissioner Estrada motions to approve the Minutes, seconded by Vice-chair Tarango. Motion **passed 2-0-2**, by the following vote:

**AYES:** Commissioner(s): Commissioner Estrada  
Vice-Chair Tarango

**NOES:** Commissioner(s): None

**ABSTAINED:** Commissioner(s): Commissioner Tapia  
Commissioner Flores

**PUBLIC HEARING**

1. **PC CASE NO. 2025-04 CONDITIONAL USE PERMIT (CUP)- A REQUEST FOR A CONDITIONAL USE PERMIT FOR THE ON-SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING RESTAURANT LOCATED AT 7127 PACIFIC BLVD, WITHIN THE DOWNTOWN SPECIFIC PLAN, (DISTRICT A - GATEWAY).**

Planning Commission receives detailed presentation from Assistant Planner Caballero for a request for a conditional use permit for the on-sale of beer and wine in conjunction with an existing restaurant located at 7127 Pacific Blvd. All findings can be made in order for staff to recommend approval from Planning Commission.

Vice-chair Tarango inquires if there will be any changes to the amount of storage that will be used for beer and wine. Business owner, Josue Maldonado, states there is no additional space needed as there is currently available space. Additionally, beer and wine only account for 2.5% to 3% of sales not requiring excessive amount of space.

Commissioner Estrada motions to approve **PC CASE NO. 2025-04 CONDITIONAL USE PERMIT (CUP)- A REQUEST FOR A CONDITIONAL USE PERMIT FOR THE ON-SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING RESTAURANT LOCATED AT 7127 PACIFIC BLVD, WITHIN THE DOWNTOWN SPECIFIC PLAN, (DISTRICT A - GATEWAY).** seconded by Commissioner Flores. Motion **passed 4-0-0**, by the following vote:

**AYES:** Commissioner(s): Commissioner Estrada  
Commissioner Tapia  
Commissioner Flores  
Vice-chair Tarango

**NOES:** Commissioner(s): None

**ABSTAINED:** Commissioner(s): None

2. **CASE NO. 2025-14 CONDITIONAL USE PERMIT (CUP) / CASE NO. 2025-04 DEVELOPMENT PERMIT (DP) - A REQUEST FOR A CONDITIONAL USE PERMIT AND A DEVELOPMENT PERMIT FOR A CONVALESCENT HOME LOCATED AT 6340 SANTA FE AVENUE, WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.**

Planning Commission receives detailed presentation from Associate Planner Martinez for a request for a conditional use permit and a development permit for a convalescent home located at 6340 Santa Fe Avenue. All findings can be made in order for staff to recommend approval from Planning Commission.

Commissioner Estrada inquiries about the number of employees the convalescent home will have and whether they will have enough parking. Staff confirm there is a

minimum of 8 staff and 24/7 security staff. There will be enough parking stalls available for employees.

Commissioner Estrada inquires if the overhanging portion of the building, where the storage is located, will be retrofitted to math safety standards. Staff confirm applicants are required to go through the Building and Safety Department where they will need to comply with California Building Standards.

Commissioner Flores inquired that if the car park is closed will there only be one entrance and exit through the facility. Staff inform the Commissioner that only the car parks will be closed up, and the driveway will remain operable to allow for egress from Santa Fe to the alley.

Vice-chair Tarango inquired where the shuttle will be stationed as well as where pick up and drop off will take place. Staff confirm unloading will take place in the parking stalls and since many patients are shuttled in there will be available parking stalls.

Commissioner Flores inquires if there will be any issue with getting patients to the second floor. Staff confirm there is an elevator at this location and if the project is approved the applicant will be required to comply with ADA requirements.

The applicant Dev Tailor invites the commissioners to visit any of their other facilities to be able to see how they operate.

Commissioner Estrada motions to approve **PC CASE NO. 2025-14 CONDITIONAL USE PERMIT (CUP) / CASE NO. 2025-04 DEVELOPMENT PERMIT (DP) - A REQUEST FOR A CONDITIONAL USE PERMIT AND A DEVELOPMENT PERMIT FOR A CONVALESCENT HOME LOCATED AT 6340 SANTA FE AVENUE, WITHIN THE COMMERCIAL GENERAL (C-G) ZONE** seconded by Commissioner Tapia. Motion **passed 4-0-0**, by the following vote:

**AYES:** Commissioner(s): Commissioner Estrada  
Commissioner Tapia  
Commissioner Flores  
Vice-chair Tarango

**NOES:** Commissioner(s): None

**ABSTAINED:** Commissioner(s): None

**STAFF COMMENTS**

1. Staff welcome new commissioners and thank everyone for their work and dedication as Planning Commissioners.
2. Planning Commission Secretary Bollier advises commissioners that there will be an agenda item at the following meeting to appoint a chairperson.
3. Planning Commission Secretary Bollier, informs Commissioners of an upcoming training opportunity for planning commissioners. He advises commissioners look at the topics in order to decide which date they choose to attend.

## **PLANNING COMMISSION COMMENTS**

1. Commissioner Tapia thanks staff for the resources provided to help new commissioners learn. He also introduces himself and is excited for the opportunity for public service.
2. Commissioner Flores introduces herself and her interest in development. She looks forward to creating amazing things in the city.
3. Commissioner Estrada thanks staff for making the process very easy and providing the resources. Let's the new commissioners know he is excited to work with them.
4. Vice-Chair Tarango thanks staff for their time and resources and is excited to work with the new commissioners.

## **ADJOURNMENT**

At 7:14 p.m. the City of Huntington Park Planning Commission adjourned to the next Regular Meeting on Wednesday, October 15, 2025, at 6:30 p.m.

Respectfully Submitted,



---

Paul Bollier  
Planning Commission Secretary

## REGULAR AGENDA ITEM 1



## CITY OF HUNTINGTON PARK

### PLANNING DIVISION AGENDA REPORT

---

**DATE:** OCTOBER 15, 2025  
**TO:** VICE-CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION  
**ATTN:** LOUIS MORALES, INTERIM COMMUNITY DEVELOPMENT DIRECTOR  
**FROM:** PAUL BOLLIER, PLANNING COMMISSION SECRETARY  
**SUBJECT:** SELECTION OF CHAIRPERSON FOR CURRENT TERM ENDING MARCH 2026

---

#### **IT IS RECOMMENDED THAT PLANNING COMMISSION:**

1. Deliberate, nominate, and vote for a sitting Planning Commission member to serve as Chairperson for current term ending March 2026.

#### **CONCLUSION**

Upon Planning Commission deliberation, Planning Commission will reflect actions taken.

Respectfully submitted,

*Paul Bollier*

PAUL BOLLIER  
Planning Commission Secretary

## REGULAR AGENDA ITEM 2



# CITY OF HUNTINGTON PARK

## PLANNING DIVISION AGENDA REPORT

---

**DATE:** OCTOBER 15, 2025

**TO:** CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

**ATTN:** LOUIS MORALES, INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT

**FROM:** PAUL BOLLIER, PLANNING MANAGER

**SUBJECT:** PC CASE NO. 2025-03 VARIANCE, CASE NO. 2025-05 DEVELOPMENT PERMIT AND CASE NO. 2025-01 TENTATIVE TRACT MAP

---

**REQUEST:** A REQUEST FOR A VARIANCE, DEVELOPMENT PERMIT, AND TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES FOR THE CONSTRUCTION OF FOUR (4) TWO-STORY DETACHED CONDOMINIUM DWELLING UNITS LOCATED AT 7040 NEWELL STREET, WITHIN THE HIGH DENSITY RESIDENTIAL (R-H) ZONE.

**APPLICANT:** Salvador Polina  
12631 Imperial Highway, Suite B-204  
Santa Fe Springs, CA 90670

**PROPERTY OWNER:** SP Homes Company, LLC

**PROPERTY OWNER'S MAILING ADDRESS:** 12531 Paramount Blvd Apt B  
Downey, CA 90242

**PROJECT LOCATION:** 7040 Newell Street

**ASSESSOR'S PARCEL NUMBER:** 6324-033-004

**PREVIOUS USE:** Vacant Lot

**SITE SIZE:** 9,995 Sq. Ft.

**GENERAL PLAN:** High Density Residential

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map  
7040 Newell Street  
October 15, 2025  
Page 2 of 31

**ZONE:** High Density Residential (R-H)  
**SURROUNDING ZONING AND LAND USES:**

|       |  |
|-------|--|
| North | High Density Residential (RH)<br>Current land use: Residential |
| East  | Open Space (OS)<br>Current land use: Salt Lake Park            |
| South | High Density Residential (RH)<br>Current land use: Residential |
| West  | High Density Residential (RH)<br>Current land use: Residential |

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

Pursuant to Huntington Park Municipal Code (HPMC) Title 9, Chapter 2, Article 9, Section 9-2.903: The Commission may grant a Variance from the requirements of this Code. Examples include, but 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
3. Permit the modification of the number and dimensions of parking areas, loading spaces, landscaping or lighting requirements.

## **PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map  
7040 Newell Street  
October 15, 2025  
Page 3 of 31

### **MUNICIPAL CODE APPLICABILITY OF REQUIREMENTS FOR DEVELOPMENT PERMIT:**

Pursuant to Huntington Park Municipal Code (HPMC) Title 9, Chapter 2, Article 10, Section 9-2.1003; approval of a Development Permit shall be required under the following circumstances:

1. For a new structure or use listed as subject to a "Development Permit" (D) in the applicable zoning district;
2. For a new single-family structure;
3. For the expansion or conversion of an existing structure or use, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure;
4. For the enlargement or exterior alteration of an existing structure, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure, for which a Development Permit has not been issued, excluding an existing single-family structure;
5. For the movement and/or relocation of any structure, including factory-built and manufactured housing, to any parcel within the City;
6. For the expansion of a legal nonconforming structure, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure, for which a Development Permit has not been issued in compliance with Chapter 3 Article 6 (Nonconforming structures and uses); and
7. For the rebuilding/replacement of a destroyed/demolished legal nonconforming structure for which a Development Permit has not been issued in compliance with Chapter 3, Article 6 (Nonconforming structures and uses).

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map  
7040 Newell Street  
October 15, 2025  
Page 4 of 31

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

Pursuant to Huntington Park Municipal Code (HPMC) Title 10, Chapter 3 a tentative and final tract map shall be required for all division of land when determined by the Community Development Department that such land may be divided into four (4) or less parcels.

**REQUIRED FINDINGS  
FOR A VARIANCE:**

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 and/or modify a Variance 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

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map  
7040 Newell Street  
October 15, 2025  
Page 5 of 31

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

**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. These conditions shall relate to both on- and off-site improvements that are necessary to accommodate flexibility in site planning/property development, mitigate project-related adverse impacts and to carry out the purpose/intent and requirements of the respective zoning district and General Plan goals and policies. The Planning Commission may approve a Development Permit, 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 use is consistent with the General Plan;
3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property;
4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
5. The subject site is physically suitable for the type and density/intensity of use being proposed; and
6. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map  
7040 Newell Street  
October 15, 2025  
Page 6 of 31

that the proposed use would not be detrimental to public health and safety.

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.

**REQUIRED FINDINGS  
FOR CONDOMINIUM  
UNIT DEVELOPMENT:**

In approving or conditionally approving a project, the following findings shall be made:

1. The proposed use is permitted or 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 Development Permit or 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.

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map  
7040 Newell Street  
October 15, 2025  
Page 7 of 31

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

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

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

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

- (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- (c) That the site is not physically suitable for the type of development.
- (d) That the site is not physically suitable for the proposed density of development.
- (e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map  
7040 Newell Street  
October 15, 2025  
Page 8 of 31

- (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

**ENVIRONMENTAL  
REVIEW:**

Environmental Determination Pursuant to Section 15332, Class 32 (In-Fill Development) of the CEQA Guidelines, the proposed project consisting of a Variance, Development Permit and Tentative Tract Map are categorically exempt from the requirements of CEQA. Section 15332 exempts those projects which: (1) are consistent with the applicable general plan designation and all applicable general plan policies (as well as with applicable zoning designation and regulations); (2) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) have no value as a habitat for endangered, rare or threatened species; (4) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) have a project site that can be adequately served by all required utilities and public services.

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

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map  
7040 Newell Street  
October 15, 2025  
Page 9 of 31

**PROJECT  
BACKGROUND:**

On November 15, 2023, the Planning Commission approved PC Resolution No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map for a Planned Unit Development project located at 7040 Newell Street. The applicant is requesting a revision to the previous resolution to identify this project as a request for a Variance, Development Permit, and a Tentative Tract Map for the construction of four (4) detached two-story condominium dwelling units for Condominium Purposes for the project located at 7040 Newell Street.

- **Site Description**

The subject site is located mid-block on the easterly side of Newell Street between E. Florence Avenue and Saturn Avenue. The currently vacant lot abuts Salt Lake Park to the East.

The subject site is surrounded by residential uses to the north, south and west. Salt Lake Park is located directly east of the site.

**ANALYSIS:**

- **Project Proposal**

The applicant, SP Homes, is requesting Planning Commission approval of a Variance, Development Permit for the construction of four (4) detached two-story condominium dwellings, and a Tentative Tract Map for condominium purposes.

**VARIANCE:**

HPMC Sec. 9-4.103 identifies the minimum lot area requirements including the lot width and lot depth in the High Density Residential (R-H) Zone.

The subject site does not meet the minimum lot dimensions or lot area required per HPMC Sec. 9-4.103. Therefore, the applicant is requesting a Variance to deviate from the minimum lot dimensions and lot size. Both the minimum lot width and lot depth requirement in the R-H zone is one hundred (100) feet, and the minimum lot size is 15,000 square feet. However, the subject site has a lot length of approximately 199.91 feet and a lot width of approximately 50.08 feet. Therefore, the lot measures approximately

## PLANNING COMMISSION AGENDA REPORT

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map  
7040 Newell Street  
October 15, 2025  
Page 10 of 31

9,995 square feet. Pursuant to the HPMC, the Planning Commission may grant a Variance to deviate from the required parcel size and parcel dimensions.

The applicant is also requesting a Variance to deviate from the open space requirements in the R-H Zone (HPMC Sec. 9-4.103) as well as a Variance to deviate from the required number of off-street parking per HPMC Sec. 9-3.804.

### DEVELOPMENT PERMIT:

Pursuant to HPMC Sec. 9-2.1003 the applicant is requesting a Development Permit to construct four (4) detached condominium dwelling units.

- ***Design***

Each condominium dwelling is proposed to be two stories tall at approximately 26 feet 4 inches. The first floor consists of a kitchen, dining room, living room and two-car garage.

The applicant is proposing three different designs for the condominium dwellings. Plan A is approximately 1,234 square feet and features a kitchen, living room, four (4) bedrooms, and two (2) full bathrooms.

Plan B, which consists of the two (2) middle condominium dwellings, measures approximately 1,224 square feet and features a kitchen, living room, four (4) bedrooms, and two (2) full bathrooms.

Plan C, which is the rear unit closest to Salt Lake Park, measures approximately 1,416 square feet, features a kitchen, living room, four (4) bedrooms and two (2) full bathrooms.

All four (4) condominium dwellings feature a Spanish style design by incorporating terracotta roof tiles, exterior wood shutters around the windows, decorative stonework, and window trim. The colored renderings of the proposed project are attached as Exhibit C.

The site will incorporate a permeable pavement driveway, landscape consisting of trees and shrubs, a trash enclosure

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map  
7040 Newell Street  
October 15, 2025  
Page 11 of 31

and a 6 ft. high fence along the rear and sides of the property.

- **Density**

Per HPMC Section 9-4.103, allowable density in the R-H Zone is 20 units per acre. Thus, the maximum number of units allowed for a 9,995 square foot parcel in the R-H Zone is four units. The table below summarizes this calculation.

CALCULATION OF UNITS ALLOWED ON THE SUBJECT SITE

| LOT SIZE                                      | MAXIMUM UNITS/ ACRE | TOTAL   |
|---|---------------------|---|
| 9,995 sq. ft. / 43,560 sq. ft.<br>= .22 acres | 20u/acre            | 20u x .22 acres<br>= 4.5, round down to 4 units |

The applicant is proposing a total of four (4) condominium units which complies with the allowable density per the HPMC.

- **Off-Street Parking & Loading**

Per the HPMC Section 9-3.804, the proposed project requires 2 spaces within a garage, plus 1 parking space (covered or uncovered) for every bedroom after the first 2 bedrooms, and 1 uncovered guest space for every unit. Thus, the proposed project requires five off-street parking spaces per unit, with a total of twenty off-street parking spaces for the project. The table below summarizes the number of off-street parking spaces required for this proposed project. The proposed project provides 2 enclosed parking spaces per unit (in garage) and four guest parking spaces in total (one guest parking space per unit). As previously stated, the applicant is requesting a Variance to deviate from the required number of off-street parking spaces. The table below summarizes the required and proposed off-street parking.

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map  
7040 Newell Street  
October 15, 2025  
Page 12 of 31

*PARKING CALCULATION FOR RESIDENTIAL UNITS*

| <b>REQUIRED PER UNIT</b>  | <b>PROPOSED PER UNIT</b>               | <b>COMPLIANCE WITH HPMC TITLE 9 CHAPTER 3 ARTICLE 8</b> |
|---|--|---|
| 2 spaces within a garage per unit (garage)  | 2 spaces within enclosed garage        | <b>YES</b>  |
| 1 parking space (covered or uncovered) for every bedroom after the first 2 bedrooms | None                                   | <b>NO</b>   |
| 1 uncovered guest space for every unit  | One (1) uncovered guest space per unit | <b>YES</b>  |

In recent years, the State of California has passed legislature to increase housing production and decrease obstacles faced by developers. One of the largest obstacles faced by developers is providing off-street parking. In reducing the amount of off-street parking required, the State of California expects residents to use alternative forms of transportation such as mass transit. The requested Variance for the reduction in required off-street parking aligns with recent legislature passed by the State of California, as well as parking reform mandates that are being proposed throughout the nation.

• ***Access/Circulation***

All four condominium dwelling units will share a common driveway along Newell Street. The subject site will have vehicular access exclusively via Newell Street. The maintenance of the common driveway and guest parking spaces will be maintained through a homeowner’s association via the covenants, conditions, and restrictions (CC & Rs).

• ***Open Space***

Pursuant to HPMC Sec. 9-4.103 properties in the High Density Residential (R-H) Zone are required to provide 200 square feet of private open space and 200 square feet of common open space per unit. Due to the size and

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map  
 7040 Newell Street  
 October 15, 2025  
 Page 13 of 31

dimensions of the parcel, the applicant is requesting a Variance from providing any common open space. The project proposes over 200 sq. ft. of private open space per unit and is in compliance with the HPMC requirements for private open space. The table below summarizes the required and proposed open space.

*OPEN SPACE REQUIREMENTS (R-H ZONE)*

| TYPE OF OPEN SPACE | REQUIRED PER UNIT  | PROPOSED PER UNIT  | COMPLIANCE WITH HPMC TITLE 9 CHAPTER 3 ARTICLE 8 |
|--------------------|--|--|--|
| Private Open Space | 200 square feet per unit                                   | Plan A: 209 sq. ft.<br>Plan B: 209 sq. ft.<br>Plan B: 209 sq. ft.<br>Plan C: 225 sq. ft. | <b>YES</b>                                       |
| Common Open Space  | 200 square feet per unit.<br><br>Total of 800 square feet. | None   | <b>NO</b>  |

**TENTATIVE TRACT MAP:**

The applicant has submitted a Tentative Tract Map (Exhibit F) to establish one (1) parcel for condominium purposes. The parcel will be maintained by the Homeowners Association.

**FINDINGS**

**Variance Findings:**

In granting a Variance for project applicable by HPMC Sec. 9-2.903, the Planning Commission must make findings in connection with the Variance, as set forth in the Huntington Park Municipal Code. A Variance may be recommended approval only if all of the following findings are made:

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map  
7040 Newell Street  
October 15, 2025  
Page 14 of 31

- 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 recorded in 1914. Furthermore, the surrounding area is fully developed with existing residential uses. As a result, a Variance is required in order to facilitate development of the subject site.

The dimensions of the subject site ( $\pm$  50.08 feet in width and  $\pm$  199.91 feet in length) along with the square footage of the lot (9,995 square feet) is a special circumstance to the property that strict application of the HPMC (Title 9) provisions for development standards, off-street parking requirements and common open space requirements denies the property owner privileges enjoyed by other property owners in the vicinity and under the identical zoning district.

Thus, the size of the lot, the dimensions of the lot, and intended use of the subject site, relative to other residential parcels in the same vicinity, is a special circumstance that the strict application of Title 9 of the 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 dimensions 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.

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map  
7040 Newell Street  
October 15, 2025  
Page 15 of 31

- 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 residential development of the project site and approval of the Variance would be subject to all applicable Building and Fire Codes, Public Works, and Police Department regulations and 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 High-Density Residential Zone and the General Plan designation of High Density Residential. The intended use is compatible with neighboring uses and the proposed number of dwelling units complies with the allowable density in the High Density Residential (R-H) Zone of twenty dwelling units/ acre.

- 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/ activity of Condominium Dwellings is a use permitted with the approval of a Development Permit in the High-Density Residential (R-H) Zone pursuant to HPMC Sec. 9-4.102 Table IV-1.

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map  
7040 Newell Street  
October 15, 2025  
Page 16 of 31

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

**Finding:** The granting of the Variance is consistent and complies with the General Plan designation of High Density Residential. Granting of the Variance is consistent with Goal 2.0 of the General Plan *“Accommodate new development that is compatible with and complements existing land uses”*. The proposed project is consistent and compliments existing residential development in the surrounding neighborhood.

***Development Permit Findings:***

In granting a Development Permit for a project applicable by HPMC Sec. 9-2.1003 or use listed is subject to a “Development Permit” (D) in the applicable zoning district. Previously the Planning Commission had to make findings in connection with the Development Permit, as set forth in the Huntington Park Municipal Code. A Development Permit may be recommended only if all of the following findings are made:

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

**Finding:** The proposed development of Condominium Dwelling units is permitted by right in the High Density Residential (R-H) Zoning District. Previously, HPMC Sec. 9-2.1004 mandated that the review authority for the construction of two or more residential dwelling units be with the Planning Commission. The proposed project complies with the allowable density in the High Density Residential (R-H) Zone of 20 units per acre.

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

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map  
7040 Newell Street  
October 15, 2025  
Page 17 of 31

**Finding:** The proposed development is consistent with the following goals of the General Plan:

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

The proposed development is compatible with and complements existing residential development in the neighboring area. The surrounding area is comprised of existing residential lots with more than one dwelling unit.

Goal 3: *“Provide for the revitalization of deteriorating land uses and properties.”*

The subject site is currently a vacant lot with overgrown vegetation that is blighting the residential neighborhood. The approval of a development permit to construct four detached condominium dwelling units will revitalize the subject site and provide a compatible and complimentary use.

- 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 of four detached condominium dwelling units is harmonious and compatible use with the existing neighboring residential development. The design of the condominium units will incorporate a Spanish style design. The neighboring area is fully developed and consists of lots with multiple dwelling units.

- 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 approval of the Development Permit is in compliance with the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332, Class 32 (In-Fill Development) of the CEQA

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map

7040 Newell Street

October 15, 2025

Page 18 of 31

Guidelines, the proposed project consisting of a Variance, Development Permit and Tentative Tract Map are categorically exempt from the requirements of CEQA. Section 15332 exempts those projects which: (1) are consistent with the applicable general plan designation and all applicable general plan policies (as well as with applicable zoning designation and regulations); (2) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) have no value as a habitat for endangered, rare or threatened species; (4) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) have a project site that can be adequately served by all required utilities and public services.

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

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

**Finding:** The subject site located in the R-H Zoning District measuring approximately 9,995 square feet yields an allowable density of four residential dwelling units. The project is proposing a total of four detached condominium dwelling units which complies with the allowable density of the High Density Residential (R-H) Zone. Furthermore, the proposed use of condominium dwellings is a use permitted by right in the High Density Residential (R-H) Zone.

**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.**

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map  
7040 Newell Street  
October 15, 2025  
Page 19 of 31

**Finding:** As part of the development new connections to existing utilities (e.g., water, electricity, sewage) will be created to allow connection to the proposed project consisting of four detached condominium dwelling units. The surrounding area is completely developed with public access, water, sanitation and public utilities and services. The new development will not impede access to water, sanitation, or other public utilities and services. It is expected that the proposed development will not be detrimental to public health, safety and general welfare and will be required to comply with all California Building Code requirements and Fire Department requirements.

- 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 project incorporates a Spanish style design featuring earth toned colors, terracotta roof tile, decorative window trim, and wood shutters around the exterior of the windows.

The proposed project has been reviewed by various departments (i.e., Building and Safety, Public Works, LA County Fire, Huntington Park Police Department) and conditions of approval have been included to ensure that the project does not create any issues of concern that would be detrimental to the public health, safety, or welfare of the City.

**CONDOMINIUM UNIT DEVELOPMENT  
FINDINGS:**

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

**Finding:** The proposed development of Condominium Dwelling units is permitted with the approval of a Development Permit in the High Density Residential (R-

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map  
7040 Newell Street  
October 15, 2025  
Page 20 of 31

H) Zoning District. Previously, HPMC Sec. 9-2.1004 mandated that the review authority for the construction of two or more residential dwelling units be with the Planning Commission. The proposed project complies with the allowable density in the High Density Residential (R-H) Zone of 20 units per acre.

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

**Finding:** The proposed development is consistent with the following goals of the General Plan:

Goal 2: *“Accommodate new development that is compatible with and complements existing land uses.”*  
The proposed development is compatible with and complements existing residential development in the neighboring area. The surrounding area is comprised of existing residential lots with more than one dwelling unit.

Goal 3: *“Provide for the revitalization of deteriorating land uses and properties.”*  
The subject site is currently a vacant lot with overgrown vegetation that is blighting the residential neighborhood. The approval of a development permit to construct four detached condominium dwelling units will revitalize the subject site and provide a compatible and complimentary use.

**3. The approval of the Development Permit or 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 approval of the Development Permit is in compliance with the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332, Class 32 (In-Fill Development) of the CEQA Guidelines, the proposed project consisting of a Variance, Development Permit and Tentative Tract Map are categorically exempt from the requirements of CEQA. Section 15332 exempts those projects which: (1) are consistent with the applicable general plan

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map

7040 Newell Street

October 15, 2025

Page 21 of 31

designation and all applicable general plan policies (as well as with applicable zoning designation and regulations); (2) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) have no value as a habitat for endangered, rare or threatened species; (4) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) have a project site that can be adequately served by all required utilities and public services.

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

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

**Finding:** The proposed project incorporates a Spanish style design featuring earth toned colors, terracotta roof tile, decorative window trim, and wood shutters around the exterior of the windows.

The proposed project has been reviewed by various departments (i.e., Building and Safety, Public Works, LA County Fire, Huntington Park Police Department) and conditions of approval have been included to ensure that the project does not create any issues of concern that would be detrimental to the public health, safety, or welfare of the City.

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map  
7040 Newell Street  
October 15, 2025  
Page 22 of 31

5. Furthermore, the proposed use of detached condominium dwellings is a use permitted with the approval of a Development Permit in the High Density Residential (R-H) Zone. **The subject site is physically suitable for the type and density/intensity of use being proposed; and**

**Finding:** The subject site located in the R-H Zoning District measuring approximately 9,995 square feet yields an allowable density of four residential dwelling units. The project is proposing a total of four detached condominium dwelling units which complies with the allowable density of the High Density Residential (R-H) Zone. Furthermore, the proposed use of condominium dwellings is a use permitted with the approval of a Development Permit in the High Density Residential (R-H) Zone.

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

**Finding:** As part of the development new connections to existing utilities (e.g., water, electricity, sewage) will be created to allow connection to the proposed project consisting of four detached condominium dwelling units. The surrounding area is completely developed with public access, water, sanitation and public utilities and services. The new development will not impede access to water, sanitation, or other public utilities and services. It is expected that the proposed development will not be detrimental to public health, safety and general welfare and will be required to comply with all California Building Code requirements and Fire Department requirements.

**TENTATIVE  
TRACT MAP FINDINGS:**

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

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map  
7040 Newell Street  
October 15, 2025  
Page 23 of 31

**Finding:** Pursuant to HPMC Sec. 10-3.101 a tentative and final tract map is required for all divisions of land when resulting in four (4) or less parcels.

The proposed Tentative Tract Map has been prepared by a licensed land surveyor. The Tentative Tract Map has been reviewed for compliance with Title 10 of the HPMC. Additionally, the proposed Tentative Tract Map complies with the requirements set forth in the California Subdivision Map Act.

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

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

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

The proposed development is compatible with and complements existing residential development in the neighboring area. The surrounding area is comprised of existing residential lots with more than one dwelling unit.

Goal 3: *“Provide for the revitalization of deteriorating land uses and properties.”*

The subject site is currently a vacant lot with overgrown vegetation that is blighting the residential neighborhood. The approval of a development permit to construct four detached condominium dwelling units will revitalize the subject site and provide a compatible and complimentary use.

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

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map  
7040 Newell Street  
October 15, 2025  
Page 24 of 31

**Finding:** The Tentative Tract Map is for condominium purposes and will create one (1) parcel. The common parcel will be maintained through the Homeowners Association. The proposed project will be compatible with existing residential development in the surrounding neighborhood.

**RECOMMENDATION:** That the Planning Commission conduct a public hearing, consider all public testimony, and **adopt** PC Resolution No. 2025-03 Variance, 2025-05 Development Permit and 2025-01 Tentative Tract Map, subject to the proposed conditions of approval and/or additional conditions that the Planning Commission may wish to impose.

**CONDITIONS OF APPROVAL:**

**PLANNING**

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

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map

7040 Newell Street

October 15, 2025

Page 25 of 31

7. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicants shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
8. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
9. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
10. That this entitlement may be subject to additional conditions after its original issuance, upon a duly noticed public hearing item. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
11. The applicant shall provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of Occupancy.
12. The applicant shall pay parkland fees pursuant to Resolution No. 2007-12.
13. Any proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.
14. The applicant shall be subject to any fees and requirements from the California Department of Fish and Wildlife, as stated in the CEQA Environmental Document Filing fee schedule.
15. This entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
16. If the use ceases to operate for a period of six (6) months, the entitlement shall be null and void.
17. That the Applicant shall comply with all applicable property development standards including, but not limited to, outdoor storage, fumes and vapors, property maintenance, and noise.

## PLANNING COMMISSION AGENDA REPORT

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map

7040 Newell Street

October 15, 2025

Page 26 of 31

18. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
19. All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way.
20. All landscaping shall be installed and permanently maintained in compliance with HPMC Title 9, Chapter 3, Article 4 (Landscaping Standards);
21. Wheel stops are required to be installed for all guest parking spaces on-site.
22. Pursuant to HPMC Sec. 9-4.102 laundry facilities shall be located within the footprint of a dwelling unit and may not be located within the garage.
23. Garages shall maintain interior clearance of 20 feet by 20 feet, in compliance with HPMC Sec.9-3.809.
24. The location and number of off-street parking spaces shall remain in perpetuity as developed and approved by the Planning Commission and shall not be developed or modified for other uses (e.g., housing, storage).
25. The applicant is required to provide private outdoor open space for each dwelling unit in accordance with Title 9, Chapter 4, Article 1. The private outdoor open space shall remain in perpetuity as developed and approved by the Planning Commission.
26. The approved Spanish architectural style, finish materials and colors shall remain in conformance with the approved elevations. Changes to the facades and/or colors shall be subject to the review and approval of the Community Development Director who may defer decision to the Planning Commission.
27. The Homeowners Association shall maintain an active business license with the City.
28. The owner of a residential unit available for rent shall obtain a business license with the City.
29. That the business owner (Applicant) and property owner agree in writing to the above conditions.

## **PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map

7040 Newell Street

October 15, 2025

Page 27 of 31

### **TENTATIVE TRACT MAP**

30. The Vesting of the Tentative Tract Map is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another.
31. The final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Tract Map submitted with this application and dated "Approved at Hearing November 15, 2023," except as modified herein.
32. This subdivision shall comply with Title 10 of the City of Huntington Park Municipal Code (Subdivisions).
33. The final map shall not be recorded until there has been compliance with all conditions of approval.
34. The developer shall install house addresses and mailboxes in accordance with U. S. Post Office policy.
35. The common area portion of the site shall be maintained and kept in good condition at all times.
36. All landscape and walkway lighting shall be directed downward to minimize glare.
37. The applicant shall pay all fees due to City Consultant for the review/ approval of the Tentative/ Final Tract Map.
38. Developer shall establish a homeowner's association and the association shall be responsible for the maintenance of the private driveway, landscaping and any other interior areas held in common by the association and for the enforcement of CC&R's related to property maintenance.
39. Any covenants, conditions, and restrictions (CC&R's) applicable to the project property shall be consistent with the terms of this Tentative Tract Map and the HPMC. If there is a conflict between the CC&R's and the HPMC or this permit, the HPMC or this permit shall prevail.
40. Developer shall include in all deeds for the project and in the CC&R's a prohibition against parking recreational vehicles.
41. Developer shall include in the CC&R's that the location and number of off-street parking spaces shall remain in perpetuity as developed and approved by the Planning Commission and shall not be developed or modified for other uses (e.g., housing, storage).

## **PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map

7040 Newell Street

October 15, 2025

Page 28 of 31

42. The organizational documents shall provide that the association is responsible for the maintenance and landscaping of all parts of the community housing project which are held in common and that such maintenance shall be performed to the standard of maintenance prevalent in the neighborhood.
43. A Parking Management Plan (PMP) shall be incorporated in the Covenants, Conditions, and Restrictions (CC&Rs). All uncovered off-street parking space shall be held within the common area to be administered and maintained by the association. The uncovered spaces shall be held for use by all owners within the project and shall not be assigned to a particular unit. The CC&Rs shall have a provision precluding the sale of garage units required by the PMP.
44. The owner of a detached condominium unit shall be responsible for the maintenance of the interior of his or her individual unit.
45. A copy of the CC&Rs shall be provided to the City for review of compliance with Conditions of Approval prior to finalization.

## **BUILDING AND SAFETY**

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

## **PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map  
7040 Newell Street  
October 15, 2025  
Page 29 of 31

### **PUBLIC WORKS** **GENERAL**

51. An Encroachment Permit shall be required to be obtained by a licensed contractor to work in the public right-of-way.
52. Comply with the City's ordinance pertaining to construction debris recycling. Contact the Building & Safety Division to obtain a Construction & Demolition Debris Diversion Program form. The Construction & Demolition Debris Diversion Program is also applicable with respect to the grading process.
53. 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.
54. Preserve existing survey monuments (property corners, centerline ties, etc.) in the public right-of-way. All disturbed and removed survey monuments in the public right-of-way shall be re-established and record of survey shall be filed with the County surveyor in accordance with applicable provisions of the state law.
55. Comply with all Federal, State, and local agency requirements pertaining to the Clean Water Act, which has established regulations, set forth in the Countywide National Pollutant Discharge Elimination System (NPDES) Permit.
56. Low Impact Development (LID) is a requirement of the NPDES Permit No. CAS004004, Order No. R4-2021-0105 and local Ordinances. The LID is a narrative report that explains the type of development and drainage of the site. It must address the post-construction water quality and habitat impact issues.
57. Alternative engineering methods for filtration and infiltration (such as bioswales, etc.) must be used to defray a percentage of the storm water runoff into the existing/proposed storm drain system.
  - (i) Use of permeable driveway requires engineering calculations to be provided to ensure compliance with minimum NPDES/MS4 requirements.
58. Engineer to show the location of the sewer mainline, nearest manholes, and the lateral serving the project and configuration of the on-site sewer including diameter and material of the on-site sewer.
59. Engineer to show the location of water meters servicing the development and any newly proposed water meter locations.
60. Public improvement plans shall be developed on the basis of the approved site plan. P.C.C. pavement and asphalt-concrete (A.C.) thicknesses and strengths shall be determined by a California Registered Civil Engineer (project engineer of record)

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map  
7040 Newell Street  
October 15, 2025  
Page 30 of 31

preparing the street plans and utility improvement plans. The limits of street improvements shall include half the street fronting the property within the extended property lines.

- 61. Repair, remove, and replace deficient and/or damaged sidewalk and standard curb and gutter adjacent to the development at the direction of the City Engineer/City Inspector. Use APWA standard plans and specifications.
- 62. Remove all existing improvements that will no longer be intended for use (including but not limited to driveway approaches, under-sidewalk drains, meter boxes, utility valves, etc.) and replace with new sidewalk and full-height curb and gutter as required per APWA standard plans and specifications.
- 63. The City Engineer may require other information or may impose additional conditions and requirements as deemed necessary to protect health and safety, and to benefit the public.

**ENGINEERING**

- 64. The site improvement plans shall accurately show all existing public improvements near the site (such as, streetlights, signs, utility vaults and boxes. Construction items shall clearly indicate any proposed modifications to the existing public improvements. Proposed modifications to the public improvements shall be subject to review and approval by the City Engineer prior to issuance of a building permit.
- 65. A detailed grading and drainage plan prepared by a licensed Civil Engineer including all supporting information and design criteria, storm drain treatment calculations, hydromodification worksheets, all final grades and drainage control measures, etc., shall be submitted as part of plan check requests to the building and safety division.
- 66. The construction plans shall show the proposed location of materials and equipment storage, scaffolding, safety measures to protect the public from construction activities, temporary fencing, construction trailers, parking of construction vehicles, location of portable toilets, etc. The plans shall minimize the loss of public parking spaces and the length of the time they are used for construction-related activities.

**WATER AND SEWER**

- 67. Water service line for the four units must be properly sized by the design/project engineer. Fire Flow test required. City's water operator will provide a cost to install the meter(s) and make all applicable improvements based on the approved plans.
- 68. Design engineer to ensure proper sizing of sewer lateral, including material.

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2025-03 Variance, Case No. 2025-05 Development Permit and Case No. 2025-01 Tentative Tract Map  
7040 Newell Street  
October 15, 2025  
Page 31 of 31

**POLICE DEPARTMENT**

- 69. Provide adequate security lighting (motion sensor, LED uniform lighting).
- 70. Clearly visible display of the property address from the street.
- 71. Provide two or more parking spaces per unit.

**LOS ANGELES COUNTY FIRE DEPARTMENT**

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

**PLANNING DIVISION SPECIAL CONDITONS**

- 73. This entitlement is granted to the applicant (Salvador Polina/ SP Homes LLC) and shall not be transferred within a period of five years from date of approval.
- 74. Ten (10) days before the start of construction the applicant is required to provide a "Good Neighbor Notice of Construction" to property owners and tenants located within a 300 feet radius of the subject site. The notice shall clearly identify the dates and hours of construction, anticipated date of completion and contact information. All hours of construction shall comply with the HPMC.
- 75. 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.

**EXHIBITS:**

- A. PC Resolution No. 2025-03 (V) Variance, 2025-05 (DP) Development Permit, and 2025-01 (TTM) Tentative Tract Map
- B. Planning Division Agenda Report (November 15, 2023)
- C. Resolution No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map (November 15, 2023)
- D. Architectural Project Plans
- E. Tentative Tract Map No. 84285

**PC RESOLUTION  
2025-03 VARIANCE  
2025-05 DEVELOPMENT PERMIT  
2025-01 TRACT MAP 84285**

**EXHIBIT A**

**OCTOBER 15, 2025**

EXHIBIT "A"

PC RESOLUTION NO. 2025-03 (V) VARIANCE, CASE NO. 2025-05 (DP)  
DEVELOPMENT PERMIT, CASE NO. 2025-01 (TTM) TENTATIVE TRACT MAP

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, APPROVING A VARIANCE TO DEVIATE FROM THE MINIMUM PARCEL DIMENSIONS AND PARCEL SIZE, OFF-STREET PARKING REQUIREMENTS, AND COMMON OPEN SPACE REQUIREMENT PURSUANT TO TITLE 9 OF THE HUNTINGTON PARK MUNICIPAL CODE, A DEVELOPMENT PERMIT TO CONSTRUCT FOUR (4) TWO-STORY DETACHED CONDOMINIUM DWELLING UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED ONE-FOURTH (1/4) INTEREST IN THE COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS, AND A TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES LOCATED AT 7040 NEWELL STREET WITHIN THE HIGH DENSITY RESIDENTIAL (R-H) ZONE.

**WHEREAS**, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, October 15, 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 Salvador Polina, SP Homes Company, LLC requesting approval of a Variance to deviate from the minimum parcel dimensions and parcel size identified in HPMC Sec.9-4.103, a Variance to deviate from the required number of off-street parking spaces required by HPMC Sec. 9-3.804 and a Variance from providing common open space required by HPMC Sec. 9-4.103; a Development Permit for the construction four (4) detached two-story condominium dwelling units and a Tentative Tract Map for condominium purposes for the property located at 7040 Newell Street within the High Density Residential (R-H) zone described as:

Assessor's Parcel No. 6324-033-004, City of Huntington Park, County of Los Angeles; and

**WHEREAS**, said application involves a request for a Variance to deviate from the minimum parcel dimensions and parcel size required for the High Density Residential (R-H) Zone identified in HPMC Sec. 9-4.103, deviate from the number of required off-street parking spaces pursuant to HPMC Sec. 9-3.804 and a Variance from providing any common open space required by HPMC 9-4.103; and

**EXHIBIT "A"**

1           **WHEREAS**, said application involves a request for a Development Permit to  
2 construct four (4) detached two-story condominium dwelling units; and

3           **WHEREAS**, said application involves a request for a Tentative Tract Map for  
4 condominium purposes; and

5           **WHEREAS**, Planning Division Staff has reviewed the requests and has found that all  
6 of the findings for approval of a Variance, Development Permit and Tentative Tract Map  
7 can be made as required by the Municipal Code; and

8           **WHEREAS**, the City of Huntington Park has determined that the project is exempt  
9 from CEQA pursuant to Section 15332, Class 32 (In-Fill Development) of the CEQA  
10 Guidelines, the proposed project consisting of a Variance, Development Permit and  
11 Tentative Tract Map are categorically exempt from the requirements of CEQA. Section  
12 15332, Class 32 exempts those projects which: (1) are consistent with the applicable  
13 general plan designation and all applicable general plan policies (as well as with applicable  
14 zoning designation and regulations); (2) occur within city limits on a project site of no more  
15 than five acres substantially surrounded by urban uses; (3) have no value as a habitat for  
16 endangered, rare or threatened species; (4) would not result in any significant effects  
17 relating to traffic, noise, air quality, or water quality; and (5) have a project site that can be  
18 adequately served by all required utilities and public services. The project complies with the  
19 applicable General Plan and zoning designations and is fully served by all required utilities.  
20 The site also has no value for a sensitive or endangered habitat. As there is no substantial  
21 evidence that the project may have a significant effect on the environment; and

22           **WHEREAS**, all persons appearing for or against the approval of the Variance,  
23 Development Permit and Tentative Tract Map were given the opportunity to be heard in  
24 connection with said matter; and

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

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

EXHIBIT "A"

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

4           SECTION 1: Based on the evidence within staff report and the Environmental  
5 Assessment Questionnaire, the Planning Commission adopts the findings in said  
6 Questionnaire and determines that the project, as proposed, will have no significant  
7 adverse effect on the environment and adopts an Environmental Categorical Exemption  
8 (CEQA Guidelines, Article 19, Section 15332, Class 32 In-Fill Development Projects).

9           SECTION 2: The Planning Commission hereby makes the following findings in  
10 connection with the proposed Variance:

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

15           *Special circumstances are applicable to the subject site in that the subject*  
16 *site consists of an established lot recorded in 1914. Furthermore, the*  
17 *surrounding area is fully developed with existing residential uses. As a*  
18 *result, a Variance is required in order to facilitate development of the*  
19 *subject site.*

20           *The dimensions of the subject site (± 50.08 feet in width and ± 199.91 feet in*  
21 *length) along with the square footage of the lot (9,995 square feet) is a*  
22 *special circumstance to the property that strict application of the HPMC*  
23 *(Title 9) provisions for development standards, off-street parking*  
24 *requirements and common open space requirements denies the property*  
25 *owner privileges enjoyed by other property owners in the vicinity and under*  
26 *the identical zoning district.*

27           *Thus, the size of the lot, the dimensions of the lot, and intended use of the*  
28 *subject site, relative to other residential parcels in the same vicinity, is a*

EXHIBIT "A"

1 *special circumstance that the strict application of Title 9 of the HPMC denies*  
2 *the property owner privileges enjoyed by other property owners in the*  
3 *vicinity and under identical zoning districts.*

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

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

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

14 *The proposed residential development of the project site and approval of*  
15 *the Variance would be subject to all applicable Building and Fire Codes,*  
16 *Public Works, and Police Department regulations and conditions of*  
17 *approval intended to protect the public health, safety, and general welfare of*  
18 *the community.*

19 *Therefore, the granting of the Variance will not be detrimental to the public*  
20 *health, safety, or welfare, or injurious to the property or improvements in*  
21 *the vicinity and zoning district in which the property is located.*

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

25 *The granting of the Variance does not constitute a special privilege as the*  
26 *intended use of the subject site complies with the zoning regulations of the*  
27 *High-Density Residential Zone and the General Plan designation of High*  
28 *Density Residential. The intended use is compatible with neighboring uses*

EXHIBIT "A"

1 *and the proposed number of dwelling units complies with the allowable*  
2 *density in the High Density Residential (R-H) Zone of twenty dwelling units/*  
3 *acre.*

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

6 *The proposed use/ activity of Condominium Dwellings is a use permitted*  
7 *with he approval of a Development Permit in the High-Density Residential*  
8 *(R-H) Zone pursuant to HPMC Sec. 9-4.102 Table IV-1.*

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

10 *The granting of the Variance is consistent and complies with the General*  
11 *Plan designation of High Density Residential. Granting of the Variance is*  
12 *consistent with Goal 2.0 of the General Plan "Accommodate new*  
13 *development that is compatible with and complements existing land uses".*

14 *The proposed project is consistent and compliments existing residential*  
15 *development in the surrounding neighborhood.*

16 **SECTION 3:** The Planning Commission hereby makes the following findings in  
17 connection with the proposed Development Permit:

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

21 *The proposed development of Condominium Dwelling units is permitted by*  
22 *right in the High Density Residential (R-H) Zoning District. Pursuant to*  
23 *HPMC Sec. 9-2.1004 the review authority for the construction of two or more*  
24 *residential dwelling units is the Planning Commission. The proposed*  
25 *project complies with the allowable density in the High Density Residential*  
26 *(R-H) Zone of 20 units per acre.*

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

28 *The proposed development is consistent with the following goals of the*

EXHIBIT "A"

1           **General Plan:**

2           **Goal 2: "Accommodate new development that is compatible with and**  
3           **complements existing land uses."**

4           **The proposed development is compatible with and complements existing**  
5           **residential development in the neighboring area. The surrounding area is**  
6           **comprised of existing residential lots with more than one dwelling unit.**

7           **Goal 3: "Provide for the revitalization of deteriorating land uses and**  
8           **properties."**

9           **The subject site is currently a vacant lot with overgrown vegetation that is**  
10           **blighting the residential neighborhood. The approval of a development**  
11           **permit to construct four detached condominium dwelling units will revitalize**  
12           **the subject site and provide a compatible and complimentary use.**

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

16           **The proposed development of four detached condominium dwelling units is**  
17           **harmonious and compatible use with the existing neighboring residential**  
18           **development. The design of the condominium dwelling units will**  
19           **incorporate a Spanish style design. The neighboring area is fully developed**  
20           **and consists of lots with multiple dwelling units.**

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

24           **The approval of the Development Permit is in compliance with the**  
25           **requirements of the California Environmental Quality Act (CEQA) pursuant**  
26           **to Section 15332, Class 32 (In-Fill Development) of the CEQA Guidelines, the**  
27           **proposed project consisting of a Variance, Development Permit and**  
28           **Tentative Tract Map are categorically exempt from the requirements of**

EXHIBIT "A"

1 **CEQA. Section 15332, Class 32 exempts those projects which: (1) are**  
2 **consistent with the applicable general plan designation and all applicable**  
3 **general plan policies (as well as with applicable zoning designation and**  
4 **regulations); (2) occur within city limits on a project site of no more than**  
5 **five acres substantially surrounded by urban uses; (3) have no value as a**  
6 **habitat for endangered, rare or threatened species; (4) would not result in**  
7 **any significant effects relating to traffic, noise, air quality, or water quality;**  
8 **and (5) have a project site that can be adequately served by all required**  
9 **utilities and public services.**

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

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

18 **The subject site located in the R-H Zoning District measuring approximately**  
19 **9,995 square feet yields an allowable density of four condominium dwelling**  
20 **units. The project is proposing a total of four detached condominium**  
21 **dwelling units which complies with the allowable density of the High**  
22 **Density Residential (R-H) Zone. Furthermore, the proposed use of**  
23 **condominium dwellings is a use permitted with the approval of a**  
24 **Development Permit in the High Density Residential (R-H) Zone.**

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

28 **As part of the development new connections to existing utilities (e.g., water,**

EXHIBIT "A"

1 *electricity, sewage) will be created to allow connection to the proposed*  
2 *project consisting of four detached condominium dwelling units. The*  
3 *surrounding area is completely developed with public access, water,*  
4 *sanitation and public utilities and services. The new development will not*  
5 *impede access to water, sanitation, or other public utilities and services. It*  
6 *is expected that the proposed development will not be detrimental to public*  
7 *health, safety and general welfare and will be required to comply with all*  
8 *California Building Code requirements and Fire Department requirements.*

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

12 *The proposed project incorporates a Spanish style design featuring earth*  
13 *toned colors, terracotta roof tile, decorative window trim, and wood shutters*  
14 *around the exterior of the windows.*

15 *The proposed project has been reviewed by various departments (i.e.,*  
16 *Building and Safety, Public Works, LA County Fire, Huntington Park Police*  
17 *Department) and conditions of approval have been included to ensure that*  
18 *the project does not create any issues of concern that would be detrimental*  
19 *to the public health, safety, or welfare of the City.*

20 **SECTION 4:** The Planning Commission hereby makes the following findings in  
21 connection with the proposed four (4) detached two-story condominium dwelling units:

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

25 *The proposed development of condominium dwelling units is permitted with*  
26 *the approval of a Development Permit in the High Density Residential (R-H)*  
27 *Zoning District. Pursuant to HPMC Sec. 9-2.1004 the review authority for the*  
28 *construction of two or more residential dwelling units is the Planning*

EXHIBIT "A"

1           ***Commission. The proposed project complies with the allowable density in***  
2           ***the High Density Residential (R-H) Zone of 20 units per acre.***

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

4           ***The proposed development is consistent with the following goals of the***  
5           ***General Plan:***

6           ***Goal 2: "Accommodate new development that is compatible with and***  
7           ***complements existing land uses."***

8           ***The proposed development is compatible with and complements existing***  
9           ***residential development in the neighboring area. The surrounding area is***  
10           ***comprised of existing residential lots with more than one dwelling unit.***

11           ***Goal 3: "Provide for the revitalization of deteriorating land uses and***  
12           ***properties."***

13           ***The subject site is currently a vacant lot with overgrown vegetation that is***  
14           ***blighting the residential neighborhood. The approval of a development***  
15           ***permit to construct four detached condominium dwelling units will revitalize***  
16           ***the subject site and provide a compatible and complimentary use.***

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

20           ***The approval of the Development Permit is in compliance with the***  
21           ***requirements of the California Environmental Quality Act (CEQA) pursuant***  
22           ***to Section 15332, Class 32 (In-Fill Development) of the CEQA Guidelines, the***  
23           ***proposed project consisting of a Variance, Development Permit and***  
24           ***Tentative Tract Map are categorically exempt from the requirements of***  
25           ***CEQA. Section 15332, Class 32 exempts those projects which: (1) are***  
26           ***consistent with the applicable general plan designation and all applicable***  
27           ***general plan policies (as well as with applicable zoning designation and***  
28           ***regulations); (2) occur within city limits on a project site of no more than***

## EXHIBIT "A"

1 *five acres substantially surrounded by urban uses; (3) have no value as a*  
2 *habitat for endangered, rare or threatened species; (4) would not result in*  
3 *any significant effects relating to traffic, noise, air quality, or water quality;*  
4 *and (5) have a project site that can be adequately served by all required*  
5 *utilities and public services.*

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

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

18 *The proposed project incorporates a Spanish style design featuring earth*  
19 *toned colors, terracotta roof tile, decorative window trim, and wood shutters*  
20 *around the exterior of the windows.*

21 *The proposed project has been reviewed by various departments (i.e.,*  
22 *Building and Safety, Public Works, LA County Fire, Huntington Park Police*  
23 *Department) and conditions of approval have been included to ensure that*  
24 *the project does not create any issues of concern that would be detrimental*  
25 *to the public health, safety, or welfare of the City.*

26 *Furthermore, the proposed use of condominium dwellings is a use*  
27 *permitted with the approval of a Development Permit in the High Density*  
28 *Residential (R-H) Zone.*

EXHIBIT "A"

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

3 ***The subject site located in the R-H Zoning District measuring approximately***  
4 ***9,995 square feet yields an allowable density of four residential dwelling***  
5 ***units. The project is proposing a total of four detached condominium***  
6 ***dwelling units which complies with the allowable density of the High***  
7 ***Density Residential (R-H) Zone. Furthermore, the proposed use of***  
8 ***condominium dwellings is a use permitted with the approval of a***  
9 ***Development Permit in the High Density Residential (R-H) Zone.***

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

13 ***As part of the development new connections to existing utilities (e.g., water,***  
14 ***electricity, sewage) will be created to allow connection to the proposed***  
15 ***project consisting of four detached condominium dwelling units. The***  
16 ***surrounding area is completely developed with public access, water,***  
17 ***sanitation and public utilities and services. The new development will not***  
18 ***impede access to water, sanitation, or other public utilities and services. It***  
19 ***is expected that the proposed development will not be detrimental to public***  
20 ***health, safety and general welfare and will be required to comply with all***  
21 ***California Building Code requirements and Fire Department requirements.***

22 **SECTION 5:** The Planning Commission hereby makes the following findings in  
23 connection with the proposed Tentative Tract Map:

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

26 ***Pursuant to HPMC Sec. 10-3.101 a tentative and final tract map is required***  
27 ***for all divisions of land when resulting in four (4) or less parcels.***  
28

**EXHIBIT "A"**

1            *The proposed Tentative Tract Map has been prepared by a licensed land*  
2            *surveyor. The Tentative Tract Map has been reviewed for compliance with*  
3            *Title 10 of the HPMC. Additionally, the proposed Tentative Tract Map*  
4            *complies with the requirements set forth in the California Subdivision Map*  
5            *Act.*

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

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

13           *Goal 2: "Accommodate new development that is compatible with and*  
14           *complements existing land uses."*

15           *The proposed development is compatible with and complements existing*  
16           *residential development in the neighboring area. The surrounding area is*  
17           *comprised of existing residential lots with more than one dwelling unit.*

18           *Goal 3: "Provide for the revitalization of deteriorating land uses and*  
19           *properties."*

20           *The subject site is currently a vacant lot with overgrown vegetation that is*  
21           *blighting the residential neighborhood. The approval of a development*  
22           *permit to construct four detached condominium dwelling units will revitalize*  
23           *the subject site and provide a compatible and complimentary use.*

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

27           *The Tentative Tract Map is for condominium purposes and will create one*  
28           *total parcel. The parcel will be maintained through the Homeowners*

**EXHIBIT "A"**

*Association. The proposed project will be compatible with existing residential development in the surrounding neighborhood.*

**SECTION 6:** The Planning Commission hereby approves Resolution 2025-03 (V) Variance, 2025-05 (DP) Development Permit, 2025-01 (TTM) Tentative Tract Map, for the property located at 7040 Newell Street within the High Density Residential (R-H) Zone subject to the execution and fulfillment of the following conditions:

**PLANNING DIVISION**

1. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, or Planning Commission.
2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. The proposed project shall comply with all applicable federal, state and local agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.
4. The property be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. All proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and/or routed along the ground floor and shall be completely concealed from public view as required by the City prior to authorization to operate.
6. That any existing and/or future graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
7. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicants shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
8. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.

## EXHIBIT "A"

- 1 9. That the violation of any of the conditions of this entitlement may result in a citation(s)  
2 and/or the revocation of the entitlement.
- 3 10. That this entitlement may be subject to additional conditions after its original  
4 issuance, upon a duly noticed public hearing item. Such conditions shall be imposed  
5 by the City Planning Commission as deemed appropriate to address problems of land  
6 use compatibility, operations, aesthetics, security, noise, safety, crime control, or to  
7 promote the general welfare of the City.
- 8 11. The applicant shall provide publicly visible art or pay art fees in accordance with the  
9 HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of  
10 Occupancy.
- 11 12. The applicant shall pay parkland fees pursuant to Resolution No. 2007-12.
- 12 13. Any proposed mechanical equipment and appurtenances, including satellite dishes,  
13 gutters, etc., whether located on the rooftop, ground level or anywhere on the  
14 property shall be completely shielded/enclosed so as not to be visible from any public  
15 street and/or adjacent properties. Such shielding/enclosure of facilities shall be of  
16 compatible design related to the building structure for which such facilities are  
17 intended to serve and shall be installed prior to final building inspection.
- 18 14. The applicant shall be subject to any fees and requirements from the California  
19 Department of Fish and Wildlife, as stated in the CEQA Environmental Document  
20 Filing fee schedule.
- 21 15. This entitlement shall expire in the event it is not exercised within one (1) year from  
22 the date of approval, unless an extension has been granted by the Planning  
23 Commission.
- 24 16. If the use ceases to operate for a period of six (6) months, the entitlement shall be  
25 null and void.
- 26 17. That the Applicant shall comply with all applicable property development standards  
27 including, but not limited to, outdoor storage, fumes and vapors, property  
28 maintenance, and noise.
18. The Director of Community Development is authorized to make minor modifications  
to the approved preliminary plans or any of the conditions if such modifications shall  
achieve substantially the same results, as would strict compliance with said plans and  
conditions.
19. All on-site lighting shall be energy efficient, stationary, and directed away from  
adjoining properties and public rights-of-way.
20. All landscaping shall be installed and permanently maintained in compliance with  
HPMC Title 9, Chapter 3, Article 4 (Landscaping Standards);

**EXHIBIT "A"**

- 1 21. Wheel stops are required to be installed for all guest parking spaces on-site.
- 2 22. Pursuant to HPMC Sec. 9-4.102 laundry facilities shall be located within the footprint
- 3 of a dwelling unit and may not be located within the garage.
- 4 23. Garages shall maintain interior clearance of 20 feet by 20 feet, in compliance with
- 5 HPMC Sec.9-3.809.
- 6 24. The location and number of off-street parking spaces shall remain in perpetuity as
- 7 developed and approved by the Planning Commission and shall not be developed or
- 8 modified for other uses (e.g., housing, storage).
- 9 25. The applicant is required to provide private outdoor open space for each dwelling unit
- 10 in accordance with Title 9, Chapter 4, Article 1. The private outdoor open space shall
- 11 remain in perpetuity as developed and approved by the Planning Commission.
- 12 26. The approved Spanish architectural style, finish materials and colors shall remain in
- 13 conformance with the approved elevations. Changes to the facades and/or colors
- 14 shall be subject to the review and approval of the Community Development Director
- 15 who may defer decision to the Planning Commission.
- 16 27. The Homeowners Association shall maintain an active business license with the City.
- 17 28. The owner of a residential unit available for rent shall obtain a business license with
- 18 the City.
- 19 29. That the business owner (Applicant) and property owner agree in writing to the above
- 20 conditions.

**TENTATIVE TRACT MAP**

- 21 30. The Vesting of the Tentative Tract Map is granted for the property described in the
- 22 application on file with the Planning Division, and may not be transferred from one
- 23 property to another.
- 24 31. The final map to be recorded with the Los Angeles County Recorder shall
- 25 substantially conform to the Tentative Tract Map submitted with this application and
- 26 dated "Approved at Hearing November 15, 2023," except as modified herein.
- 27 32. This subdivision shall comply with Title 10 of the City of Huntington Park Municipal
- 28 Code (Subdivisions).
- 33. The final map shall not be recorded until there has been compliance with all
- conditions of approval.
- 34. The developer shall install house addresses and mailboxes in accordance with U. S.
- Post Office policy.

## EXHIBIT "A"

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

## EXHIBIT "A"

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

### **BUILDING AND SAFETY**

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

### **PUBLIC WORKS**

#### **GENERAL**

51. An Encroachment Permit shall be required to be obtained by a licensed contractor to work in the public right-of-way.
52. Comply with the City's ordinance pertaining to construction debris recycling. Contact the Building & Safety Division to obtain a Construction & Demolition Debris Diversion Program form. The Construction & Demolition Debris Diversion Program is also applicable with respect to the grading process.
53. 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.

## EXHIBIT "A"

- 1 54. Preserve existing survey monuments (property corners, centerline ties, etc.) in the  
2 public right-of-way. All disturbed and removed survey monuments in the public right-  
3 of-way shall be re-established and record of survey shall be filed with the County  
4 surveyor in accordance with applicable provisions of the state law.
- 5 55. Comply with all Federal, State, and local agency requirements pertaining to the Clean  
6 Water Act, which has established regulations, set forth in the Countywide National  
7 Pollutant Discharge Elimination System (NPDES) Permit.
- 8 56. Low Impact Development (LID) is a requirement of the NPDES Permit No.  
9 CAS004004, Order No. R4-2021-0105 and local Ordinances. The LID is a narrative  
10 report that explains the type of development and drainage of the site. It must address  
11 the post-construction water quality and habitat impact issues.
- 12 57. Alternative engineering methods for filtration and infiltration (such as bioswales, etc.)  
13 must be used to defray a percentage of the storm water runoff into the  
14 existing/proposed storm drain system.  
15 (i) Use of permeable driveway requires engineering calculations to be provided to  
16 ensure compliance with minimum NPDES/MS4 requirements.
- 17 58. Engineer to show the location of the sewer mainline, nearest manholes, and the  
18 lateral serving the project and configuration of the on-site sewer including diameter  
19 and material of the on-site sewer.
- 20 59. Engineer to show the location of water meters servicing the development and any  
21 newly proposed water meter locations.
- 22 60. Public improvement plans shall be developed on the basis of the approved site plan.  
23 P.C.C. pavement and asphalt-concrete (A.C.) thicknesses and strengths shall be  
24 determined by a California Registered Civil Engineer (project engineer of record)  
25 preparing the street plans and utility improvement plans. The limits of street  
26 improvements shall include half the street fronting the property within the extended  
27 property lines.
- 28 61. Repair, remove, and replace deficient and/or damaged sidewalk and standard curb  
and gutter adjacent to the development at the direction of the City Engineer/City  
Inspector. Use APWA standard plans and specifications.
62. Remove all existing improvements that will no longer be intended for use (including  
but not limited to driveway approaches, under-sidewalk drains, meter boxes, utility  
valves, etc.) and replace with new sidewalk and full-height curb and gutter as  
required per APWA standard plans and specifications.
63. The City Engineer may require other information or may impose additional conditions  
and requirements as deemed necessary to protect health and safety, and to benefit  
the public.

## EXHIBIT "A"

### ENGINEERING

- 1
- 2 64. The site improvement plans shall accurately show all existing public improvements  
3 near the site (such as, streetlights, signs, utility vaults and boxes. Construction items  
4 shall clearly indicate any proposed modifications to the existing public improvements.  
5 Proposed modifications to the public improvements shall be subject to review and  
6 approval by the City Engineer prior to issuance of a building permit.
- 7 65. A detailed grading and drainage plan prepared by a licensed Civil Engineer including  
8 all supporting information and design criteria, storm drain treatment calculations,  
9 hydromodification worksheets, all final grades and drainage control measures, etc,  
10 shall be submitted as part of plan check requests to the building and safety division.
- 11 66. The construction plans shall show the proposed location of materials and equipment  
12 storage, scaffolding, safety measures to protect the public from construction  
13 activities, temporary fencing, construction trailers, parking of construction vehicles,  
14 location of portable toilets, etc. The plans shall minimize the loss of public parking  
15 spaces and the length of the time they are used for construction-related activities.

### WATER AND SEWER

- 16 67. Water service line for the four units must be properly sized by the design/project  
17 engineer. Fire Flow test required. City's water operator will provide a cost to install  
18 the meter(s) and make all applicable improvements based on the approved plans.
- 19 68. Design engineer to ensure proper sizing of sewer lateral, including material.

### POLICE DEPARTMENT

- 20 69. Provide adequate security lighting (motion sensor, LED uniform lighting).  
21  
22 70. Clearly visible display of the property address from the street.  
23  
24 71. Provide two or more parking spaces per unit.

### LOS ANGELES COUNTY FIRE DEPARTMENT

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

### PLANNING DIVISION SPECIAL CONDITIONS

- 27 73. This entitlement is granted to the applicant (Salvador Polina/ SP Homes LLC) and  
28 shall not be transferred within a period of five years from date of approval.
74. Ten (10) days before the start of construction the applicant is required to provide a  
"Good Neighbor Notice of Construction" to property owners and tenants located  
within a 300 feet radius of the subject site. The notice shall clearly identify the dates  
and hours of construction, anticipated date of completion and contact information. All  
hours of construction shall comply with the HPMC.

**EXHIBIT "A"**

1 75. 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 regarding the  
3 construction.

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

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

10 **PASSED, APPROVED, AND ADOPTED** this 15<sup>th</sup> October, 2025 by the following

11 vote:

12 AYES:

13 NOES:

14 ABSENT:

15 ABSTAIN:

HUNTINGTON PARK PLANNING COMMISSION

\_\_\_\_\_  
XXXXXXXXXXXX, Chairperson

16 ATTEST:

17 \_\_\_\_\_  
18 Paul Bollier, Secretary  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**PLANNING DIVISION AGENDA REPORT**

**EXHIBIT B**

**NOVEMBER 15, 2023**



**EXHIBIT "B"**  
**CITY OF HUNTINGTON PARK**  

---

**PLANNING DIVISION AGENDA REPORT**

**DATE:** NOVEMBER 15, 2023  
**TO:** CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION  
**ATTN:** STEVE FORSTER, DIRECTOR OF COMMUNITY DEVELOPMENT  
**FROM:** LEMESSIS QUINTERO, ASSOCIATE PLANNER  
**SUBJECT:** CASE NO. 2022-01 VARIANCE, CASE NO. 2022-01 DEVELOPMENT PERMIT AND CASE NO. 2023-02 TENTATIVE TRACT MAP

---

**REQUEST:** A REQUEST FOR A VARIANCE, DEVELOPMENT PERMIT, AND TENTATIVE TRACT MAP FOR THE CONSTRUCTION OF FOUR (4) TWO-STORY SINGLE FAMILY DWELLING UNITS AT 7040 NEWELL STREET, WITHIN THE HIGH DENSITY RESIDENTIAL (R-H) ZONE.

**APPLICANT:** Salvador Polina  
12631 Imperial Highway, Suite B-204  
Santa Fe Springs, CA 90670

**PROPERTY OWNER:** SP Homes Company, LLC

**PROPERTY OWNER'S MAILING ADDRESS:** 12531 Paramount Blvd Apt B  
Downey, CA 90242

**PROJECT LOCATION:** 7040 Newell Street

**ASSESSOR'S PARCEL NUMBER:** 6324-033-004

**PREVIOUS USE:** Vacant Lot

**SITE SIZE:** 9,995 Sq. Ft.

**GENERAL PLAN:** High Density Residential

**ZONE:** High Density Residential (R-H)

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 2 of 32

**SURROUNDING  
ZONING AND LAND USES:**

|       |  |
|-------|--|
| North | High Density Residential (RH)<br>Current land use: Residential |
| East  | Open Space (OS)<br>Current land use: Salt Lake Park            |
| South | High Density Residential (RH)<br>Current land use: Residential |
| West  | High Density Residential (RH)<br>Current land use: Residential |

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

Pursuant to Huntington Park Municipal Code (HPMC) Title 9, Chapter 2, Section 9-2.903; The Planning Commission may grant a Variance from the requirements of this 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
3. Permit the modification of the number and dimensions of parking areas, loading spaces, landscaping, or lighting requirements.

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

Pursuant to Huntington Park Municipal Code (HPMC) Title 9, Chapter 2, Article 10, Section 9-2.1003; approval of a Development Permit shall be required under the following circumstances:

1. For a new structure or use listed as subject to a "Development Permit" (D) in the applicable zoning district;

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 3 of 32

2. For a new single-family structure;
3. For the expansion or conversion of an existing structure or use, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure;
4. For the enlargement or exterior alteration of an existing structure, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure, for which a Development Permit has not been issued, excluding an existing single-family structure;
5. For the movement and/or relocation of any structure, including factory-built and manufactured housing, to any parcel within the City;
6. For the expansion of a legal nonconforming structure, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure, for which a Development Permit has not been issued in compliance with Chapter 3 Article 6 (Nonconforming structures and uses); and
7. For the rebuilding/replacement of a destroyed/demolished legal nonconforming structure for which a Development Permit has not been issued in compliance with Chapter 3, Article 6 (Nonconforming structures and uses).

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

Pursuant to Huntington Park Municipal Code (HPMC) Title 10, Chapter 3 a tentative and final tract map shall be required for all division of land when determined by the Community Development Department that such land may be divided into five (5) or more parcels, five (5) or more condominiums, a community apartment project containing five (5) or more parcels, or for the conversion of a dwelling to a stock cooperative containing five (5) or more dwelling units, unless the subdivision activity is listed in Section 10-

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 4 of 32

3.102(B), Exemptions from tentative tract map requirements.

**REQUIRED FINDINGS FOR A VARIANCE:**

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 and/or modify a Variance 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.

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 5 of 32

**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. These conditions shall relate to both on- and off-site improvements that are necessary to accommodate flexibility in site planning/property development, mitigate project-related adverse impacts and to carry out the purpose/intent and requirements of the respective zoning district and General Plan goals and policies. The Planning Commission may approve a Development Permit, 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 use is consistent with the General Plan;
3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property;
4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
5. The subject site is physically suitable for the type and density/intensity of use being proposed; 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.

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 6 of 32

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.

**REQUIRED FINDINGS  
FOR A PLANNED UNIT  
DEVELOPMENT:**

In approving or conditionally approving a project, the following findings shall be made:

1. The proposed use is permitted or 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 Development Permit or 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.

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

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

## PLANNING COMMISSION AGENDA REPORT

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 7 of 32

2. That the approval of such Tentative Tract Map will not adversely affect the Master or General Plan of this City.
3. The Tentative Tract Map will create a parcel that will be more harmonious and compatible in size with existing and planned future developments within the zoning district and general area.

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

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

- (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- (c) That the site is not physically suitable for the type of development.
- (d) That the site is not physically suitable for the proposed density of development.
- (e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 8 of 32

provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

**ENVIRONMENTAL  
REVIEW:**

Environmental Determination Pursuant to Section 15332 (In-Fill Development) of the CEQA Guidelines, the proposed project consisting of a Variance, Development Permit and Tentative Tract Map are categorically exempt from the requirements of CEQA. Section 15332 exempts those projects which: (1) are consistent with the applicable general plan designation and all applicable general plan policies (as well as with applicable zoning designation and regulations); (2) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) have no value as a habitat for endangered, rare or threatened species; (4) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) have a project site that can be adequately served by all required utilities and public services.

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

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 9 of 32

**PROJECT  
BACKGROUND:**

- **Site Description**

The subject site is located mid-block on the easterly side of Newell Street between E. Florence Avenue and Saturn Avenue. The currently vacant lot abuts Salt Lake Park. The site measures approximately 9,995 square feet (lot dimensions ± 199.91 feet in length by ± 50.08 feet in width).

The subject site is surrounded by residential uses to the north, south and west. Salt Lake Park is located directly east of the site.

**ANALYSIS:**

- **Project Proposal**

The applicant, SP Homes, is requesting Planning Commission approval of a Variance, Development Permit for a Planned Unit Development comprised of four (4) detached two-story single-family dwellings, and a Tentative Tract Map for condominium purposes.

The HPMC Sec. 9-3.1502 defines Planned Unit Development as “*a form of subdivision wherein the dwelling space as well as the land directly beneath a dwelling is owned individually and only the land surrounding the dwelling units is held in common ownership. No planned unit development shall be vertically stacked so as to be over or under any other dwelling unit*”.

- **Lot Dimensions**

The lot measures approximately 9,995 square feet.

**VARIANCE:**

The HPMC Sec. 9-4.103 identifies the minimum lot area requirements including the lot width and lot depth in the High Density Residential (R-H) Zone.

The subject site does not meet the minimum lot dimensions or lot area required per HPMC Sec. 9-4.103. Therefore, the applicant is requesting a Variance to deviate from the minimum lot dimensions and lot size. Both the minimum lot width and lot depth requirement in the R-H zone is one hundred (100) feet, and the minimum lot size is 15,000 square feet. However, the subject site has a lot length of approximately 199.91 feet and a lot width of approximately

## PLANNING COMMISSION AGENDA REPORT

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 10 of 32

50.08 feet. Therefore, the lot measures approximately 9,995 square feet. Pursuant to the HPMC, the Planning Commission may grant a Variance to deviate from the required parcel size and parcel dimensions.

The applicant is also requesting a Variance to deviate from the open space requirements in the R-H Zone (HPMC Sec. 9-4.103) as well as a Variance to deviate from the required number of off-street parking per HPMC Sec. 9-3.804.

### DEVELOPMENT PERMIT:

Pursuant to HPMC Sec. 9-2.1003 the applicant is requesting a Development Permit to construct four (4) detached single family dwelling units.

- **Design**

Each single-family dwelling is proposed to be two stories tall at approximately 26 feet 4 inches. The first floor consists of a kitchen, dining room, living room and two-car garage.

The applicant is proposing three different designs for the single-family dwellings. Plan A is approximately 1,234 square feet and features a kitchen, living room, four (4) bedrooms, and two (2) full bathrooms.

Plan B, which consists of the two (2) middle single-family dwellings, measures approximately 1,224 square feet and features a kitchen, living room, four (4) bedrooms, and two (2) full bathrooms.

Plan C, which is the rear unit closest to Salt Lake Park measures approximately 1,416 square feet, features a kitchen, living room, four (4) bedrooms and two (2) full bathrooms.

All four (4) single-family dwellings feature a Spanish style design by incorporating terracotta roof tiles, exterior wood shutters around the windows, decorative stonework, and window trim. The colored renderings of the proposed project are attached as Exhibit E.

The site will incorporate a permeable pavement driveway, landscape consisting of trees and shrubs, a trash enclosure

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 11 of 32

and a 6 ft. high fence along the rear and sides of the property.

- **Density**

Per HPMC Section 9-4.103, allowable density in the R-H Zone is 20 units per acre. Thus, the maximum number of units allowed for a 9,995 square foot parcel in the R-H Zone is four units. The table below summarizes this calculation.

CALCULATION OF UNITS ALLOWED ON THE SUBJECT SITE

| LOT SIZE                                      | MAXIMUM UNITS/ ACRE | TOTAL   |
|---|---------------------|---|
| 9,995 sq. ft. / 43,560 sq. ft.<br>= .22 acres | 20u/acre            | 20u x .22 acres<br>= 4.5, round down to 4 units |

The applicant is proposing a total of four (4) residential units which complies with the allowable density per the HPMC.

- **Off-Street Parking & Loading**

Per the HPMC Section 9-3.804, the proposed project requires 2 spaces within a garage, plus 1 parking space (covered or uncovered) for every bedroom after the first 2 bedrooms, and 1 uncovered guest space for every unit. Thus, the proposed project requires five off-street parking spaces per unit, with a total of twenty off-street parking spaces for the project. The table below summarizes the number of off-street parking spaces required for this proposed project. The proposed project provides 2 enclosed parking spaces per unit (in garage) and four guest parking spaces in total (one guest parking space per unit). As previously stated, the applicant is requesting a Variance to deviate from the required number of off-street parking spaces. The table below summarizes the required and proposed off-street parking.

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 12 of 32

**PARKING CALCULATION FOR RESIDENTIAL UNITS**

| <b>REQUIRED PER UNIT</b>  | <b>PROPOSED PER UNIT</b>               | <b>COMPLIANCE WITH HPMC TITLE 9 CHAPTER 3 ARTICLE 8</b> |
|---|--|---|
| 2 spaces within a garage per unit (garage)  | 2 spaces within enclosed garage        | <b>YES</b>  |
| 1 parking space (covered or uncovered) for every bedroom after the first 2 bedrooms | None                                   | <b>NO</b>   |
| 1 uncovered guest space for every unit  | One (1) uncovered guest space per unit | <b>YES</b>  |

In recent years the State of California has passed legislature to increase housing production and decrease obstacles faced by developers. One of the largest obstacles faced by developers is providing off-street parking. In reducing the amount of off-street parking required, the State of California expects residents to use alternative forms of transportation such as mass transit. The requested Variance for the reduction in required off-street parking aligns with recent legislature passed by the State of California, as well as parking reform mandates that are being proposed throughout the nation.

• **Access/Circulation**

All four single family dwelling units will share a common driveway along Newell Street. The subject site will have vehicular access exclusively via Newell Street. The maintenance of the common driveway and guest parking spaces will be maintained through a homeowner’s association via the covenants, conditions, and restrictions (CC & Rs).

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
 7040 Newell Street  
 November 15, 2023  
 Page 13 of 32

- **Open Space**

Pursuant to HPMC Sec. 9-4.103 properties in the High Density Residential (R-H) Zone are required to provide 200 square feet of private open space and 200 square feet of common open space per unit. Due to the size and dimensions of the parcel, the applicant is requesting a Variance from providing any common open space. The project proposes over 200 sq. ft. of private open space per unit and is in compliance with the HPMC requirements for private open space. The table below summarizes the required and proposed open space.

OPEN SPACE REQUIREMENTS (R-H ZONE)

| TYPE OF OPEN SPACE | REQUIRED PER UNIT  | PROPOSED PER UNIT  | COMPLIANCE WITH HPMC TITLE 9 CHAPTER 3 ARTICLE 8 |
|--------------------|--|--|--|
| Private Open Space | 200 square feet per unit                                   | Plan A: 209 sq. ft.<br>Plan B: 209 sq. ft.<br>Plan B: 209 sq. ft.<br>Plan C: 225 sq. ft. | YES  |
| Common Open Space  | 200 square feet per unit.<br><br>Total of 800 square feet. | None   | NO   |

**TENTATIVE TRACT MAP:**

The applicant has submitted a Tentative Tract Map (Exhibit F) to establish four (4) lots for condominium purposes and one (1) common lot. The common lot is comprised of the common driveway, guest parking stalls, landscape area and area of the trash enclosure. The common lot is to be maintained by the Homeowners Association.

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 14 of 32

**FINDINGS**

**Variance Findings:**

In granting a Variance for project applicable by HPMC Sec. 9-2.903, the Planning Commission must make findings in connection with the Variance, as set forth in the Huntington Park Municipal Code. A Variance may be recommended approval 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 recorded in 1914. Furthermore, the surrounding area is fully developed with existing residential uses. As a result, a Variance is required in order to facilitate development of the subject site.

The dimensions of the subject site ( $\pm$  50.08 feet in width and  $\pm$  199.91 feet in length) along with the square footage of the lot (9,995 square feet) is a special circumstance to the property that strict application of the HPMC (Title 9) provisions for development standards, off-street parking requirements and common open space requirements denies the property owner privileges enjoyed by other property owners in the vicinity and under the identical zoning district.

Thus, the size of the lot, the dimensions of the lot, and intended use of the subject site, relative to other residential parcels in the same vicinity, is a special circumstance that the strict application of Title 9 of the 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**

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 15 of 32

**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 dimensions 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 residential development of the project site and approval of the Variance would be subject to all applicable Building and Fire Codes, Public Works, and Police Department regulations and 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 High-Density Residential Zone and the General Plan designation of High Density Residential. The intended use is compatible with neighboring uses and the proposed number of dwelling units complies with the allowable density in the High Density Residential (R-H) Zone of twenty dwelling units/ acre.

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 16 of 32

- 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/ activity of Single-Family Dwellings is a use permitted by right in the High-Density Residential (R-H) Zone pursuant to HPMC Sec. 9-4.102 Table IV-1.

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

**Finding:** The granting of the Variance is consistent and complies with the General Plan designation of High Density Residential. Granting of the Variance is consistent with Goal 2.0 of the General Plan *“Accommodate new development that is compatible with and complements existing land uses”*. The proposed project is consistent and compliments existing residential development in the surrounding neighborhood.

***Development Permit Findings:***

In granting a Development Permit for project applicable by HPMC Sec. 9-2.1003 or use listed as subject to a “Development Permit” (D) in the applicable zoning district, the Planning Commission must make findings in connection with the Development Permit, as set forth in the Huntington Park Municipal Code. A Development Permit may be recommended approval only if all of the following findings are made:

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

**Finding:** The proposed development of Single-Family Dwelling units is permitted by right in the High Density Residential (R-H) Zoning District. Pursuant to HPMC Sec. 9-2.1004 the review authority for the construction

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 17 of 32

of two or more residential dwelling units is the Planning Commission. The proposed project complies with the allowable density in the High Density Residential (R-H) Zone of 20 units per acre.

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

**Finding:** The proposed development is consistent with the following goals of the General Plan:

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

The proposed development is compatible with and complements existing residential development in the neighboring area. The surrounding area is comprised of existing residential lots with more than one dwelling unit.

Goal 3: *“Provide for the revitalization of deteriorating land uses and properties.”*

The subject site is currently a vacant lot with overgrown vegetation that is blighting the residential neighborhood. The approval of a development permit to construct four detached single family dwelling units will revitalize the subject site and provide a compatible and complimentary use.

**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 of four detached single family dwelling units is harmonious and compatible use with the existing neighboring residential development. The design of the single-family residential units will incorporate a Spanish style design. The neighboring area is fully developed and consists of lots with multiple dwelling units.

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 18 of 32

**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 approval of the Development Permit is in compliance with the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development) of the CEQA Guidelines, the proposed project consisting of a Variance, Development Permit and Tentative Tract Map are categorically exempt from the requirements of CEQA. Section 15332 exempts those projects which: (1) are consistent with the applicable general plan designation and all applicable general plan policies (as well as with applicable zoning designation and regulations); (2) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) have no value as a habitat for endangered, rare or threatened species; (4) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) have a project site that can be adequately served by all required utilities and public services.

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

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

**Finding:** The subject site located in the R-H Zoning District measuring approximately 9,995 square feet yields an allowable density of four residential dwelling units. The project is proposing a total of four detached single family dwelling units which complies with the allowable density of the High Density Residential (R-H) Zone. Furthermore, the proposed use of single-family

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 19 of 32

dwellings is a use permitted by right in the High Density Residential (R-H) Zone.

- 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:** As part of the development new connections to existing utilities (e.g., water, electricity, sewage) will be created to allow connection to the proposed project consisting of four detached single-family dwelling units. The surrounding area is completely developed with public access, water, sanitation and public utilities and services. The new development will not impede access to water, sanitation, or other public utilities and services. It is expected that the proposed development will not be detrimental to public health, safety and general welfare and will be required to comply with all California Building Code requirements and Fire Department requirements.

- 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 project incorporates a Spanish style design featuring earth toned colors, terracotta roof tile, decorative window trim, and wood shutters around the exterior of the windows.

The proposed project has been reviewed by various departments (i.e., Building and Safety, Public Works, LA County Fire, Huntington Park Police Department) and conditions of approval have been included to ensure that the project does not create any issues of concern that would be detrimental to the public health, safety, or welfare of the City.

## PLANNING COMMISSION AGENDA REPORT

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 20 of 32

### **PLANNED UNIT DEVELOPMENT FINDINGS:**

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

**Finding:** The proposed development of Single-Family Dwelling units is permitted by right in the High Density Residential (R-H) Zoning District. Pursuant to HPMC Sec. 9-2.1004 the review authority for the construction of two or more residential dwelling units is the Planning Commission. The proposed project complies with the allowable density in the High Density Residential (R-H) Zone of 20 units per acre.

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

**Finding:** The proposed development is consistent with the following goals of the General Plan:

Goal 2: *“Accommodate new development that is compatible with and complements existing land uses.”*  
The proposed development is compatible with and complements existing residential development in the neighboring area. The surrounding area is comprised of existing residential lots with more than one dwelling unit.

Goal 3: *“Provide for the revitalization of deteriorating land uses and properties.”*

The subject site is currently a vacant lot with overgrown vegetation that is blighting the residential neighborhood. The approval of a development permit to construct four detached single family dwelling units will revitalize the subject site and provide a compatible and complimentary use.

- 3. The approval of the Development Permit or Conditional Use Permit for the proposed use is in compliance with the requirements of the California**

## **PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map

7040 Newell Street

November 15, 2023

Page 21 of 32

### **Environmental Quality Act (CEQA) and the City's Guidelines;**

**Finding:** The approval of the Development Permit is in compliance with the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development) of the CEQA Guidelines, the proposed project consisting of a Variance, Development Permit and Tentative Tract Map are categorically exempt from the requirements of CEQA. Section 15332 exempts those projects which: (1) are consistent with the applicable general plan designation and all applicable general plan policies (as well as with applicable zoning designation and regulations); (2) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) have no value as a habitat for endangered, rare or threatened species; (4) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) have a project site that can be adequately served by all required utilities and public services.

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

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

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 22 of 32

**Finding:** The proposed project incorporates a Spanish style design featuring earth toned colors, terracotta roof tile, decorative window trim, and wood shutters around the exterior of the windows.

The proposed project has been reviewed by various departments (i.e., Building and Safety, Public Works, LA County Fire, Huntington Park Police Department) and conditions of approval have been included to ensure that the project does not create any issues of concern that would be detrimental to the public health, safety, or welfare of the City.

Furthermore, the proposed use of single-family dwellings is a use permitted by right in the High Density Residential (R-H) Zone.

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

**Finding:** The subject site located in the R-H Zoning District measuring approximately 9,995 square feet yields an allowable density of four residential dwelling units. The project is proposing a total of four detached single family dwelling units which complies with the allowable density of the High Density Residential (R-H) Zone. Furthermore, the proposed use of single-family dwellings is a use permitted by right in the High Density Residential (R-H) Zone.

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

**Finding:** As part of the development new connections to existing utilities (e.g., water, electricity, sewage) will be created to allow connection to the proposed project consisting of four detached single-family dwelling units. The surrounding area is completely developed with public access, water, sanitation and public utilities and services. The new development will not impede access to water, sanitation, or other public utilities and services. It is expected that the proposed development will not be detrimental to public health, safety and

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 23 of 32

general welfare and will be required to comply with all California Building Code requirements and Fire Department requirements.

**TENTATIVE  
TRACT MAP FINDINGS:**

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

**Finding:** Pursuant to HPMC Sec. 10-3.101 a tentative and final tract map is required for all divisions of land when resulting in five (5) or more parcels.

The proposed Tentative Tract Map has been prepared by a licensed engineer. The Tentative Tract Map has been reviewed for compliance with Title 10 of the HPMC. Additionally, the proposed Tentative Tract Map complies with the requirements set forth in the California Subdivision Map Act.

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

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

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

The proposed development is compatible with and complements existing residential development in the neighboring area. The surrounding area is comprised of existing residential lots with more than one dwelling unit.

*Goal 3: "Provide for the revitalization of deteriorating land uses and properties."*

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 24 of 32

The subject site is currently a vacant lot with overgrown vegetation that is blighting the residential neighborhood. The approval of a development permit to construct four detached single family dwelling units will revitalize the subject site and provide a compatible and complimentary use.

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

**Finding:** The Tentative Tract Map is for condominium purposes and will create five total parcels. Four of the five parcels are for the development of a single-family dwelling, the fifth parcel is the common lot which consists of a common driveway, landscape areas and trash enclosure. The common lot will be maintained through the Homeowners Association. The proposed project will be compatible with existing residential development in the surrounding neighborhood.

**DEPARTMENT COMMENTS:** The Variance, Development Permit and Tentative Tract Map application were routed to City Departments, the conditions of approval reflect input and requirements from the City Departments and Divisions. Conditions of approval have been included in the attached Planning Commission Resolution (Exhibit A).

**PUBLIC NOTICE:** Public notices were mailed on 11/02/2023, as of the date of this public hearing no comments have been received.

**RECOMMENDATION:** That the Planning Commission conduct a public hearing, consider all public testimony, and **adopt** PC Resolution No. 2022-01 Variance, 2022-01 Development Permit and 2023-02 Tentative Tract Map, subject to the proposed conditions of approval and/or additional conditions that the Planning Commission may wish to impose.

## **PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 25 of 32

### **CONDITIONS OF APPROVAL:**

#### **PLANNING**

1. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, or Planning Commission. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.
2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. The proposed project shall comply with all applicable federal, state and local agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.
4. The property be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. All proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and/or routed along the ground floor and shall be completely concealed from public view as required by the City prior to authorization to operate.
6. That any existing and/or future graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
7. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicants shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
8. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
9. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 26 of 32

10. That this entitlement may be subject to additional conditions after its original issuance, upon a duly noticed public hearing item. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
11. The applicant shall provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of Occupancy.
12. The applicant shall pay parkland fees pursuant to Resolution No. 2007-12.
13. Any proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.
14. The applicant shall be subject to any fees and requirements from the California Department of Fish and Wildlife, as stated in the CEQA Environmental Document Filing fee schedule.
15. This entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
16. If the use ceases to operate for a period of six (6) months, the entitlement shall be null and void.
17. That the Applicant shall comply with all applicable property development standards including, but not limited to, outdoor storage, fumes and vapors, property maintenance, and noise.
18. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
19. All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way.
20. All landscaping shall be installed and permanently maintained in compliance with HPMC Title 9, Chapter 3, Article 4 (Landscaping Standards);
21. Wheel stops are required to be installed for all guest parking spaces on-site.

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 27 of 32

22. Pursuant to HPMC Sec. 9-4.102 laundry facilities shall be located within the footprint of a dwelling unit and may not be located within the garage.
23. Garages shall maintain interior clearance of 20 feet by 20 feet, in compliance with HPMC Sec.9-3.809.
24. The location and number of off-street parking spaces shall remain in perpetuity as developed and approved by the Planning Commission and shall not be developed or modified for other uses (e.g., housing, storage).
25. The applicant is required to provide private outdoor open space for each dwelling unit in accordance with Title 9, Chapter 4, Article 1. The private outdoor open space shall remain in perpetuity as developed and approved by the Planning Commission.
26. The approved Spanish architectural style, finish materials and colors shall remain in conformance with the approved elevations. Changes to the facades and/or colors shall be subject to the review and approval of the Community Development Director who may defer decision to the Planning Commission.
27. The Homeowners Association shall maintain an active business license with the City.
28. The owner of a residential unit available for rent shall obtain a business license with the City.
29. That the business owner (Applicant) and property owner agree in writing to the above conditions.

**TENTATIVE TRACT MAP**

30. The Vesting of the Tentative Tract Map is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another.
31. The final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Tract Map submitted with this application and dated "Approved at Hearing November 15, 2023," except as modified herein.
32. This subdivision shall comply with Title 10 of the City of Huntington Park Municipal Code (Subdivisions).
33. The final map shall not be recorded until there has been compliance with all conditions of approval.

## PLANNING COMMISSION AGENDA REPORT

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map

7040 Newell Street

November 15, 2023

Page 28 of 32

34. The developer shall install house addresses and mailboxes in accordance with U. S. Post Office policy.
35. The common area portion of the site shall be maintained and kept in good condition at all times.
36. All landscape and walkway lighting shall be directed downward to minimize glare.
37. The applicant shall pay all fees due to City Consultant for the review/ approval of the Tentative/ Final Tract Map.
38. Developer shall establish a homeowner's association and the association shall be responsible for the maintenance of the private driveway, landscaping and any other interior areas held in common by the association and for the enforcement of CC&R's related to property maintenance.
39. Any covenants, conditions, and restrictions (CC&R's) applicable to the project property shall be consistent with the terms of this Tentative Tract Map and the HPMC. If there is a conflict between the CC&R's and the HPMC or this permit, the HPMC or this permit shall prevail.
40. Developer shall include in all deeds for the project and in the CC&R's a prohibition against parking recreational vehicles.
41. Developer shall include in the CC&R's that the location and number of off-street parking spaces shall remain in perpetuity as developed and approved by the Planning Commission and shall not be developed or modified for other uses (e.g., housing, storage).
42. The organizational documents shall provide that the association is responsible for the maintenance and landscaping of all parts of the community housing project which are held in common and that such maintenance shall be performed to the standard of maintenance prevalent in the neighborhood.
43. A Parking Management Plan (PMP) shall be incorporated in the Covenants, Conditions, and Restrictions (CC&Rs). All uncovered off-street parking space shall be held within the common area to be administered and maintained by the association. The uncovered spaces shall be held for use by all owners within the project and shall not be assigned to a particular unit. The CC&Rs shall have a provision precluding the sale of garage units required by the PMP.
44. The owner of a detached single family dwelling unit shall be responsible for the maintenance of the exterior of his or her individual unit.

## **PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 29 of 32

45. A copy of the CC&Rs shall be provided to the City for review of compliance with Conditions of Approval prior to finalization.

### **BUILDING AND SAFETY**

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

### **PUBLIC WORKS**

#### **GENERAL**

51. An Encroachment Permit shall be required to be obtained by a licensed contractor to work in the public right-of-way.
52. Comply with the City's ordinance pertaining to construction debris recycling. Contact the Building & Safety Division to obtain a Construction & Demolition Debris Diversion Program form. The Construction & Demolition Debris Diversion Program is also applicable with respect to the grading process.
53. 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.

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 30 of 32

54. Preserve existing survey monuments (property corners, centerline ties, etc.) in the public right-of-way. All disturbed and removed survey monuments in the public right-of-way shall be re-established and record of survey shall be filed with the County surveyor in accordance with applicable provisions of the state law.
55. Comply with all Federal, State, and local agency requirements pertaining to the Clean Water Act, which has established regulations, set forth in the Countywide National Pollutant Discharge Elimination System (NPDES) Permit.
56. Low Impact Development (LID) is a requirement of the NPDES Permit No. CAS004004, Order No. R4-2021-0105 and local Ordinances. The LID is a narrative report that explains the type of development and drainage of the site. It must address the post-construction water quality and habitat impact issues.
57. Alternative engineering methods for filtration and infiltration (such as bioswales, etc.) must be used to defray a percentage of the storm water runoff into the existing/proposed storm drain system.
  - (i) Use of permeable driveway requires engineering calculations to be provided to ensure compliance with minimum NPDES/MS4 requirements.
58. Engineer to show the location of the sewer mainline, nearest manholes, and the lateral serving the project and configuration of the on-site sewer including diameter and material of the on-site sewer.
59. Engineer to show the location of water meters servicing the development and any newly proposed water meter locations.
60. Public improvement plans shall be developed on the basis of the approved site plan. P.C.C. pavement and asphalt-concrete (A.C.) thicknesses and strengths shall be determined by a California Registered Civil Engineer (project engineer of record) preparing the street plans and utility improvement plans. The limits of street improvements shall include half the street fronting the property within the extended property lines.
61. Repair, remove, and replace deficient and/or damaged sidewalk and standard curb and gutter adjacent to the development at the direction of the City Engineer/City Inspector. Use APWA standard plans and specifications.
62. Remove all existing improvements that will no longer be intended for use (including but not limited to driveway approaches, under-sidewalk drains, meter boxes, utility valves, etc.) and replace with new sidewalk and full-height curb and gutter as required per APWA standard plans and specifications.

## **PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 31 of 32

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

### **ENGINEERING**

64. The site improvement plans shall accurately show all existing public improvements near the site (such as, streetlights, signs, utility vaults and boxes. Construction items shall clearly indicate any proposed modifications to the existing public improvements. Proposed modifications to the public improvements shall be subject to review and approval by the City Engineer prior to issuance of a building permit.
65. A detailed grading and drainage plan prepared by a licensed Civil Engineer including all supporting information and design criteria, storm drain treatment calculations, hydromodification worksheets, all final grades and drainage control measures, etc., shall be submitted as part of plan check requests to the building and safety division.
66. The construction plans shall show the proposed location of materials and equipment storage, scaffolding, safety measures to protect the public from construction activities, temporary fencing, construction trailers, parking of construction vehicles, location of portable toilets, etc. The plans shall minimize the loss of public parking spaces and the length of the time they are used for construction-related activities.

### **WATER AND SEWER**

67. Water service line for the four units must be properly sized by the design/project engineer. Fire Flow test required. City's water operator will provide a cost to install the meter(s) and make all applicable improvements based on the approved plans.
68. Design engineer to ensure proper sizing of sewer lateral, including material.

### **POLICE DEPARTMENT**

69. Provide adequate security lighting (motion sensor, LED uniform lighting).
70. Clearly visible display of the property address from the street.
71. Provide two or more parking spaces per unit.

### **LOS ANGELES COUNTY FIRE DEPARTMENT**

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

### **PLANNING DIVISION SPECIAL CONDITONS**

73. This entitlement is granted to the applicant (Salvador Polina/ SP Homes LLC) and shall not be transferred within a period of five years from date of approval.

**PLANNING COMMISSION AGENDA REPORT**

Case No. 2022-01 Variance, Case No. 2022-01 Development Permit and Case No. 2023-02 Tentative Tract Map  
7040 Newell Street  
November 15, 2023  
Page 32 of 32

74. Ten (10) days before the start of construction the applicant is required to provide a “*Good Neighbor Notice of Construction*” to property owners and tenants located within a 300 feet radius of the subject site. The notice shall clearly identify the dates and hours of construction, anticipated date of completion and contact information. All hours of construction shall comply with the HPMC.
75. 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.

**EXHIBITS:**

- A. PC Resolution No. 2022-01 (V) Variance, 2022-01 (DP) Development Permit, and 2023-02 (TTM) Tentative Tract Map
- B. Variance Application
- C. Development Permit Application and Environmental Information Form
- D. Tentative Tract Map Application
- E. Architectural Project Plans
- F. Tentative Tract Map No. 84285
- G. Grading Plan
- H. LA County Fire Department Approval
- I. Photographs of Subject Site
- J. Vicinity Map
- K. Zoning Map
- L. CEQA Notice of Exemption

**PC RESOLUTION  
2022-01 VARIANCE  
2022-01 DEVELOPMENT PERMIT  
2023-02 TRACT MAP 84285**

**EXHIBIT C**

**NOVEMBER 15, 2023**

EXHIBIT "C"

PC RESOLUTION NO. 2022-01 (V) VARIANCE, 2022-01 (DP) DEVELOPMENT PERMIT, 2023-02 (TTM) TENTATIVE TRACT MAP

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, APPROVING A VARIANCE TO DEVIATE FROM THE MINIMUM PARCEL DIMENSIONS AND PARCEL SIZE, OFF-STREET PARKING REQUIREMENTS AND COMMON OPEN SPACE REQUIREMENT PURSUANT TO TITLE 9 OF THE HUNTINGTON PARK MUNICIPAL CODE, A DEVELOPMENT PERMIT TO CONSTRUCT FOUR DETACHED SINGLE FAMILY DWELLING UNITS (PLANNED UNIT DEVELOPMENT) AND A TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES AT 7040 NEWELL STREET WITHIN THE HIGH DENSITY RESIDENTIAL (R-H) ZONE.

WHEREAS, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, November 15, 2023 at 6:30 p.m. pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code, upon an application from Salvador Polina, SP Homes Company, LLC requesting approval of a Variance to deviate from the minimum parcel dimensions and parcel size identified in HPMC Sec.9-4.103, a Variance to deviate from the required number of off-street parking spaces required by HPMC Sec. 9-3.804 and a Variance from providing common open space required by HPMC Sec. 9-4.103; a Development Permit for the construction of four detached single family dwelling units (Planned Unit Development) and a Tentative Tract Map for condominium purposes establishing five lots for the property located at 7040 Newell Street within the High Density Residential (R-H) zone described as:

Assessor's Parcel No. 6324-033-004, City of Huntington Park, County of Los Angeles; and

WHEREAS, said application involves a request for a Variance to deviate from the minimum parcel dimensions and parcel size required for the High Density Residential (R-H) Zone identified in HPMC Sec. 9-4.103, deviate from the number of required off-street parking spaces pursuant to HPMC Sec. 9-3.804 and a Variance from providing any common open space required by HPMC 9-4.103; and

WHEREAS, said application involves a request for a Development Permit to construct four detached single family dwelling units (Planned Unit Development); and

1           **WHEREAS**, said application involves a request for a Tentative Tract Map for  
2 condominium purposes to establish five lots; and

3           **WHEREAS**, Planning Division Staff has reviewed the requests and has found that all  
4 of the findings for approval of a Variance, Development Permit and Tentative Tract Map  
5 can be made as required by the Municipal Code; and

6           **WHEREAS**, the City of Huntington Park has determined that the project is exempt  
7 from CEQA pursuant to Section 15332 (In-Fill Development) of the CEQA Guidelines, the  
8 proposed project consisting of a Variance, Development Permit and Tentative Tract Map  
9 are categorically exempt from the requirements of CEQA. Section 15332 exempts those  
10 projects which: (1) are consistent with the applicable general plan designation and all  
11 applicable general plan policies (as well as with applicable zoning designation and  
12 regulations); (2) occur within city limits on a project site of no more than five acres  
13 substantially surrounded by urban uses; (3) have no value as a habitat for endangered,  
14 rare or threatened species; (4) would not result in any significant effects relating to traffic,  
15 noise, air quality, or water quality; and (5) have a project site that can be adequately served  
16 by all required utilities and public services. The project complies with the applicable  
17 General Plan and zoning designations and is fully served by all required utilities. The site  
18 also has no value for a sensitive or endangered habitat. As there is no substantial evidence  
19 that the project may have a significant effect on the environment; and

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

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

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

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

1       **FOLLOWS:**

2       **SECTION 1:** Based on the evidence within staff report and the Environmental  
3 Assessment Questionnaire, the Planning Commission adopts the findings in said  
4 Questionnaire and determines that the project, as proposed, will have no significant  
5 adverse effect on the environment and adopts an Environmental Categorical Exemption  
6 (CEQA Guidelines, Article 19, Section 15332, In-Fill Development Projects).

7       **SECTION 2:** The Planning Commission hereby makes the following findings in  
8 connection with the proposed Variance:

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

13           ***Special circumstances are applicable to the subject site in that the subject***  
14           ***site consists of an established lot recorded in 1914. Furthermore, the***  
15           ***surrounding area is fully developed with existing residential uses. As a***  
16           ***result, a Variance is required in order to facilitate development of the***  
17           ***subject site.***

18           ***The dimensions of the subject site (± 50.08 feet in width and ± 199.91 feet in***  
19           ***length) along with the square footage of the lot (9,995 square feet) is a***  
20           ***special circumstance to the property that strict application of the HPMC***  
21           ***(Title 9) provisions for development standards, off-street parking***  
22           ***requirements and common open space requirements denies the property***  
23           ***owner privileges enjoyed by other property owners in the vicinity and under***  
24           ***the identical zoning district.***

25           ***Thus, the size of the lot, the dimensions of the lot, and intended use of the***  
26           ***subject site, relative to other residential parcels in the same vicinity, is a***  
27           ***special circumstance that the strict application of Title 9 of the HPMC denies***  
28           ***the property owner privileges enjoyed by other property owners in the***

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

***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.

***As previously stated, the existing dimensions 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.

***The proposed residential development of the project site and approval of the Variance would be subject to all applicable Building and Fire Codes, Public Works, and Police Department regulations and 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.

***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 High-Density Residential Zone and the General Plan designation of High Density Residential. The intended use is compatible with neighboring uses and the proposed number of dwelling units complies with the allowable density in the High Density Residential (R-H) Zone of twenty dwelling units/***

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**acre.**

- 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.

***The proposed use/ activity of Single-Family Dwellings is a use permitted by right in the High-Density Residential (R-H) Zone pursuant to HPMC Sec. 9-4.102 Table IV-1.***

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

***The granting of the Variance is consistent and complies with the General Plan designation of High Density Residential. Granting of the Variance is consistent with Goal 2.0 of the General Plan "Accommodate new development that is compatible with and complements existing land uses". The proposed project is consistent and compliments existing residential development in the surrounding neighborhood.***

**SECTION 3:** The Planning Commission hereby makes the following findings in connection with the proposed Development Permit:

- 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.

***The proposed development of Single-Family Dwelling units is permitted by right in the High Density Residential (R-H) Zoning District. Pursuant to HPMC Sec. 9-2.1004 the review authority for the construction of two or more residential dwelling units is the Planning Commission. The proposed project complies with the allowable density in the High Density Residential (R-H) Zone of 20 units per acre.***

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

***The proposed development is consistent with the following goals of the General Plan:***

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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

**The proposed development is compatible with and complements existing residential development in the neighboring area. The surrounding area is comprised of existing residential lots with more than one dwelling unit.**

**Goal 3: "Provide for the revitalization of deteriorating land uses and properties."**

**The subject site is currently a vacant lot with overgrown vegetation that is blighting the residential neighborhood. The approval of a development permit to construct four detached single family dwelling units will revitalize the subject site and provide a compatible and complimentary use.**

- 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 proposed development of four detached single family dwelling units is harmonious and compatible use with the existing neighboring residential development. The design of the single-family residential units will incorporate a Spanish style design. The neighboring area is fully developed and consists of lots with multiple dwelling units.**

- 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 approval of the Development Permit is in compliance with the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development) of the CEQA Guidelines, the proposed project consisting of a Variance, Development Permit and Tentative Tract Map are categorically exempt from the requirements of CEQA. Section 15332 exempts those projects which: (1) are consistent with**

1 *the applicable general plan designation and all applicable general plan*  
2 *policies (as well as with applicable zoning designation and regulations); (2)*  
3 *occur within city limits on a project site of no more than five acres*  
4 *substantially surrounded by urban uses; (3) have no value as a habitat for*  
5 *endangered, rare or threatened species; (4) would not result in any*  
6 *significant effects relating to traffic, noise, air quality, or water quality; and*  
7 *(5) have a project site that can be adequately served by all required utilities*  
8 *and public services.*

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

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

17 *The subject site located in the R-H Zoning District measuring approximately*  
18 *9,995 square feet yields an allowable density of four residential dwelling*  
19 *units. The project is proposing a total of four detached single family*  
20 *dwelling units which complies with the allowable density of the High*  
21 *Density Residential (R-H) Zone. Furthermore, the proposed use of single-*  
22 *family dwellings is a use permitted by right in the High Density Residential*  
23 *(R-H) Zone.*

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

27 *As part of the development new connections to existing utilities (e.g., water,*  
28 *electricity, sewage) will be created to allow connection to the proposed*

1 *project consisting of four detached single-family dwelling units. The*  
2 *surrounding area is completely developed with public access, water,*  
3 *sanitation and public utilities and services. The new development will not*  
4 *impede access to water, sanitation, or other public utilities and services. It*  
5 *is expected that the proposed development will not be detrimental to public*  
6 *health, safety and general welfare and will be required to comply with all*  
7 *California Building Code requirements and Fire Department requirements.*

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

11 *The proposed project incorporates a Spanish style design featuring earth*  
12 *toned colors, terracotta roof tile, decorative window trim, and wood shutters*  
13 *around the exterior of the windows.*

14 *The proposed project has been reviewed by various departments (i.e.,*  
15 *Building and Safety, Public Works, LA County Fire, Huntington Park Police*  
16 *Department) and conditions of approval have been included to ensure that*  
17 *the project does not create any issues of concern that would be detrimental*  
18 *to the public health, safety, or welfare of the City.*

19 **SECTION 4:** The Planning Commission hereby makes the following findings in  
20 connection with the proposed Planned Unit Development:

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

24 *The proposed development of Single-Family Dwelling units is permitted by*  
25 *right in the High Density Residential (R-H) Zoning District. Pursuant to*  
26 *HPMC Sec. 9-2.1004 the review authority for the construction of two or more*  
27 *residential dwelling units is the Planning Commission. The proposed*  
28 *project complies with the allowable density in the High Density Residential*

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**(R-H) Zone of 20 units per acre.**

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

**The proposed development is consistent with the following goals of the General Plan:**

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

**The proposed development is compatible with and complements existing residential development in the neighboring area. The surrounding area is comprised of existing residential lots with more than one dwelling unit.**

**Goal 3: "Provide for the revitalization of deteriorating land uses and properties."**

**The subject site is currently a vacant lot with overgrown vegetation that is blighting the residential neighborhood. The approval of a development permit to construct four detached single family dwelling units will revitalize the subject site and provide a compatible and complimentary use.**

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

**The approval of the Development Permit is in compliance with the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development) of the CEQA Guidelines, the proposed project consisting of a Variance, Development Permit and Tentative Tract Map are categorically exempt from the requirements of CEQA. Section 15332 exempts those projects which: (1) are consistent with the applicable general plan designation and all applicable general plan policies (as well as with applicable zoning designation and regulations); (2) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) have no value as a habitat for**

1 **endangered, rare or threatened species; (4) would not result in any**  
2 **significant effects relating to traffic, noise, air quality, or water quality; and**  
3 **(5) have a project site that can be adequately served by all required utilities**  
4 **and public services.**

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

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

17 **The proposed project incorporates a Spanish style design featuring earth**  
18 **toned colors, terracotta roof tile, decorative window trim, and wood shutters**  
19 **around the exterior of the windows.**

20 **The proposed project has been reviewed by various departments (i.e.,**  
21 **Building and Safety, Public Works, LA County Fire, Huntington Park Police**  
22 **Department) and conditions of approval have been included to ensure that**  
23 **the project does not create any issues of concern that would be detrimental**  
24 **to the public health, safety, or welfare of the City.**

25 **Furthermore, the proposed use of single-family dwellings is a use permitted**  
26 **by right in the High Density Residential (R-H) Zone.**

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

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

***The subject site located in the R-H Zoning District measuring approximately 9,995 square feet yields an allowable density of four residential dwelling units. The project is proposing a total of four detached single family dwelling units which complies with the allowable density of the High Density Residential (R-H) Zone. Furthermore, the proposed use of single-family dwellings is a use permitted by right in the High Density Residential (R-H) Zone.***

- 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.

***As part of the development new connections to existing utilities (e.g., water, electricity, sewage) will be created to allow connection to the proposed project consisting of four detached single-family dwelling units. The surrounding area is completely developed with public access, water, sanitation and public utilities and services. The new development will not impede access to water, sanitation, or other public utilities and services. It is expected that the proposed development will not be detrimental to public health, safety and general welfare and will be required to comply with all California Building Code requirements and Fire Department requirements.***

**SECTION 5:** The Planning Commission hereby makes the following findings in connection with the proposed Tentative Tract Map:

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

***Pursuant to HPMC Sec. 10-3.101 a tentative and final tract map is required for all divisions of land when resulting in five (5) or more parcels.***

***The proposed Tentative Tract Map has been prepared by a licensed engineer. The Tentative Tract Map has been reviewed for compliance with***

1           **Title 10 of the HPMC. Additionally, the proposed Tentative Tract Map**  
2           **complies with the requirements set forth in the California Subdivision Map**  
3           **Act.**

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

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

11           **Goal 2: "Accommodate new development that is compatible with and**  
12           **complements existing land uses."**

13           **The proposed development is compatible with and complements existing**  
14           **residential development in the neighboring area. The surrounding area is**  
15           **comprised of existing residential lots with more than one dwelling unit.**

16           **Goal 3: "Provide for the revitalization of deteriorating land uses and**  
17           **properties."**

18           **The subject site is currently a vacant lot with overgrown vegetation that is**  
19           **blighting the residential neighborhood. The approval of a development**  
20           **permit to construct four detached single family dwelling units will revitalize**  
21           **the subject site and provide a compatible and complimentary use.**

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

25           **The Tentative Tract Map is for condominium purposes and will create five**  
26           **total parcels. Four of the five parcels are for the development of a single-**  
27           **family dwelling, the fifth parcel is the common lot which consists of a**  
28           **common driveway, landscape areas and trash enclosure. The common lot**

1            *will be maintained through the Homeowners Association. The proposed*  
2            *project will be compatible with existing residential development in the*  
3            *surrounding neighborhood.*

4            **SECTION 6:** The Planning Commission hereby approves Resolution 2022-01 (V)  
5            Variance, 2022-01 (DP) Development Permit, 2023-02 (TTM) Tentative Tract Map, for the  
6            property located at 7040 Newell Street within the High Density Residential (R-H) Zone  
7            subject to the execution and fulfillment of the following conditions:

8            **PLANNING DIVISION**

- 9            1. That the applicant/property owner and each successor in interest to the property  
10            which is the subject of this project shall defend, indemnify and hold harmless the City  
11            of Huntington Park and its agents, officers, and employees from any claim, action or  
12            proceedings, liability cost, including attorney's fees and costs against the City or its  
13            agents, officers or employees, to attack, set aside, void or annul any approval of the  
14            City, City Council, or Planning Commission. The City shall promptly notify the  
15            applicant of any claim, action or proceeding and should cooperate fully in the defense  
16            thereof.
- 17            2. Except as set forth in subsequent conditions, all-inclusive, and subject to department  
18            corrections and conditions, the property shall be developed substantially in  
19            accordance with the applications, environmental assessment, and plans submitted.
- 20            3. The proposed project shall comply with all applicable federal, state and local agency  
21            codes, laws, rules, and regulations, including Health, Building and Safety, Fire,  
22            Zoning, and Business License Regulations of the City of Huntington Park.
- 23            4. The property be developed and maintained in a clean, neat, quiet, and orderly  
24            manner at all times and comply with the property maintenance standards as set forth  
25            in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
- 26            5. All proposed on-site utilities, including electrical and equipment wiring, shall be  
27            installed underground and/or routed along the ground floor and shall be completely  
28            concealed from public view as required by the City prior to authorization to operate.
6. That any existing and/or future graffiti, as defined by the Huntington Park Municipal  
            Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
7. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the  
            Huntington Park Municipal Code relating to Storm Water Management. The  
            Applicants shall also comply with all requirements of the National Pollutant Discharge  
            Elimination System (NPDES), Model Programs, developed by the County of Los  
            Angeles Regional Water Quality Board. This includes compliance with the City's Low  
            Impact Development (LID) requirements.

- 1 8. That this entitlement shall be subject to review for compliance with conditions of the  
2 issuance at such intervals as the City Planning Commission shall deem appropriate.
- 3 9. That the violation of any of the conditions of this entitlement may result in a citation(s)  
4 and/or the revocation of the entitlement.
- 5 10. That this entitlement may be subject to additional conditions after its original  
6 issuance, upon a duly noticed public hearing item. Such conditions shall be imposed  
7 by the City Planning Commission as deemed appropriate to address problems of land  
8 use compatibility, operations, aesthetics, security, noise, safety, crime control, or to  
9 promote the general welfare of the City.
- 10 11. The applicant shall provide publicly visible art or pay art fees in accordance with the  
11 HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of  
12 Occupancy.
- 13 12. The applicant shall pay parkland fees pursuant to Resolution No. 2007-12.
- 14 13. Any proposed mechanical equipment and appurtenances, including satellite dishes,  
15 gutters, etc., whether located on the rooftop, ground level or anywhere on the  
16 property shall be completely shielded/enclosed so as not to be visible from any public  
17 street and/or adjacent properties. Such shielding/enclosure of facilities shall be of  
18 compatible design related to the building structure for which such facilities are  
19 intended to serve and shall be installed prior to final building inspection.
- 20 14. The applicant shall be subject to any fees and requirements from the California  
21 Department of Fish and Wildlife, as stated in the CEQA Environmental Document  
22 Filing fee schedule.
- 23 15. This entitlement shall expire in the event it is not exercised within one (1) year from  
24 the date of approval, unless an extension has been granted by the Planning  
25 Commission.
- 26 16. If the use ceases to operate for a period of six (6) months, the entitlement shall be  
27 null and void.
- 28 17. That the Applicant shall comply with all applicable property development standards  
including, but not limited to, outdoor storage, fumes and vapors, property  
maintenance, and noise.
18. The Director of Community Development is authorized to make minor modifications  
to the approved preliminary plans or any of the conditions if such modifications shall  
achieve substantially the same results, as would strict compliance with said plans and  
conditions.
19. All on-site lighting shall be energy efficient, stationary, and directed away from  
adjoining properties and public rights-of-way.

- 1 20. All landscaping shall be installed and permanently maintained in compliance with  
2 HPMC Title 9, Chapter 3, Article 4 (Landscaping Standards);
- 3 21. Wheel stops are required to be installed for all guest parking spaces on-site.
- 4 22. Pursuant to HPMC Sec. 9-4.102 laundry facilities shall be located within the footprint  
5 of a dwelling unit and may not be located within the garage.
- 6 23. Garages shall maintain interior clearance of 20 feet by 20 feet, in compliance with  
7 HPMC Sec.9-3.809.
- 8 24. The location and number of off-street parking spaces shall remain in perpetuity as  
9 developed and approved by the Planning Commission and shall not be developed or  
10 modified for other uses (e.g., housing, storage).
- 11 25. The applicant is required to provide private outdoor open space for each dwelling unit  
12 in accordance with Title 9, Chapter 4, Article 1. The private outdoor open space shall  
13 remain in perpetuity as developed and approved by the Planning Commission.
- 14 26. The approved Spanish architectural style, finish materials and colors shall remain in  
15 conformance with the approved elevations. Changes to the facades and/or colors  
16 shall be subject to the review and approval of the Community Development Director  
17 who may defer decision to the Planning Commission.
- 18 27. The Homeowners Association shall maintain an active business license with the City.
- 19 28. The owner of a residential unit available for rent shall obtain a business license with  
20 the City.
- 21 29. That the business owner (Applicant) and property owner agree in writing to the above  
22 conditions.

**TENTATIVE TRACT MAP**

- 23 30. The Vesting of the Tentative Tract Map is granted for the property described in the  
24 application on file with the Planning Division, and may not be transferred from one  
25 property to another.
- 26 31. The final map to be recorded with the Los Angeles County Recorder shall  
27 substantially conform to the Tentative Tract Map submitted with this application and  
28 dated "Approved at Hearing November 15, 2023," except as modified herein.
32. This subdivision shall comply with Title 10 of the City of Huntington Park Municipal  
Code (Subdivisions).
33. The final map shall not be recorded until there has been compliance with all  
conditions of approval.

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

1 **BUILDING AND SAFETY**

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

25 **PUBLIC WORKS**  
26 **GENERAL**

- 27 51. An Encroachment Permit shall be required to be obtained by a licensed contractor to  
28 work in the public right-of-way.
- 52. Comply with the City's ordinance pertaining to construction debris recycling. Contact  
the Building & Safety Division to obtain a Construction & Demolition Debris Diversion  
Program form. The Construction & Demolition Debris Diversion Program is also  
applicable with respect to the grading process.
- 53. 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.
- 54. Preserve existing survey monuments (property corners, centerline ties, etc.) in the  
public right-of-way. All disturbed and removed survey monuments in the public right-  
of-way shall be re-established and record of survey shall be filed with the County  
surveyor in accordance with applicable provisions of the state law.

- 1 55. Comply with all Federal, State, and local agency requirements pertaining to the Clean  
2 Water Act, which has established regulations, set forth in the Countywide National  
3 Pollutant Discharge Elimination System (NPDES) Permit.
- 4 56. Low Impact Development (LID) is a requirement of the NPDES Permit No.  
5 CAS004004, Order No. R4-2021-0105 and local Ordinances. The LID is a narrative  
6 report that explains the type of development and drainage of the site. It must address  
7 the post-construction water quality and habitat impact issues.
- 8 57. Alternative engineering methods for filtration and infiltration (such as bioswales, etc.)  
9 must be used to defray a percentage of the storm water runoff into the  
10 existing/proposed storm drain system.  
11 (i) Use of permeable driveway requires engineering calculations to be provided to  
12 ensure compliance with minimum NPDES/MS4 requirements.
- 13 58. Engineer to show the location of the sewer mainline, nearest manholes, and the  
14 lateral serving the project and configuration of the on-site sewer including diameter  
15 and material of the on-site sewer.
- 16 59. Engineer to show the location of water meters servicing the development and any  
17 newly proposed water meter locations.
- 18 60. Public improvement plans shall be developed on the basis of the approved site plan.  
19 P.C.C. pavement and asphalt-concrete (A.C.) thicknesses and strengths shall be  
20 determined by a California Registered Civil Engineer (project engineer of record)  
21 preparing the street plans and utility improvement plans. The limits of street  
22 improvements shall include half the street fronting the property within the extended  
23 property lines.
- 24 61. Repair, remove, and replace deficient and/or damaged sidewalk and standard curb  
25 and gutter adjacent to the development at the direction of the City Engineer/City  
26 Inspector. Use APWA standard plans and specifications.
- 27 62. Remove all existing improvements that will no longer be intended for use (including  
28 but not limited to driveway approaches, under-sidewalk drains, meter boxes, utility  
valves, etc.) and replace with new sidewalk and full-height curb and gutter as  
required per APWA standard plans and specifications.
- 63. The City Engineer may require other information or may impose additional conditions  
and requirements as deemed necessary to protect health and safety, and to benefit  
the public

**ENGINEERING**

- 64. The site improvement plans shall accurately show all existing public improvements  
near the site (such as, streetlights, signs, utility vaults and boxes. Construction items  
shall clearly indicate any proposed modifications to the existing public improvements.

1 Proposed modifications to the public improvements shall be subject to review and  
2 approval by the City Engineer prior to issuance of a building permit.

3 65. A detailed grading and drainage plan prepared by a licensed Civil Engineer including  
4 all supporting information and design criteria, storm drain treatment calculations,  
5 hydromodification worksheets, all final grades and drainage control measures, etc,  
6 shall be submitted as part of plan check requests to the building and safety division.

7 66. The construction plans shall show the proposed location of materials and equipment  
8 storage, scaffolding, safety measures to protect the public from construction  
9 activities, temporary fencing, construction trailers, parking of construction vehicles,  
10 location of portable toilets, etc. The plans shall minimize the loss of public parking  
11 spaces and the length of the time they are used for construction-related activities.

12 **WATER AND SEWER**

13 67. Water service line for the four units must be properly sized by the design/project  
14 engineer. Fire Flow test required. City's water operator will provide a cost to install  
15 the meter(s) and make all applicable improvements based on the approved plans.

16 68. Design engineer to ensure proper sizing of sewer lateral, including material.

17 **POLICE DEPARTMENT**

18 69. Provide adequate security lighting (motion sensor, LED uniform lighting).

19 70. Clearly visible display of the property address from the street.

20 71. Provide two or more parking spaces per unit.

21 **LOS ANGELES COUNTY FIRE DEPARTMENT**

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

24 **PLANNING DIVISION SPECIAL CONDITIONS**

25 73. This entitlement is granted to the applicant (Salvador Polina/ SP Homes LLC) and  
26 shall not be transferred within a period of five years from date of approval.

27 74. Ten (10) days before the start of construction the applicant is required to provide a  
28 "*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.

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

**SECTION 7:** This resolution shall not become effective until 15 days after the date of  
decision rendered by the Planning Commission, unless within that period of time it is

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

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

5 **PASSED, APPROVED, AND ADOPTED** this 15<sup>th</sup> November, 2023 by the following  
6 vote:

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

8 **NOES:** None

9 **ABSENT:** Commissioner(s) Carvajal, Montes

10 **ABSTAIN:** None

11 HUNTINGTON PARK PLANNING COMMISSION

12  
13 DocuSigned by:  
14 **Jonathan Sanabria**  
15 3399868DCE8042E...  
Jonathan Sanabria, Chairperson

16 **ATTEST:**

17  
18  
19 

20 Steve Forster, Secretary

21  
22  
23  
24  
25  
26  
27  
28

# **ARCHITECTURAL PLANS**

**EXHIBIT D**



| REVISIONS  | BY   |
|------------|------|
| 12/27/2022 | C.L. |
| 01/07/2023 | C.L. |
| 01/27/23   |      |

Pans drawn by:  
  
**G.P. RENDERING INC.**  
 RESIDENTIAL DRAWING  
 6500 E. FLORENCE AVE. SUITE 271  
 DENVER, CO 80231  
 (303) 728-5487  
 email: gp@gsdesign.com

**GENERAL NOTES**

1. VERIFY ALL DIMENSIONS WITH ARCHITECT BEFORE BEGINNING CONSTRUCTION. VERIFY ALL DIMENSIONS WITH ARCHITECT BEFORE BEGINNING CONSTRUCTION.
2. FINISH ALL EXTERIOR SURFACES WITH APPROVED FINISHES. VERIFY ALL DIMENSIONS WITH ARCHITECT BEFORE BEGINNING CONSTRUCTION.
3. WALL DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE SPECIFIED.

**Project:**  
**PROPOSED**  
**(4) 2-STORY UNITS**

**Sheet Title:**  
**RENDERINGS**

**Project for:**  
**SALVADOR POLINA**

**Project:**  
**7040 NEWELL ST**  
**HUNTINGTON PARK,**  
**CA. 90280**

**Checked:** G.P.  
**Job no.:** ----  
**Drawn:** J.P.M.  
**Date:** 12/19/2022

**SHEET:**  
**1-R**  
 OF SHEETS



**Southwest View**



**South View**

| REVISIONS  | BY   |
|------------|------|
| 12/27/2022 | C.L. |
| 01/01/2023 | C.L. |
| 01/12/2023 |      |

Prep. drawn by:



**G.P. ROX DRAUGHTING INC.**  
 REGISTRATION: EX-1001  
 8000 E. RIVERVIEW AVE. SUITE 27  
 DENVER, CO 80231  
 (303) 555-5550  
 email: gproxdraughting@outlook.com

**GENERAL NOTES**

1. VERIFY MEASUREMENTS WITH THE EXISTING SURVEY AND RECORDS. VERIFY ALL DIMENSIONS AND LOCATIONS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
2. RECONSTRUCT EXISTING DRIVEWAYS TO MATCH EXISTING DRIVEWAYS AND CONFORM WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. VERIFY ALL DIMENSIONS AND LOCATIONS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE SPECIFIED.

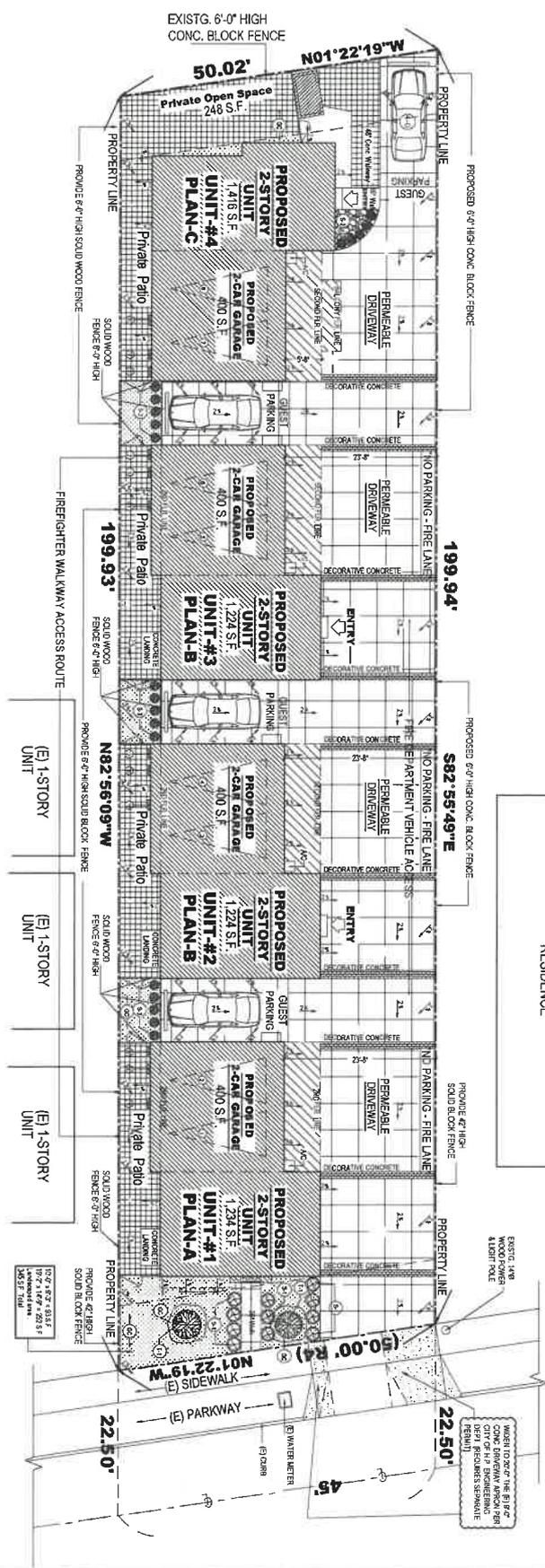
Project: **PROPOSED (4) 2-STORY UNITS**

Sheet Title: **LANDSCAPE PLAN**

Project for: **SALVADOR POLINA**

Address: **7040 NEWELL ST  
 HUNTINGTON PARK,  
 CA. 90280**

|         |             |
|---------|-------------|
| Checked | G.P.        |
| Job no. |             |
| Drawn   | J.P.M.      |
| Date    | 12/19/2022  |
| SHEET:  | <b>1-11</b> |
| OF      | SHEETS      |



**LANDSCAPE PLAN**  
 SCALE: 1/8"=1'-0"

**PLANTING LEGEND**

| TREE          | COMMON NAME             | SIZE          | QUANTITY |
|---------------|-------------------------|---------------|----------|
| T-1           | CHINA PALM/SPIDER PALM  | 27" HOX       | 2        |
| T-2           | AGAVE/STAGHORN          | 27" HOX       | 1        |
| S-1           | WAX PALM/SPIDER PALM    | 3.0L @ 8" FT  | 18       |
| S-2           | DIERS BUCKLE            | 1.0L @ 8" HOX | 12       |
| S-3           | SALVA ALVAREZ/ WAX PALM | 5.0L @ 8" FT  | 15       |
| GROUND COVERS | MARSHMALLOW II          | 500           |          |

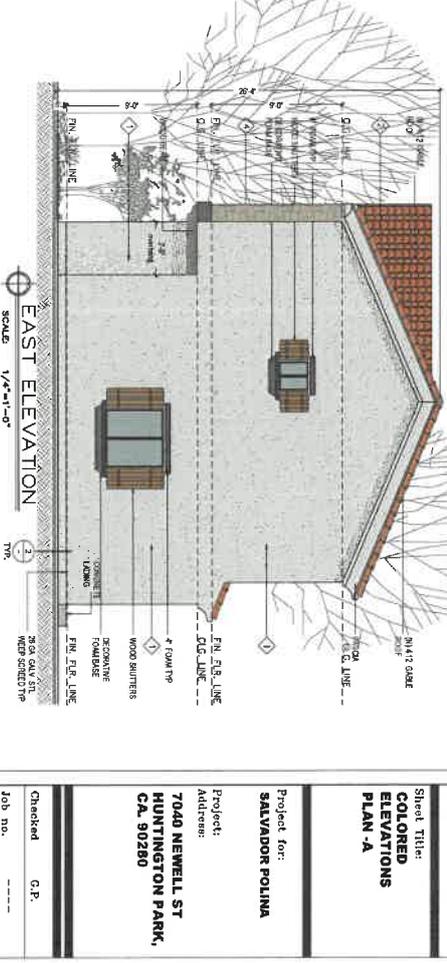
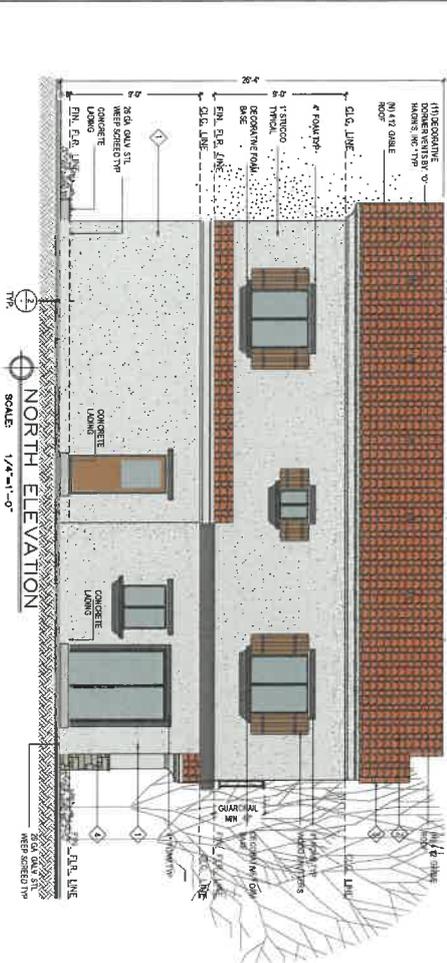


**Key Notes:**

- ① TAKEAS WATER/IRRIEN LOCATION
- ② TAKEAS ELECTRICAL PANEL LOCATION
- ③ LOCATION OF WATER/IRRIEN AND WATERING EQUIPMENT PLUMBING







**EXTERIOR MATERIALS COLOR SCHEDULE:**

| SYMBOL | DESCRIPTION   | COLOR         |
|--------|---------------|---------------|
| ◊      | CONCRETE      | CONCRETE      |
| ◊      | WOOD SHUTTERS | WOOD SHUTTERS |
| ◊      | WOOD SILLING  | WOOD SILLING  |
| ◊      | WOOD TRIM     | WOOD TRIM     |
| ◊      | WOOD FLOOR    | WOOD FLOOR    |
| ◊      | WOOD ROOF     | WOOD ROOF     |

**REVISIONS**

| NO. | DATE       | BY   |
|-----|------------|------|
| 1   | 12/27/2022 | C.L. |
| 2   | 1/16/2023  | C.L. |


  
**GIP**
  
 GENERAL INVESTMENT PROJECTS

**GENERAL NOTES**
  
 1. REFER TO ALL DRAWINGS FOR MATERIALS AND FINISHES.

**Project:**
  
**PROPOSED**
  
**(4) 2-STORY UNITS**

**Sheet Title:**
  
**COLORED**
  
**ELEVATIONS**
  
**PLAN - A**

**Project for:**
  
**SALVADOR POLINA**

**Address:**
  
**7040 NEWELL ST**
  
**HUNTINGTON PARK,**
  
**CA 90280**

**Checked:** G.P.

**Date:** 12/19/2022

**SHEET:**
  
**3**
  
 OF SHEETS















**TENTATIVE TRACT MAP NO. 84285**

EXHIBIT "E"

1 LOT  
9,889 SQ. FT.

SHEET 1 OF 2 SHEETS

TRACT NO. 84285

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

BEING A SUBDIVISION OF LOT 18 OF TRACT NO. 2588,  
AS PER MAP RECORDED IN BOOK 25, PAGE 55 OF  
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF  
SAID COUNTY.

FOR CONDOMINIUM PURPOSES

CALLAND ENGINEERING & ASSOCIATES, INC. DATED OF SURVEY: DECEMBER 16, 2022

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

6166004023 WILLOWBROOK, LLC, A LIMITED LIABILITY COMPANY (OWNER)

SALVADOR POLINA (MEMBER)

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SALVADOR POLINA DECEMBER 2, 2022, I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JACK C. LEE  
L.S. NO. B407

DATE



NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ }

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ NOTARY PUBLIC

PERSONALLY APPEARED \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE \_\_\_\_\_ MY COMMISSION NO. \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF SUBDIVISION ORDINANCES OF THE CITY OF HUNTINGTON PARK APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT WITH RESPECT TO CITY RECORDS.

MOHAMMAD YUNUS RAHI,  
CITY ENGINEER  
CITY OF HUNTINGTON PARK  
LICENSE NO.: C-59183  
EXPIRATION DATE: 6/30/2025

DATE

CITY SURVEYOR CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DENNIS WAYNE JANDA,  
CONTRACT CITY SURVEYOR  
CITY OF HUNTINGTON PARK  
LICENSE NO.: 6359  
EXPIRATION DATE: 12/31/2026

DATE

SPECIAL ASSESSMENT'S CERTIFICATE

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF HUNTINGTON PARK TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

JEFF JONES,  
DIRECTOR OF FINANCE  
CITY OF HUNTINGTON PARK

DATE

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK BY RESOLUTION NO. \_\_\_\_\_ ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ APPROVED THE ATTACHED MAP OF TRACT NO. 84285.

EDUARDO SARMIENTO,  
CITY CLERK  
CITY OF HUNTINGTON PARK

DATE

PLANNING COMMISSION'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE MAP OF TRACT NO. 84285 WAS APPROVED AT THE MEETING OF CITY PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

PAUL BOLLIER  
SECRETARY, PLANNING COMMISSION  
CITY OF HUNTINGTON PARK

DATE

CONDOMINIUM NOTE:

THIS TRACT IS APPROVED AS A CONDOMINIUM PROJECT FOR 4 UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

LOS ANGELES COUNTY TAX CERTIFICATIONS AND SEALS

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY \_\_\_\_\_ DEPUTY DATE \_\_\_\_\_

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 84285 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY \_\_\_\_\_ DEPUTY DATE \_\_\_\_\_

SIGNATURE OMISSION NOTE:

THE SIGNATURE(S) OF THE SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS, OWNER OF AN EASEMENT FOR PIPELINES AND OTHER INCIDENTALS THERETO PER DEED RECORDED MAY 19, 2025 AS INSTRUMENT NO. 20250331274 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS (HAVE) BEEN OMITTED UNDER PROVISIONS OF SECTION 66436, SUBSECTION (c)(3)(A)-(iii) OF THE SUBDIVISION MAP ACT, AS ITS INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE AND SAID SIGNATURE(S) IS/ARE NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL. SAID EASEMENT IS INDETERMINATE IN NATURE.

SCALE: 1" = 30'

# TRACT NO. 84285

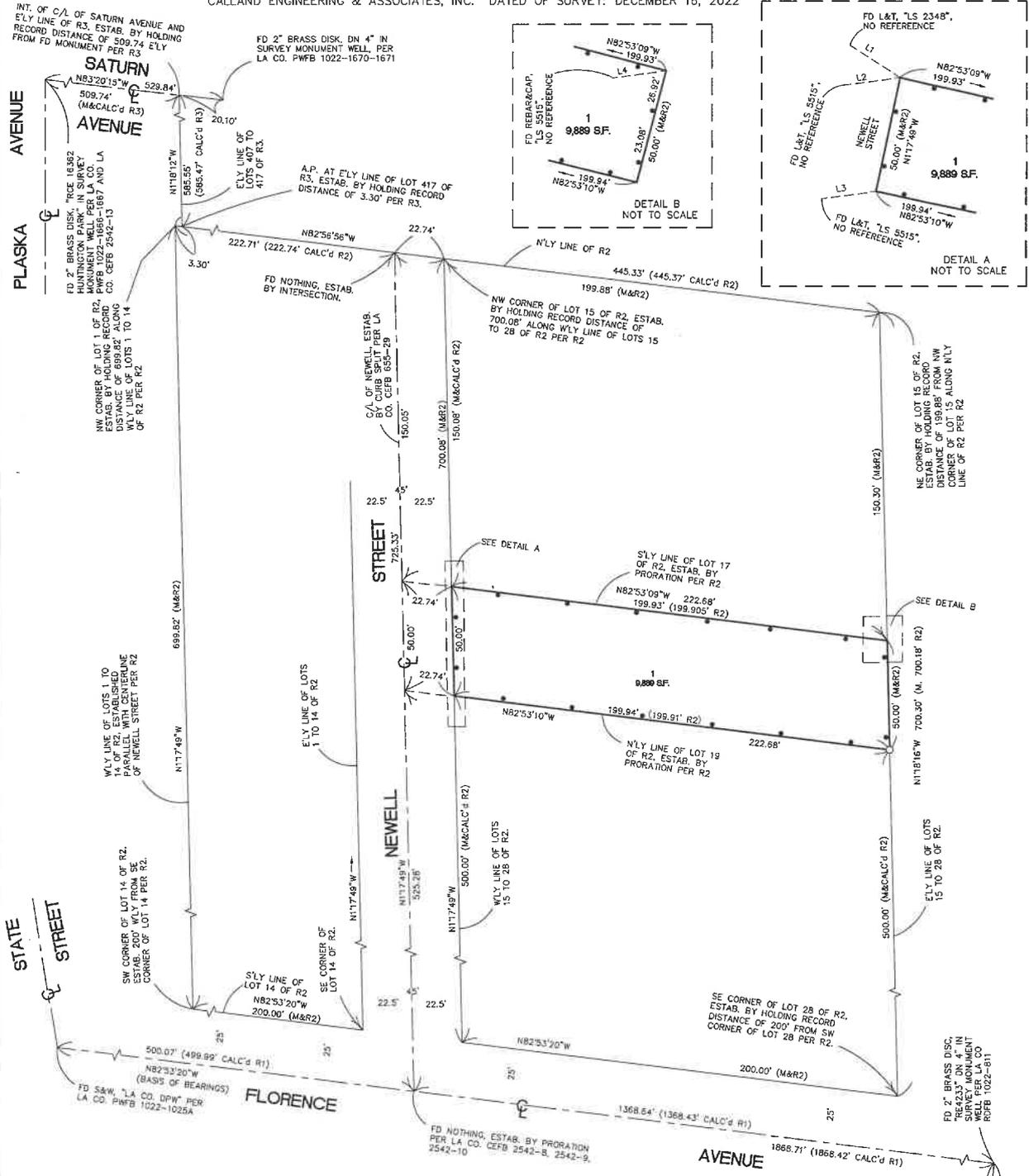
SHEET 2 OF 2 SHEETS

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

CALLAND ENGINEERING & ASSOCIATES, INC. DATED OF SURVEY: DECEMBER 16, 2022

**LEGEND**

INDICATES THE BOUNDARY OF THE LAND  
 BEING SUBDIVIDED BY THIS MAP.



**LINE DATA**

| NO | BEARING     | LENGTH |
|----|-------------|--------|
| L1 | N73°58'46"W | 2.10'  |
| L2 | N86°10'24"E | 1.08'  |
| L3 | N84°30'42"E | 1.04'  |
| L4 | N38°15'46"E | 3.10'  |

**RECORD DATA NOTES:**

R1 LA CO R0FB 1022-811 AND LA CO. CEFB 2542-8, 2542-9, 2542-10  
 R2 TRACT NO. 2588, MB 25-55  
 R3 TRACT NO. 5495, MB 59-58-59

**SURVEYOR'S NOTES:**

O SET L&T, TAGGED LS 8407 ON TOP OF WALL  
 ESTAB. ESTABLISHED  
 C/L CENTERLINE  
 INT. INTERSECTION  
 M MEASURED  
 CALC'D CALCULATED DISTANCE

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N82°53'20"W OF THE CENTERLINE OF FLORENCE AVENUE AS SHOWN ON MAP OF TRACT NO. 2588 RECORDED IN BOOK 25, PAGE 55 OF MAPS, RECORDS OF LOS ANGELES COUNTY.

# PUBLIC HEARING 1



# CITY OF HUNTINGTON PARK

---

## PLANNING DIVISION AGENDA REPORT

**DATE:** OCTOBER 15, 2025

**TO:** CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

**ATTN:** LOUIS MORALES, INTERIM COMMUNITY DEVELOPMENT DIRECTOR

**FROM:** PAUL BOLLIER, PLANNING MANAGER

**SUBJECT:** **PLANNING COMMISSION CASE NO. 2025-05 CUP  
(CONDITIONAL USE PERMIT)**

---

**REQUEST:** A REQUEST FOR A CONDITIONAL USE PERMIT FOR THE OFF-SALE OF BEER, WINE, AND DISTILLED SPIRITS IN CONJUNCTION WITH A CONVENIENCE STORE LOCATED AT 2319 RANDOLPH STREET, UNIT 400 WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.

**APPLICANT:** Varinder Gill  
2319 Randolph Street  
Huntington Park, CA 90255

**PROPERTY OWNER:** Radar Thomas Rhodes

**PROPERTY OWNER'S MAILING ADDRESS:** 3006 Pacific Blvd. Ste 300  
Los Angeles, CA 90291

**PROJECT LOCATION:** 2319 Randolph Street, Unit 400

**ASSESSOR'S PARCEL NUMBER:** 6321-004-047

**PREVIOUS USE:** Convenience Store

**LOT SIZE:** 14,250 Sq. Ft.

**GENERAL PLAN:** General Commercial

**ZONE:** Commercial General (C-G)

**SURROUNDING  
ZONING AND LAND USES:**

- North- Manufacturing Planned Development
- East- Commercial General
- South- Commercial General
- West- Manufacturing Planned Development

**MUNICIPAL CODE  
APPLICABILITY OF  
REQUIREMENTS FOR  
GROCERY STORE:**

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

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

Following a hearing, the Planning Commission shall record its decision in writing and shall recite the findings upon which the decision is based. The Planning 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 project is Categorical Exempt pursuant to Article 19, Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

**PROJECT  
BACKGROUND:**

- ***Site Description***

The subject site is zoned as Commercial General (C-G). Santa Fe Avenue is located to the east of the property between Randolph Street, located to the south, and Belgrave Avenue located to the north. The site consists of one (1) commercial building. The building is one-story and measures approximately 5,452 square feet. The convenience store occupies approximately 2,251 square feet of this building. Records show the other tenants in this building include a graphics company and a consulting firm.

The subject site currently has a CUP for a Type 20 ABC License, for the off-sale of beer and wine and has been in place since being approved by the Planning commission on March 29, 2017, under Resolution 2016-06.

**ANALYSIS:**

- ***Project Proposal***

The Applicant, Varinder Gill on behalf of Circle K which currently possesses an active Huntington Park business License and a ABC License – Type 20 (License Serial No. 572752), allowing for the sale of beer and wine. The applicant is requesting a modification to the existing Conditional Use Permit to allow for the off-sale of beer, wine, and distilled spirits that will require a Type 21 ABC license in conjunction with the convenience store. It authorizes the sale of beer, wine, and distilled spirits for consumption off the premises where sold. Applicant proposes to

store distilled spirits behind cash register, away from customer reach.

- ***Business Operation***

The Applicants business statement offers retail sale of a variety of products including the off sale of beer and wine. Their current sale distribution reflects 15% of sales resulting from beer and wine and 85% resulting from the sale of grocery, candy, cookies, coffee, bread, milk, ice cream, and soda household products. The projected distribution sales forecast with distilled spirits combined with beer and wine is estimated to be 20%; the remaining 80% will be for other related items forementioned. Convenience stores where the off sale of alcohol take place, including beer and wine, must be **accessory** to and incidental in proportion to the primary use of grocery sales (HPMC Section 9-4.203(2)(A)(1)).

No interior or exterior tenant improvements are proposed. Furthermore, no additional square footage is proposed.

The Applicant has four (4) employees comprised of an Assistant Manager and customer service workers. The operation is comprised of three shifts with the hours of 5:00 A.M. – 1:00 P.M., 1:00 P.M. – 9:00 P.M. and, 9:00 P.M. to 5:00 A.M.

***Current Hours of Operation***

Monday-Sunday  
24 hours a day

***Current Hours and Proposed Sale of Beer and Wine to include Distilled Spirits***

Monday– Sunday  
6:00 am – 2:00 am

As part of the security measures, the business operator has an alarm system and a panic button in place. The Applicant has installed a security camera system comprised of twenty-four (24) cameras comprised of (15) interior and (9) exterior cameras which also records activity up to three weeks. Staff recommends video footage must be retained for a minimum of 30 days and made available to law enforcement upon request.

- ***Floor Plan***

The proposed 2,251 square foot convenience store is divided into a retail display area, cooler areas, soda/coffee dispenser area and storage overstock area. The distilled spirits will be kept behind the register counter while the beer and wine will be in reach-in coolers located in the rear of the convenience store.

- ***Off-Street Parking & Loading***

The existing building was constructed in 1932; at this time the City of Huntington Park had different development standards. The subject site has an existing parking lot and since there will be no intensification of the use, no additional parking is required for the site and the use will have no impact on parking. There are fourteen (14) off-street parking stalls on site consisting of one (1) stall for loading and, one (1) handicapped parking stall.

The subject site conforms to the required number of off-street parking stalls required. Customers at the subject site utilize available existing off-street parking stalls and street parking. Since there is no additional square footage proposed, there will not be an intensification of use that will require additional parking.

- ***Conditional Use Permit Findings***

In granting a Conditional Use Permit to allow for off-sale of beer, wine, and distilled spirits in conjunction with a convenience store, the Planning Commission must make findings in connection with the Conditional Use Permit, as set forth in the Huntington Park Municipal Code. A Conditional Use Permit may be approved only if all the following findings are made:

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

**Finding:** The proposed use of the sale of alcoholic beverages for off-site consumption in relation to a convenience store is permitted in the Commercial-General (C-G) Zone with the approval of a Conditional Use Permit. The proposed sale of alcoholic beverages for off-site consumption is an ancillary use to the primary use of a convenience store.

Pursuant to HPMC section 9-4.203 Alcohol Sales Establishment Standards Table IV-7, found the off-sale of alcohol for a convenience has no minimum distance requirements in the C-G zone.

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

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

Goal 1.0 of the General Plan: *“Provide for a mix of land uses which meets the diverse needs of all Huntington Park residents, offers a variety of employment opportunities, and allows for the capture of regional growth.”* Utilizing the land use Element”, the business operation of a convenience store, generates job opportunities, stimulate local commerce, and can attract additional businesses, contributing to economic diversity in the community.

Goal 3.0 of the General Plan *“Provide for the revitalization of deteriorating land uses and properties.”* In the commercial general zone, *“Utilizing the land use Element”* in this area, this convenience store maintains the integrity of business-oriented growth in the immediate area and a blueprint for future growth to come in the community.

The proposed use of off-sale beer, wine and distilled spirits will be ancillary to the convenience store and will offer a wider range of products for customers.

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

The project is Categorical Exempt pursuant to Article 19, 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 subject site is located on a lot that measures approximately 14,250 square feet. The site contains one existing commercial building. Furthermore, no expansion of the existing building is proposed. The design, location, size and operating characteristics of the convenience store with alcohol sales is not expected to be detrimental to the public health, safety, and welfare of the City. Conditions of approval are in place to mitigate any possible issues related to the sale of alcohol and property maintenance.

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

**Finding:** The subject site is comprised of one existing commercial building with off-street parking spaces. The existing commercial building in which the convenience store is located in has existing infrastructure in place. The proposed (Type 21 ABC license) will be complimentary and ancillary to the convenience store. Additionally, no physical expansion nor tenant improvements are proposed, therefore the intensity of the use will not be impacted. Furthermore, the sale of alcohol for off-site consumption will not result in the requirement of additional off-street parking.

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

**Finding:** The site is comprised of one existing commercial building with proper infrastructure in place. The proposed use of alcohol sales for off-site consumption will not significantly intensify public access, water, sanitation, and public utilities and services. The proposed use will not require changes to existing public utilities. In addition, the proposed project

would not impede the accessibility to public access, water, sanitation, or other public utilities and services.

**RECOMMENDATION:** Based on the evidence presented, it is the recommendation of the Planning Division Staff that the Planning Commission approve **PC Case No. 2025-05 CUP**, subject to the following conditions of approval and other conditions that the Planning Commission may wish to impose.

**CONDITIONS OF APPROVAL:**

**PLANNING DIVISION**

1. That the Applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, or Planning Commission.
2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. The proposed project shall comply with all applicable federal, state, and local agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.
4. The property is to be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. That the operator shall file and maintain their City of Huntington Park Business License while commencing business operations.
6. The Applicant/operator shall obtain all required approval/ permits from local, state, and federal agencies.
7. That this entitlement shall be subject to review for compliance with conditions of approval. Reviews shall be conducted at intervals deemed appropriate by the City Planning Commission.
8. That the Applicant comply with all State Department of Alcoholic Beverage Control (ABC) requirements, including but not limited to alcohol sales hours, and should any license or permits, issued by the State Department of Alcoholic Beverage Control (ABC), be

surrendered or revoked, the Conditional Use Permit shall automatically become null and void.

9. That the Applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
10. If the operation of this establishment be granted, deed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be subject to review by the Planning Commission for approval.
11. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
12. That this entitlement may be subject to additional conditions after its original issuance, upon a duly noticed public hearing item. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
13. Any proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.
14. Pursuant to HPMC Section 9-2.1109, this entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
15. If the use ceases to operate for a period of six (6) months, the entitlement shall be null and void.
16. 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.
17. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
18. The business hours of operation shall be recognized as Monday to Sunday, 24 hours a day, 7 days a week.
19. The business hours of operation for the sale of alcohol are Monday to Sunday 6:00 A.M. – 2:00 A.M.

20. The Conditional Use Permit shall be reviewed by the Director of Community Development in six (6) months from the date of approval by the Planning Commission. After the initial six (6) month review, the Director of Community Development shall review the Conditional Use Permit on an annual basis. If complaints are received during the review related to the sale of alcohol during the hours of 6:00 A.M – 2:00 AM, the Director of Community Development is authorized to modify the hours when alcohol is sold.
21. The Business operator shall not conduct any off-site deliveries of alcoholic beverages.
22. The Business operator shall install and maintain a scanner capable of reading the information contained in the magnetic strip of any California Driver's License or Identification Card to confirm the age of the customer, or similar system as approved by the Director of Community Development. This device shall be used by the cashier to check the identification of all individuals who appear to be younger than 35 years of age.
23. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
24. The on-site trash enclosure(s) must contain a lock and remain closed and secure. The applicant must remain in good standing and have an active account with the City's authorized vendor.
25. The on-site trash enclosure(s) must be screened per the plans submitted by the applicant.
26. No outside storage shall be permitted on the subject site.
27. All vehicles related to the operation of the business including loading and off-loading of merchandise/ products related to the business shall not occur in the public right of way or impede vehicular flow onto the site.
28. No payphones shall be allowed on the subject site. All existing payphones on the subject site shall be removed prior to business license issuance.
29. Prior to business license issuance, all graffiti on the subject site shall be removed.
30. A Minor Development Permit application shall be submitted for any proposed tenant improvements.
31. A Sign Design Review application shall be submitted prior to installing signs. Including but not limited to wall signs, window signs and temporary banners. Temporary banners are permitted pursuant to a Temporary Sign Permit Application.
32. All unpermitted signage including banners shall be removed.
33. Business name shall be recognized as "Circle K".

34. Signage for the business shall match the name on the city business license and shall not reference “*liquor*” in the name.
35. Install anti-graffiti film on all exterior windows.
36. No outdoor vending machines shall be permitted on site. Any existing outdoor vending machines shall be removed prior to issuance of business license. Pursuant to HPMC Sec. 9-1.203 “Vending machine” means an automated mechanical/electronic device that is designed to dispense items (e.g., food, stamps, novelties, etc.) or services (e.g., shoe shine, telephone, television viewing, etc.) to the general public when currency, tokens or electronic cards are inserted into the machine.
37. All abandoned signs must be removed and any holes, glue, or discolored paint from previous signs must be repaired to match the building or background exterior.
38. That no loitering or consumption of alcohol shall take place outside the existing establishment or the parking area and that signs be posted on the site prohibiting such activities. The number, design, location and text of the signs shall be subject to Planning Division and Police Department approval.
39. No loitering and no trespassing signs shall be posted around the perimeter of the building in compliance with Section 602(o) the California Penal Code.
40. “No Trespassing/Loitering signs must be placed on the front of the establishment.
41. That all merchandise, products, and goods pertaining to the business be maintained within the building at all time and shall not be located on the sidewalk area or outside of the building.
42. Property maintenance must be managed to include cleaning of trash and debris on all areas of the property.
43. All exterior trash must be placed in the approved trash container. Trash container must be locked at all times.
44. No overnight parking of vehicles.
45. No abandoned vehicles to be parked on property.
46. Window coverage must not exceed 25% without Planning Division approval.
47. Graffiti on property must be removed within two (3) days, if paint is required, planning approval must be requested if any color is used other than anything approved at the time of plan review.
48. No loitering in parking lot or outside business including public right-of-way areas.

49. Applicant must maintain 602 Form on file with the Huntington Park Police Department to manage anyone trespassing or loitering.
50. Landscaping must be maintained on parcel.
51. The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the Planning Commission. Any change in the operation, which exceeds the conditions of the approved permit, will require that a new permit application be submitted to the Planning Commission for their review and approval.
52. Noise emanating from the permittee's premises shall not be audible 50 feet or more from the property line of the premises. The permittee shall be responsible for determining how to best meet this requirement, either by keeping doors and windows closed.
53. Current occupancy loads shall be posted at all times.
54. The permittee shall be responsible for installing and maintaining a video surveillance system that monitors no less than the front and rear of the business, with full view of the public right-of-ways, and any parking lot under the control of the permittee. These cameras shall record video and have the capacity to store the video for a minimum of 30 days and be available to the law enforcement upon request.
55. The surrounding area (exterior & parking lot) shall be illuminated during business hours, in order to easily make the appearance and conduct of all people on or about the property discernible.
56. Address should be clearly marked to the front of the structure.
57. All individuals buying alcohol must possess a valid form of identification meeting the following criteria:
  1. Issued by a government agency (e.g., Federal, State, county, or city)
  2. Includes the individual's name, date of birth, description, and photograph.
  3. Currently valid, not expired.
58. Acceptable forms of identification include a driver's license, State-issued ID card, or Federal/military ID card. Caution: The photograph and physical description on the ID must match the customer. Altered or mutilated IDs are not acceptable. Unacceptable identification forms include temporary driver's licenses, non-photo driver's licenses, birth certificates, and school or work ID cards (as per section 25660 of the Business and Professions Code).
59. The permit may include provisions for periodic compliance checks and inspections by law enforcement to ensure ongoing adherence to the conditions of the permit.

60. The applicant must submit a comprehensive security plan detailing measures such as surveillance cameras, security personnel, lighting, and alarm systems to ensure the safety and security of patrons and property.
61. The business must implement measures to minimize noise disturbances, especially during late hours, to avoid disrupting the surrounding community.
62. The business must have an emergency preparedness plan, including procedures for handling medical emergencies, fire incidents, and other crises.
63. The business must take proactive measures to prevent nuisances such as loitering, littering, illegal parking, and other activities that may disrupt the neighborhood.
64. The permit holder must promptly report any criminal activities, disturbances, or violations of the permit conditions to law enforcement.
65. Staff and security personnel should undergo appropriate training in conflict resolution, de-escalation techniques, and handling difficult situations to maintain a safe environment.
66. It shall be unlawful for any person who appears to be intoxicated or under the influence of any drug, chemical or substance to enter or remain on the applicant's premises, at any time, as set forth in Section 25602(a) of the Business and Professions Code.
67. Wine shall not be sold in bottles or containers smaller than 750 ml unless sold in manufacturers pre-packaged multi-unit quantities.
68. Single sales of distilled spirits in containers smaller than 375 ml is prohibited. Sales of distilled spirits of any container size sold in pre-packed, multi-unit quantities are not prohibited.
69. Beer, malt beverages or wine cooler products, regardless of container size, must be sold in manufacturer pre-packaged multi-unit quantities.
70. The sale of alcohol for on-site consumption is prohibited. No alcoholic beverages shall be consumed on any portion of the licensed premises or any portion adjacent, thereto which is under the control of the licensee.
71. No Check Cashing or Money Transfer services permitted.
72. That all future temporary or permanent signage shall be approved by the City prior to installation, pursuant to the Huntington Park Municipal Code.
73. This Conditional Use Permit shall be valid for a term of five (5) years. Upon expiration, this entitlement is subject to Planning Division administrative review for renewal.
74. That the business owner and property owner agree in writing to the above conditions.

**BUILDING AND SAFETY**

75. 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."
76. There shall be at least two (2) class ABC fire extinguishers, one near the front entrance and one near the rear exit of the tenant space within the building. Fire extinguishers shall bear an up-to-date fire department inspection tag that indicates the date the fire extinguisher was inspected.
77. The business shall be subject to a routine business license inspection (if required by the City for the sale of distilled alcoholic spirits to the already-existing sale of beer and wine).
78. The approved occupant load limit of the tenant space within the building shall be upheld throughout the duration of the convenience store use.
79. The exit access, the exit, and the exit discharge within the means of egress system inside or outside the subject tenant space within the building, including the public way, shall not be obstructed in any manner throughout the duration of the convenience store use. The minimum widths and clearances established in California Building Code (CBC) Chapter 10 shall be maintained at all times.
80. If there are later, 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.
81. If there are later, 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.
82. If there are later, 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.
83. 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.

84. 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.

85. 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.

86. 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.
87. 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.
88. 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.
89. 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.
90. 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.
91. All construction work, if later proposed, is to be completed by a licensed contractor.
92. That the business owner and property owner agree in writing to the above conditions.

**CODE ENFORCEMENT**

- 93. Install and maintain exterior lighting for nighttime (hours of darkness) illumination for safety and emergency services.
- 94. Appoint a “point of contact” along with a current contact number for someone who will be able to aid with property maintenance issues should they arise.
- 95. Post no trespass signage and submit a copy of the no trespass form to the Police Department. Ensure that the no trespass order is updated B-Annually.
- 96. That the business owner (Applicant) and property owner agree in writing to the above conditions.

**POLICE DEPARTMENT**

- 97. A designated point of contact must be provided to ensure the timely resolution of any issues or complaints.
- 98. Install and maintain surveillance cameras to monitor activities both inside and outside the premises, facilitating the investigation of any potential incidents. Video footage must be retained for a minimum of 30 days and made available to law enforcement upon request.
- 99. Adequate exterior lighting shall be maintained during all hours of darkness, particularly around the entrance, parking lot, and rear areas, to deter loitering and enhance visibility.
- 100. Mandate that all customers purchasing alcohol present valid identification, regardless of age or appearance.
- 101. Maintain valid and updated licenses for alcohol sales and all other business operations.
- 102. Prohibit on-site alcohol consumption in parking lots or adjacent areas.
- 103. Allow unannounced inspections by law enforcement and city officials to ensure adherence to all CUP conditions and regulations.
- 104. The business must operate in full compliance with the terms of its ABC license. Any ABC violations may result in the review or revocation of the CUP.
- 105. The permit holder must promptly report any criminal activities, disturbances, or violations of the permit conditions to law enforcement.
- 106. The CUP is subject to review and possible revocation if it results in an increase in calls for service, public nuisance complaints, or other criminal activity associated with the sale of alcohol.

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

**EXHIBITS**

- A. PC Resolution No. 2025-05 CUP
- B. Conditional Use Permit Application & Environmental Information Package
- C. Site Plan
- D. Floor Plan
- E. Photographs (June 2025)

**RESOLUTION 2025-05**

**EXHIBIT A**

**CASE NO. CUP 2025-05**



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

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

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

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

14 **The current zoning regulations in the Commercial General (C-G) Zone allow**  
15 **for the sale of alcoholic beverages for off-site consumption in conjunction**  
16 **with a convenience store subject to the approval of a Conditional Use Permit.**  
17 **Pursuant to HPMC section 9-4.203 Alcohol Sales Establishment Standards**  
18 **Table IV-7, found the off-sale of alcohol for a convenience has no minimum**  
19 **distance requirements in the C-G zone.**

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

21 **The General Plan Land Use designation of the subject site is General**  
22 **Commercial. Permitted uses in this designation include a wide range of**  
23 **neighborhood and general retail and service establishments, such as stores**  
24 **and repair shops, to accommodate the surrounding community. The**  
25 **proposed use is consistent with the General Plan. Specifically, the use**  
26 **complies with the following:**

27 **Goal 1.0 of the General Plan: "Provide for a mix of land uses which meets the**  
28 **diverse needs of all Huntington Park residents, offers a variety of**

1 employment opportunities, and allows for the capture of regional growth.”  
2 Utilizing the land use element, the business operation of a convenience  
3 store, generates job opportunities, stimulate local commerce, and can attract  
4 additional businesses, contributing to economic diversity in the community.  
5 **Goal 3.0 of the General Plan “Provide for the revitalization of deteriorating**  
6 **land uses and properties.” In the Commercial General (C-G) Zone, utilizing**  
7 **the land use element in this area, this convenience store maintains the**  
8 **integrity of business-oriented growth in the immediate area and a blueprint**  
9 **for future growth to come in the community.**

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

13 **The project is exempt from the California Environmental Quality Act (CEQA)**  
14 **in accordance with Article 19 (Categorical Exemptions), Section 15301(a)**  
15 **Class 1 (Existing Facilities) of CEQA Guidelines.**

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

22 **The subject site is located on a lot that measures approximately 14,250**  
23 **square feet. The site contains one existing commercial building. Furthermore,**  
24 **no expansion of the existing building is proposed. The design, location, size**  
25 **and operating characteristics of the convenience store with alcohol sales is**  
26 **not expected to be detrimental to the public health, safety and welfare of the**  
27 **City. Conditions of approval are in place to mitigate any possible issues**  
28 **related to the sale of alcohol and property maintenance.**

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

3 **The subject site is comprised of one existing commercial building with off-**  
4 **street parking spaces. The existing commercial building in which the**  
5 **convenience store is located in has existing infrastructure in place. The**  
6 **proposed (Type 21 ABC license) will be complimentary and ancillary to the**  
7 **convenience store. Additionally, no physical expansion nor tenant**  
8 **improvements are proposed, therefore the intensity of the use will not be**  
9 **impacted. Furthermore, the sale of alcohol for off-site consumption will not**  
10 **result in the requirement of additional off-street parking.**

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

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

21 **SECTION 3:** The Planning Staff can make all six (6) of the required findings in support  
22 of Resolution 2025-05 CUP; therefore, the Planning Commission hereby approves  
23 Resolution No. 2025-05 CUP subject to the execution and fulfillment of the following  
24 conditions:

25 **CONDITIONS OF APPROVAL:**

26 **PLANNING DIVISION**

27 1. That the Applicant/property owner and each successor in interest to the property  
28 which is the subject of this project shall defend, indemnify and hold harmless the City  
of Huntington Park and its agents, officers, and employees from any claim, action or

1 proceedings, liability cost, including attorney's fees and costs against the City or its  
2 agents, officers or employees, to attack, set aside, void or annul any approval of the  
3 City, City Council, or Planning Commission.

4 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department  
5 corrections and conditions, the property shall be developed substantially in  
6 accordance with the applications, environmental assessment, and plans submitted.

7 3. The proposed project shall comply with all applicable federal, state, and local agency  
8 codes, laws, rules, and regulations, including Health, Building and Safety, Fire,  
9 Zoning, and Business License Regulations of the City of Huntington Park.

10 4. The property is to be developed and maintained in a clean, neat, quiet, and orderly  
11 manner at all times and comply with the property maintenance standards as set forth  
12 in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.

13 5. That the operator shall file and maintain their City of Huntington Park Business  
14 License while commencing business operations.

15 6. The Applicant/operator shall obtain all required approval/ permits from local, state,  
16 and federal agencies.

17 7. That this entitlement shall be subject to review for compliance with conditions of  
18 approval. Reviews shall be conducted at intervals deemed appropriate by the City  
19 Planning Commission.

20 8. That the Applicant comply with all State Department of Alcoholic Beverage Control  
21 (ABC) requirements, including but not limited to alcohol sales hours, and should any  
22 license or permits, issued by the State Department of Alcoholic Beverage Control  
23 (ABC), be surrendered or revoked, the Conditional Use Permit shall automatically  
24 become null and void.

25 9. That the Applicant be required to apply for a new entitlement if any alteration,  
26 modification, or expansion would increase the existing floor area of the  
27 establishment.

28 10. If the operation of this establishment be granted, deed, conveyed, transferred, or  
should a change in management or proprietorship occur at any time, this Conditional  
Use Permit shall be subject to review by the Planning Commission for approval.

That the violation of any of the conditions of this entitlement may result in a citation(s)  
and/or the revocation of the entitlement.

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.

- 1 13. Any proposed mechanical equipment and appurtenances, including satellite dishes,  
2 gutters, etc., whether located on the rooftop, ground level or anywhere on the  
3 property shall be completely shielded/enclosed so as not to be visible from any public  
4 street and/or adjacent properties. Such shielding/enclosure of facilities shall be of  
compatible design related to the building structure for which such facilities are  
intended to serve and shall be installed prior to final building inspection.
- 5 14. Pursuant to HPMC Section 9-2.1109, this entitlement shall expire in the event it is not  
6 exercised within one (1) year from the date of approval, unless an extension has  
been granted by the Planning Commission.
- 7 15. If the use ceases to operate for a period of six (6) months, the entitlement shall be  
8 null and void.
- 9 16. That the Applicant shall comply with all applicable property development standards  
10 including, but not limited to, outdoor storage, fumes and vapors, property  
maintenance, and noise.
- 11 17. The Director of Community Development is authorized to make minor modifications  
12 to the approved preliminary plans or any of the conditions if such modifications shall  
13 achieve substantially the same results, as would strict compliance with said plans and  
conditions.
- 14 18. The business hours of operation shall be recognized as Monday to Sunday, 24 hours  
15 a day, 7 days a week.
- 16 19. The business hours of operation for the sale of alcohol are Monday to Sunday 6:00  
17 A.M. – 2:00 A.M.
- 18 20. The Conditional Use Permit shall be reviewed by the Director of Community  
19 Development in six (6) months from the date of approval by the Planning  
20 Commission. After the initial six (6) month review, the Director of Community  
21 Development shall review the Conditional Use Permit on an annual basis. If  
22 complaints are received during the review related to the sale of alcohol during the  
23 hours of 6:00 A.M – 2:00 AM, the Director of Community Development is authorized  
to modify the hours when alcohol is sold.
- 24 21. The Business operator shall not conduct any off-site deliveries of alcoholic  
25 beverages.
- 26 22. The Business operator shall install and maintain a scanner capable of reading the  
27 information contained in the magnetic strip of any California Driver's License or  
28 Identification Card to confirm the age of the customer, or similar system as approved  
by the Director of Community Development. This device shall be used by the cashier  
to check the identification of all individuals who appear to be younger than 35 years  
of age.

- 1 23. There shall be no exterior advertising or sign of any kind or type, including advertising  
2 directed to the exterior from within, promoting or indicating the availability of alcoholic  
3 beverages. Interior displays of alcoholic beverages or signs which are clearly visible  
4 to the exterior shall constitute a violation of this condition.
- 5 24. The on-site trash enclosure(s) must contain a lock and remain closed and secure.  
6 The applicant must remain in good standing and have an active account with the  
7 City's authorized vendor.
- 8 25. The on-site trash enclosure(s) must be screened per the plans submitted by the  
9 applicant.
- 10 26. No outside storage shall be permitted on the subject site.
- 11 27. All vehicles related to the operation of the business including loading and off-loading  
12 of merchandise/ products related to the business shall not occur in the public right of  
13 way or impede vehicular flow onto the site.
- 14 28. No payphones shall be allowed on the subject site. All existing payphones on the  
15 subject site shall be removed prior to business license issuance.
- 16 29. Prior to business license issuance, all graffiti on the subject site shall be removed.
- 17 30. A Minor Development Permit application shall be submitted for any proposed tenant  
18 improvements.
- 19 31. A Sign Design Review application shall be submitted prior to installing signs.  
20 Including but not limited to wall signs, window signs and temporary banners.  
21 Temporary banners are permitted pursuant to a Temporary Sign Permit Application.
- 22 32. All unpermitted signage including banners shall be removed.
- 23 33. Business name shall be recognized as "Circle K".
- 24 34. Signage for the business shall match the name on the city business license and shall  
25 not reference "*liquor*" in the name.
- 26 35. Install anti-graffiti film on all exterior windows.
- 27 36. No outdoor vending machines shall be permitted on site. Any existing outdoor  
28 vending machines shall be removed prior to issuance of business license. Pursuant  
to HPMC Sec. 9-1.203 "Vending machine" means an automated  
mechanical/electronic device that is designed to dispense items (e.g., food, stamps,  
novelties, etc.) or services (e.g., shoe shine, telephone, television viewing, etc.) to the  
general public when currency, tokens or electronic cards are inserted into the  
machine.

- 1 37. All abandoned signs must be removed and any holes, glue, or discolored paint from  
2 previous signs must be repaired to match the building or background exterior.
- 3 38. That no loitering or consumption of alcohol shall take place outside the existing  
4 establishment or the parking area and that signs be posted on the site prohibiting  
5 such activities. The number, design, location and text of the signs shall be subject to  
6 Planning Division and Police Department approval.
- 7 39. No loitering and no trespassing signs shall be posted around the perimeter of the  
8 building in compliance with Section 602(o) the California Penal Code.
- 9 40. "No Trespassing/Loitering signs must be placed on the front of the establishment.
- 10 41. That all merchandise, products, and goods pertaining to the business be maintained  
11 within the building at all time and shall not be located on the sidewalk area or outside  
12 of the building.
- 13 42. Property maintenance must be managed to include cleaning of trash and debris on all  
14 areas of the property.
- 15 43. All exterior trash must be placed in the approved trash container. Trash container  
16 must be locked at all times.
- 17 44. No overnight parking of vehicles.
- 18 45. No abandoned vehicles to be parked on property.
- 19 46. Window coverage must not exceed 25% without Planning Division approval.
- 20 47. Graffiti on property must be removed within two (3) days, if paint is required, planning  
21 approval must be requested if any color is used other than anything approved at the  
22 time of plan review.
- 23 48. No loitering in parking lot or outside business including public right-of-way areas.
- 24 49. Applicant must maintain 602 Form on file with the Huntington Park Police Department  
25 to manage anyone trespassing or loitering.
- 26 50. Landscaping must be maintained on parcel.
- 27 51. The operation of the establishment shall be limited to those activities and elements  
28 expressly indicated on the permit application and approved by the Planning  
Commission. Any change in the operation, which exceeds the conditions of the  
approved permit, will require that a new permit application be submitted to the  
Planning Commission for their review and approval.
52. Noise emanating from the permittee's premises shall not be audible 50 feet or more  
from the property line of the premises. The permittee shall be responsible for

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

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

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

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

12 56. Address should be clearly marked to the front of the structure.

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

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

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

24 59. The permit may include provisions for periodic compliance checks and inspections by  
25 law enforcement to ensure ongoing adherence to the conditions of the permit.

26 60. The applicant must submit a comprehensive security plan detailing measures such as  
27 surveillance cameras, security personnel, lighting, and alarm systems to ensure the  
28 safety and security of patrons and property.

61. The business must implement measures to minimize noise disturbances, especially  
during late hours, to avoid disrupting the surrounding community.

62. The business must have an emergency preparedness plan, including procedures for  
handling medical emergencies, fire incidents, and other crises.

63. The business must take proactive measures to prevent nuisances such as loitering,  
littering, illegal parking, and other activities that may disrupt the neighborhood.

- 1 64. The permit holder must promptly report any criminal activities, disturbances, or  
2 violations of the permit conditions to law enforcement.
- 3 65. Staff and security personnel should undergo appropriate training in conflict resolution,  
4 de-escalation techniques, and handling difficult situations to maintain a safe  
5 environment.
- 6 66. It shall be unlawful for any person who appears to be intoxicated or under the  
7 influence of any drug, chemical or substance to enter or remain on the applicant's  
8 premises, at any time, as set forth in Section 25602(a) of the Business and  
9 Professions Code.
- 10 67. Wine shall not be sold in bottles or containers smaller than 750 ml unless sold in  
11 manufacturers pre-packaged multi-unit quantities.
- 12 68. Single sales of distilled spirits in containers smaller than 375 ml is prohibited. Sales of  
13 distilled spirits of any container size sold in pre-packed, multi-unit quantities are not  
14 prohibited.
- 15 69. Beer, malt beverages or wine cooler products, regardless of container size, must be  
16 sold in manufacturer pre-packaged multi-unit quantities.
- 17 70. The sale of alcohol for on-site consumption is prohibited. No alcoholic beverages  
18 shall be consumed on any portion of the licensed premises or any portion adjacent,  
19 thereto which is under the control of the licensee.
- 20 71. No Check Cashing or Money Transfer services permitted.
- 21 72. That all future temporary or permanent signage shall be approved by the City prior to  
22 installation, pursuant to the Huntington Park Municipal Code.
- 23 73. This Conditional Use Permit shall be valid for a term of five (5) years. Upon  
24 expiration, this entitlement is subject to Planning Division administrative review for  
25 renewal.
- 26 74. That the business owner and property owner agree in writing to the above conditions.

## **BUILDING AND SAFETY**

- 27 75. All entrances and exits shall remain unlocked, in the closed position, and completely  
28 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."
76. There shall be at least two (2) class ABC fire extinguishers, one near the front  
entrance and one near the rear exit of the tenant space within the building. Fire  
extinguishers shall bear an up-to-date fire department inspection tag that indicates  
the date the fire extinguisher was inspected.

- 1 77. The business shall be subject to a routine business license inspection (if required by  
2 the City for the sale of distilled alcoholic spirits to the already-existing sale of beer  
3 and wine).
- 4 78. The approved occupant load limit of the tenant space within the building shall be  
5 upheld throughout the duration of the convenience store use.
- 6 79. The exit access, the exit, and the exit discharge within the means of egress system  
7 inside or outside the subject tenant space within the building, including the public  
8 way, shall not be obstructed in any manner throughout the duration of the  
9 convenience store use. The minimum widths and clearances established in California  
10 Building Code (CBC) Chapter 10 shall be maintained at all times.
- 11 80. If there are later, proposed tenant improvements, alterations, structural repairs, or  
12 additions to the existing structures and/or site, the applicant shall submit tenant  
13 improvement (T.I.) construction plans to the Planning Division for review and  
14 approval of the proposed tenant improvements, alterations, structural repairs, or  
15 additions. Tenant improvement plans shall then be submitted to the Building & Safety  
16 Division for review and approval only after approval is first obtained from the Planning  
17 Division.
- 18 81. If there are later, proposed tenant improvements, alterations, structural repairs, or  
19 additions, the applicant shall submit full tenant improvement construction plans,  
20 including structural plans, to the Building & Safety Division for review of the proposed  
21 alterations and improvements to the existing structures and/or site. All work shall be  
22 permitted through approval of the full construction plans and issuance of a building  
23 permit and associated mechanical, electrical, and plumbing permits.
- 24 82. If there are later, proposed tenant improvements, alterations, structural repairs, or  
25 additions, plans submitted for public buildings, **public accommodations**,  
26 **commercial buildings**, and public housing projects shall be completed by a  
27 registered design professional, such as a licensed architect or registered professional  
28 engineer (civil or structural). All plan sheets shall be stamped and signed by the  
registered design professional.
83. 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.
84. 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

1 Buildings, and Public Housing – of the 2022 California Building Code (CBC) (or the  
2 latest code cycle at the time of submission to the Building & Safety Division).

3 Pursuant to CBC 11B –206.2.1, at least one accessible route shall be provided within  
4 the site from accessible parking spaces and accessible passenger drop-off and  
5 loading zones; public streets and sidewalks; and public transportation stops to the  
6 accessible building or facility entrance they serve. An accessible route shall not be  
7 required between site arrival points and the building or facility entrance if the only  
8 means of access between them is a vehicular way not providing pedestrian access.  
9 Where more than one circulation route is provided, all routes must be accessible.  
10 General circulation paths shall be permitted when located in close proximity to an  
11 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.

12 85. Some tenant improvements, alterations, structural repairs, and additions may “trigger”  
13 full compliance with the accessibility features outlined in Section 11B-202 of the 2022  
14 CBC (or the latest code cycle at the time of submission to the Building & Safety  
15 Division) pursuant to the current valuation threshold. When the adjusted construction  
16 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:

- 17 a. An accessible entrance;
- 18 b. An accessible route to the altered area;
- 19 c. At least one accessible restroom for each sex or one accessible unisex (single-  
20 user or family) restroom;
- 21 d. ~~Accessible telephones;~~
- 22 e. Accessible drinking fountains; and
- 23 f. When possible, additional accessible elements such as parking, signs, storage,  
24 and alarms.

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

86. 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

1 measured by an approved route around the exterior of the building or facility. The fire  
2 code official is authorized to increase the dimension of 150 feet where the following  
3 condition occurs: The building is equipped throughout with an approved automatic  
4 sprinkler system installed in accordance with CBC Section 903.3.1.1 (NFPA 13),  
5 903.3.1.2 (NFPA 13R), or 903.3.1.3 (NFPA 13D), as applicable per use.

6 87. Fire apparatus access roads shall not be obstructed in any manner, including the  
7 parking, temporary parking, or queuing of vehicles. The minimum widths and  
8 clearances established in CFC Sections 503.2.1 and 503.2.2 shall be maintained at  
9 all times.

10 88. Plans submitted for new construction, tenant improvements, alterations, structural  
11 repairs, and additions to the Building & Safety Division shall require plan check fees.  
12 The initial plan check fee will cover the first plan check and one recheck only.  
13 Additional review required beyond the first recheck shall be paid for on an hourly  
14 basis in accordance with the current fee schedule.

15 89. For projects approved through the discretionary approval process via the Planning  
16 Commission, the second sheet of plans submitted for new construction, tenant  
17 improvements, alterations, structural repairs, and additions to the Building & Safety  
18 Division is to include a copy of the signed Planning Commission Resolution listing all  
19 Planning Commission Conditions of Approval and to include a copy of the signed  
20 Planning Commission Decision Letter. This information shall be incorporated into the  
21 plans prior to the first submittal for Building & Safety plan check.

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

28 90. 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.

91. All construction work, if later proposed, is to be completed by a licensed contractor.

92. That the business owner and property owner agree in writing to the above conditions.

### **CODE ENFORCEMENT**

93. Install and maintain exterior lighting for nighttime (hours of darkness) illumination for  
safety and emergency services.

- 1 94. Appoint a "point of contact" along with a current contact number for someone who will  
2 be able to aid with property maintenance issues should they arise.
- 3 95. Post no trespass signage and submit a copy of the no trespass form to the Police  
4 Department. Ensure that the no trespass order is updated B-Annually.
- 5 96. That the business owner (Applicant) and property owner agree in writing to the above  
6 conditions.

6 **POLICE DEPARTMENT**

- 7 97. A designated point of contact must be provided to ensure the timely resolution of any  
8 issues or complaints.
- 9 98. Install and maintain surveillance cameras to monitor activities both inside and outside  
10 the premises, facilitating the investigation of any potential incidents. Video footage  
11 must be retained for a minimum of 30 days and made available to law enforcement  
12 upon request.
- 13 99. Adequate exterior lighting shall be maintained during all hours of darkness,  
14 particularly around the entrance, parking lot, and rear areas, to deter loitering and  
15 enhance visibility.
- 16 100. Mandate that all customers purchasing alcohol present valid identification, regardless  
17 of age or appearance.
- 18 101. Maintain valid and updated licenses for alcohol sales and all other business  
19 operations.
- 20 102. Prohibit on-site alcohol consumption in parking lots or adjacent areas.
- 21 103. Allow unannounced inspections by law enforcement and city officials to ensure  
22 adherence to all CUP conditions and regulations.
- 23 104. The business must operate in full compliance with the terms of its ABC license. Any  
24 ABC violations may result in the review or revocation of the CUP.
- 25 105. The permit holder must promptly report any criminal activities, disturbances, or  
26 violations of the permit conditions to law enforcement.
- 27 106. The CUP is subject to review and possible revocation if it results in an increase in  
28 calls for service, public nuisance complaints, or other criminal activity associated with  
the sale of alcohol.
107. That the business owner (Applicant) and property owner agree in writing to the above  
conditions

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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

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

**PASSED, APPROVED, AND ADOPTED** this 15<sup>th</sup> of October 2025 by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

HUNTINGTON PARK PLANNING COMMISSION

\_\_\_\_\_  
Mario Gomez, Chairperson

ATTEST:  
  
\_\_\_\_\_  
Paul Bollier, Secretary

**CONDITONAL USE PERMIT  
AND  
ENVIRONMENTAL INFORMATION  
APPLICATIONS**

**EXHIBIT B**

**CASE NO. CUP 2025-05**

RECEIVED

MAY 14 2025

BY: \_\_\_\_\_

**CONDITIONAL USE PERMIT APPLICATION**



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

**FOR OFFICE USE ONLY**

Date Filed: 5/14/25 File No.: CUP25-05 Fee/Receipt No.: 226425 Received By (Initials): PB

**PROJECT INFORMATION**

Project Address: 2319 RANDOLPH ST, HUNTINGTON PARK, CA, 90255  
General Location: Northest Corner of Randolph Street and Santa Fe Avenue  
Assessor's Parcel Number (APN): 6321-004-047

**APPLICANT'S INFORMATION**

Applicant: PGG ENTERPRISE CORPORATION  
Mailing Address: 2319 RANDOLPH ST, HUNTINGTON PARK, CA 90255  
Phone 1: 323-584-6820 Phone 2: \_\_\_\_\_ Email: \_\_\_\_\_

**PROPERTY OWNER'S INFORMATION**

Property Owner: Rader, Thomas Rhoades  
Mailing Address: 3006 Pacific Ave, Ste 300 Los Angeles CA 90291  
Phone 1: 323-270-8687 Phone 2: \_\_\_\_\_ Email: raderfamilytrust@gmail.com

**REQUEST**

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

Pursuant to the Huntington Park Municipal Code (HPMC) Section 9-4.202, the applicant is requesting to obtain a new conditional use permit to upgrade their current beer and wine off sale privileges (ABC Type 20 License) to include a full line of alcoholic beverages for off-site consumption (ABC Type 21 License) in conjunction with an existing 2,251 square foot convenience store known as "Circle K". The existing store operates 24 hours per day, seven days a week and is located in the Commercial General (C-G) Zone.

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

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

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

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

\_\_\_\_\_  
SEE EXHIBIT "A" FINDINGS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
SEE EXHIBIT "A" FINDINGS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

SEE EXHIBIT "A" FINDINGS

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.

SEE EXHIBIT "A" FINDINGS

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

SEE EXHIBIT "A" FINDINGS

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.

SEE EXHIBIT "A" FINDINGS

**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 5/13/15

PURWINDER S. GILL  
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 5/13/15

Thomas Rhoades Rader  
Print Name

# **SITE PLAN**

**EXHIBIT C**

**CASE NO. CUP 2025-05**



# FLOOR PLAN

**EXHIBIT D**

**CASE NO. CUP 2025-05**



# PHOTOGRAPHS

**EXHIBIT E**

**CASE NO. CUP 2025-05**



June 2025



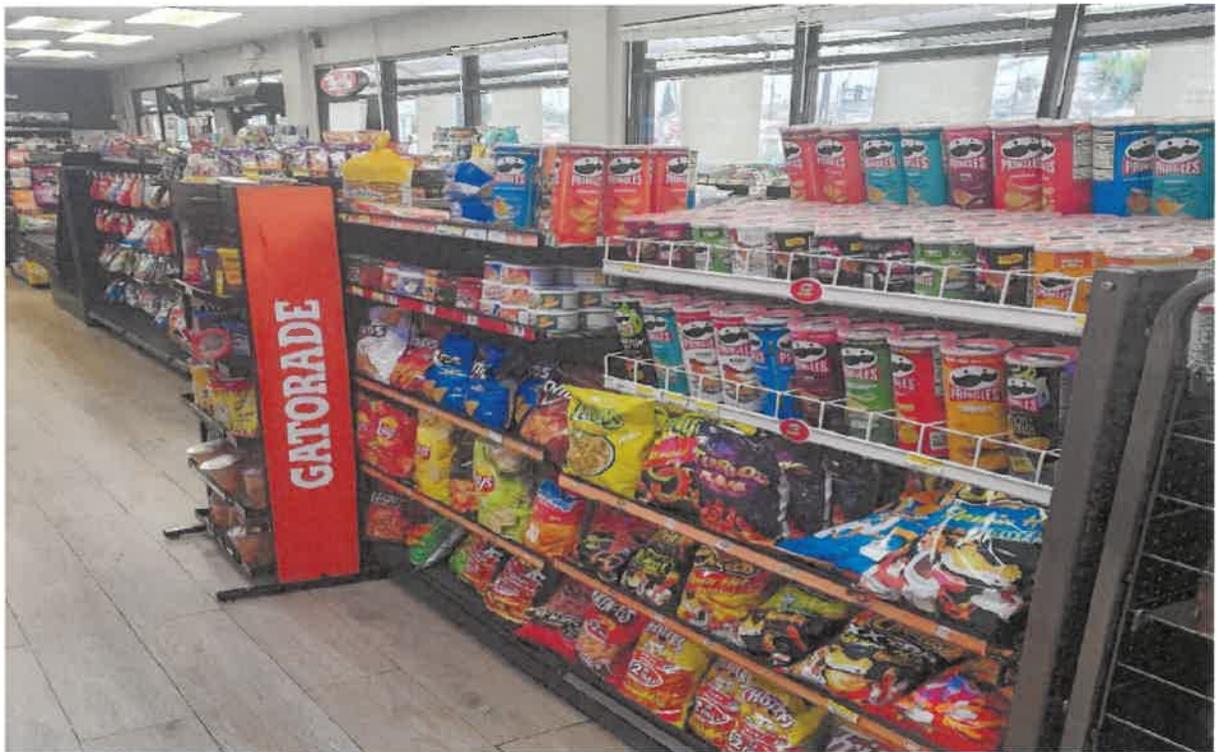
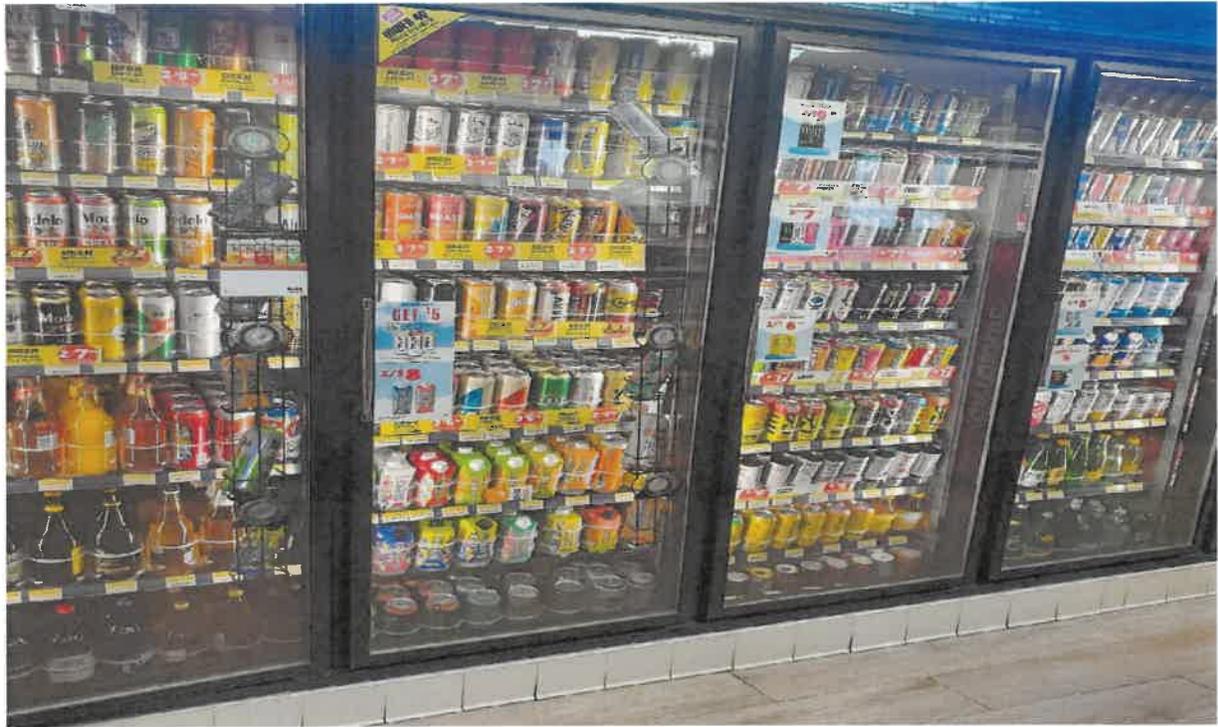
June 2025



June 2025



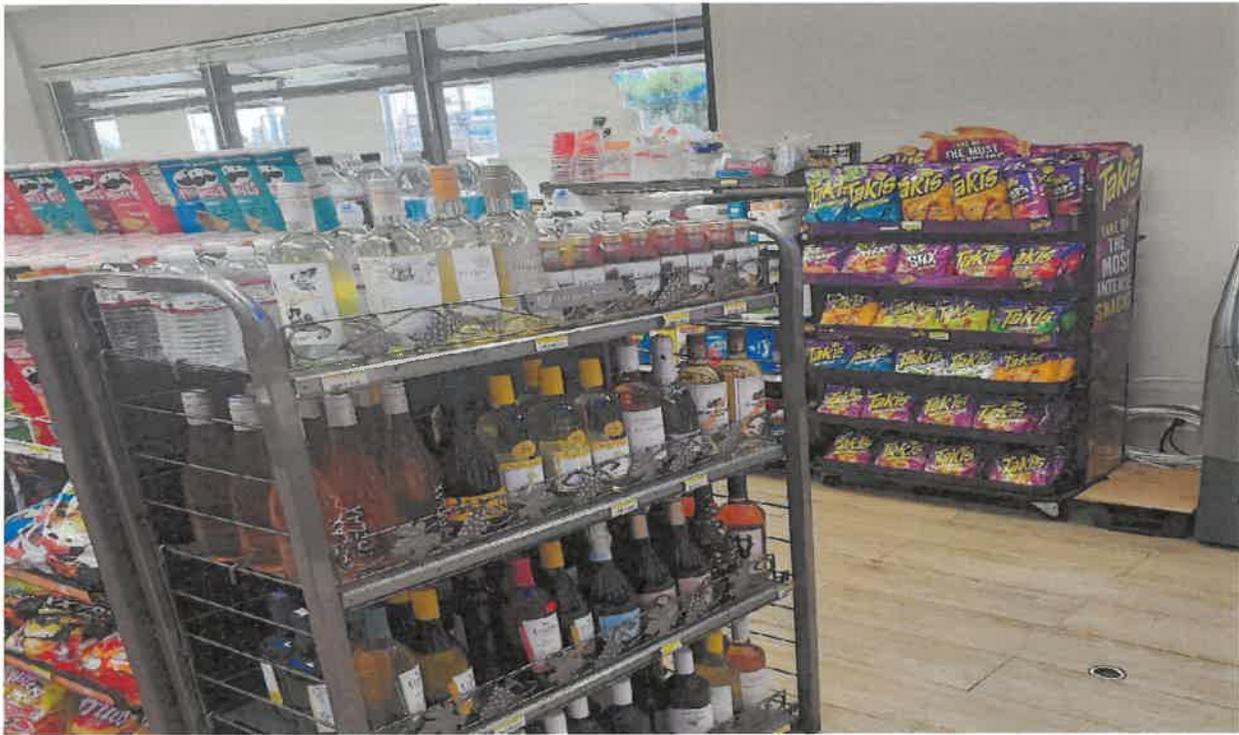
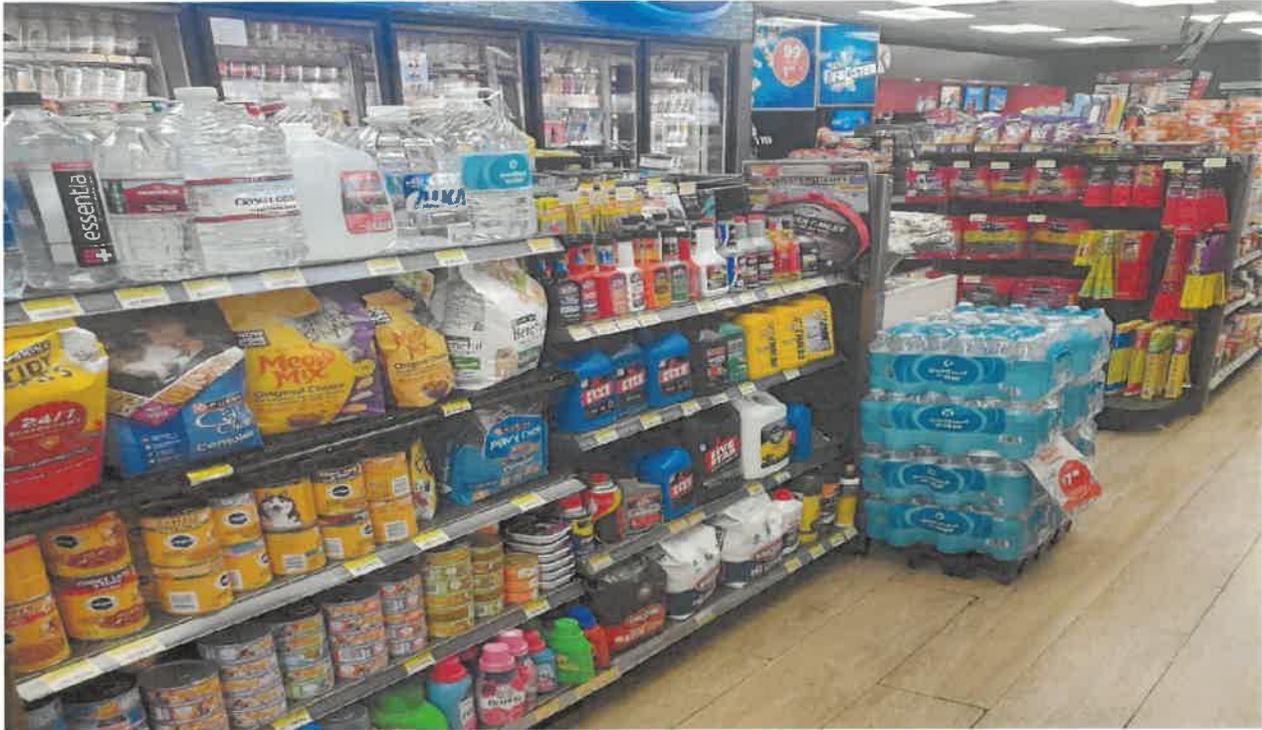
June 2025



June 2025



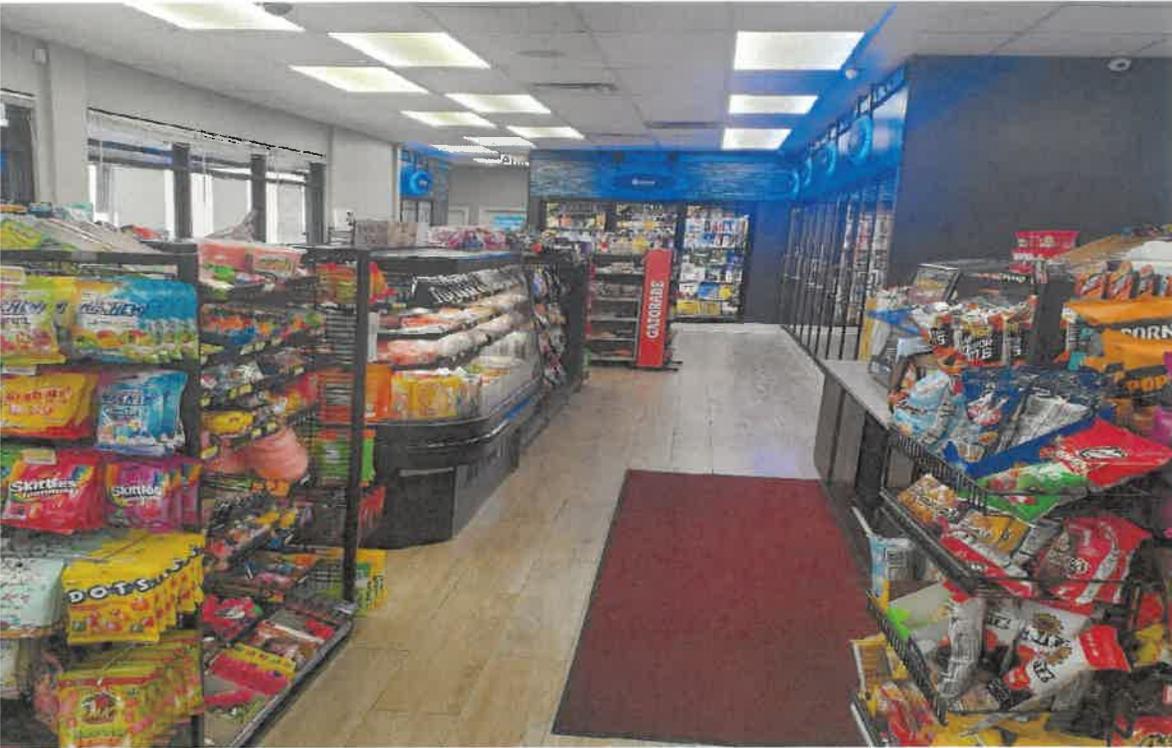
June 2025



June 2025



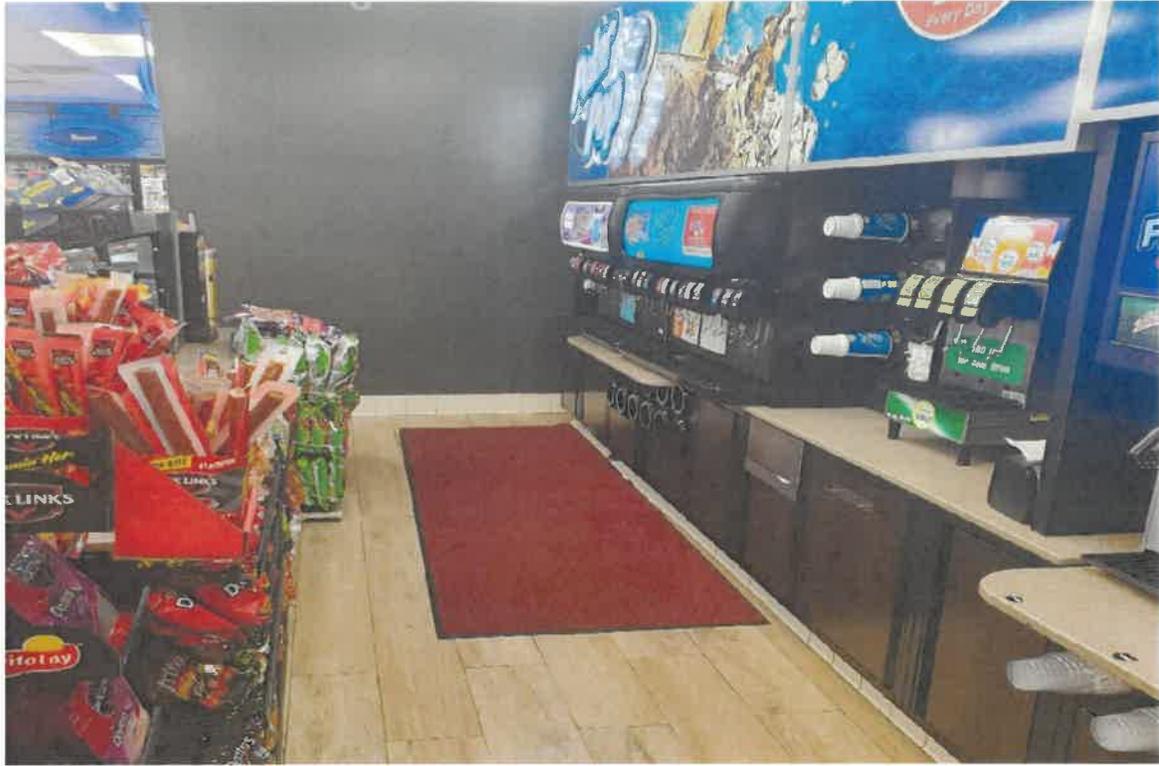
June 2025



June 2025



June 2025



June 2025

## PUBLIC HEARING 2



# CITY OF HUNTINGTON PARK

---

## PLANNING DIVISION AGENDA REPORT

**DATE:** OCTOBER 15, 2025

**TO:** CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

**ATTN:** LOUIS MORALES, INTERIM COMMUNITY DEVELOPMENT DIRECTOR

**FROM:** PAUL BOLLIER, PLANNING MANAGER

**SUBJECT:** **PLANNING COMMISSION CASE NO. 2025-08 CUP  
(CONDITIONAL USE PERMIT)**

---

**REQUEST:** **A REQUEST FOR A CONDITIONAL USE PERMIT FOR A  
PARKING FACILITY LOCATED AT 2700 SLAUSON  
AVENUE LOCATED WITHIN THE COMMERCIAL  
GENERAL (C-G) ZONE.**

**APPLICANT:** Luzmaria Chavez (AltaMed Health Services)  
2040 Camfield Avenue  
Los Angeles CA 90040

**PROPERTY OWNER:** Raymon Kang

**PROPERTY OWNER'S  
MAILING ADDRESS:** 616 South Westmoreland Avenue  
Los Angeles, CA 90005

**PROJECT LOCATION:** 2700 East Slauson Avenue

**ASSESSOR'S  
PARCEL NUMBER:** 6320-006-069

**PREVIOUS USE:** Saint Frances Medical Offices

**LOT SIZE:** 15,750 Sq. Ft.

**GENERAL PLAN:** General Commercial

**ZONE:** Commercial General (C-G)

**SURROUNDING  
ZONING AND LAND USES:**

- North- Commercial General
- East- Commercial General
- South- Medium Density Residential
- West- Commercial General

**MUNICIPAL CODE  
APPLICABILITY OF  
REQUIREMENTS FOR  
GROCERY STORE:**

Pursuant to Huntington Park Municipal Code (HPMC) Section 9-4.202, a parking structure type use requires a Conditional Use Permit.

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

Following a hearing, the Planning Commission shall record its decision in writing and shall recite the findings upon which the decision is based. The Planning 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 project is Categorically Exempt pursuant to Article 19, Section 15332, Class 32 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

**PROJECT  
BACKGROUND:**

- ***Site Description***

The subject site is zoned as Commercial General (C-G). An alley is located to the immediate east of the property, Seville Avenue to the west, Randolph Street is located to the south, and Slauson Avenue is located to the north. This is a vacant property with no structures present. The property measures approximately 15,750 square feet.

The subject site previously housed a commercial building that operated as Saint Francis Family Health Center until it ceased operations early 2022. At this time, the property remains vacant. The building caught fire on January 1, 2023, causing the building to be unsalvageable and unsafe. For the health, safety and welfare of the community, the city required the property owner to submit plans for demolition of the building and parking lot area and perform grading of entire parcel to manage storm water run-off which is the current condition of the parcel.

**ANALYSIS:**

- ***Project Proposal***

The Applicant, Luzmaria Chavez, on behalf of AltaMed Health Services Corporation, proposes a parking facility located at 2700 East Slauson Avenue. The purpose of the

parking facility will be for the use of employee parking for the existing commercial building located across the street at 2675 East Slauson Avenue in which AltaMed Health Services is currently acquiring that building.

### ***Business Operation***

The proposed parking facility is designed to provide employees on-site parking. The parking lot will provide thirty-two (32) parking spaces comprised of twenty-two (22) regular vehicle stalls, two (2) ADA stalls, three (3) motorcycle stalls, two (2) electrical vehicle capable stalls, six (6) electric vehicle charging point (EVCP) stalls and three (3) bicycle racks.

The parking lot will include security cameras, ample lighting, landscape and irrigation to enhance the aesthetics of the parking lot. There is a proposed 6-foot wrought iron fence to be erected to surround the property on the north, west and east boundaries. An existing 6-foot wall will remain on the south side of the parking lot to act as a sound barrier for the existing residential use located to the south.

The Applicant states this will be a secured parking lot with a security guard on site during the hours the AltaMed employees will be using the parking lot. There will be a motorized gate at the vehicle ingress location on Slauson Avenue and egress location located on Seville Avenue and both controlled by a key fob that each employee will have assigned to them.

### ***Parking Facility Hours of Operation***

Monday – Friday  
7:00 A.M. – 6:00 P.M.

As part of the security measures, the applicant has proposed a security camera system comprised of two (2) cameras located in the parking facility and will maintain camera footage for 45 days and an on-site security guard. Staff recommends video footage must be retained for a minimum of 30 days and made available to law enforcement upon request.

- ***Conditional Use Permit Findings***

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

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

**Finding:** The proposed use is permitted within the Commercial-General (C-G) Zone with the approval of a Conditional Use Permit. The proposed use will not impair the integrity of immediate and surrounding areas. This property has been vacant for over two years; this project will address the ongoing property maintenance concerns the community has been faced with and eliminate unwanted conditions for the surrounding businesses and residents.

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

**Finding:** The General Plan Land Use designation of the subject site is General Commercial. Permitted uses in this designation include a wide range of neighborhood and general retail and service establishments, such as stores and repair shops, to accommodate the surrounding community. The proposed use of this parking facility will support on-site employee parking for the AltaMed medical services located at 2675 Slauson. By doing so, it will not further impact the nearby residence and surrounding commercial businesses who are already impacted with limited off-site parking.

The proposed use is consistent with the General Plan. Specifically, the use complies with the following:

**Goal 3.0 of the Land Use Element, which calls to “Provide for the revitalization of deteriorating land uses and properties.” In the commercial general zone, the proposed parking facility would be a revitalization of vacant land.**

**Policy 3.2 of the Land Use Element promotes vigorous enforcement of City codes, including building, zoning and health and safety, to promote property maintenance. By developing this vacant property, it eliminates individuals from bringing in trash and debris into this vacant property which negatively impacts the surrounding residential and commercial businesses. This unwanted behavior further requires emergency services such as the police department to respond to community complaints at this location.**

**Policy 2.4 of the Land Use Element requires that external lighting of commercial properties be isolated to the site and not adversely impact adjacent land uses with light spillover or glare. The photometric plan required by the City shows that the proposed lighting was designed not to impact surrounding residents and commercial businesses, pedestrian and vehicular traffic.**

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

The project is Categorically Exempt pursuant to Article 19, Section 15332, Class 32 (In-fill Development Projects) 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 subject site is located on a lot that measures approximately 15,750 square feet. The site will contain one private parking facility. The design, location, size and operating characteristics of the parking facility is not expected to be detrimental to the public health, safety, and welfare of the City. Conditions of approval are in place to mitigate any possible issues related to the use of the property and property maintenance.

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

**Finding:** The subject site is comprised of a vacant lot. Additionally, no physical expansion of site is proposed, therefore the intensity of the use will not be impacted.

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

**Finding:** The site previously comprised of a commercial building with proper infrastructure in place. The proposed use of a private parking facility will not impact the public right-of-way. The use will not significantly intensify public access, water, sanitation, and public utilities and services. The proposed use will not require changes to existing public utilities. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and services.

**RECOMMENDATION:**

Based on the evidence presented, it is the recommendation of the Planning Division Staff that the Planning Commission approve **PC Case No. 2025-08 CUP**, subject to the following conditions of approval and other conditions that the Planning Commission may wish to impose.

**CONDITIONS OF APPROVAL:**

**PLANNING DIVISION**

1. That the Applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, or Planning Commission.
2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. The proposed project shall comply with all applicable federal, state, and local agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.
4. The property is to 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. The Applicant/operator shall obtain all required approval/ permits from local, state, and federal agencies.
6. That the Applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
7. If the operation of this establishment be granted, deed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall become null and void.
8. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
9. 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.
10. 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

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-05 CUP- 2319 RANDOLPH STREET

October 15, 2025

Page 9 of 23

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.

11. Pursuant to HPMC Section 9-2.1109, this entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
12. If the use ceases to operate for a period of six (6) months, the entitlement shall be null and void.
13. 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.
14. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
15. The parking facility hours of operation shall be recognized as Monday through Friday 6:00AM – 7:00 PM.
16. The on-site landscaping and maintenance of the property shall be performed no less than once per week. If the conditions require more frequent visits as identified by city staff, the applicant shall schedule additional site visits each week.
17. Property maintenance must be managed to include cleaning of trash and debris on all areas of the property.
18. No outside storage shall be permitted on the subject site.
19. Storage of vehicles is prohibited.
20. A Minor Development Permit application shall be submitted for any proposed tenant improvements.
21. Business name shall be recognized as “AltaMed Health Services”.
22. Signage for the business shall match the name on the city business license.
23. No overnight parking of vehicles.
24. No privacy screen or other material to be placed on fence that limits visibility for emergency services.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-05 CUP- 2319 RANDOLPH STREET

October 15, 2025

Page 10 of 23

25. No abandoned vehicles to be parked on property.
26. Graffiti on property must be removed within two (3) days, if paint is required, planning approval must be requested if any color is used other than anything approved at the time of plan review.
27. Applicant must maintain 602 Form on file with the Huntington Park Police Department to manage anyone trespassing or loitering.
28. The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the Planning Commission. Any change in the operation, which exceeds the conditions of the approved permit, will require that a new permit application be submitted to the Planning Commission for their review and approval.
29. Noise emanating from the permittee's premises shall not be audible 50 feet or more from the property line of the premises. The permittee shall be responsible for determining how to best meet this requirement.
30. The permittee shall be responsible for installing and maintaining a video surveillance system that monitors no less than two cameras with full view of the parking facility. These cameras shall record video and have the capacity to store the video for a minimum of 30 days and be available to the law enforcement upon request.
31. The parking facility shall be illuminated with lighting for nighttime (hours of darkness) illumination for safety and emergency services.
32. Address should be clearly marked to the front of the property.
33. The business must take proactive measures to prevent nuisances such as loitering, littering, illegal parking, and other activities that may disrupt the immediate neighborhood and surrounding community.
34. That all future temporary or permanent signage shall be approved by the City prior to installation, pursuant to the Huntington Park Municipal Code.
35. This Conditional Use Permit shall be valid for a term of five (5) years. Upon expiration, this entitlement is subject to Planning Division administrative review for renewal.
36. The parking facility shall operate in conjunction with the commercial building to be located at 2675 East Slauson Avenue. In the event the commercial building ceases its operation as a medical use, this entitlement shall be null and void.
37. That the business owner and property owner agree in writing to the above conditions.

### **CODE ENFORCEMENT**

38. Install and maintain exterior lighting for nighttime (hours of darkness) illumination.
39. Appoint a "point of contact" along with a current contact number for someone who will aid with property maintenance issues should they arise.
40. Post no trespass signage and submit a copy of the no trespass form to the Police Department. Ensure that the no trespass form is updated Bi-Annually.

### **BUILDING AND SAFETY**

41. The applicant shall submit construction plans to the Planning Division for review and approval of the proposed development. Plans shall then be submitted to the Building & Safety Division only after approval is first obtained from the Planning Division.
42. The applicant shall submit full construction plans to the Building & Safety Division for review of the proposed construction and improvements to the property. All work shall be permitted through approval of the full construction plans and issuance of a building permit and associated grading, mechanical, electrical, and plumbing permits.
43. Plans submitted for public buildings, public accommodations, commercial buildings, and public housing projects shall be completed by a California 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 California registered design professional in compliance with the California Business & Professions Code (B&P Code).
44. All new construction, tenant improvements, alterations, structural repairs, and additions shall follow the 2022 California Building Standards Code, such as the California Building Code (CBC) 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.
45. New construction, tenant improvements, alterations, structural repairs, and additions for parking lot uses serving public accommodation/commercial buildings shall be required to comply with the disabled access accessibility requirements outlined in Chapter 11B – Accessibility to Public Buildings, Public Accommodations, Commercial Buildings, and Public Housing – of the 2022 California Building Code (or the latest code cycle at the time of submission to the Building & Safety Division) and Title III of the Americans with Disabilities Act (ADA) of 1990 requiring that public accommodations and commercial facilities owned by private entities provide equal

opportunities for people with disabilities to access their facilities and participate in their programs and services.

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. In accordance with CBC 11B-206.2.4, at least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines, which are otherwise connected by a circulation path, unless exempted by CBC Section 11B-206.2.3, Exceptions 1 through 7.

Parking is required by the City of Huntington Park's Municipal Code/Zoning Code, which specifies the total number of parking stalls required for any given building. 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.

46. In compliance with 2022 California Fire Code (CFC) Section 503.1.1 (or the latest code cycle at the time of submission to the Building & Safety Division), fire apparatus access roads shall be provided and maintained in accordance with CFC Sections 503.1.1 through 503.1.3. 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 any of the following conditions occur:

- 1) The building is equipped throughout with an approved automatic sprinkler system installed in accordance with California Fire Code (CFC) and California Building Code (CBC) Sections 903.3.1.1 (NFPA 13), 903.3.1.2 (NFPA 13R), or 903.3.1.3 (NFPA 13D), as applicable per use,
- 2) Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades, or other similar conditions, and an

approved alternative means of fire protection is provided, or  
3) There are not more than two Group R-3 or Group U occupancies.

47. In accordance with CFC 503.2, fire apparatus access roads shall be installed and arranged in accordance with CFC Sections 503.2.1 through 503.2.8.
- a) Required access roads from every building to a public street shall be all-weather hard-surfaced (suitable for use by fire apparatus) right-of-way not less than 20 feet in width (including driveway approaches). Such right-of-way shall be unobstructed and maintained only as access to the public street. [California Code of Regulations, Title 19, Division 1, §3.05(a)] Fire Department Access and Egress. (Roads) Exception: The enforcing agency may waive or modify this requirement if in his or her opinion such all-weather hard-surfaced condition is not necessary in the interest of public safety and welfare.
  - b) Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (including driveway approaches), exclusive of shoulders, except for approved security gates in accordance with CFC Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. [CFC 503.2.1]
  - c) The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction. [CFC 503.2.2]
  - d) Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. [CFC 503.2.3]
  - e) The required turning radius of a fire apparatus access road shall be determined by the fire code official. [CFC 503.2.4]
  - f) Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. [CFC 503.2.5]
  - g) Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges where required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces that are not designed for such use, approved barriers, approved signs, or both, shall be installed and maintained where required by the fire code official. [CFC 503.2.6]

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-05 CUP- 2319 RANDOLPH STREET

October 15, 2025

Page 14 of 23

- h) The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus. [CFC 503.2.7]
  - i) The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus. [CFC 503.2.8]
  - j) Where required by the fire code official, approved signs or other approved notices or markings that include the words "NO PARKING—FIRE LANE" shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. [CFC 503.3].
48. Per CFC 503.4, 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 California Fire Code (CFC) Sections 503.2.1 and 503.2.2 shall be maintained at all times.
49. The applicant shall obtain approval from the County of Los Angeles Fire Department – Fire Prevention Division for the development's fire apparatus access road(s), and any other required elements like fire protection and fire flow, and shall construct all Fire Department required improvements.
50. Plans submitted to the Building & Safety Division for new construction, tenant improvements, alterations, structural repairs, and additions 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.
51. For projects approved through the traditional discretionary approval process via the Planning Commission, the second sheet of plans submitted to the Building & Safety Division for new construction, tenant improvements, alterations, structural repairs, and additions 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 traditional 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.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-05 CUP- 2319 RANDOLPH STREET

October 15, 2025

Page 15 of 23

52. Separate agency approvals may be required 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. All approvals shall be obtained and fees paid to the respective agencies prior to issuance of the building permit. Proof of clearance from each agency shall be required by the Building & Safety Division.
53. Submit a demolition permit application to the Planning & Building & Safety Divisions for the removal of any buildings and associated mechanical, electrical, and plumbing utilities within the site.

South Coast Air Quality Management District (SQAQMD) notification may be required for projects involving demolition activity where asbestos containing material is present. Obtain a pre-demolition asbestos survey report from a qualified independent asbestos inspection and testing company. Provide a copy of the report to the Building & Safety Division. SCAQMD Rule 1403 notification is required for all “demolition” projects and asbestos removal projects of equal to or greater than 100 square feet. Rule 1403 defines a "demolition" project as a project that includes the removal of any load-bearing component. All other projects would be considered a "renovation" project. California law requires that a copy of the asbestos demolition/renovation notification form be provided to the Building & Safety Division prior to the issuance of a demolition/renovation permit.

54. All debris generated from new construction, tenant improvements, alterations, structural repairs, and additions within the City shall comply with the City’s Construction & Demolition (C&D) ordinance. The California Integrated Waste Management Act [Assembly Bill (AB) 939], passed in 1989, mandates that all jurisdictions within California divert at least 50% of their waste stream from going to the landfill. It is the City’s goal that at least 65% of C&D be diverted from going to the landfill in compliance with AB 939 and 2022 California Green Building Standards Code (CALGreen, or Green Code) Sections 4.408 and 5.408 (or the latest code cycle at the time of submission to the Building & Safety Division).

All new construction, tenant improvement, alteration, structural repair, addition, and demolition projects, the total costs of which are, or are projected to be, fifty thousand dollars (\$50,000) or greater, based upon the Building & Safety permit evaluation fee schedule, or are one thousand (1,000) square feet or greater (“covered projects” per Green Code Section 301.3) shall be required to divert at least sixty-five percent (65%) of all projects-related construction and demolition material in compliance with Title 7, Chapter 10 of the City’s Municipal Code.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-05 CUP- 2319 RANDOLPH STREET

October 15, 2025

Page 16 of 23

A recycling deposit, i.e. bond, shall be paid and filed prior to the issuance of the building permit to the satisfaction of the City's recycling coordinator.

55. Grading and drainage plans for the new parking lot, stamped and signed by a California registered civil engineer preparing the plan, shall be required. All plan sheets shall be stamped and signed by the California registered civil engineer (project engineer of record) in compliance with the California Business & Professions Code (B&P Code). The grading and drainage plans shall indicate how all storm water drainage, including contributory drainage from adjacent lots, will be carried to the public way or drainage system structure(s) approved to receive storm water. The grading and drainage plans will be reviewed and approved by the City's Building & Safety Division and Public Works – Engineering Division prior to the issuance of the building and grading permits.
56. Fees for the grading permit, including the respective grading bond, shall be paid to the City prior to the issuance of the grading permit.
57. The grading and drainage plans, stamped and signed by the registered civil engineer (project engineer of record) preparing the plans, to include the following:
  - a. Drainage shall be directed away from the faces of cut and fill slopes or into approved drainage structure(s). The faces of cut and fill slopes shall also be manufactured to control against erosion. This control may consist of stepping or another surface protection, as approved by the Building Official and City Engineer. The protection for the slopes shall be installed within 15 days after completion of rough grading.
  - b. A drainage technical study showing the drainage patterns from adjacent properties shall be identified and maintained. The project shall accept and include in the drainage design any current drainage from adjacent properties.
  - c. No grading permit shall be issued without an erosion control plan approved by the Building Official and City Engineer. The erosion control plan shall include details of protective measures, including desilting basins or other temporary drainage or control measures, or both, as may be necessary to protect the water quality of receiving water bodies or to protect adjoining public and private property from damage from erosion, flooding, or the deposition of mud or debris which may originate from the site or result from such grading operations.
  - d. The grading and drainage plans shall incorporate a construction Best Management Practices (BMPs) Plan, designating stabilized construction entrance/exit, storm drain inlet protection, construction material delivery and storage, construction and demolition trash bin placement, etc.
  - e. If applicable, any on-site groundwater monitoring wells, including legally removed, permanent, temporary, and active wells, must be depicted on all site plans, grading and drainage plans, and all other relevant plans. Include a legend that demonstrates ownership, date installed, and type of monitoring well(s), and all other relevant information.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-05 CUP- 2319 RANDOLPH STREET

October 15, 2025

Page 17 of 23

- f. If applicable, the registered civil engineer is to show the location of the sewer mainline, nearest manholes, lateral serving the project, and configuration of the on-site sewer, including diameter and material of the on-site sewer.
    - (i) Sewer cleanouts must be positioned at 100-foot intervals on the lateral coming off the sewer mainline.
    - (ii) The applicant must obtain clearance with Los Angeles County Sanitation Districts for a new sanitary sewer connection or intensification of discharge into an existing connection.
  - g. All parking lots and drive aisles shall be surfaced with asphaltic concrete (AC) to a minimum thickness of three (3) inches over a minimum aggregate base of six (6) inches or surfaced with portland cement concrete (PCC) pavement to a minimum thickness of five (5) inches over a minimum aggregate base of three (3) inches. Portland cement concrete (PCC) pavement and asphaltic concrete (AC) pavement thicknesses and strengths will be determined by the registered civil engineer (project engineer of record) preparing the improvement plans. After review of the probable vehicular traffic and soils report (if applicable) for the project, additional material may be required at the discretion of the Building Official and City Engineer.
58. Public off-site improvements, if required by the City Engineer, will be generated on the basis of the approved site plan. Portland cement concrete (PCC) pavement and asphaltic concrete (AC) pavement thicknesses and strengths will be determined by the registered civil engineer (project engineer of record) preparing the utility improvement plans, and if applicable, street improvement plans.
- (i) The applicant shall check with the City Engineer regarding the required pavement resurfacing of full or half the roadway width along the Slauson Avenue, Seville Avenue, and alley frontages.
  - (ii) All traffic markings, street striping, street signs, legends, and curb painting, etc. on the streets adjacent to the proposed development shall be restored as directed by the City Engineer.
59. All public off-site improvements and drive approaches shall be accessible, i.e. "ADA compliant," in compliance with Chapter 11B of the California Building Code and the U.S. Access Board's Public Right-of-Way Accessibility Guidelines (PROWAG) adopted by the U.S. Department of Transportation (DOT) as part of its Americans with Disabilities Act (ADA) standards for new construction and alterations in the public right-of-way. Insufficient width in the parkway will require the applicant to dedicate an easement at each drive approach or element to the City to accommodate a compliant drive approach or element.
60. At the direction of the City Engineer, repair, remove, and replace deficient and/or damaged elements in the public right-of-way, if required by the City Engineer:
- (i) Sidewalk and standard curb & gutter adjacent to the development.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-05 CUP- 2319 RANDOLPH STREET

October 15, 2025

Page 18 of 23

- (ii) Site frontage & off-site transition-curb & gutter adjacent to the development.
  - (iii) Site frontage & off-site transition-sidewalk adjacent to the development.
  - (iv) Site frontage & off-site transition-curb ramp(s) adjacent to the development.
61. Preserve existing survey monuments (property corners, centerline ties, etc.) in the public right-of-way. All disturbed and removed survey monuments in the public right-of-way shall be re-established and Record of Survey shall be filed with the Los Angeles County Surveyor in accordance with applicable provisions of state law.
62. All USA/Dig Alert graffiti markings must be removed by the contractor from the sidewalk, curb & gutter, and/or portland cement concrete (PCC)/asphaltic concrete (AC) pavement prior to final approval of the construction.
63. It is the responsibility of the applicant to contact the local water purveyor to obtain approval of any water service for uses such as domestic water, fire sprinklers, and landscaping, and that the purveyor has adequate water to provide such service to the property. Provide acceptable analysis to verify sufficient water pressure and flow for:
- a. General conditions.
  - b. During maximum instantaneous demand (MID) conditions.
  - c. During fire flow and MID conditions.
  - d. The water supply system serving the development shall be adequately sized to accommodate the total required commercial water requirements and fire flows, in compliance with the local water purveyor and Los Angeles County Fire Department requirements.
  - e. All existing water services (meters) no longer required as part of this development shall be abandoned at the mainline.
  - f. Reduced pressure backflow preventers will be required for all water services. An approved reduced pressure principal backflow prevention device shall be installed above grade in the customer's service line by the contractor as close as practical to the water meter and shall be between the water meter and the first point of connection to the service. The device shall be located on-site fronting the property.
64. A Storm Water Pollution Prevention Plan (SWPPP) shall be required for all projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development or sale. A SWPPP is a document that addresses water pollution control for a construction project. The Construction General Permit (CGP) / MS4 Permit requires that all storm water discharges associated with a construction activity, where said activity results in soil disturbance of one acre or more of land area, or disturbs less than one acre of land area but is part of a larger common plan of development or sale, obtain coverage under the National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP) for Stormwater Discharges Associated with Construction and Land Disturbance Activities.

## PLANNING COMMISSION AGENDA REPORT

CASE NO. 2025-05 CUP- 2319 RANDOLPH STREET

October 15, 2025

Page 19 of 23

The CGP requires the development of a project-specific SWPPP prior to any soil disturbing activities. The SWPPP must include the information needed to demonstrate compliance with all the requirements of the CGP. The SWPPP document must be written by a Qualified SWPPP Developer (QSD). The City requires that a Water Pollution Control Manager (WPC Manager) be responsible for the implementation of a SWPPP. The WPC Manager must have the same qualifications as a QSD. For further details pertaining to the State of California's requirements, please visit the following website: <https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.jsp>. A Waste Discharge Identification Number (WDID #) must be obtained prior to commencing any work.

65. The new parking lot shall comply with Title 7, Chapter 9 (Stormwater Management and Discharge) of the City's Municipal Code, which adheres to the latest Los Angeles County's Low Impact Development (LID) requirements. LID standards are intended to distribute stormwater and urban runoff across developed sites to help reduce adverse water quality impacts and replenish groundwater supplies. Under the National Pollutant Discharge Elimination System (NPDES ) / Construction General Permit (CGP) / MS4 Permit and the County of Los Angeles LID ordinance, priority projects are required to prohibit the discharge of pollutants from property developments. Preventing these pollutants from entering stormwater discharge systems will be accomplished by requiring the installation and maintenance of post-construction treatment controls, i.e. Best Management Practices (BMPs).

Designated Projects [non-residential developments (commercial or industrial)] are subject to specific Low Impact Development (LID) requirements, while Non-Designated Projects [non-residential developments (commercial or industrial) or residential developments consisting of 5 or more residential units] have different, generally less stringent, requirements. Designated Projects are typically larger developments, while Non-Designated Projects are smaller in scale or don't meet the criteria for Designated Projects status.

Per the Designated Projects classification for new development and redevelopment activities, a parking lot of 5,000 square feet or more of impervious surface area, or with 25 or more parking spaces, shall comply with the specified Designated Projects requirements.

Redevelopment projects on an already developed site under the Designated Projects category are:

- Land disturbing activities that result in the creation or addition or replacement of 5,000 square feet or more of impervious surface area.
- Where redevelopment results in an alteration of less than fifty percent (50%) of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, only the alteration must meet

- LID requirements, and not the entire development.
- Where redevelopment results in an alteration to more than fifty percent (50%) of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, the entire site shall meet LID requirements.

Per the Non-Designated Projects classification:

- Development which alters less than fifty percent (50%) of impervious surfaces, only the proposed new impervious areas need to meet LID requirements.
- Development which alters fifty percent (50%) or more of impervious surfaces, the entire site shall meet LID requirements.

66. The new parking lot shall require the development of a Low Impact Development (LID) Plan, i.e. an LID Report, if the site disturbs one acre or more of land area or disturbs less than one acre of land area but is part of a larger common plan of development or sale. The report is a requirement of the National Pollutant Discharge Elimination System (NPDES) Permit No. CAS004001, Order No. ORDER NO. R4-2012-0175. This permit was issued by the State of California Regional Water Quality Control Board, Los Angeles Region on December 28, 2012. The LID Plan is a narrative report that explains the type of development and drainage of the site. It must address the post-construction water quality and habitat impact issues. Once the site has been developed, how will runoff be maintained? Was there a system that was designed to treat the runoff prior to discharging into the public system? Best Management Practices (BMPs) should be implemented to address storm water pollution and peak flow discharge impacts. All BMPs must be sized to meet specified water quality design and/or peak flow discharge criteria.

a. Filtration and infiltration methods must be used to defray a large percentage of the storm water runoff into the storm drain system.

67. The new parking lot shall comply with the 2022 California Green Building Standards Code (CALGreen or Green Code) (or the latest code cycle at the time of submission to the Building & Safety Division). Per CALGreen Section 101.3: "The provisions of this code shall apply to the planning, design, operation, construction, use and occupancy of every newly constructed building or structure, unless otherwise indicated in this code, throughout the State of California." While not a new building, the new parking lot falls under the umbrella of "structure" in the CALGreen Code when it comes to site development and illumination regulations due to its hardscape nature and fixed improvements. The project is a part of a larger common plan of development or sale at the site addresses of 2665, 2671, and 2675 Slauson Ave.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-05 CUP- 2319 RANDOLPH STREET

October 15, 2025

Page 21 of 23

68. The new parking lot shall be in compliance with the Non-Residential Mandatory Measures outlined in Chapter 5 of the Green Code. The provisions in the chapter outline the planning, design, and development methods that include environmentally responsible site selection, building design, building siting, and development to protect, restore, and enhance the environmental quality of the site and respect the integrity of adjacent properties. The project is a part of a larger common plan of development or sale at the site addresses of 2665, 2671, and 2675 Slauson Ave.
69. The new parking lot shall particularly comply with the bicycle and electric vehicle (EV) capable/charging space requirements specified in Sections 5.106.4 and 5.106.5 of the CALGreen Code.
70. A copy of a current Grant Deed and Title Report with hyperlinks, and all backup documents from the Title Report, shall be submitted to the Building & Safety Division for review within 30 days of the submittal. Encroachment into established utility easements will not be permitted. Limited landscaping, such as planting grass, flowers, and shallow-rooted shrubs, may be allowed on a utility easement, but large trees and deep-rooted vegetation are generally prohibited because they can interfere with utility operations. Check your property Grant Deed and the specific easement agreement to understand the exact restrictions and ensure your landscaping does not obstruct the utility's access, maintenance, or operation.
71. Consultation with all applicable utility companies is encouraged as early as possible in the project planning stages to avoid any potential delays. It is the responsibility of the applicant to abide by all utility company requirements.
72. The Building Official and City Engineer may require other information or may impose additional conditions and requirements as deemed necessary to protect health and safety, and to benefit the public.
73. If there are later, 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.
74. If there are later, 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.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-05 CUP- 2319 RANDOLPH STREET

October 15, 2025

Page 22 of 23

75. If there are later, 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 California 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 California registered design professional in compliance with the California Business & Professions Code (B&P Code).
76. Some tenant improvements, alterations, and additions may “trigger” full compliance with the accessibility features outlined in Section 11B-202 of the 2022 CBC 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.

77. All construction work is to be completed by a licensed contractor.
78. The business will be subject to a routine business license inspection.
79. All entrances and exits inside the subject building(s) shall remain unlocked, in the closed position, and completely unobstructed at all times during the proposed parking lot and medical office use. Above all entrances, on the interior side, shall read: “This door to remain unlocked during business hours.”
80. There shall be at least two (2) class ABC fire extinguishers inside the subject building(s) during the proposed parking lot and medical office use, one near the front entrance and one near the rear exit. Fire extinguishers shall bear an up-to-date fire department inspection tag that indicates the date the fire extinguisher was inspected.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-05 CUP- 2319 RANDOLPH STREET

October 15, 2025

Page 23 of 23

81. The approved occupant load limit of the building(s) per California Building Code (CBC) Section 1004 shall be upheld throughout the duration of the proposed parking lot and medical office use.
82. The exit access, the exit, and the exit discharge within the means of egress system(s) inside or outside the subject building(s), including the public way, shall not be obstructed in any manner throughout the duration of the proposed parking lot and medical office use. The minimum widths and clearances established in California Building Code (CBC) Chapter 10 shall be maintained at all times.
83. Any construction work to be done in the public right-of-way shall require an Encroachment Permit from the Public Works – Engineering Division.
84. That the business owner and property owner agree in writing to the above conditions.

**EXHIBITS**

- A. PC Resolution No. 2025-08 CUP
- B. Conditional Use Permit Application & Environmental Information Package
- C. Site Plan
- E. Photographs (September 2025)

**RESOLUTION 2025-08**

**EXHIBIT A**

**CASE NO. CUP 2025-08**

1 **PC RESOLUTION NO. 2025-08 CUP**

2 **A REQUEST FOR A CONDITIONAL USE PERMIT FOR A PARKING FACILITY**  
3 **LOCATED AT 2700 SLAUSON AVENUE LOCATED WITHIN THE COMMERCIAL**  
4 **GENERAL (C-G) ZONE.**

5 **WHEREAS**, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington  
6 Park, California on Wednesday, October 15, 2025 at 6:30 p.m. pursuant to the notice  
7 published and posted as required by law in accordance with the provisions of the  
8 Huntington Park Municipal Code, upon an application from Luzmaria Chavez requesting  
9 approval of a Conditional Use Permit for a parking facility located at 2700 Slauson  
10 Avenue within the Commercial General Zone (C-G) Zone described as:

11 Assessor's Parcel No. 6320-006-069, City of Huntington Park, County of Los  
12 Angeles; and

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

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

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

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

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

25 **SECTION 1:** Based on the evidence within staff report and the Environmental  
26 Assessment Questionnaire, the Planning Commission adopts the findings in said  
27 Questionnaire and determines that the project, as proposed, will have no significant  
28 adverse effect on the environment and adopts an Environmental Categorical Exemption  
CEQA Guidelines, Article 19, Section 15332 Class 32 (In-fill Development Projects).

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

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

6           **The proposed use is permitted within the Commercial-General (C-G) Zone**  
7 **with the approval of a Conditional Use Permit. The proposed use will not**  
8 **impair the integrity of immediate and surrounding areas. This property has**  
9 **been vacant for over two years; this project will address the ongoing**  
10 **property maintenance concerns the community has been faced with and**  
11 **eliminate unwanted conditions for the surrounding businesses and**  
12 **residents.**

- 13          2. The proposed use shall be consistent with the General Plan;  
14           The General Plan Land Use designation of the subject site is General Commercial.  
15           Permitted uses in this designation include a wide range of neighborhood and  
16           general retail and service establishments, such as stores and repair shops, to  
17           accommodate the surrounding community. The proposed use is consistent with the  
18           General Plan. Specifically, the use complies with the following:

19           **Goal 3.0 of the Land Use Element, which calls to “Provide for the**  
20 **revitalization of deteriorating land uses and properties.” In the commercial**  
21 **general zone, the proposed parking facility would be a revitalization of**  
22 **vacant land.**

23           **Policy 3.2 of the Land Use Element promotes vigorous enforcement of City**  
24 **codes, including building, zoning and health and safety, to promote property**  
25 **maintenance. By developing this vacant property, it eliminates individuals**  
26 **from bringing in trash and debris into this vacant property which negatively**  
27 **impacts the surrounding residential and commercial businesses. This**  
28 **unwanted behavior further requires emergency services such as the police**

1 department to respond to community complaints at this location.

2 **Policy 2.4 of the Land Use Element requires that external lighting of**  
3 **commercial properties be isolated to the site and not adversely impact**  
4 **adjacent land uses with light spillover or glare. The photometric plan**  
5 **required by the City shows that the proposed lighting was designed not to**  
6 **impact surrounding residents and commercial businesses, pedestrian and**  
7 **vehicular traffic.**

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

11 **The project is Categorically Exempt pursuant to Article 19, Section 15332,**  
12 **Class 32 (In-fill Development Projects) of the California Environmental**  
13 **Quality Act (CEQA) Guidelines.**

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

20 **The subject site is located on a lot that measures approximately 15,750**  
21 **square feet. The site will contain one private parking facility. The design,**  
22 **location, size and operating characteristics of the parking facility is not**  
23 **expected to be detrimental to the public health, safety, and welfare of the City.**  
24 **Conditions of approval are in place to mitigate any possible issues related to**  
25 **the use of the property and property maintenance.**

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

28 **The subject site is comprised of a vacant lot. Additionally, no physical**

1 **expansion of site is proposed, therefore the intensity of the use will not be**  
2 **impacted.**

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

6 **The site previously comprised of a commercial building with proper**  
7 **infrastructure in place. The proposed use of a private parking facility will not**  
8 **impact the public right-of-way. The use will not significantly intensify public**  
9 **access, water, sanitation, and public utilities and services. The proposed use**  
10 **will not require changes to existing public utilities. In addition, the proposed**  
11 **project would not impede the accessibility to public access, water, sanitation,**  
12 **or other public utilities and services.**

13 **SECTION 3:** The Planning Staff can make all six (6) of the required findings in support  
14 of Resolution 2025-08 CUP; therefore, the Planning Commission hereby approves  
15 Resolution No. 2025-08 CUP subject to the execution and fulfillment of the following  
16 conditions:

17 **CONDITIONS OF APPROVAL:**

18 **PLANNING DIVISION**

- 19 1. That the Applicant/property owner and each successor in interest to the property  
20 which is the subject of this project shall defend, indemnify and hold harmless the City  
21 of Huntington Park and its agents, officers, and employees from any claim, action or  
22 proceedings, liability cost, including attorney's fees and costs against the City or its  
23 agents, officers or employees, to attack, set aside, void or annul any approval of the  
24 City, City Council, or Planning Commission.
- 25 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department  
26 corrections and conditions, the property shall be developed substantially in  
27 accordance with the applications, environmental assessment, and plans submitted.
- 28 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.

- 1 4. The property is to be developed and maintained in a clean, neat, quiet, and orderly  
2 manner at all times and comply with the property maintenance standards as set forth  
3 in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
- 4 5. The Applicant/operator shall obtain all required approval/ permits from local, state,  
5 and federal agencies.
- 6 6. That the Applicant be required to apply for a new entitlement if any alteration,  
7 modification, or expansion would increase the existing floor area of the  
8 establishment.
- 9 7. If the operation of this establishment be granted, deed, conveyed, transferred, or  
10 should a change in management or proprietorship occur at any time, this Conditional  
11 Use Permit shall become null and void.
- 12 8. That the violation of any of the conditions of this entitlement may result in a citation(s)  
13 and/or the revocation of the entitlement.
- 14 9. That this entitlement may be subject to additional conditions after its original  
15 issuance, upon a duly noticed public hearing item. Such conditions shall be imposed  
16 by the City Planning Commission as deemed appropriate to address problems of land  
17 use compatibility, operations, aesthetics, security, noise, safety, crime control, or to  
18 promote the general welfare of the City.
- 19 10. Any proposed mechanical equipment and appurtenances, including satellite dishes,  
20 gutters, etc., whether located on the rooftop, ground level or anywhere on the  
21 property shall be completely shielded/enclosed so as not to be visible from any public  
22 street and/or adjacent properties. Such shielding/enclosure of facilities shall be of  
23 compatible design related to the building structure for which such facilities are  
24 intended to serve and shall be installed prior to final building inspection.
- 25 11. Pursuant to HPMC Section 9-2.1109, this entitlement shall expire in the event it is not  
26 exercised within one (1) year from the date of approval, unless an extension has  
27 been granted by the Planning Commission.
- 28 12. If the use ceases to operate for a period of six (6) months, the entitlement shall be  
null and void.
13. 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.
14. The Director of Community Development is authorized to make minor modifications  
to the approved preliminary plans or any of the conditions if such modifications shall  
achieve substantially the same results, as would strict compliance with said plans and  
conditions.

- 1 15. The parking facility hours of operation shall be recognized as Monday through Friday  
2 6:00AM – 7:00 PM.
- 3 16. The on-site landscaping and maintenance of the property shall be performed no less  
4 than once per week. If the conditions require more frequent visits as identified by city  
5 staff, the applicant shall schedule additional site visits each week.
- 6 17. Property maintenance must be managed to include cleaning of trash and debris on all  
7 areas of the property.
- 8 18. No outside storage shall be permitted on the subject site.
- 9 19. Storage of vehicles is prohibited.
- 10 20. A Minor Development Permit application shall be submitted for any proposed tenant  
11 improvements.
- 12 21. Business name shall be recognized as “AltaMed Health Services”.
- 13 22. Signage for the business shall match the name on the city business license.
- 14 23. No overnight parking of vehicles.
- 15 24. No privacy screen or other material to be placed on fence that limits visibility for  
16 emergency services.
- 17 25. No abandoned vehicles to be parked on property.
- 18 26. Graffiti on property must be removed within two (3) days, if paint is required, planning  
19 approval must be requested if any color is used other than anything approved at the  
20 time of plan review.
- 21 27. Applicant must maintain 602 Form on file with the Huntington Park Police Department  
22 to manage anyone trespassing or loitering.
- 23 28. The operation of the establishment shall be limited to those activities and elements  
24 expressly indicated on the permit application and approved by the Planning  
25 Commission. Any change in the operation, which exceeds the conditions of the  
26 approved permit, will require that a new permit application be submitted to the  
27 Planning Commission for their review and approval.
- 28 29. Noise emanating from the permittee’s premises shall not be audible 50 feet or more  
from the property line of the premises. The permittee shall be responsible for  
determining how to best meet this requirement.
30. The permittee shall be responsible for installing and maintaining a video surveillance  
system that monitors no less than two cameras with full view of the parking facility.

1 These cameras shall record video and have the capacity to store the video for a  
2 minimum of 30 days and be available to the law enforcement upon request.

3 31. The parking facility shall be illuminated with lighting for nighttime (hours of darkness)  
4 illumination for safety and emergency services.

5 32. Address should be clearly marked to the front of the property.

6 33. The business must take proactive measures to prevent nuisances such as loitering,  
7 littering, illegal parking, and other activities that may disrupt the immediate  
8 neighborhood and surrounding community.

9 34. That all future temporary or permanent signage shall be approved by the City prior to  
10 installation, pursuant to the Huntington Park Municipal Code.

11 35. This Conditional Use Permit shall be valid for a term of five (5) years. Upon  
12 expiration, this entitlement is subject to Planning Division administrative review for  
13 renewal.

14 36. The parking facility shall operate in conjunction with the commercial building to be  
15 located at 2675 East Slauson Avenue. In the event the commercial building ceases  
16 its operation as a medical use, this entitlement shall be null and void.

17 37. That the business owner and property owner agree in writing to the above conditions.

### 18 **CODE ENFORCEMENT**

19 38. Install and maintain exterior lighting for nighttime (hours of darkness) illumination.

20 39. Appoint a "point of contact" along with a current contact number for someone who will  
21 aid with property maintenance issues should they arise.

22 40. Post no trespass signage and submit a copy of the no trespass form to the Police  
23 Department. Ensure that the no trespass form is updated Bi-Annually.

### 24 **BUILDING AND SAFETY**

25 41. The applicant shall submit construction plans to the Planning Division for review and  
26 approval of the proposed development. Plans shall then be submitted to the Building  
27 & Safety Division only after approval is first obtained from the Planning Division.

28 42. The applicant shall submit full construction plans to the Building & Safety Division for  
review of the proposed construction and improvements to the property. All work shall  
be permitted through approval of the full construction plans and issuance of a building  
permit and associated grading, mechanical, electrical, and plumbing permits.

43. Plans submitted for public buildings, public accommodations, commercial buildings,  
and public housing projects shall be completed by a California registered design

1 professional, such as a licensed architect or registered professional engineer (civil or  
2 structural). All plan sheets shall be stamped and signed by the California registered  
3 design professional in compliance with the California Business & Professions Code  
(B&P Code).

4 44. All new construction, tenant improvements, alterations, structural repairs, and  
5 additions shall follow the 2022 California Building Standards Code, such as the  
6 California Building Code (CBC) and associated codes within the 2022 code cycle (or  
7 the latest code cycle at the time of submission to the Building & Safety Division).  
8 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.

9 45. New construction, tenant improvements, alterations, structural repairs, and additions  
10 for parking lot uses serving public accommodation/commercial buildings shall be  
11 required to comply with the disabled access accessibility requirements outlined in  
12 Chapter 11B – Accessibility to Public Buildings, Public Accommodations, Commercial  
13 Buildings, and Public Housing – of the 2022 California Building Code (or the latest  
14 code cycle at the time of submission to the Building & Safety Division) and Title III of  
15 the Americans with Disabilities Act (ADA) of 1990 requiring that public  
16 accommodations and commercial facilities owned by private entities provide equal  
17 opportunities for people with disabilities to access their facilities and participate in  
18 their programs and services.

19 Pursuant to CBC 11B-206.2.1, at least one accessible route shall be provided within  
20 the site from accessible parking spaces and accessible passenger drop-off and  
21 loading zones; public streets and sidewalks; and public transportation stops to the  
22 accessible building or facility entrance they serve. An accessible route shall not be  
23 required between site arrival points and the building or facility entrance if the only  
24 means of access between them is a vehicular way not providing pedestrian access.  
25 Where more than one circulation route is provided, all routes must be accessible.  
26 General circulation paths shall be permitted when located in close proximity to an  
27 accessible route. At least one accessible route shall connect accessible buildings,  
28 accessible facilities, accessible elements, and accessible spaces that are on the  
same site per CBC 11B-206.2.2. In accordance with CBC 11B-206.2.4, at least one  
accessible route shall connect accessible building or facility entrances with all  
accessible spaces and elements within the building or facility, including mezzanines,  
which are otherwise connected by a circulation path, unless exempted by CBC  
Section 11B-206.2.3, Exceptions 1 through 7.

Parking is required by the City of Huntington Park's Municipal Code/Zoning Code,  
which specifies the total number of parking stalls required for any given building.  
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.

1 46. In compliance with 2022 California Fire Code (CFC) Section 503.1.1 (or the latest  
2 code cycle at the time of submission to the Building & Safety Division), fire apparatus  
3 access roads shall be provided and maintained in accordance with CFC  
4 Sections 503.1.1 through 503.1.3. Approved fire apparatus access roads shall be  
5 provided for every facility, building, or portion of a building hereafter constructed or  
6 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.

7 The fire code official is authorized to increase the dimension of 150 feet where any of  
8 the following conditions occur:

- 9 1) The building is equipped throughout with an approved automatic sprinkler system  
10 installed in accordance with California Fire Code (CFC) and California Building  
11 Code (CBC) Sections 903.3.1.1 (NFPA 13), 903.3.1.2 (NFPA 13R), or 903.3.1.3  
12 (NFPA 13D), as applicable per use,
- 12 2) Fire apparatus access roads cannot be installed because of location on property,  
topography, waterways, nonnegotiable grades, or other similar conditions, and an  
approved alternative means of fire protection is provided, or
- 13 3) There are not more than two Group R-3 or Group U occupancies.

14 47. In accordance with CFC 503.2, fire apparatus access roads shall be installed and  
15 arranged in accordance with CFC Sections 503.2.1 through 503.2.8.

- 16 a) Required access roads from every building to a public street shall be all-weather  
17 hard-surfaced (suitable for use by fire apparatus) right-of-way not less than 20 feet  
18 in width (including driveway approaches). Such right-of-way shall be unobstructed  
and maintained only as access to the public street. [California Code of Regulations,  
19 Title 19, Division 1, §3.05(a)] Fire Department Access and Egress. (Roads)  
20 Exception: The enforcing agency may waive or modify this requirement if in his or  
her opinion such all-weather hard-surfaced condition is not necessary in the interest  
of public safety and welfare.
- 21 b) Fire apparatus access roads shall have an unobstructed width of not less than 20  
22 feet (including driveway approaches), exclusive of shoulders, except for approved  
security gates in accordance with CFC Section 503.6, and an unobstructed vertical  
23 clearance of not less than 13 feet 6 inches. [CFC 503.2.1]
- 24 c) The fire code official shall have the authority to require or permit modifications to  
25 the required access widths where they are inadequate for fire or rescue operations  
or where necessary to meet the public safety objectives of the jurisdiction. [CFC  
26 503.2.2]
- 27 d) Fire apparatus access roads shall be designed and maintained to support the  
28 imposed loads of fire apparatus and shall be surfaced so as to provide all-weather  
driving capabilities. [CFC 503.2.3]

- 1
- 2 e) The required turning radius of a fire apparatus access road shall be determined by
- 3 the fire code official. [CFC 503.2.4]
- 4
- 5 f) Dead-end fire apparatus access roads in excess of 150 feet in length shall be
- 6 provided with an approved area for turning around fire apparatus. [CFC 503.2.5]
- 7
- 8 g) Where a bridge or an elevated surface is part of a fire apparatus access road, the
- 9 bridge shall be constructed and maintained in accordance with AASHTO HB-17.
- 10 Bridges and elevated surfaces shall be designed for a live load sufficient to carry
- 11 the imposed loads of fire apparatus. Vehicle load limits shall be posted at both
- 12 entrances to bridges where required by the fire code official. Where elevated
- 13 surfaces designed for emergency vehicle use are adjacent to surfaces that are not
- 14 designed for such use, approved barriers, approved signs, or both, shall be
- 15 installed and maintained where required by the fire code official. [CFC 503.2.6]
- 16
- 17 h) The grade of the fire apparatus access road shall be within the limits established by
- 18 the fire code official based on the fire department's apparatus. [CFC 503.2.7]
- 19
- 20 i) The angles of approach and departure for fire apparatus access roads shall be
- 21 within the limits established by the fire code official based on the fire department's
- 22 apparatus. [CFC 503.2.8]
- 23
- 24 j) Where required by the fire code official, approved signs or other approved notices
- 25 or markings that include the words "NO PARKING—FIRE LANE" shall be provided
- 26 for fire apparatus access roads to identify such roads or prohibit the obstruction
- 27 thereof. The means by which fire lanes are designated shall be maintained in a
- 28 clean and legible condition at all times and be replaced or repaired when necessary
- to provide adequate visibility. [CFC 503.3].

48. Per CFC 503.4, 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 California Fire Code (CFC) Sections 503.2.1 and 503.2.2 shall be maintained at all times.

49. The applicant shall obtain approval from the County of Los Angeles Fire Department – Fire Prevention Division for the development's fire apparatus access road(s), and any other required elements like fire protection and fire flow, and shall construct all Fire Department required improvements.

50. Plans submitted to the Building & Safety Division for new construction, tenant improvements, alterations, structural repairs, and additions 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.

1 51. For projects approved through the traditional discretionary approval process via the  
2 Planning Commission, the second sheet of plans submitted to the Building & Safety  
3 Division for new construction, tenant improvements, alterations, structural repairs,  
4 and additions is to include a copy of the signed Planning Commission Resolution  
5 listing all Planning Commission Conditions of Approval and to include a copy of the  
6 signed Planning Commission Decision Letter. This information shall be incorporated  
7 into the plans prior to the first submittal for Building & Safety plan check.

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

14 52. Separate agency approvals may be required prior to the issuance of the building  
15 permit, such as from County of Los Angeles Fire Department – Fire Prevention  
16 Division, County of Los Angeles Public Health – Environmental Health Division, Los  
17 Angeles County Sanitation Districts, South Coast Air Quality Management District,  
18 Regional Water Quality Control Board, the local water purveyor, Southern California  
19 Edison, Southern California Gas Company, and others. All approvals shall be  
20 obtained and fees paid to the respective agencies prior to issuance of the building  
21 permit. Proof of clearance from each agency shall be required by the Building &  
22 Safety Division.

23 53. Submit a demolition permit application to the Planning & Building & Safety Divisions  
24 for the removal of any buildings and associated mechanical, electrical, and plumbing  
25 utilities within the site.

26 South Coast Air Quality Management District (SQAQMD) notification may be required  
27 for projects involving demolition activity where asbestos containing material is  
28 present. Obtain a pre-demolition asbestos survey report from a qualified independent  
asbestos inspection and testing company. Provide a copy of the report to the  
Building & Safety Division. SCAQMD Rule 1403 notification is required for all  
"demolition" projects and asbestos removal projects of equal to or greater than 100  
square feet. Rule 1403 defines a "demolition" project as a project that includes the  
removal of any load-bearing component. All other projects would be considered a  
"renovation" project. California law requires that a copy of the asbestos  
demolition/renovation notification form be provided to the Building & Safety Division  
prior to the issuance of a demolition/renovation permit.

54. All debris generated from new construction, tenant improvements, alterations,  
structural repairs, and additions within the City shall comply with the City's  
Construction & Demolition (C&D) ordinance. The California Integrated Waste  
Management Act [Assembly Bill (AB) 939], passed in 1989, mandates that all  
jurisdictions within California divert at least 50% of their waste stream from going to  
the landfill. It is the City's goal that at least 65% of C&D be diverted from going to the  
landfill in compliance with AB 939 and 2022 California Green Building Standards

1 Code (CALGreen, or Green Code) Sections 4.408 and 5.408 (or the latest code cycle  
2 at the time of submission to the Building & Safety Division).

3 All new construction, tenant improvement, alteration, structural repair, addition, and  
4 demolition projects, the total costs of which are, or are projected to be, fifty thousand  
5 dollars (\$50,000) or greater, based upon the Building & Safety permit evaluation fee  
6 schedule, or are one thousand (1,000) square feet or greater ("covered projects" per  
7 Green Code Section 301.3) shall be required to divert at least sixty-five percent  
8 (65%) of all projects-related construction and demolition material in compliance with  
9 Title 7, Chapter 10 of the City's Municipal Code.

10 A recycling deposit, i.e. bond, shall be paid and filed prior to the issuance of the  
11 building permit to the satisfaction of the City's recycling coordinator.

12 55. Grading and drainage plans for the new parking lot, stamped and signed by a  
13 California registered civil engineer preparing the plan, shall be required. All plan  
14 sheets shall be stamped and signed by the California registered civil engineer  
15 (project engineer of record) in compliance with the California Business & Professions  
16 Code (B&P Code). The grading and drainage plans shall indicate how all storm  
17 water drainage, including contributory drainage from adjacent lots, will be carried to  
18 the public way or drainage system structure(s) approved to receive storm water. The  
19 grading and drainage plans will be reviewed and approved by the City's Building &  
20 Safety Division and Public Works – Engineering Division prior to the issuance of the  
21 building and grading permits.

22 56. Fees for the grading permit, including the respective grading bond, shall be paid to  
23 the City prior to the issuance of the grading permit.

24 57. The grading and drainage plans, stamped and signed by the registered civil engineer  
25 (project engineer of record) preparing the plans, to include the following:

- 26 a. Drainage shall be directed away from the faces of cut and fill slopes or into  
27 approved drainage structure(s). The faces of cut and fill slopes shall also be  
28 manufactured to control against erosion. This control may consist of stepping or  
another surface protection, as approved by the Building Official and City Engineer.  
The protection for the slopes shall be installed within 15 days after completion of  
rough grading.
- b. A drainage technical study showing the drainage patterns from adjacent  
properties shall be identified and maintained. The project shall accept and include  
in the drainage design any current drainage from adjacent properties.
- c. No grading permit shall be issued without an erosion control plan approved by the  
Building Official and City Engineer. The erosion control plan shall include details  
of protective measures, including desilting basins or other temporary drainage or  
control measures, or both, as may be necessary to protect the water quality of  
receiving water bodies or to protect adjoining public and private property from  
damage from erosion, flooding, or the deposition of mud or debris which may  
originate from the site or result from such grading operations.

- 1 d. The grading and drainage plans shall incorporate a construction Best  
2 Management Practices (BMPs) Plan, designating stabilized construction  
3 entrance/exit, storm drain inlet protection, construction material delivery and  
4 storage, construction and demolition trash bin placement, etc.  
5 e. If applicable, any on-site groundwater monitoring wells, including legally removed,  
6 permanent, temporary, and active wells, must be depicted on all site plans,  
7 grading and drainage plans, and all other relevant plans. Include a legend that  
8 demonstrates ownership, date installed, and type of monitoring well(s), and all  
9 other relevant information.  
10 f. If applicable, the registered civil engineer is to show the location of the sewer  
11 mainline, nearest manholes, lateral serving the project, and configuration of the  
12 on-site sewer, including diameter and material of the on-site sewer.  
13 (i) Sewer cleanouts must be positioned at 100-foot intervals on the lateral  
14 coming off the sewer mainline.  
15 (ii) The applicant must obtain clearance with Los Angeles County Sanitation  
16 Districts for a new sanitary sewer connection or intensification of discharge  
17 into an existing connection.  
18 g. All parking lots and drive aisles shall be surfaced with asphaltic concrete (AC) to a  
19 minimum thickness of three (3) inches over a minimum aggregate base of six (6)  
20 inches or surfaced with portland cement concrete (PCC) pavement to a minimum  
21 thickness of five (5) inches over a minimum aggregate base of three (3) inches.  
22 Portland cement concrete (PCC) pavement and asphaltic concrete (AC)  
23 pavement thicknesses and strengths will be determined by the registered civil  
24 engineer (project engineer of record) preparing the improvement plans. After  
25 review of the probable vehicular traffic and soils report (if applicable) for the  
26 project, additional material may be required at the discretion of the Building  
27 Official and City Engineer.

28 58. Public off-site improvements, if required by the City Engineer, will be generated on  
the basis of the approved site plan. Portland cement concrete (PCC) pavement and  
asphaltic concrete (AC) pavement thicknesses and strengths will be determined by  
the registered civil engineer (project engineer of record) preparing the utility  
improvement plans, and if applicable, street improvement plans.

- (i) The applicant shall check with the City Engineer regarding the required pavement  
resurfacing of full or half the roadway width along the Slauson Avenue, Seville  
Avenue, and alley frontages.  
(ii) All traffic markings, street striping, street signs, legends, and curb painting, etc. on  
the streets adjacent to the proposed development shall be restored as directed by  
the City Engineer.

59. All public off-site improvements and drive approaches shall be accessible, i.e. "ADA  
compliant," in compliance with Chapter 11B of the California Building Code and the  
U.S. Access Board's Public Right-of-Way Accessibility Guidelines (PROWAG)  
adopted by the U.S. Department of Transportation (DOT) as part of its Americans  
with Disabilities Act (ADA) standards for new construction and alterations in the  
public right-of-way. Insufficient width in the parkway will require the applicant to

1 dedicate an easement at each drive approach or element to the City to accommodate  
2 a compliant drive approach or element.

3 60. At the direction of the City Engineer, repair, remove, and replace deficient and/or  
4 damaged elements in the public right-of-way, if required by the City Engineer:

- 5 (i) Sidewalk and standard curb & gutter adjacent to the development.
- 6 (ii) Site frontage & off-site transition-curb & gutter adjacent to the development.
- 7 (iii) Site frontage & off-site transition-sidewalk adjacent to the development.
- 8 (iv) Site frontage & off-site transition-curb ramp(s) adjacent to the development.

9 61. Preserve existing survey monuments (property corners, centerline ties, etc.) in the  
10 public right-of-way. All disturbed and removed survey monuments in the public right-  
11 of-way shall be re-established and Record of Survey shall be filed with the Los  
12 Angeles County Surveyor in accordance with applicable provisions of state law.

13 62. All USA/Dig Alert graffiti markings must be removed by the contractor from the  
14 sidewalk, curb & gutter, and/or portland cement concrete (PCC)/asphaltic concrete  
15 (AC) pavement prior to final approval of the construction.

16 63. It is the responsibility of the applicant to contact the local water purveyor to obtain  
17 approval of any water service for uses such as domestic water, fire sprinklers, and  
18 landscaping, and that the purveyor has adequate water to provide such service to the  
19 property. Provide acceptable analysis to verify sufficient water pressure and flow for:

- 20 a. General conditions.
- 21 b. During maximum instantaneous demand (MID) conditions.
- 22 c. During fire flow and MID conditions.
- 23 d. The water supply system serving the development shall be adequately sized to  
24 accommodate the total required commercial water requirements and fire flows, in  
25 compliance with the local water purveyor and Los Angeles County Fire  
26 Department requirements.
- 27 e. All existing water services (meters) no longer required as part of this development  
28 shall be abandoned at the mainline.
- 29 f. Reduced pressure backflow preventers will be required for all water services. An  
30 approved reduced pressure principal backflow prevention device shall be installed  
31 above grade in the customer's service line by the contractor as close as practical  
32 to the water meter and shall be between the water meter and the first point of  
33 connection to the service. The device shall be located on-site fronting the  
34 property.

35 64. A Storm Water Pollution Prevention Plan (SWPPP) shall be required for all projects  
36 that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but  
37 are part of a larger common plan of development or sale. A SWPPP is a document  
38 that addresses water pollution control for a construction project. The Construction  
39 General Permit (CGP) / MS4 Permit requires that all storm water discharges  
40 associated with a construction activity, where said activity results in soil disturbance  
41 of one acre or more of land area, or disturbs less than one acre of land area but is

1 part of a larger common plan of development or sale, obtain coverage under the  
2 National Pollutant Discharge Elimination System (NPDES) Construction General  
3 Permit (CGP) for Stormwater Discharges Associated with Construction and Land  
4 Disturbance Activities.

5 The CGP requires the development of a project-specific SWPPP prior to any soil  
6 disturbing activities. The SWPPP must include the information needed to  
7 demonstrate compliance with all the requirements of the CGP. The SWPPP  
8 document must be written by a Qualified SWPPP Developer (QSD). The City  
9 requires that a Water Pollution Control Manager (WPC Manager) be responsible for  
10 the implementation of a SWPPP. The WPC Manager must have the same  
11 qualifications as a QSD. For further details pertaining to the State of California's  
12 requirements, please visit the following website:  
13 <https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.jsp>. A Waste  
14 Discharge Identification Number (WDID #) must be obtained prior to commencing any  
15 work.

- 16 65. The new parking lot shall comply with Title 7, Chapter 9 (Stormwater Management  
17 and Discharge) of the City's Municipal Code, which adheres to the latest Los Angeles  
18 County's Low Impact Development (LID) requirements. LID standards are intended  
19 to distribute stormwater and urban runoff across developed sites to help reduce  
20 adverse water quality impacts and replenish groundwater supplies. Under the  
21 National Pollutant Discharge Elimination System (NPDES ) / Construction General  
22 Permit (CGP) / MS4 Permit and the County of Los Angeles LID ordinance, priority  
23 projects are required to prohibit the discharge of pollutants from property  
24 developments. Preventing these pollutants from entering stormwater discharge  
25 systems will be accomplished by requiring the installation and maintenance of post-  
26 construction treatment controls, i.e. Best Management Practices (BMPs).

27 Designated Projects [non-residential developments (commercial or industrial)] are  
28 subject to specific Low Impact Development (LID) requirements, while Non-  
29 Designated Projects [non-residential developments (commercial or industrial) or  
30 residential developments consisting of 5 or more residential units] have different,  
31 generally less stringent, requirements. Designated Projects are typically larger  
32 developments, while Non-Designated Projects are smaller in scale or don't meet the  
33 criteria for Designated Projects status.

34 Per the Designated Projects classification for new development and redevelopment  
35 activities, a parking lot of 5,000 square feet or more of impervious surface area, or  
36 with 25 or more parking spaces, shall comply with the specified Designated Projects  
37 requirements.

38 Redevelopment projects on an already developed site under the Designated Projects  
39 category are:

- 40 • Land disturbing activities that result in the creation or addition or replacement of  
41 5,000 square feet or more of impervious surface area.

- 1 • Where redevelopment results in an alteration of less than fifty percent (50%) of  
2 impervious surfaces of a previously existing development, and the existing  
3 development was not subject to post-construction stormwater quality control  
4 requirements, only the alteration must meet LID requirements, and not the entire  
5 development.
- 6 • Where redevelopment results in an alteration to more than fifty percent (50%) of  
7 impervious surfaces of a previously existing development, and the existing  
8 development was not subject to post-construction stormwater quality control  
9 requirements, the entire site shall meet LID requirements.

7 Per the Non-Designated Projects classification:

- 8 • Development which alters less than fifty percent (50%) of impervious surfaces,  
9 only the proposed new impervious areas need to meet LID requirements.
- 10 • Development which alters fifty percent (50%) or more of impervious surfaces, the  
11 entire site shall meet LID requirements.

11 66. The new parking lot shall require the development of a Low Impact Development  
12 (LID) Plan, i.e. an LID Report, if the site disturbs one acre or more of land area or  
13 disturbs less than one acre of land area but is part of a larger common plan of  
14 development or sale. The report is a requirement of the National Pollutant Discharge  
15 Elimination System (NPDES) Permit No. CAS004001, Order No. ORDER NO. R4-  
16 2012-0175. This permit was issued by the State of California Regional Water Quality  
17 Control Board, Los Angeles Region on December 28, 2012. The LID Plan is a  
18 narrative report that explains the type of development and drainage of the site. It  
19 must address the post-construction water quality and habitat impact issues. Once  
20 the site has been developed, how will runoff be maintained? Was there a system that  
21 was designed to treat the runoff prior to discharging into the public system? Best  
22 Management Practices (BMPs) should be implemented to address storm water  
23 pollution and peak flow discharge impacts. All BMPs must be sized to meet specified  
24 water quality design and/or peak flow discharge criteria.

25 a. Filtration and infiltration methods must be used to defray a large percentage of the  
26 storm water runoff into the storm drain system.

27 67. The new parking lot shall comply with the 2022 California Green Building Standards  
28 Code (CALGreen or Green Code) (or the latest code cycle at the time of submission  
to the Building & Safety Division). Per CALGreen Section 101.3: "The provisions of  
this code shall apply to the planning, design, operation, construction, use and  
occupancy of every newly constructed building or structure, unless otherwise  
indicated in this code, throughout the State of California." While not a new building,  
the new parking lot falls under the umbrella of "structure" in the CALGreen Code  
when it comes to site development and illumination regulations due to its hardscape  
nature and fixed improvements. The project is a part of a larger common plan of  
development or sale at the site addresses of 2665, 2671, and 2675 Slauson Ave.

68. The new parking lot shall be in compliance with the Non-Residential Mandatory  
Measures outlined in Chapter 5 of the Green Code. The provisions in the chapter

1 outline the planning, design, and development methods that include environmentally  
2 responsible site selection, building design, building siting, and development to  
3 protect, restore, and enhance the environmental quality of the site and respect the  
4 integrity of adjacent properties. The project is a part of a larger common plan of  
development or sale at the site addresses of 2665, 2671, and 2675 Slauson Ave.

- 5 69. The new parking lot shall particularly comply with the bicycle and electric vehicle (EV)  
6 capable/charging space requirements specified in Sections 5.106.4 and 5.106.5 of  
7 the CALGreen Code.
- 8 70. A copy of a current Grant Deed and Title Report with hyperlinks, and all backup  
9 documents from the Title Report, shall be submitted to the Building & Safety Division  
10 for review within 30 days of the submittal. Encroachment into established utility  
11 easements will not be permitted. Limited landscaping, such as planting grass,  
12 flowers, and shallow-rooted shrubs, may be allowed on a utility easement, but large  
13 trees and deep-rooted vegetation are generally prohibited because they can interfere  
14 with utility operations. Check your property Grant Deed and the specific easement  
15 agreement to understand the exact restrictions and ensure your landscaping does not  
16 obstruct the utility's access, maintenance, or operation.
- 17 71. Consultation with all applicable utility companies is encouraged as early as possible  
18 in the project planning stages to avoid any potential delays. It is the responsibility of  
19 the applicant to abide by all utility company requirements.
- 20 72. The Building Official and City Engineer may require other information or may impose  
21 additional conditions and requirements as deemed necessary to protect health and  
22 safety, and to benefit the public.
- 23 73. If there are later, proposed tenant improvements, alterations, structural repairs, or  
24 additions to the existing structures and/or site, the applicant shall submit tenant  
25 improvement (T.I.) construction plans to the Planning Division for review and  
26 approval of the proposed tenant improvements, alterations, structural repairs, or  
27 additions. Tenant improvement plans shall then be submitted to the Building &  
28 Safety Division for review and approval only after approval is first obtained from the  
Planning Division.
74. If there are later, 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.
75. If there are later, 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 California 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 California

1 registered design professional in compliance with the California Business &  
2 Professions Code (B&P Code).

3 76. Some tenant improvements, alterations, and additions may “trigger” full compliance  
4 with the accessibility features outlined in Section 11B-202 of the 2022 CBC pursuant  
5 to the current valuation threshold. When the adjusted construction cost, as defined,  
6 exceeds the current valuation threshold, as defined, full compliance with Section 11B-  
7 202.4 of the CBC shall be required. In choosing which accessible elements to  
8 provide, priority should be given to those elements that will provide the greatest  
9 access in the following order:

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

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

23 77. All construction work is to be completed by a licensed contractor.

24 78. The business will be subject to a routine business license inspection.

25 79. All entrances and exits inside the subject building(s) shall remain unlocked, in the  
26 closed position, and completely unobstructed at all times during the proposed parking  
27 lot and medical office use. Above all entrances, on the interior side, shall read: “This  
28 door to remain unlocked during business hours.”

80. There shall be at least two (2) class ABC fire extinguishers inside the subject  
building(s) during the proposed parking lot and medical office use, one near the front  
entrance and one near the rear exit. Fire extinguishers shall bear an up-to-date fire  
department inspection tag that indicates the date the fire extinguisher was inspected.

81. The approved occupant load limit of the building(s) per California Building Code  
(CBC) Section 1004 shall be upheld throughout the duration of the proposed parking  
lot and medical office use.

82. The exit access, the exit, and the exit discharge within the means of egress system(s)  
inside or outside the subject building(s), including the public way, shall not be  
obstructed in any manner throughout the duration of the proposed parking lot and

1 medical office use. The minimum widths and clearances established in California  
2 Building Code (CBC) Chapter 10 shall be maintained at all times.

3 83. Any construction work to be done in the public right-of-way shall require an  
4 Encroachment Permit from the Public Works – Engineering Division.

5 84. That the business owner and property owner agree in writing to the above conditions.

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

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

12  
13  
14 **PASSED, APPROVED, AND ADOPTED** this 15<sup>th</sup> of October 2025 by the following vote:

15 AYES:

16 NOES:

17 ABSENT:

18 ABSTAIN:

19 HUNTINGTON PARK PLANNING COMMISSION

20  
21 \_\_\_\_\_  
22 xxxxxxxx, Chairperson

23 ATTEST:

24  
25 \_\_\_\_\_  
26 Paul Bollier, Secretary

**CONDITONAL USE PERMIT  
AND  
ENVIRONMENTAL INFORMATION  
APPLICATIONS**

**EXHIBIT B**

**CASE NO. CUP 2025-08**



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.

*see attached document for all responses*

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

*see attached.*

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.

*See attachment*

---

---

---

---

---

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.

*See attachment*

---

---

---

---

---

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

*See attachment*

---

---

---

---

---

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.

*See attachment*

---

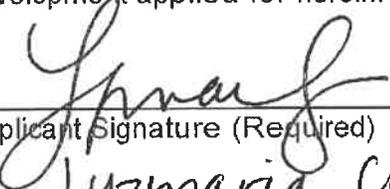
---

---

---

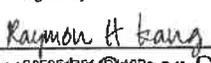
---

**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)  
  
\_\_\_\_\_  
Print Name

Date 5/29/25

*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.*

Signed by:  
  
\_\_\_\_\_  
Property Owner Signature (Required)  
Raymon H Kang  
\_\_\_\_\_  
Print Name

Date 5/29/2025

**AltaMed Health Services Corporation**  
**Conditional Use Permit Application – 2700 E. Slauson Avenue, Huntington Park**  
**APN 6320-00-6069**

**Applicant:**

AltaMed Health Services Corporation c/o Luzmaria Chavez, Vice President Facilities

**Property Owner's Information:**

Core Asset Q2 LLC c/o Raymon H. Kang

**Request:**

We hereby request a Conditional Use Permit (CUP) for the following purpose: AltaMed Health Services Corporation has been serving the City of Huntington Park and surrounding community's residents for many years. In 2015 we built our first medical office clinic on the corner of Slauson and Alameda and in 2017 added our Program for All Inclusive Care for the Elderly. In 2021, we acquired Crown City Medical Clinics and opened our AltaMed clinic on Rugby and Zoe. We will now be acquiring the 2675 Slauson existing 3-story medical office building adjacent to the Huntington Park Community Hospital. Our plan is to fully renovate all 3 floors and exterior façade to provide urgent care and medical services to the Huntington Park community. Since we share the parking area with the HP Community Hospital, we are in need to place a secured surface parking lot at the 2700 E Slauson site. This parking area will have decorative wrought iron fencing around the property, electric motorized gates, parking lot lighting, landscape buffer along all 3 street frontages and security cameras. A security guard will be posted at the site during the hours our employees will be parked at the lot. After hours and when not in use, we will partner with the City of Huntington Park to open the parking area for the community. The parking lot can be used for city events, Farmer's Markets or other events for the benefit of the community.

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 proposal 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.
  - a. Response: Our site at 2700 E Slauson is located within the Commercial General Zone "C- which allows for and service-oriented business activities that serve a community-wide need. Our proposed conversion of the vacant lot to a 31 car surface parking lot is allowed in the zone with a Conditional Use Permit approval. Our proposed use complies with all the applicable provisions of the zoning code and general plan.
- B. The proposed use is consistent with the General Plan:
  - a. Response: General plan encourages under the Expansion & Diversification of Economic Base Land use and Community Development Policy 9 the expansion of local business and Policy 11 expansion of business which will benefit the existing market. AltaMed has provided healthcare services to the Huntington Park community for over 20 years' with the acquisition of the 2675 E Slauson site we will expand our local business and be able to continue to provide the necessary services to the residents of the City of Huntington Park including our highly populated senior population.
- 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:

- a. Response: Our proposed surface parking lot to provide employee parking to the existing medical office building across the street will provide benefit to the HP community. By allowing us the placement of parking across the street from our medical office building, it will reduce patients and employees parking on the adjacent residential and commercial streets. Our proposed use meets CEQA requirements since we are not impacting the environmental surroundings or uses adjacent to our site.
- 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.
  - a. Response: The proposed surface parking lot will be compatible to the adjacent commercial land uses. Across the street is a rectangle commercial business with parking located on the street frontage facing our proposed lot. We will have a 5' landscape buffer with planting and trees. For security of the site, we will place a 6' high decorative wrought iron fence painted green similar to the fence located at our Slauson and Alameda existing medical clinic.
- E. The subject site is physically suitable for the type and density/intensity of use being proposed.
  - a. Response: The subject site is physically suitable for the placement of a surface parking lot and will not increase the density since it is only parking use.
- 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.
  - a. Response: The existing property has adequate provisions and hook-ups for water, sanitation and public utilities to services the proposed parking lot use and will 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.
  - a. Response: The proposed parking lot use is conditionally permitted with a CUP and would not impair the integrity and character of the subject CG zoning district. Our use complies with all the applicable provisions of the commercial general zone in providing parking for our commercial medical office building located across the street from the site.
2. Describe how the proposed use is consistent with the General Plan.
  - a. Response: General plan encourages under the Expansion & Diversification of Economic Base Land use and Community Development Policy 9 the expansion of local business and Policy 11 expansion of business which will benefit the existing market. AltaMed has provided healthcare services to the Huntington Park community for over 20 years' with the acquisition of the 2675 E Slauson site we will expand our local business and be able to continue to provide the necessary services to the residents of the City of Huntington Park including our highly populated senior population.

3. Describe how the approval of the CUP for the proposed use is in compliance with the requirements of the CEQA and the City's guidelines.
  - a. Response: The approval of our CUP request for the construction of a surface parking lot is in compliance with the requirements of CEQA and City guidelines since it will provide employee parking for our proposed medical office building located across the street. We will reduce CEQA impacts by allowing our employees to park on-site and avoid impacting the local residential and commercial streets. The medical office building located across the street will provide adjacent parking for patients to use our medical facility.
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 proposal 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 to the city.
  - a. Response: The proposed surface parking lot will provide a landscape buffer, planting shrubs, drought resistant plants, and trees and fencing around the property which is compatible with other adjacent commercial properties. We will be beautifying the current dilapidated vacant undeveloped land which is attracted to the unhoused population.
5. Describe how the subject site is physically suitable for the type and density/intensity of use being proposed.
  - a. Response: The subject site located on the corner of Seville and Slauson is physically suitable to provide approximately 31 surface parking spaces, landscaping, lighting and fencing on the site.
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.
  - a. Response: The site has adequate provisions for public access to water, sanitation and public utility and services to ensure our parking lot is not detrimental to the public health and safety of the neighborhood.



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

# ENVIRONMENTAL INFORMATION FORM

**FOR OFFICE USE ONLY**

Date Filed: 6/3/25 File No.: CUP25-08 Fee/Receipt No.: <sup>5907</sup>~~590~~ 206412 Initials: JR

1. **Applicant** (please circle whether Owner, Leasee, Future Purchaser or Representative):  
 Name: AltMed Health Services Corporation of Luzmaria Chavez  
 Address: 2040 Camfield Avenue Los Angeles 90040  
 Telephone: (626) 422-6814 Fax: \_\_\_\_\_
  
2. **Contact Person concerning this project:**  
 Name: Luzmaria Chavez, Vice President Facilities  
 Address: 2040 Camfield Avenue Los Angeles 90040  
 Telephone: (626) 422-6814 Fax: \_\_\_\_\_
  
3. **Address of project:** 2700 E. Slauson Avenue
  
4. **Assessor's Parcel Number (APN):** 6320-00-6069
  
5. **Indicate type of permit application(s)** (i.e. Conditional Use Permit, Development Permit, Variance, etc.) **for the project to which this form pertains:**  
Conditional Use Permit
  
6. **List any other permits and/or other public agency approvals required for this project, including those required by City, County, State and/or Federal agencies:**  
Building & Safety approval
  
7. **Existing Zone:** Commercial General C-G
  
8. **Proposed use of site:** Develop an approximately 31 car surface parking lot to provide additional parking to our future acquisition of the 3-story medical office building located at 2675 Slauson

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

Approximately 150' x 105' 16,750 S.F.

10. **Project size:**

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

Surface parking lot

Total square footage of structure(s):  $\emptyset$

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

Existing:  $\emptyset$

Proposed: \_\_\_\_\_

12. **Parking:**

Amount required: \_\_\_\_\_

Amount provided: \_\_\_\_\_

[Additional parking for medical office building located across the street 2675 Slawson.]

13. **Anticipated time scheduling of project:** \_\_\_\_\_

2025

Begin construction October

14. **Proposed phasing of development:** \_\_\_\_\_

This is not a development and will only be one phase

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:**

Commercial parking lot

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

N/A

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

N/A

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

A) Potentially Significant Impact

B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

**AESTHETICS**

19. Would the proposed project:

a. Affect a scenic vista?

D

b. Have a demonstrable negative aesthetic effect?

D

c. Create light or glare?

D

**AIR QUALITY**

20. Would the proposed project:

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

D

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

D

c. Create objectionable odors?

D

**BIOLOGICAL RESOURCES**

**21. Would the proposed project:**

- a. Remove of any existing trees or landscaping?

D

**CULTURAL RESOURCES:**

**22. Would the proposed project:**

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

D

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?
- b. Be located on expansive soils?
- c. Result in unique geologic or physical features?

D

D

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)?
- b. The use or disposal of potentially hazardous materials (i.e. toxic or flammable substances)?
- c. The creation of any health hazard or potential health hazard?
- d. Exposure of people to existing sources of potential health hazards?

D

D

D

D

**HYDROLOGY AND WATER QUALITY**

**25. Would the proposed project:**

- a. Change water drainage patterns?
- 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

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.

Existing site is a vacant dirt lot, previous use was a medical office building which was burned down. Attached to this application are photographs of the site and surrounding areas.

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.).

We will develop approximately 31 surface parking spaces to provide additional employee parking to our future acquired medical office building located at 2675 E. Slawson. We will provide 5' landscape setbacks on the street frontages.

**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.

Sydney Chang  
Applicant (Signature)

5/28/25  
Date

# **SITE PLAN**

**EXHIBIT C**

**CASE NO. CUP 2025-08**



# PHOTOGRAPHS

EXHIBIT D

CASE NO. CUP 2025-08

September 2025



September 2025



September 2025



September 2025



September 2025



## PUBLIC HEARING 3



# CITY OF HUNTINGTON PARK

---

## PLANNING DIVISION AGENDA REPORT

**DATE:** OCTOBER 15, 2025

**TO:** CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

**ATTN:** LOUIS MORALES, INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT

**FROM:** ARELI CABALLERO, ASSISTANT PLANNER

**SUBJECT:** **PLANNING COMMISSION CASE NO. 2025-13 CUP  
(CONDITIONAL USE PERMIT)**

---

**REQUEST:** A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A MEDICAL USE WITHIN THE FIRST FLOOR OF AN EXISTING BUILDING LOCATED AT 5501 PACIFIC BOULEVARD, WITHIN THE MANUFACTURING PLAN DEVELOPMENT (MPD) ZONE.

**APPLICANT/PROPERTY OWNER:** Dr. Pooyan Nasibi

**PROPERTY OWNER'S MAILING ADDRESS:** 5501 Pacific Boulevard  
Huntington Park, CA 90255

**PROJECT LOCATION:** 5501 Pacific Boulevard  
Huntington Park, CA 90255

**ASSESSOR'S PARCEL NUMBER:** 6309-013-005

**PRESENT USE:** Vacant Building

**SITE SIZE:** 10,500 square feet

**GENERAL PLAN:** Manufacturing Planned Development (MPD)

**ZONE:** Manufacturing Planned Development (MPD)

**SURROUNDING LAND USES:** North: Industrial  
West: Commercial General

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-13 CUP- 5501 Pacific Blvd

October 15, 2025

Page 2 of 15

South: Industrial

East: Industrial

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

In accordance with Chapter 4, Article 2 of the Huntington Park Municipal Code (HPMC) Section 9-4.302; Medical Offices are permitted in the Manufacturing Planned Development Zone subject to the approval of a Conditional Use Permit.

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

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

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;
2. The proposed use is consistent with the General Plan;
3. The approval of the 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

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-13 CUP- 5501 Pacific Blvd

October 15, 2025

Page 3 of 15

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:**

Categorically Exempt pursuant to Article 19, Section 15301, Existing Facilities, Class 1 of the California Environmental Quality Act (CEQA) Guidelines.

**PROJECT  
BACKGROUND:**

- ***Site Description***

The subject site is located on the westerly side of Pacific Boulevard. The site measures approximately 10,500 square feet. The site is occupied by an existing 6,487 square-foot building that is currently vacant. The subject site is surrounded by industrial uses to the north, south, east, along with commercial uses to the west.

**ANALYSIS:**

- ***Project Proposal***

The existing 6,487 square-foot building is currently vacant. The building was previously utilized as a dental facility. The facility was previously a legal non-conforming use. In 2022 the business license for the medical use expired. Pursuant to HPMC Section 9-3.604, when a legal non-conforming use ceases to operate for a period of six months or more, the property must comply with provision of the zone in which the property is located. As such, the property loses the “legal non-conforming” status. Currently the zoning code requires the approval of a Conditional Use Permit for medical offices within the MPD zone.

- ***Business Operation Plan***

The applicant, Dr. Pooyan Nasibi proposes to utilize 2,498 square feet of the first floor for a dental office. The project includes on-site parking for customers and employees. The existing building footprint will remain unchanged, with no additional square footage proposed. The medical use on

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-13 CUP- 5501 Pacific Blvd

October 15, 2025

Page 4 of 15

the ground floor will include a reception area, patient waiting room, offices, exam rooms, employee break room, x-ray room, and laboratory. Only the first floor will be used, the second-floor office space will remain vacant. All vacant tenant spaces must comply with the applicable provisions and allowable uses of the Manufacturing Planned Development (MPD) zoning district.

- ***Access/Circulation***

The subject site will have one vehicular access on the western side of the property in an alley between East 55th street and East 56<sup>th</sup> street. There is a twenty (20) foot driveway apron, which will provide ingress and egress access into the medical office parking lot, located to the west of the building.

- ***Off-Street Parking and Loading***

The existing commercial building was constructed in 1964. At the time, the City had different development standards such as parking requirements. The property will provide 14 parking spaces 13 (thirteen) standard parking spaces and one (1) ADA. In addition, one (1) loading space. Since this is an existing structure and there will be no additional square footage as part of the project, there will not be an intensification of use that will require additional parking.

- ***Condition Use Permit Findings***

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

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

**Finding:** The proposed medical office use is conditionally permitted within the subject zoning district, pursuant to HPMC, Section 9-4.202. The Manufacturing

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-13 CUP- 5501 Pacific Blvd

October 15, 2025

Page 5 of 15

Planned Development zone is intended to provide for service commercial, business and industrial uses. The proposed project will provide additional medical services within the subject zone and community. The proposed project is the same low intensity use as the previous business. The project is in compliance with the requirements in the HPMC.

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

**Finding:** The General Plan Land Use designation of the subject site is Manufacturing Planned Development. This designation is defined by use and specific location. Along portions of Pacific Boulevard, allowable uses include manufacturing, warehousing, wholesaling and other related development- while other uses such as medical offices require a Conditional Use Permit to operate within this zone. The proposed use is consistent with the General Plan. Specifically, the use complies with the following:

Goal 1.0 of the Land-Use Element: “Provide for a mix of land uses which meets the diverse needs of all Huntington Park residents, offers a variety of employment opportunities, and allows for the capture of regional growth.” The proposed medical office represents a valuable addition to the diverse land uses in this area and enhances access to dental care for residents in the surrounding community. By utilizing existing infrastructure, the applicant aims to provide essential medical services while preserving the industrial and commercial character of the area. The previous use of the site was legally non-conforming; approval of the Conditional Use Permit will bring the property into compliance with the Huntington Park Municipal Code (HPMC).

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

**Finding:** The project is Categorically exempt pursuant to Article 19, Section 15301, Class 1 (Existing Facilities)

of the California Environmental Quality Act (CEQA) Guidelines.

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

**Finding:** The project site is located on a lot that measures approximately 10,500 square feet. The design, location, size, and operating characteristics of the proposed medical office is not expected to be detrimental to the public health, safety, and welfare of the City, since the proposed project will be of similar intensity as those known to have occupied the subject site and the surrounding area. In addition, the proposed project is in compliance with all City and zoning development standards.

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

**Finding:** The proposed project site measures approximately 10,500 square feet. The proposed project will be similar intensity to those known to occupy the subject site and surrounding area. The subject site is surrounded by industrial uses to the north, south, east, and commercial to the west.

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

**Finding:** Vehicular and pedestrian access to the site will be provided through Pacific Boulevard, 55<sup>th</sup> Street, and from the alley located to the west of the property. The project proposes utilizing existing infrastructure and public utilities. The surrounding area is completely developed with public access, water sanitation, and

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-13 CUP- 5501 Pacific Blvd

October 15, 2025

Page 7 of 15

other public utilities. The new development will not impede the accessibility to public access, water, sanitation, or other public utilities and services. It is expected that the proposed development will not be detrimental to public health, safety and general welfare and will be required to comply with all building code requirements.

**RECOMMENDATION:**

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **approve PC Case No. 2025-13 CUP**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

**CONDITIONS OF APPROVAL:**

**PLANNING**

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

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-13 CUP- 5501 Pacific Blvd

October 15, 2025

Page 8 of 15

7. That all unmaintained landscaping material shall be replaced with new landscape materials. The applicant shall submit a landscape plan prepared by a license landscape architect.
8. That the operator shall update their City of Huntington Park Business License prior to commencing business operations.
9. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicants shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
10. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
11. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
12. That this entitlement may be subject to additional conditions after its original issuance, upon a duly noticed public hearing item. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime, or to promote the general welfare of the City.
13. That the business shall be limited to 2,498 square feet of gross floor area on the first floor as indicated on the architectural plans submitted. Any expansion of medical office use (Includes offices for medical doctors, dentists, and optometrists) shall require a modification to the Conditional Use Permit, subject to code compliance at the time of the modification.
14. No vending machines, including, but not limited to, water, movie/DVD/Blue Ray, newspapers, candy, etc. shall be permitted on the exterior of the self-storage facility.
15. That any loading and unloading shall occur on-site and not within any adjoining streets nor alleys.
16. That the parking lot shall be slurry sealed and then restriped to eliminate any "ghosting" of previous parking stalls.
17. No payphones shall be allowed on the subject site.
18. No outside storage shall be permitted on the subject site.

## PLANNING COMMISSION AGENDA REPORT

CASE NO. 2025-13 CUP- 5501 Pacific Blvd

October 15, 2025

Page 9 of 15

19. A Photometric Plan shall be submitted for review and approval. The Photometric Plan shall identify the location of all outdoor lighting and the foot candle calculations. A foot candle of zero shall be required at all property lines and adjacent to all public right of ways. The photometric plan shall include shielding details and details of all proposed light fixtures. All light fixtures shall be decorative and consistent with the proposed architecture. All light standards bases shall be decorative and finished to match the proposed architecture of the building.
20. All proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.
21. The applicant shall provide adequate on-site security at all times to ensure safety of patrons and maintenance of the property. Security Plan shall be submitted and approved by the Planning Division.
22. The entitlement is only for the first floor- all vacant tenant spaces on the second floor must comply with the applicable provisions and allowable uses of the Manufacturing Planned Development (MPD) zoning district.
23. 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.
24. If the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
25. If the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed by the Planning Commission.
26. 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.
27. All requirements, as deemed necessary by the Los Angeles County Fire Department during the Plan Check Process, shall be complied with.
28. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.

## PLANNING COMMISSION AGENDA REPORT

CASE NO. 2025-13 CUP- 5501 Pacific Blvd

October 15, 2025

Page 10 of 15

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

### BUILDING AND SAFETY

30. New construction, tenant improvements, alterations, structural repairs, and additions for medical/dental office uses serving public accommodation/commercial buildings shall be required to comply with the disabled access accessibility requirements outlined in Chapter 11B – Accessibility to Public Buildings, **Public Accommodations, Commercial Buildings**, and Public Housing – of the 2022 California Building Code (or the latest code cycle at the time of submission to the Building & Safety Division) and Title III of the Americans with Disabilities Act (ADA) of 1990 requiring that public accommodations and commercial facilities owned by private entities provide equal opportunities for people with disabilities to access their facilities and participate in their programs and services.

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. In accordance with CBC 11B-206.2.4, at least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines, which are otherwise connected by a circulation path, unless exempted by CBC Section 11B-206.2.3, Exceptions 1 through 7.

Parking is required by the City of Huntington Park's Municipal Code/Zoning Code, which specifies the total number of parking stalls required for any given building. 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.

31. In compliance with 2022 California Fire Code (CFC) Section 503.1.1 (or the latest code cycle at the time of submission to the Building & Safety Division), fire apparatus access roads shall be provided and maintained in accordance with CFC Sections 503.1.1 through 503.1.3. 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

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-13 CUP- 5501 Pacific Blvd

October 15, 2025

Page 11 of 15

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 any of the following conditions occur:

- 1) The building is equipped throughout with an approved automatic sprinkler system installed in accordance with California Fire Code (CFC) and California Building Code (CBC) Sections 903.3.1.1 (NFPA 13), 903.3.1.2 (NFPA 13R), or 903.3.1.3 (NFPA 13D), as applicable per use,
  - 2) Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades, or other similar conditions, and an approved alternative means of fire protection is provided, or
  - 3) There are not more than two Group R-3 or Group U occupancies.
32. In accordance with CFC 503.2, fire apparatus access roads shall be installed and arranged in accordance with CFC Sections 503.2.1 through 503.2.8.
- a) Required access roads from every building to a public street shall be all-weather hard-surfaced (suitable for use by fire apparatus) right-of-way not less than 20 feet in width (including driveway approaches). Such right-of-way shall be unobstructed and maintained only as access to the public street. [California Code of Regulations, Title 19, Division 1, §3.05(a)] Fire Department Access and Egress. (Roads) **Exception:** The enforcing agency may waive or modify this requirement if in his or her opinion such all-weather hard-surfaced condition is not necessary in the interest of public safety and welfare.
  - b) Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (including driveway approaches), exclusive of shoulders, except for approved security gates in accordance with CFC Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. [CFC 503.2.1]
  - c) The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction. [CFC 503.2.2]
  - d) Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. [CFC 503.2.3]
  - e) The required turning radius of a fire apparatus access road shall be determined by the fire code official. [CFC 503.2.4]

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-13 CUP- 5501 Pacific Blvd

October 15, 2025

Page 12 of 15

- f) Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. [CFC 503.2.5]
  - g) Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges where required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces that are not designed for such use, approved barriers, approved signs, or both, shall be installed and maintained where required by the fire code official. [CFC 503.2.6]
  - h) The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus. [CFC 503.2.7]
  - i) The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus. [CFC 503.2.8]
  - j) Where required by the fire code official, approved signs or other approved notices or markings that include the words "NO PARKING—FIRE LANE" shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. [CFC 503.3]
33. Per CFC 503.4, 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 California Fire Code (CFC) Sections 503.2.1 and 503.2.2 shall be maintained at all times.
34. If there are later, 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.
35. If there are later, 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.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-13 CUP- 5501 Pacific Blvd

October 15, 2025

Page 13 of 15

36. If there are later, 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 California 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 California registered design professional in compliance with the California Business & Professions Code (B&P Code).
37. All new construction, tenant improvements, alterations, structural repairs, and additions shall follow the 2022 California Building Standards Code, 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.
38. 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).
39. Some tenant improvements, alterations, and additions may “trigger” full compliance with the accessibility features outlined in Section 11B-202 of the 2022 CBC 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.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-13 CUP- 5501 Pacific Blvd

October 15, 2025

Page 14 of 15

40. All disabled access accessibility features installed as part of new construction, tenant improvements, alterations, structural repairs, and additions outlined in Chapter 11B – Accessibility to Public Buildings, **Public Accommodations, Commercial Buildings,** and Public Housing – of the 2022 California Building Code (or the latest code cycle at the time of submission to the Building & Safety Division) and Title III of the Americans with Disabilities Act (ADA) of 1990 requiring that public accommodations and commercial facilities owned by private entities provide equal opportunities for people with disabilities to access their facilities and participate in their programs and services, shall be maintained and fully operational during any time the public is allowed to enter the subject building(s).

Section 11B-108 of the CBC states: “Features, facilities, and equipment required by CBC Chapter 11B to be accessible to and useable by persons with disabilities shall be maintained in operable working condition. Isolated or temporary interruptions in service or accessibility due to maintenance or repairs shall be permitted.”

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

42. The business will be subject to a routine business license inspection.

43. All entrances and exits inside the subject building(s) shall remain unlocked, in the closed position, and completely unobstructed at all times during the proposed medical/dental office use. Above all entrances, on the interior side, shall read: “This door to remain unlocked during business hours.”

44. There shall be at least two (2) class ABC fire extinguishers inside the subject building(s) during the proposed medical/dental office use, one near the front entrance and one near the rear exit. Fire extinguishers shall bear an up-to-date fire department inspection tag that indicates the date the fire extinguisher was inspected.

45. The approved occupant load limit of the building(s) per California Building Code (CBC) Section 1004 shall be upheld throughout the duration of the proposed medical/dental office use.

46. The exit access, the exit, and the exit discharge within the means of egress system(s) inside or outside the subject building(s), including the public way, shall not be obstructed in any manner throughout the duration of the proposed medical/dental office use. The minimum widths and clearances established in California Building Code (CBC) Chapter 10 shall be maintained at all times.

47. Any construction work to be done in the public right-of-way shall require an Encroachment Permit from the Public Works – Engineering Division.

## **PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-13 CUP- 5501 Pacific Blvd

October 15, 2025

Page 15 of 15

### **CODE ENFORCEMENT**

48. Install and maintain exterior lighting for nighttime (hours of darkness) illumination
49. Appoint a “point of contact” along with a current contact number for someone who will aid with property maintenance issues should they arise.
50. Post no trespass signage and submit a copy of the no trespass form to the Police Department. Ensure that the no trespass form is updated Bi-Annually
51. Ensure trash (dumpster) enclosure is closed and secured when not in use. Maintain enclosure free of trash and other debris

### **POLICE DEPARTMENT**

52. Provide a point of contact for community concerns related to security or safety.
53. Install and maintain a video surveillance system that covers, at minimum, the front and rear of the business, providing a clear view of the public rights-of-way and any parking areas under the permittee’s control. The system must record video footage and retain recordings for at least 30 days.
54. Adequate interior and exterior lighting to ensure clear visibility during all hours of operation
55. Comply with all local, state, and federal regulations regarding medical office use-including offices for medical doctors, dentists, and optometrists.
56. Immediately report any suspicious activities or incidents to local law enforcement.

### **EXHIBITS:**

- A: PC Resolution No. 2025-13 CUP
- B: Conditional Use Permit Application
- C: Site Plan
- D: Floor Plan

**PC RESOLUTION NO. 2025-13 CUP**

**EXHIBIT A**

**CASE NO. 2025-13 CUP**

1 **PC RESOLUTION NO. 2025-13**

2 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON**  
3 **PARK, STATE OF CALIFORNIA, APPROVING A CONDITONAL USE PERMIT TO**  
4 **ALLOW A MEDICAL USE WITHIN THE FIRST FLOOR OF AN EXISTING BUILDING**  
5 **LOCATED AT 5501 PACIFIC BOULEVARD, WITHIN THE MANUFACTURING PLAN**  
6 **DEVELOPMENT (MPD) ZONE.**

7 **WHEREAS**, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington  
8 Park, California on Wednesday, October 15, 2025 at 6:30 p.m. pursuant to the notice  
9 published and posted as required by law in accordance with the provisions of the  
10 Huntington Park Municipal Code, upon an application from Dr. Pooyan Nasibi,  
11 requesting approval of a Conditional Use Permit to allow a medical use within the first  
12 floor of an existing building located at 5501 Pacific boulevard, within the manufacturing  
13 plan development (MPD) zone, described as:

14 Assessor's Parcel No. 6309-013-005, City of Huntington Park, County of Los  
15 Angeles; and

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

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

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

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

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

28 **SECTION 1:** Based on the evidence within staff report and the Environmental  
Assessment Questionnaire, the Planning Commission adopts the findings in said  
Questionnaire and determines that the project, as proposed, will have no significant

1 adverse effect on the environment and adopts an Environmental Categorical Exemption  
2 (CEQA Guidelines, Section 15301, Class 1, Existing Facilities).

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

5 1. **The proposed medical office use is conditionally permitted within the subject**  
6 **zoning district**, pursuant to HPMC, Section 9-4.202. The Manufacturing Planned  
7 Development zone is intended to provide for service commercial, business and  
8 industrial uses. The proposed project will provide additional medical services within  
9 the subject zone and community. The proposed project is the same low intensity  
10 use as the previous business. The project is in compliance with the requirements in  
11 the HPMC.

12  
13 2. **The proposed use is consistent with the General Plan:** the General Plan Land  
14 Use designation of the subject site is Manufacturing Planned Development. This  
15 designation is defined by use and specific location. Along portions of Pacific  
16 Boulevard, allowable uses include manufacturing, warehousing, wholesaling and  
17 other related development- while other uses such as medical offices require a  
18 Conditional Use Permit to operate within this zone. The proposed use is consistent  
19 with the General Plan. Specifically, the use complies with the following: Goal 1.0 of  
20 the Land-Use Element: "Provide for a mix of land uses which meets the diverse  
21 needs of all Huntington Park residents, offers a variety of employment  
22 opportunities, and allows for the capture of regional growth." The proposed medical  
23 office represents a valuable addition to the diverse land uses in this area and  
24 enhances access to dental care for residents in the surrounding community. By  
25 utilizing existing infrastructure, the applicant aims to provide essential medical  
26 services while preserving the industrial and commercial character of the area. The  
27 previous use of the site was legally non-conforming; approval of the Conditional  
28 Use Permit will bring the property into compliance with the Huntington Park

1 Municipal Code (HPMC).

2  
3 **3. The approval of the Conditional Use Permit for the proposed use is in**  
4 **compliance with the requirements of the California Environmental Quality**  
5 **Act (CEQA) and the City's Guidelines** in that an environmental assessment has  
6 been conducted for this project in compliance with the California Environmental  
7 Quality Act (CEQA). The project is Categorically exempt pursuant to Article 19,  
8 Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality  
9 Act (CEQA) Guidelines.

10  
11 **4. The design, location, size and operating characteristics of the proposed use**  
12 **are compatible with the existing and planned future land uses within the**  
13 **general area in which the proposed use is to be located and will not create**  
14 **significant noise, traffic or other conditions or situations that may be**  
15 **objectionable or detrimental to other permitted uses operating nearby or**  
16 **adverse to the public interest, health, safety, convenience or welfare of the**  
17 **City** in that The project site is located on a lot that measures approximately 10,500  
18 square feet. The design, location, size, and operating characteristics of the  
19 proposed medical office is not expected to be detrimental to the public health,  
20 safety, and welfare of the City, since the proposed project will be of similar intensity  
21 as those known to have occupied the subject site and the surrounding area. In  
22 addition, the proposed project is in compliance with all City and zoning development  
23 standards.

24  
25 **5. The subject site is physically suitable for the type and density/intensity of use**  
26 **being proposed** in that the proposed project site measures approximately 10,500  
27 square feet. The proposed project will be similar intensity to those known to occupy  
28 the subject site and surrounding area. The subject site is surrounded by industrial

1 uses to the north, south, east, and commercial to the west.

- 2
- 3 **6. There are adequate provisions for public access, water, sanitation and public**
- 4 **utilities and services to ensure that the proposed use would not be**
- 5 **detrimental to public health, safety and general welfare** in that vehicular and
- 6 pedestrian access to the site will be provided through Pacific Boulevard, 55<sup>th</sup> Street,
- 7 and from the alley located to the west of the property. The project proposes utilizing
- 8 existing infrastructure and public utilities. The surrounding area is completely
- 9 developed with public access, water sanitation, and other public utilities. The new
- 10 development will not impede the accessibility to public access, water, sanitation, or
- 11 other public utilities and services. It is expected that the proposed development will
- 12 not be detrimental to public health, safety and general welfare and will be required
- 13 to comply with all building code requirements.
- 14

15 **SECTION 3:** The Planning Commission hereby approves PC Resolution No. 2025-13

16 CUP, subject to the execution and fulfillment of the following conditions:

17 **CONDITIONS OF APPROVAL:**

18 **PLANNING**

- 19
- 20 1. That the applicant/property owner and each successor in interest to the property
- 21 which is the subject of this project shall defend, indemnify and hold harmless the City
- 22 of Huntington Park and its agents, officers, and employees from any claim, action or
- 23 proceedings, liability cost, including attorney's fees and costs against the City or its
- 24 agents, officers or employees, to attack, set aside, void or annul any approval of the
- 25 City, City Council, or Planning Commission.
- 26 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department
- 27 corrections and conditions, the property shall be developed substantially in
- 28 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.

- 1 4. The property be developed and maintained in a clean, neat, quiet, and orderly  
2 manner at all times and comply with the property maintenance standards as set forth  
3 in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
- 4 5. All proposed on-site utilities, including electrical and equipment wiring, shall be  
5 installed underground and/or routed along the ground floor and shall be completely  
6 concealed from public view as required by the City prior to authorization to operate.
- 7 6. That any existing and/or future graffiti, as defined by the Huntington Park Municipal  
8 Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
- 9 7. That all unmaintained landscaping material shall be replaced with new landscape  
10 materials. The applicant shall submit a landscape plan prepared by a license  
11 landscape architect.
- 12 8. That the operator shall update their City of Huntington Park Business License prior to  
13 commencing business operations.
- 14 9. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the  
15 Huntington Park Municipal Code relating to Storm Water Management. The  
16 Applicants shall also comply with all requirements of the National Pollutant Discharge  
17 Elimination System (NPDES), Model Programs, developed by the County of Los  
18 Angeles Regional Water Quality Board. This includes compliance with the City's Low  
19 Impact Development (LID) requirements.
- 20 10. That this entitlement shall be subject to review for compliance with conditions of the  
21 issuance at such intervals as the City Planning Commission shall deem appropriate.
- 22 11. That the violation of any of the conditions of this entitlement may result in a citation(s)  
23 and/or the revocation of the entitlement.
- 24 12. That this entitlement may be subject to additional conditions after its original  
25 issuance, upon a duly noticed public hearing item. Such conditions shall be imposed  
26 by the City Planning Commission as deemed appropriate to address problems of land  
27 use compatibility, operations, aesthetics, security, noise, safety, crime, or to promote  
28 the general welfare of the City.
13. That the business shall be limited to 2,498 square feet of gross floor area on the first  
floor as indicated on the architectural plans submitted. Any expansion of medical  
office use (Includes offices for medical doctors, dentists, and optometrists) shall  
require a modification to the Conditional Use Permit, subject to code compliance at  
the time of the modification.
14. No vending machines, including, but not limited to, water, movie/DVD/Blue Ray,  
newspapers, candy, etc. shall be permitted on the exterior of the self-storage facility.
15. That any loading and unloading shall occur on-site and not within any adjoining  
streets nor alleys.

- 1 16. That the parking lot shall be slurry sealed and then restriped to eliminate any  
2 "ghosting" of previous parking stalls.
- 3 17. No payphones shall be allowed on the subject site.
- 4 18. No outside storage shall be permitted on the subject site.
- 5 19. A Photometric Plan shall be submitted for review and approval. The Photometric Plan  
6 shall identify the location of all outdoor lighting and the foot candle calculations. A foot  
7 candle of zero shall be required at all property lines and adjacent to all public right of  
8 ways. The photometric plan shall include shielding details and details of all proposed  
9 light fixtures. All light fixtures shall be decorative and consistent with the proposed  
10 architecture. All light standards bases shall be decorative and finished to match the  
11 proposed architecture of the building.
- 12 20. All proposed mechanical equipment and appurtenances, including satellite dishes,  
13 gutters, etc., whether located on the rooftop, ground level or anywhere on the  
14 property shall be completely shielded/enclosed so as not to be visible from any public  
15 street and/or adjacent properties. Such shielding/enclosure of facilities shall be of  
16 compatible design related to the building structure for which such facilities are  
17 intended to serve and shall be installed prior to final building inspection.
- 18 21. The applicant shall provide adequate on-site security at all times to ensure safety of  
19 patrons and maintenance of the property. Security Plan shall be submitted and  
20 approved by the Planning Division.
- 21 22. The entitlement is only applicable to the first floor. All vacant tenant spaces on the  
22 second floor must comply with the applicable provisions and allowable uses of the  
23 Manufacturing Planned Development (MPD) zoning district.
- 24 23. This entitlement shall expire in the event it is not exercised within one (1) year from  
25 the date of approval, unless an extension has been granted by the Planning  
26 Commission.
- 27 24. If the use ceases to operate for a period of six (6) months the entitlement shall be null  
28 and void.
25. If the operation of this establishment be granted, deemed, conveyed, transferred, or  
should a change in management or proprietorship occur at any time, this Conditional  
Use Permit shall be reviewed by the Planning Commission.
26. 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.
27. All requirements, as deemed necessary by the Los Angeles County Fire Department  
during the Plan Check Process, shall be complied with.

1  
2 28. The Director of Community Development is authorized to make minor modifications  
3 to the approved preliminary plans or any of the conditions if such modifications shall  
4 achieve substantially the same results, as would strict compliance with said plans and  
conditions.

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

7 **BUILDING AND SAFETY**

8 30. New construction, tenant improvements, alterations, structural repairs, and additions  
9 for medical/dental office uses serving public accommodation/commercial buildings  
10 shall be required to comply with the disabled access accessibility requirements  
11 outlined in Chapter 11B – Accessibility to Public Buildings, **Public**  
12 **Accommodations, Commercial Buildings**, and Public Housing – of the 2022  
13 California Building Code (or the latest code cycle at the time of submission to the  
Building & Safety Division) and Title III of the Americans with Disabilities Act (ADA) of  
14 1990 requiring that public accommodations and commercial facilities owned by  
private entities provide equal opportunities for people with disabilities to access their  
15 facilities and participate in their programs and services.

16 Pursuant to CBC 11B-206.2.1, at least one accessible route shall be provided within  
17 the site from accessible parking spaces and accessible passenger drop-off and  
18 loading zones; public streets and sidewalks; and public transportation stops to the  
19 accessible building or facility entrance they serve. An accessible route shall not be  
20 required between site arrival points and the building or facility entrance if the only  
21 means of access between them is a vehicular way not providing pedestrian access.  
22 Where more than one circulation route is provided, all routes must be accessible.  
23 General circulation paths shall be permitted when located in close proximity to an  
24 accessible route. At least one accessible route shall connect accessible buildings,  
25 accessible facilities, accessible elements, and accessible spaces that are on the  
26 same site per CBC 11B-206.2.2. In accordance with CBC 11B-206.2.4, at least one  
27 accessible route shall connect accessible building or facility entrances with all  
28 accessible spaces and elements within the building or facility, including mezzanines,  
which are otherwise connected by a circulation path, unless exempted by CBC  
Section 11B-206.2.3, Exceptions 1 through 7.

Parking is required by the City of Huntington Park's Municipal Code/Zoning Code,  
which specifies the total number of parking stalls required for any given building.  
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.

31. In compliance with 2022 California Fire Code (CFC) Section 503.1.1 (or the latest  
code cycle at the time of submission to the Building & Safety Division), fire apparatus  
access roads shall be provided and maintained in accordance with CFC

1 Sections 503.1.1 through 503.1.3. Approved fire apparatus access roads shall be  
2 provided for every facility, building, or portion of a building hereafter constructed or  
3 moved into. The fire apparatus access road shall comply with the requirements of  
4 California Fire Code (CFC) 503.1.1 and shall extend to within 150 feet of all portions  
5 of the facility, building, or portion of a building and all portions of the exterior walls of  
6 the first story of the building as measured by an approved route around the exterior of  
7 the building or facility.

8 The fire code official is authorized to increase the dimension of 150 feet where any of  
9 the following conditions occur:

- 10 1) The building is equipped throughout with an approved automatic sprinkler system  
11 installed in accordance with California Fire Code (CFC) and California Building Code  
12 (CBC) Sections 903.3.1.1 (NFPA 13), 903.3.1.2 (NFPA 13R), or 903.3.1.3 (NFPA  
13D), as applicable per use,
- 13 2) Fire apparatus access roads cannot be installed because of location on property,  
14 topography, waterways, nonnegotiable grades, or other similar conditions, and an  
15 approved alternative means of fire protection is provided, or
- 16 3) There are not more than two Group R-3 or Group U occupancies.

17 32. In accordance with CFC 503.2, fire apparatus access roads shall be installed and  
18 arranged in accordance with CFC Sections 503.2.1 through 503.2.8.

- 19 a) Required access roads from every building to a public street shall be all-weather  
20 hard-surfaced (suitable for use by fire apparatus) right-of-way not less than 20 feet  
21 in width (including driveway approaches). Such right-of-way shall be unobstructed  
22 and maintained only as access to the public street. [California Code of Regulations,  
23 Title 19, Division 1, §3.05(a)] Fire Department Access and Egress. (Roads)  
24 **Exception:** The enforcing agency may waive or modify this requirement if in his or  
25 her opinion such all-weather hard-surfaced condition is not necessary in the interest  
26 of public safety and welfare.
- 27 b) Fire apparatus access roads shall have an unobstructed width of not less than 20  
28 feet (including driveway approaches), exclusive of shoulders, except for approved  
security gates in accordance with CFC Section 503.6, and an unobstructed vertical  
clearance of not less than 13 feet 6 inches. [CFC 503.2.1]
- c) The fire code official shall have the authority to require or permit modifications to  
the required access widths where they are inadequate for fire or rescue operations  
or where necessary to meet the public safety objectives of the jurisdiction. [CFC  
503.2.2]
- d) Fire apparatus access roads shall be designed and maintained to support the  
imposed loads of fire apparatus and shall be surfaced so as to provide all-weather  
driving capabilities. [CFC 503.2.3]

- 1 e) The required turning radius of a fire apparatus access road shall be determined by  
2 the fire code official. [CFC 503.2.4]
- 3 f) Dead-end fire apparatus access roads in excess of 150 feet in length shall be  
4 provided with an approved area for turning around fire apparatus. [CFC 503.2.5]
- 5 g) Where a bridge or an elevated surface is part of a fire apparatus access road, the  
6 bridge shall be constructed and maintained in accordance with AASHTO HB-17.  
7 Bridges and elevated surfaces shall be designed for a live load sufficient to carry  
8 the imposed loads of fire apparatus. Vehicle load limits shall be posted at both  
9 entrances to bridges where required by the fire code official. Where elevated  
10 surfaces designed for emergency vehicle use are adjacent to surfaces that are not  
11 designed for such use, approved barriers, approved signs, or both, shall be  
12 installed and maintained where required by the fire code official. [CFC 503.2.6]
- 13 h) The grade of the fire apparatus access road shall be within the limits established by  
14 the fire code official based on the fire department's apparatus. [CFC 503.2.7]
- 15 i) The angles of approach and departure for fire apparatus access roads shall be within  
16 the limits established by the fire code official based on the fire department's  
17 apparatus. [CFC 503.2.8]
- 18 j) Where required by the fire code official, approved signs or other approved notices or  
19 markings that include the words "NO PARKING—FIRE LANE" shall be provided  
20 for fire apparatus access roads to identify such roads or prohibit the obstruction  
21 thereof. The means by which fire lanes are designated shall be maintained in a  
22 clean and legible condition at all times and be replaced or repaired when necessary  
23 to provide adequate visibility. [CFC 503.3]
- 24 33. Per CFC 503.4, fire apparatus access roads shall not be obstructed in any manner,  
25 including the parking, temporary parking, or queuing of vehicles. The minimum  
26 widths and clearances established in California Fire Code (CFC) Sections 503.2.1  
27 and 503.2.2 shall be maintained at all times.
- 28 34. If there are later, 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.
35. If there are later, 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

1 permitted through approval of the full construction plans and issuance of a building  
2 permit and associated mechanical, electrical, and plumbing permits.

3 36. If there are later, proposed tenant improvements, alterations, structural repairs, or  
4 additions, plans submitted for public buildings, **public accommodations**,  
5 **commercial buildings**, and public housing projects shall be completed by a  
6 California registered design professional, such as a licensed architect or registered  
7 professional engineer (civil or structural). All plan sheets shall be stamped and  
8 signed by the California registered design professional in compliance with the  
9 California Business & Professions Code (B&P Code).

10 37. All new construction, tenant improvements, alterations, structural repairs, and  
11 additions shall follow the 2022 California Building Standards Code, such as the  
12 California Building Code and associated codes within the 2022 code cycle (or the  
13 latest code cycle at the time of submission to the Building & Safety Division).  
14 Sometimes developments are done in phases or stages, such as the construction of  
15 a shell building and then construction of a tenant improvement. If unpermitted work is  
16 discovered, the work must comply with the current building code requirements, which  
17 may require additional work to ensure code compliance.

18 38. New construction, tenant improvements, alterations, structural repairs, and additions  
19 shall be required to comply with the disabled access requirements outlined in Chapter  
20 11B – Accessibility to Public Buildings, Public Accommodations, Commercial  
21 Buildings, and Public Housing – of the 2022 California Building Code (CBC) (or the  
22 latest code cycle at the time of submission to the Building & Safety Division).

23 39. Some tenant improvements, alterations, and additions may “trigger” full compliance  
24 with the accessibility features outlined in Section 11B-202 of the 2022 CBC pursuant  
25 to the current valuation threshold. When the adjusted construction cost, as defined,  
26 exceeds the current valuation threshold, as defined, full compliance with Section 11B-  
27 202.4 of the CBC shall be required. In choosing which accessible elements to  
28 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.

1  
2 40. All disabled access accessibility features installed as part of new construction, tenant  
3 improvements, alterations, structural repairs, and additions outlined in Chapter 11B –  
4 Accessibility to Public Buildings, **Public Accommodations, Commercial Buildings,**  
5 and Public Housing – of the 2022 California Building Code (or the latest code cycle at  
6 the time of submission to the Building & Safety Division) and Title III of the Americans  
7 with Disabilities Act (ADA) of 1990 requiring that public accommodations and  
commercial facilities owned by private entities provide equal opportunities for people  
with disabilities to access their facilities and participate in their programs and  
services, shall be maintained and fully operational during any time the public is  
allowed to enter the subject building(s).

8 Section 11B-108 of the CBC states: “Features, facilities, and equipment required by  
9 CBC Chapter 11B to be accessible to and useable by persons with disabilities shall  
10 be maintained in operable working condition. Isolated or temporary interruptions in  
service or accessibility due to maintenance or repairs shall be permitted.”

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

12 42. The business will be subject to a routine business license inspection.

13 43. All entrances and exits inside the subject building(s) shall remain unlocked, in the  
14 closed position, and completely unobstructed at all times during the proposed  
15 medical/dental office use. Above all entrances, on the interior side, shall read: “This  
door to remain unlocked during business hours.”

16 44. There shall be at least two (2) class ABC fire extinguishers inside the subject  
17 building(s) during the proposed medical/dental office use, one near the front entrance  
18 and one near the rear exit. Fire extinguishers shall bear an up-to-date fire  
department inspection tag that indicates the date the fire extinguisher was inspected.

19 45. The approved occupant load limit of the building(s) per California Building Code  
20 (CBC) Section 1004 shall be upheld throughout the duration of the proposed  
medical/dental office use.

21 46. The exit access, the exit, and the exit discharge within the means of egress system(s)  
22 inside or outside the subject building(s), including the public way, shall not be  
23 obstructed in any manner throughout the duration of the proposed medical/dental  
24 office use. The minimum widths and clearances established in California Building  
Code (CBC) Chapter 10 shall be maintained at all times.

25 47. Any construction work to be done in the public right-of-way shall require an  
26 Encroachment Permit from the Public Works – Engineering Division.  
27  
28

1 **CODE ENFORCEMENT**

- 2 48. Install and maintain exterior lighting for nighttime (hours of darkness) illumination  
3 49. Appoint a “point of contact” along with a current contact number for someone who will  
4 aid with property maintenance issues should they arise.  
5 50. Post no trespass signage and submit a copy of the no trespass form to the Police  
6 Department. Ensure that the no trespass form is updated Bi-Annually  
7 51. Ensure trash (dumpster) enclosure is closed and secured when not in use. Maintain  
8 enclosure free of trash and other debris

7 **POLICE DEPARTMENT**

- 8 52. Provide a point of contact for community concerns related to security or safety.  
9 53. Install and maintain a video surveillance system that covers, at minimum, the front  
10 and rear of the business, providing a clear view of the public rights-of-way and any  
11 parking areas under the permittee’s control. The system must record video footage  
12 and retain recordings for at least 30 days.  
13 54. Adequate interior and exterior lighting to ensure clear visibility during all hours of  
14 operation  
15 55. Comply with all local, state, and federal regulations regarding medical office use-  
16 including offices for medical doctors, dentists, and optometrists.  
17 56. Immediately report any suspicious activities or incidents to local law enforcement.

15 **SECTION 4:** This resolution shall not become effective until 16 days after the  
16 date of decision rendered by the Planning Commission, unless within that period of  
17 time it is appealed to the City Council. The decision of the Planning Commission shall  
18 be stayed until final determination of the appeal has been effected by the City Council.

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

22  
23 **PASSED, APPROVED, AND ADOPTED** this 15<sup>th</sup> of October, 2025 by the following  
24 vote:  
25 AYES:  
26 NOES:  
27 ABSENT:  
28 ABSTAIN:

HUNTINGTON PARK PLANNING COMMISSION

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

---

Chairperson

ATTEST:

---

Paul Bollier, Secretary

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

**EXHIBIT B**

**CASE NO. 2025-13 CUP**



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

# CONDITIONAL USE PERMIT APPLICATION

**FOR OFFICE USE ONLY**

Date Filed: 8/19/25 File No.: CUP 2015-13 Fee/Receipt No.: \$ \_\_\_\_\_ Received By (Initials): AIC

**PROJECT INFORMATION**

Project Address: 5501 PACIFIC BLVD, HUNTINGTON PARK CA 90255  
 General Location: 5501 PACIFIC BLVD, PACIFIC & 55TH ST.  
 Assessor's Parcel Number (APN): 6309-013-005

**APPLICANT'S INFORMATION**

Applicant: Dr. POOYAN NASIBI  
 Mailing Address: 5501 PACIFIC BLVD, HUNTINGTON PARK CA 90255  
 Phone 1: 424-208-4055 Phone 2: \_\_\_\_\_ Email: PJNASIBI@GMAIL.COM

**PROPERTY OWNER'S INFORMATION**

Property Owner: Dr. POOYAN NASIBI  
 Mailing Address: 5501 PACIFIC BLVD, HUNTINGTON PARK CA 90255  
 Phone 1: 424-208-4055 Phone 2: \_\_\_\_\_ Email: PJNASIBI@GMAIL.COM

**REQUEST**

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

1ST FLOOR TO BE USED AS PER PLANS DENTAL OFFICE  
and FLOOR UNITS TO BE USED AS PART OF DENTAL OFFICE  
& OTHER OFFICES TO BE USED AS BUSINESS & PROFESSIONAL  
OFFICES IN CONNECTION WITH THE MEDICAL FIELD

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.

EXISTING DENTAL BUILDING & WILL BE USED  
THE SAME PERMITTED WAY PER PLANS & CODES  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

SAME USE PER APPROVED CITY PLANS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

EXISTING BUILDING WILL NOT CAUSE ANY NEGATIVE TO THE ENVIRONMENT.

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.

EXISTING BUILDING WILL NOT INTENSIFY USE & WILL BE IN COMPLIANCE WITH CITY CODES & WILL NOT CAUSE ANY NEGATIVE IMPACT TO THE CITY.

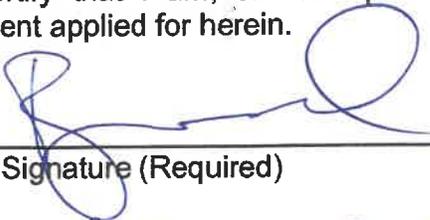
5. Describe how the subject site is physically suitable for the type and density/intensity of use being proposed.

EXISTING BUILDING WILL NOT INTENSIFY USE.

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.

EXISTING BUILDING USE EXISTING INFRASTRUCTURE ON SITE & WILL NOT BE DETRIMENTAL TO PUBLIC HEALTH & SAFETY.

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



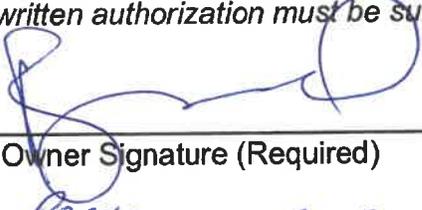
Date 8/27/25

Applicant Signature (Required)

Dr. POOYAN NASIBI

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 8/27/25

Property Owner Signature (Required)

Dr. POOYAN NASIBI

Print Name



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

# ENVIRONMENTAL INFORMATION FORM

**FOR OFFICE USE ONLY**

Date Filed: \_\_\_\_\_ File No.: \_\_\_\_\_ Fee/Receipt No.: \_\_\_\_\_ Initials: \_\_\_\_\_

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

Name: Dr. POOYAN NASIRI  
 Address: 5501 PACIFIC BLVD, HUNTINGTON PARK CA 90255  
 Telephone: 424-208-4055 Fax: \_\_\_\_\_

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

Name: Dr. POOYAN NASIRI  
 Address: 5501 PACIFIC BLVD HUNTINGTON PARK CA 90255  
 Telephone: 424-208-4055 Fax: \_\_\_\_\_

3. **Address of project:** 5501 PACIFIC BLVD, HUNTINGTON PARK CA 90255

4. **Assessor's Parcel Number (APN):** 6309 - 013 - 005

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:**

ONLY CITY PERMITS REQUIRED EXISTING BUILDING, NO IMPACT TO OTHERS.

7. **Existing Zone:** \_\_\_\_\_

8. **Proposed use of site:** DENTAL OFFICES AS IT WAS BEFORE & BUSINESS OFFICES ON 2nd FLOOR.

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

139'-11" x 75' ≈ 10,497 SQ FT LOT

10. Project size:

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

Ø EXISTING BUILDING.

Total square footage of structure(s): ~~50903~~ SQ FT  
6487

11. Number of floors of construction:

Existing: 2 FLOORS

Proposed: NO CHANGE TO EXISTING BUILDING.

12. Parking:

Amount required: 14

Amount provided: 14

13. Anticipated time scheduling of project: PROJECT IS COMPLETED.

14. Proposed phasing of development: PROJECT IS COMPLETED.

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

NOT RESIDENTIAL 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:

1ST FLOOR WILL MAINTAIN AS DENTAL OFFICE AS BEFORE.  
NO CHANGE.

2ND FLOOR WILL BE BUSINESS OFFICES IN CONJUNCTION WITH  
MEDICAL FIELD & DENTISTRY

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

NOT INDUSTRIAL 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:

NOT INSTITUTIONAL  
N/A

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

A) Potentially Significant Impact

B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

**AESTHETICS**

19. Would the proposed project:

a. Affect a scenic vista?

NO "D" existing

b. Have a demonstrable negative aesthetic effect?

NO "D" existing

c. Create light or glare?

NO "D" existing

**AIR QUALITY**

20. Would the proposed project:

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

NO "D" existing

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

NO "D" existing

c. Create objectionable odors?

NO "D" existing

**BIOLOGICAL RESOURCES**

21. Would the proposed project:

- a. Remove of any existing trees or landscaping?

D existing

**CULTURAL RESOURCES:**

22. Would the proposed project:

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

D existing

D existing

**GEOLOGY AND SOILS**

23. Would the proposed project:

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

D existing

D existing

D existing

**HAZARDS**

24. Would the proposed project:

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

D existing

D existing

D existing

D existing

**HYDROLOGY AND WATER QUALITY**

25. Would the proposed project:

- a. Change water drainage patterns?
- 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 existing

D existing

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

D existing  
D existing

**LAND USE AND PLANNING**

26. Would the proposed project:

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

D existing  
D existing  
D existing

**MINERAL AND ENERGY RESOURCES**

27. Would the proposed project:

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

D existing  
D existing  
D existing

**NOISE**

28. Would the proposed project result in:

- a. Increase to existing noise levels?
- b. Exposure of people to severe noise levels?

D existing  
D existing

**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)?
- b. Displace existing housing, especially affordable housing?

D existing  
D existing

**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 existing

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

D existing  
D existing  
D existing  
D existing

**RECREATION**

**31. Would the proposed project:**

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

D existing  
D existing

**TRANSPORTATION AND TRAFFIC**

**32. Would the proposed project:**

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

D existing  
D existing  
D exists  
D existing  
D exists

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

D  
D  
D  
D  
D  
D  
D

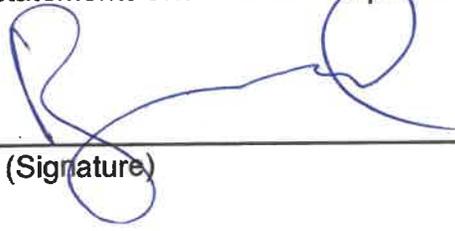
34. Describe the project site as it exists before the project, including any existing structures on the site, and the use of the structures (i.e. residential, commercial, industrial, etc.) Attach photographs of the site and of the surrounding land uses.

EXISTING DENTAL & OFFICE BUILDING WILL REMAIN  
& COMPLY WITH ALL CITY CODES

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.).

PER EXISTING PLANS OF BUILDING WILL BE USED  
AS DENTAL OFFICES & ASSOCIATED OFFICES.

**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)

8/27/25  
Date

# **SITE PLAN**

**EXHIBIT C**

**CASE NO. 2025-13 CUP**

# 5501 PACIFIC BLVD, HUNTINGTON PARK, CA 90255

**ADDRESS/LEGAL**

SITE ADDRESS: 5501 PACIFIC BLVD  
ZIP CODE: 91255

ASSESSOR PARCEL NO. (APN): 6309-013-005  
LEGAL DESCRIPTION: HUNTINGTON PARK EXTENSION #1 LOTS 5 AND LOT 6 BLK 11

ZONE: MPD MANUFACTURING PLANNED DEVELOPMENT

LOT AREA: 10,500 SF

BUILDING AREA: EXISTING: 6,487 SF (NO CHANGE)

BUILDING HEIGHT: EXISTING (NO CHANGE)

USE: OFFICES

OCCUPANCY GROUP: B (OFFICES)

CONSTRUCTION TYPE: V-B

SPRINKLERS: NO

**WORK DESCRIPTION** REVISION #3

PROJECT DESCRIPTION: TENANT IMPROVEMENT

SCOPE OF WORK:

1. LOADING SPACE  
THE LOADING SPACE WILL BE CONDITIONED TO BE USED ONLY DURING NON-HOURS OF OPERATION OF THE BUSINESS(ES).

**GOVERNING CODES**

2019 California Building Code  
2019 California Residential Code  
2019 California Existing Building Code  
2019 California Mechanical Code  
2019 California Electrical Code  
2019 California Fire Code  
2019 California Green Building Standards Code  
2019 California Energy Code

**SHEET INDEX**

| SHEET NO | SHEET NAME                 | REMARK |
|----------|----------------------------|--------|
| A-1      | SITE PLAN                  | 1      |
| A-2.1    | FIRST FLOOR PLAN           | 1      |
| A-2.2    | EXISTING SECOND FLOOR PLAN |        |
| A-2.3    | PROPOSED SECOND FLOOR PLAN | 1      |
| A-3.1    | ELEVATIONS                 | 1      |
| A-3.2    | ELEVATIONS                 | 1      |
| A-4.0    | DETAILS                    |        |
| A-4.1    | DETAILS                    |        |

**GENERAL NOTES, SHEET INDEX SYMBOL LIST**

E0.1 GENERAL NOTES, SHEET INDEX SYMBOL LIST

E1.0 ELECTRICAL SITE PLAN

E2.0 2ND FLOOR ELECTRICAL PLAN

E3.0 SINGLE LINE DIAGRAM, LOAD CALC AND PANEL, SCHEDULE-3.0

E4.0 T24 COMPLIANCE

E4.1 T24 COMPLIANCE

M0.0 MECHANICAL LEGENDS, EQUIP. SCHEDULES & NOTES

M0.1 MECHANICAL GENERAL & GREEN BLDG NOTES

M0.2 MECHANICAL SPECIFICATIONS

M2.0 HVAC 2ND FLOOR PLAN

M4.0 T-24 CEC ANALYSIS REPORT DOCUMENTATIONS

M4.1 T-24 CEC ANALYSIS REPORT DOCUMENTATIONS

P0.0 LEGENDS, NOTES & EQUIPMENT SCHEDULES

P1.0 PLUMBING GAS ISOMETRIC DIAGRAM, CEC & CGCB NOTES

P1.1 PLUMBING SPECIFICATIONS

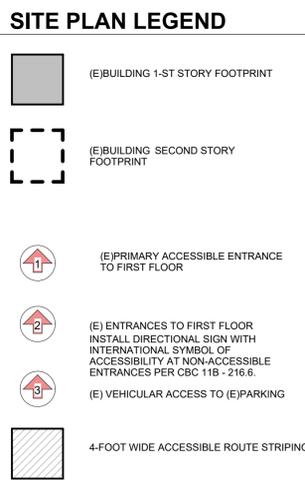
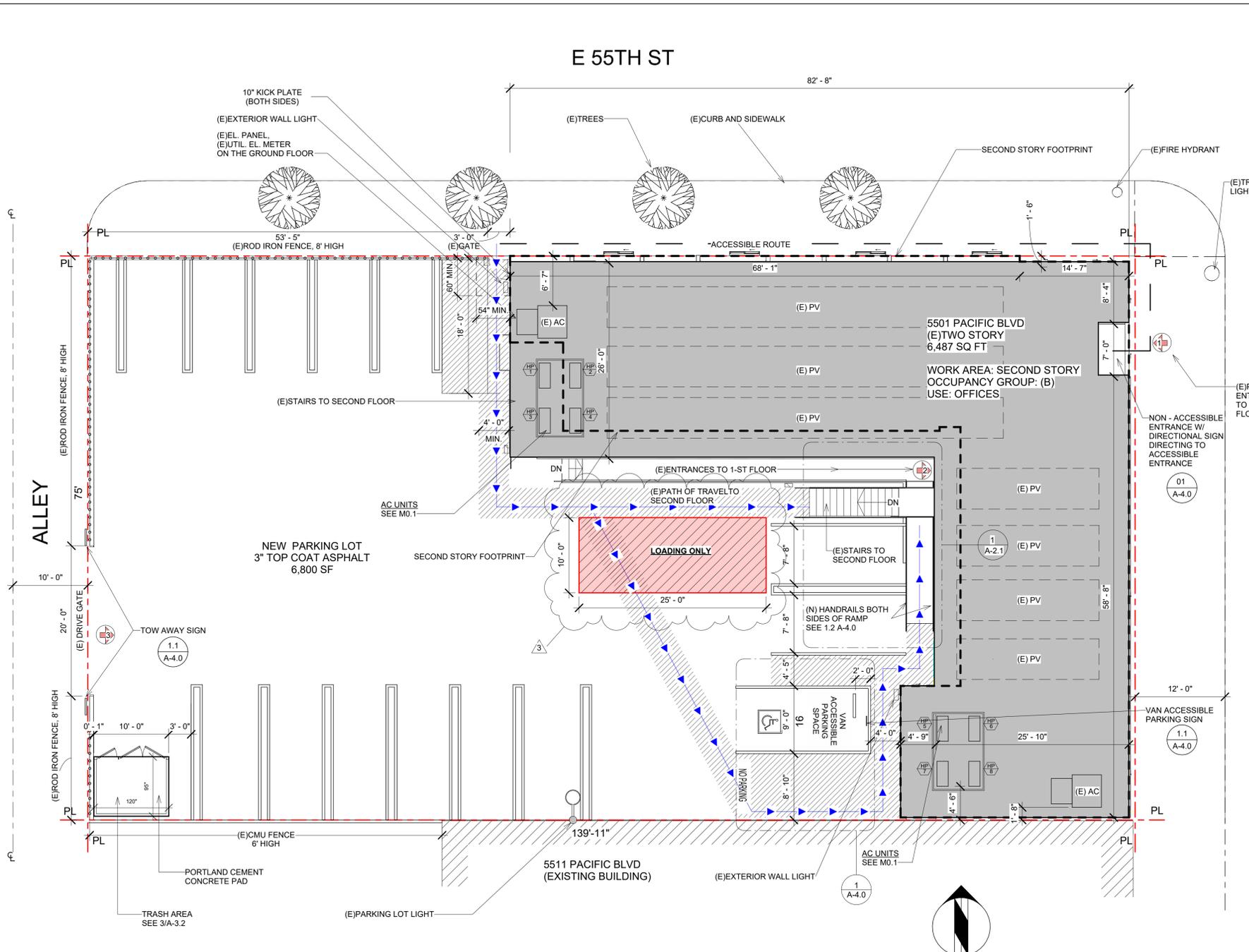
P2.0 PLUMBING SITE/2ND FLOOR PLAN

P3.0 PLUMBING DETAILS

P4.0 PLUMBING ISOMETRIC DIAGRAMS

**CONSULTANTS**

STRUCTURAL ENGINEER  
ARPA TECHNOLOGY GROUP  
Structural engineering, Risk Mitigation  
CONTACT: ARMEN MARTIROSYAN  
ADDRESS: 635 W. COLORADO BLVD., #201  
GLENDALE, CA 91204  
(818) 664-4277  
TEL NO: (818) 664-4277  
EMAIL: AMARTIROSSYAN@GMAIL.COM



**REQUIRED PARKING CALCULATION**

| USE                            | GROSS FLOOR AREA (SQ. FT) PER 22.04.050.E | NUMBER OF SPACES REQUIRED CALCULATION          | NUMBER OF SPACES REQUIRED ROUNDED |
|--------------------------------|---|--|-----------------------------------|
| 1-ST FLOOR DENTAL OFFICE       | 2,498                                     | 1 SPACE PER 300 SQUARE FEET<br>2,498/300 = 8.3 | 8                                 |
| 2-ND FLOOR BUSINESS OFFICES    | 2,935                                     | 1 SPACE PER 400 SQUARE FEET<br>2,935/400 = 7.3 | 8                                 |
| TOTAL PARKING SPACES PROVIDED: |   |  | 16 SPACES                         |

**TRASH AREA**

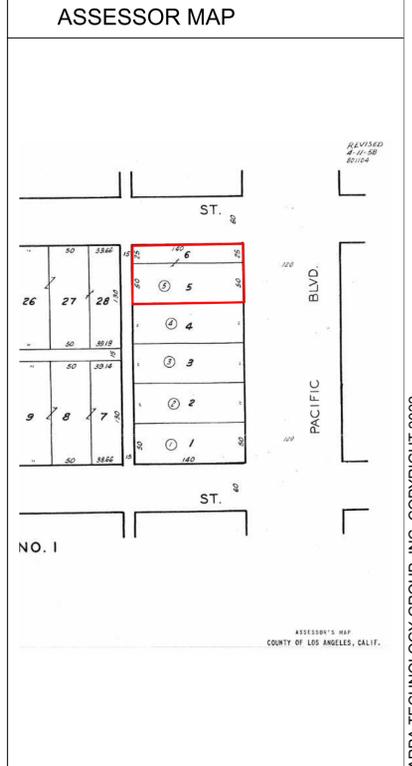
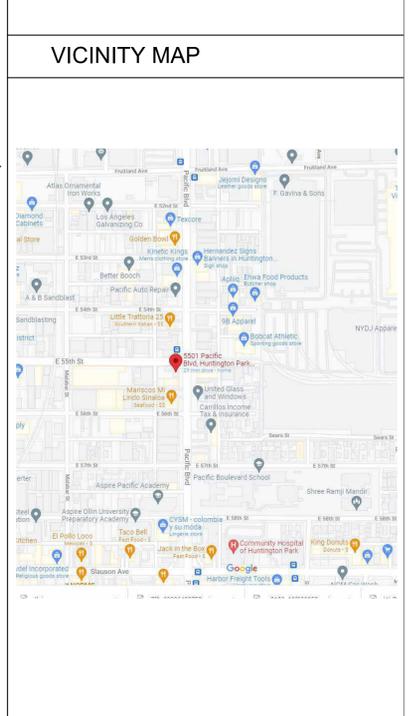
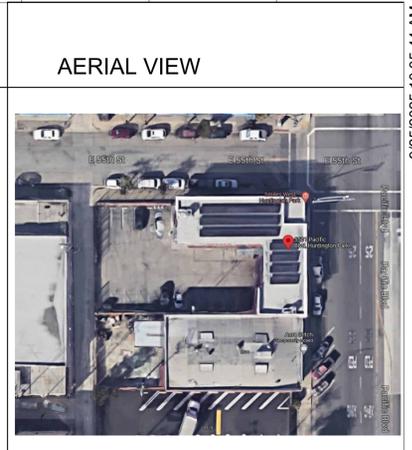
TOTAL BUILDING AREA: 6,487 SF

TRASH AREA (TRASH AND RECYCLABLES) REQUIRED; TOTAL 48 SQ FT PROVIDED: 56 SQ FT

**NOTES:**  
SEE SHEET MG1 FOR OCCUPANT LOAD

UNDER "DEFERRED SUBMITTAL" MANUAL FIRE ALARM.

1 SITE PLAN  
1/8" = 1'-0"



ARPA Technology Group  
Structural Engineering  
Civil Engineering  
Risk Mitigation

802 Portola Ave.  
Glendale, CA 91206  
Phone: (818) 434-1708  
Fax: (818) 252-1370  
Web: www.arpa-tech.com

REVISIONS

| NO. | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
|     |             |      |    |

**PROJECT OWNER:**  
Dr. Barry Deirmenjian  
2800 Castano Road,  
Los Angeles, CA 90077  
(818)399-8787

**PROJECT ADDRESS:**  
5501 Pacific Blvd,  
Huntington Park, CA 90255

**Tenant Improvement**  
5501 Pacific Blvd, Huntington Park, CA 90255

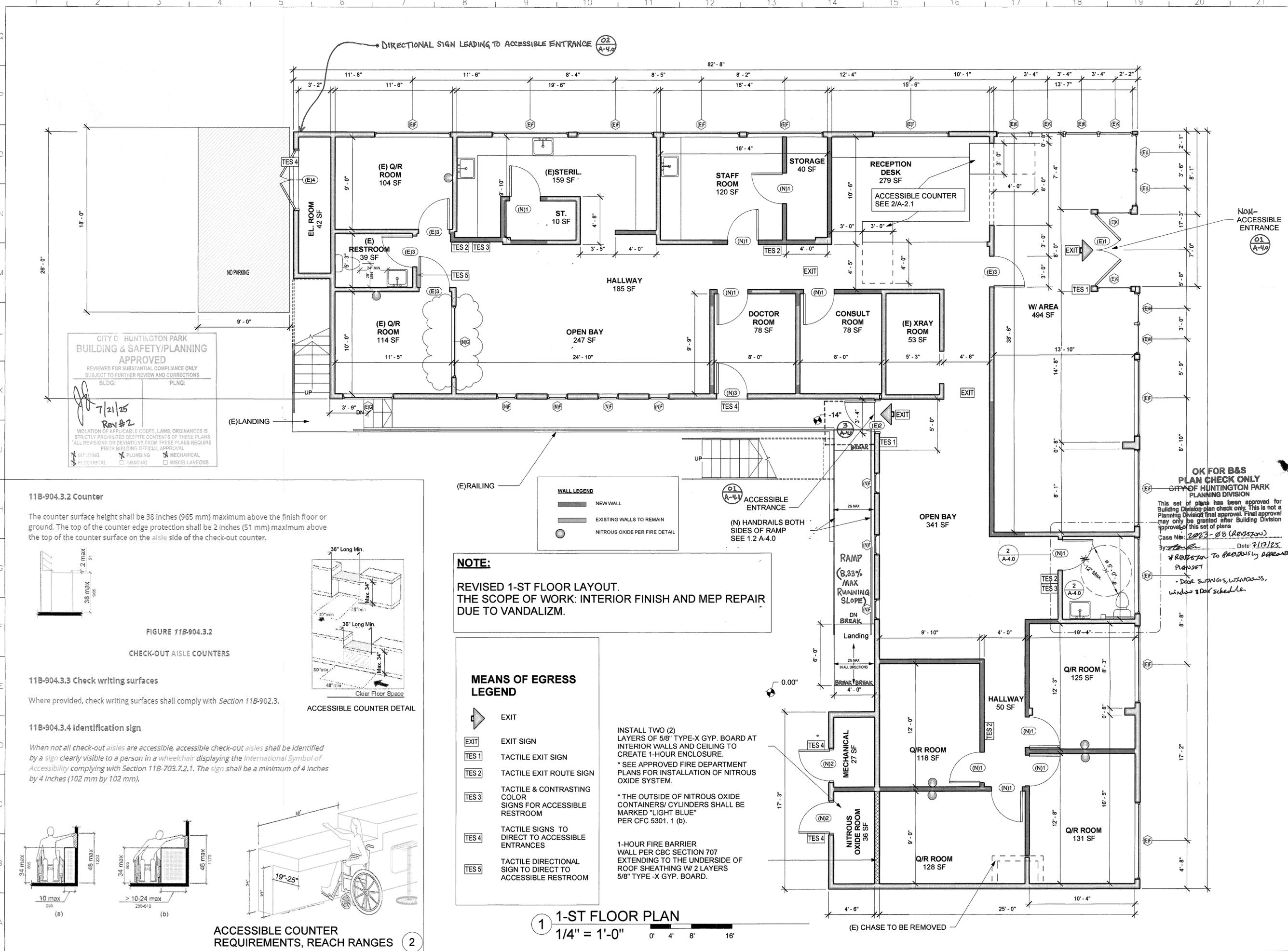
PROJECT TITLE: Tenant Improvement  
Project Name: 5501 Pacific Blvd, Huntington Park, CA 90255

PROJECT NO.: 2018-115  
DRAWN BY: H.A.  
CHECKED BY: A.M.  
DATE: A.M.  
SHEET TITLE: SITE PLAN  
SHEET NUMBER: A-1

ARPA TECHNOLOGY GROUP, INC. COPYRIGHT 2022

SHEETS OF

**FLOOR PLAN**



CITY OF HUNTINGTON PARK  
BUILDING & SAFETY/PLANNING  
APPROVED

REVIEWED FOR SUBSTANTIAL COMPLIANCE ONLY  
SUBJECT TO FURTHER REVIEW AND CORRECTIONS  
BLDG: PLNG:

7/21/25  
Rev #2

VIOLATION OF APPLICABLE CODES, LAWS, ORDINANCES IS  
STRICTLY PROHIBITED DESPITE CONTENTS OF THESE PLANS  
ALL REVISIONS OR DEVIATIONS FROM THESE PLANS REQUIRE  
PRIOR BUILDING OFFICIAL APPROVAL

BUILDING PLUMBING MECHANICAL  
ELECTRICAL GRADING MISCELLANEOUS

11B-904.3.2 Counter

The counter surface height shall be 38 inches (965 mm) maximum above the finish floor or ground. The top of the counter edge protection shall be 2 inches (51 mm) maximum above the top of the counter surface on the aisle side of the check-out counter.

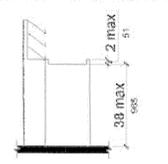


FIGURE 11B-904.3.2

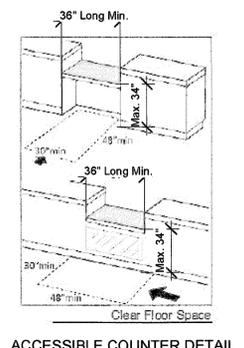
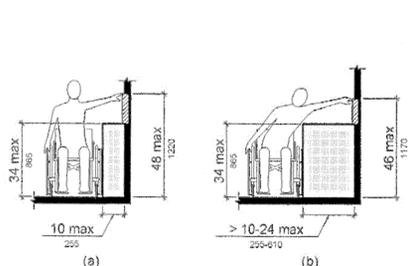
CHECK-OUT AISLE COUNTERS

11B-904.3.3 Check writing surfaces

Where provided, check writing surfaces shall comply with Section 11B-902.3.

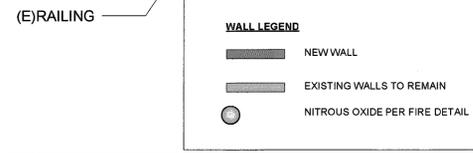
11B-904.3.4 Identification sign

When not all check-out aisles are accessible, accessible check-out aisles shall be identified by a sign clearly visible to a person in a wheelchair displaying the International Symbol of Accessibility complying with Section 11B-703.7.2.1. The sign shall be a minimum of 4 inches by 4 inches (102 mm by 102 mm).

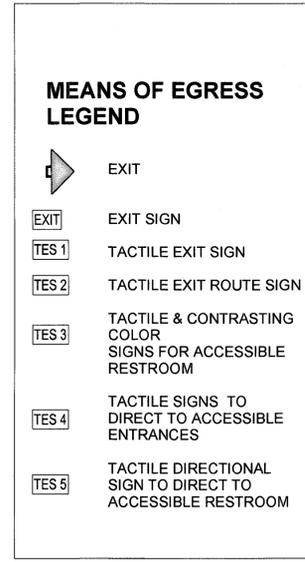


ACCESSIBLE COUNTER DETAIL

ACCESSIBLE COUNTER  
REQUIREMENTS, REACH RANGES



**NOTE:**  
REVISED 1-ST FLOOR LAYOUT.  
THE SCOPE OF WORK: INTERIOR FINISH AND MEP REPAIR  
DUE TO VANDALISM.



INSTALL TWO (2) LAYERS OF 5/8" TYPE-X GYP. BOARD AT INTERIOR WALLS AND CEILING TO CREATE 1-HOUR ENCLOSURE.  
\* SEE APPROVED FIRE DEPARTMENT PLANS FOR INSTALLATION OF NITROUS OXIDE SYSTEM.  
\* THE OUTSIDE OF NITROUS OXIDE CONTAINERS/ CYLINDERS SHALL BE MARKED "LIGHT BLUE" PER CFC 5301.1 (b).  
1-HOUR FIRE BARRIER WALL PER CBC SECTION 707 EXTENDING TO THE UNDERSIDE OF ROOF SHEATHING W/ 2 LAYERS 5/8" TYPE-X GYP. BOARD.

1 1-ST FLOOR PLAN  
1/4" = 1'-0"

OK FOR B&S  
PLAN CHECK ONLY  
CITY OF HUNTINGTON PARK  
PLANNING DIVISION

This set of plans has been approved for Building Division plan check only. This is not a Planning Division final approval. Final approval may only be granted after Building Division approval of this set of plans.

Case No: 2023-08 (Revision)  
Date: 7/17/25  
If Revisions to previously approved Plans set  
- Door swings, windows, window & door schedule.

## PUBLIC HEARING 4



# CITY OF HUNTINGTON PARK

---

## PLANNING DIVISION AGENDA REPORT

**DATE:** OCTOBER 15, 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. 2025-12 CUP / CASE NO. 2025-03 DP  
(CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT)**

---

**REQUEST:** **A REQUEST FOR A CONDITIONAL USE PERMIT AND A DEVELOPMENT PERMIT FOR AN AUCTION SALES USE AND OFFICE BUILDING LOCATED AT 2314 BELGRAVE AVENUE, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.**

**APPLICANT :** Fidel Bernal  
6421 California Avenue  
Bell, CA 90201

**PROPERTY OWNER:** Anastacio Gutierrez  
12333 Richeon Avenue  
Downey, CA 90242

**PROPERTY OWNER'S MAILING ADDRESS:** 12333 Richeon Avenue  
Downey, CA 90242

**PROJECT LOCATION:** 2314 Belgrave Avenue

**ASSESSOR'S PARCEL NUMBER:** 6321-004-003 and 6321-004-004

**PRESENT USE:** Vacant Lot

**LOT SIZE:** 17,472 square feet (Combined)

**BUILDING SIZE:** 471.08 square feet (Proposed)

**GENERAL PLAN:** Manufacturing Planned Development

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2025-12 CUP/ CASE NO. 2025-03 DP – 2314 Belgrave Avenue

October 15, 2025

Page 2 of 21

**ZONE:** Manufacturing Planned Development (MPD)

**SURROUNDING  
ZONING AND**

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

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

Pursuant to Huntington Park Municipal Code (HPMC) Section 9-4.302, Table IV-8, auction sales 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

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2025-12 CUP/ CASE NO. 2025-03 DP – 2314 Belgrave Avenue

October 15, 2025

Page 3 of 21

public interest, health, safety, convenience or welfare of the City;

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

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

Pursuant to HPMC Section 9-2.1003, approval of a Development Permit shall be required when there is a new structure or use listed as subject to a "Development Permit" (D) in the applicable zoning district.

**REQUIRED FINDINGS  
FOR A DEVELOPMENT  
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 Planning Commission may approve, modify, or deny a Development Permit in whole or in part and shall impose specific development conditions if approved. These conditions shall relate to both on-and off-site improvements that are necessary to accommodate flexibility in site planning/property development, mitigate project-related adverse impacts and to carry out the purpose/intent and requirements of the respective zoning district and General Plan goals and policies. The Planning Commission may approve a Development Permit, 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

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2025-12 CUP/ CASE NO. 2025-03 DP – 2314 Belgrave Avenue

October 15, 2025

Page 4 of 21

developments within the zoning district and general area, as well as with the land uses presently on the subject property;

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

**ENVIRONMENTAL  
REVIEW:**

The project is Categorically Exempt pursuant to Article 19, Section 15322, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

**PROJECT  
BACKGROUND:**

- ***Site Description***

The subject site is located on the south side of Belgrave Avenue between Santa Fe Avenue located towards the east and Albany Street located towards the west. The site is comprised of two lots that measure approximately 17,472 square feet when combined. The site is currently vacant. The subject site is surrounded by industrial uses to the north, east, south, and west.

**ANALYSIS:**

- ***Project Proposal***

The Applicant, Fidel Bernal, is requesting a Conditional Use Permit and a Development Permit to allow an auction sales use and the construction of a new office building at 2314 Belgrave Avenue. Specifically, the Applicant plans to

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2025-12 CUP/ CASE NO. 2025-03 DP – 2314 Belgrave Avenue

October 15, 2025

Page 5 of 21

construct a new 471 square-foot office building as part of their auction sales operation.

Auction sales would take three (3) times a week from 10:00 AM to 1:00 PM. Pallets for auction will be displayed in a designated area (auction sales area measuring approximately 1,600 square feet located adjacent to the storage containers) and it will be open to the public. The business will be open Monday to Saturdays. Deliveries of inventory for sale will be dropped off via truck deliveries and stored directly in three (3) on-site containers (each container measuring 40'-0" x 8'-6").

- **Parking**

The subject site is currently a vacant lot. Pedestrian and vehicular access to the site is provided along Belgrave Avenue, located to the north of the property. An alley is located along the south and east of the site.

Pursuant to the HPMC Section 9-3.804, the parking requirements for the auction sales operation would require 1 space for each 400 square feet of gross floor area. Furthermore, parking would also be required for the office building that is proposed. Per HPMC Section 9-3.804, the office use would require 1 space for each 400 square feet of gross floor area. In accordance with the City's parking standards, the total number of off-street parking spaces required for the proposed development (auction sales and the office use) is six (6) parking spaces. The proposed project will provide eight (8) parking spaces on site. The parking calculations are summarized in the following table:

| <b>Off-Street Parking Requirement</b>       |                                     |
|---|-------------------------------------|
| <b>Parking Standards</b>                    | <b>Required</b>                     |
| Commercial, General Retail and Service uses | 1,600 sf / 400 sf gfa =<br>4 Spaces |
| Office (general)                            | 471 sf / 400 sf gfa =<br>2 Spaces   |
| <b>Total</b>                                | <b>6 Spaces</b>                     |

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2025-12 CUP/ CASE NO. 2025-03 DP – 2314 Belgrave Avenue

October 15, 2025

Page 6 of 21

Furthermore, Planning will require a Traffic Management Plan to ensure the operation will not create a negative impact on parking and traffic flow. Additionally, HPMC Section 9-3.703 requires industrial/manufacturing uses with a gross floor area less than 5,000 square feet of gross floor area to provide one (1) loading space. The Applicant is proposing two (2) loading spaces.

- ***Conditional Use Permit Findings***

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

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

**Finding:** The proposed use of auction sales is permitted in the MPD zone with the approval of a Conditional Use Permit. A key purpose of the MPD zone is to protect adjacent areas from excessive illumination, noise, odor, smoke, unsightliness, and other objectionable influences. The proposed use will revitalize a vacant lot by requiring outdoor storage to be concealed from view from the public right-of-way, incorporating landscaping, and including lighting for security measures on the site. Hours of operation for auction sales will be limited to minimize any noise impacts on the surrounding areas. Above all, the proposed use will be in compliance with all applicable provisions of the Code.

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

**Finding:** The General Plan Land Use designation of the subject site is Manufacturing Planned Development. This designation includes Light Industry and Industrial Manufacturing. Permitted uses in Light Industry include light manufacturing, light processing, warehousing, distribution, wholesaling, service operations, and related developments. Some of the allowable uses in this

## PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2025-12 CUP/ CASE NO. 2025-03 DP – 2314 Belgrave Avenue

October 15, 2025

Page 7 of 21

designation are cloth manufacturing, electric appliance assembly, and trade schools. Under Industrial Manufacturing, allowable uses include manufacturing, processing, warehousing, distribution, wholesaling, and related developments of a more intense nature than those uses permitted in the Light Industry category. Additionally, the property is zoned as Manufacturing Planned Development (MPD), this zone intends to provide for service commercial, business and industrial uses, while achieving the following:

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

The proposed use is consistent with the General Plan. Specifically, the proposed use is consistent with Policy 2.4 of the Land Use Element, which requires that external lighting of commercial and industrial properties be isolated to the site and not adversely impact adjacent land uses with light spillover or glare. The proposed use will provide lighting on the site, and the placement will be angled towards the property – to prevent any spillover for adjacent properties. Furthermore, lighting would enhance the security on the site. The proposed use will also abide with Goal 3.0 of the Land Use Element, which calls to provide for the revitalization of deteriorating land uses and properties. The proposed use would improve an underutilized property. The use would install new landscaping to

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2025-12 CUP/ CASE NO. 2025-03 DP – 2314 Belgrave Avenue

October 15, 2025

Page 8 of 21

improve the property's overall appearance. The use would generate sales tax from the new business activity and provide new employment opportunities. The proposed use would serve as an opportunity for the property to come into compliance with the Municipal Code and California Building Code. The proposed use also complies with Goal 5.0 of the Land Use Element, which calls to promote expansion of the City's economic base and diversification of economic activity. The proposed use would foster small business growth, increase tax revenue, create local jobs, and repurpose underutilized land.

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

The proposed use is Categorical Exempt pursuant to Article 19, Section 15322, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. The proposed use is consistent with all applicable general plan designation and policies as well as zoning designations and regulations. The proposed use would occur within city limits and is below the five-acre threshold. The use would not pose an impact on biological resources since the project site is developed and vegetation on the site is limited to shrubs and ruderal plants. The use would result in less than significant impact on air quality, noise, transportation, and water quality. Finally, the use would be situated in a location in proximity to existing utilities. The use would not increase demand for additional public services. As such, the project meets all the conditions necessary for a Categorical Exemption under Section 15332, Class 32 (In-Fill Development Projects).

**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.**

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2025-12 CUP/ CASE NO. 2025-03 DP – 2314 Belgrave Avenue

October 15, 2025

Page 9 of 21

**Finding:** The project site measures approximately 17,472 square feet. The proposed use would be consistent with the industrial nature of the area. Specifically, the scale of the operation - building size and storage areas, would be proportional to other industrial properties in the vicinity. Also, by revitalizing a vacant property, the proposed use advances the City's future land use goals for the area. The proposed use would be subject to current codes such as landscaping, parking, and stormwater management. In doing so, this use would further bring that area where the project is located into modern design standards and improves overall functionality. Furthermore, conditions of approval will be implemented to ensure that the operation of the auctions sales will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.

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

**Finding:** The site is currently vacant and measures approximately 17,472 square feet. The proposed use would include an office building that measures less than 500 square-feet, which is a low-intensity structure. Also, the landscaping that is a part of the use would soften the view of the office building and storage containers from the public right-of-way. The small scale of the operation (auction sales days limited to three times a week) would limit traffic congestion problems. The simplicity of the proposed use facilitates implementation and enforcement of measures to mitigate any traffic and safety issues, public health, and aesthetics. As such, the subject site is physically suitable for the type and density/intensity of use being proposed.

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

**Finding:** As previously mentioned, the property is currently vacant. The site has vehicular and pedestrian

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2025-12 CUP/ CASE NO. 2025-03 DP – 2314 Belgrave Avenue

October 15, 2025

Page 10 of 21

access. The parking spaces and loading zones are designed for on-site maneuvering. The Applicant will ensure compliance with requirements for water and sewer connection and shall abide to all of the requirements from the Los Angeles County Fire Department. The area where the project is located already has established infrastructure. Overall, there should be adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

- ***Development Permit Findings***

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

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

**Finding:** The proposed office development is permitted with the approval of a Development Permit. A key purpose of the MPD zone is to protect adjacent areas from excessive illumination, noise, odor, smoke, unsightliness, and other objectionable influences. As such, the proposed development will revitalize a vacant lot by requiring outdoor storage to be concealed from view from the public right-of-way, incorporating landscaping, and including lighting for security measures on the site. The proposed office will abide to development standards for the MPD zone. Hours of operation for auction sales will be limited to minimize any noise impacts on the surrounding areas. Above all, the proposed use will be in compliance with all applicable provisions of the Code.

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

**Finding:** The General Plan Land Use designation of the subject site is Manufacturing Planned Development.

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2025-12 CUP/ CASE NO. 2025-03 DP – 2314 Belgrave Avenue

October 15, 2025

Page 11 of 21

This designation includes Light Industry and Industrial Manufacturing. Permitted uses in Light Industry include light manufacturing, light processing, warehousing, distribution, wholesaling, service operations, and related developments. Some of the allowable uses in this designation are cloth manufacturing, electric appliance assembly, and trade schools. Under Industrial Manufacturing, allowable uses include manufacturing, processing, warehousing, distribution, wholesaling, and related developments of a more intense nature than those uses permitted in the Light Industry category. Additionally, the property is zoned as Manufacturing Planned Development (MPD), this zone intends to provide for service commercial, business and industrial uses, while achieving the following:

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

The proposed development is consistent with the General Plan. Specifically, the development is consistent with Policy 2.4 of the Land Use Element, which requires that external lighting of commercial and industrial properties be isolated to the site and not adversely impact adjacent land uses with light spillover or glare. The proposed development will provide lighting on the site, and the placement will be angled into the property – to prevent any spill over to adjacent properties. Furthermore, lighting would enhance the

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2025-12 CUP/ CASE NO. 2025-03 DP – 2314 Belgrave Avenue

October 15, 2025

Page 12 of 21

security on the site. The proposed development will also abide with Goal 3.0 of the Land Use Element, which calls to provide for the revitalization of deteriorating land uses and properties. The proposed development would improve an underutilized property. The use would install new landscaping to improve the property's overall appearance. The development would generate sales tax from the new business activity and provide new employment opportunities. The proposed development would serve as an opportunity for the property to come into compliance with the Municipal Code and California Building Code. The proposed development also complies with Goal 5.0 of the Land Use Element, which calls to promote expansion of the City's economic base and diversification of economic activity. The proposed development would foster business growth, increase tax revenue, create local jobs, and repurpose underutilized land.

**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 proposed development would be integrated into the existing land use patterns while also aligning with the City's existing and planned future development for the area. Since it is adjacent to industrial zoning, the development would not disrupt the industrial character of the area. It will adhere to development standards stipulated in the HPMC. The operation's function of storing and handling goods on pallets is a standard industrial and warehouse activity. Furthermore, the operation's logistics, including the two loading zones and reliance on truck deliveries are on par with the activities of neighboring industrial uses. Limiting the auction days and hours while managing parking for patrons and queuing would ensure that the operational impact of the proposed development would be harmonious with the industrial nature of the zone. Overall, the proposed development would minimize impacts from noise, traffic, and lighting in terms of its design and operational characteristics.

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2025-12 CUP/ CASE NO. 2025-03 DP – 2314 Belgrave Avenue

October 15, 2025

Page 13 of 21

**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 project is Categorical Exempt pursuant to Article 19, Section 15322, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. The project is consistent with all applicable general plan designations and policies as well as zoning designations and regulations. The project would occur within city limits and is below the five-acre threshold. The project would not pose an impact to biological resources since the project site is developed and vegetation on the site is limited to shrubs and ruderal plants. The project would result in less than significant impact on air quality, noise, transportation, and water quality. Finally, the project would be situated in a location in proximity to existing utilities. The project would not increase demand for additional public services. As such, the project meets all the conditions necessary for a Categorical Exemption under Section 15332, Class 32 (In-Fill Development Projects).

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

**Finding:** The site is currently vacant and measures approximately 17,472 square feet. The proposed use would include an office building that measures less than 500 square-feet, which is a low-intensity structure. Also, the landscaping that is a part of the use would soften the view of the office building and storage containers from the public right-of-way. The small scale of the operation (auction sales days limited to three times a week) would limit traffic congestion problems. The simplicity of the proposed use facilitates implementation and enforcement of measures to mitigate any traffic and safety issues, public health, and aesthetics. As such, the subject site is physically suitable for the type and density/intensity of use being proposed.

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

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2025-12 CUP/ CASE NO. 2025-03 DP – 2314 Belgrave Avenue

October 15, 2025

Page 14 of 21

**detrimental to public health, safety and general welfare.**

**Finding:** The property is currently vacant. The site has vehicular and pedestrian access. The parking spaces and loading zones are designed for on-site maneuvering. The Applicant will ensure compliance with requirements for water and sewer connection and shall abide to all of the requirements from the Los Angeles County Fire Department. The area where the project is located already has established infrastructure. Overall, there should be adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

**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 project site measures approximately 17,472 square feet. The proposed development would be consistent with the industrial nature of the area. Specifically, the scale of the operation, including its building size and storage areas, would be proportional to other industrial properties in the vicinity. This scale of operation would not be detrimental or negatively impact other permitted uses operating in the vicinity. The use would be subject to current codes such as landscaping, parking, and stormwater management. In doing so, this use would further bring that area where the project is located into modern design standards and improves overall functionality. Therefore, 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.

**CONCLUSION:**

The proposed use meets all the findings for a Conditional Use Permit and a Development Permit. Additionally, conditions of approval will ensure that the proposed use will comply with HPMC stipulations. However, the Planning Commission may approve, deny, or request modifications to the project.

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2025-12 CUP/ CASE NO. 2025-03 DP – 2314 Belgrave Avenue

October 15, 2025

Page 15 of 21

**RECOMMENDATION:**

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission approve **PC Case No. 2025-12 CUP/ Case No. 2025-03 DP**, subject to the following conditions of approval and other conditions that the Planning Commission may wish to impose.

**CONDITIONS OF APPROVAL:**

**PLANNING DIVISION**

1. That the Applicant and Property Owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, or Planning Commission.
2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. The proposed project shall comply with all applicable Federal, State, and Local Agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.
4. The property be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in HPMC Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. That the operator shall file and maintain their City of Huntington Park Business License prior to the commencement of operations.
6. That this entitlement shall be subject to review for compliance with the conditions of approval. Reviews shall be conducted at intervals deemed appropriate by the City Planning Commission or the Director of Community Development.
7. That the Applicant be subject to review and approval by the Community Development Director if any alteration, modification, or expansion would increase the existing floor area of the structures on the site.
8. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2025-12 CUP/ CASE NO. 2025-03 DP – 2314 Belgrave Avenue

October 15, 2025

Page 16 of 21

9. 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 or the Director of Community Development 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.
10. 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.
11. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicant shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
12. Pursuant to HPMC Section 9-2.1109, this entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
13. If the use ceases to operate for a period of six (6) months or if there is no active City of Huntington Park business license for more than six (6) months, the entitlement shall be null and void.
14. 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 the same results, as would strict compliance with said plans and conditions.
15. The Applicant shall provide a trash enclosure for the refuse containers per HPMC Section 9-3.103.24.B. The trash enclosure shall be of a decorative material and have a decorative trellis. The on-site trash enclosure must contain a lock and remain closed and secured. The Applicant must remain in good standing and have an active account with the City's authorized vendor.
16. No outside storage shall be permitted on the site.
17. Vehicle loading and unloading shall occur on-site and not within any adjoining streets, alleys, nor the public right-of-way. Loading zones shall avoid blocking fire lanes or impede general traffic on the site when in use.
18. All vehicles associated with the use shall be parked on-site and not in the alley.

## PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2025-12 CUP/ CASE NO. 2025-03 DP – 2314 Belgrave Avenue

October 15, 2025

Page 17 of 21

19. 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.
20. Any banners and temporary signage associated with the establishment shall obtain a permit with the Planning Division and abide by HPMC Section 9-3.1220.
21. Window signage shall abide by HPMC Section 9-3.1212. Window signs exceeding 25 percent of window area shall require a sign permit and when combined with other signs shall not exceed the total allowable sign area and shall not cover more than fifty percent of the window area.
22. The Applicant must maintain a 602 Form on file with the Huntington Park Police Department to manage anyone trespassing or loitering.
23. Property maintenance must be managed to include landscaping along with cleaning of trash and debris both in front and rear of property.
24. Any graffiti on property must be removed within three (3) days.
25. All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way.
26. All landscaping shall be installed and permanently maintained in compliance with HPMC Title 9, Chapter 3, Article 4 (Landscaping Standards).
27. That public improvements be completed per the City's Engineer's requirements prior to the issuance of the Certificate of Occupancy for the alleys located to the south and east of the site along with Belgrave Avenue to the center line for the length of the property fronting those public improvements, 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.
28. 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.
29. The Applicant shall provide a Crowd Management Plan to ensure safety of staff and patrons. The Crowd Management Plan shall include placement of barricades and designated staff, signage for safety protocols, and restricted areas.

## **PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2025-12 CUP/ CASE NO. 2025-03 DP – 2314 Belgrave Avenue

October 15, 2025

Page 18 of 21

30. Auction sale times shall take place three times a week from 10:00 AM to 1:00 PM. Applicant shall provide Planning with a schedule of the dates planned for auction sales every six months.
31. Applicant will only be allowed to have three (3) on-site containers (measuring approximately 40'-0" x 8'-6" each) on the site. They shall be properly secured at all times. All deliveries of merchandise for sale shall be stored in the three (3) containers. Any addition of containers shall be approved by the Director of Community Development.
32. Deliveries of inventory for sale to the site shall not occur during the same times as auction sales times to avoid traffic congestion and safety risks.
33. No security screening or obstruction of visibility shall be placed for fencing around property for safety measures.
34. An Encroachment Permit shall be required to be obtained by a licensed contractor to work in the public right-of-way.
35. If the operation of this establishment be granted, deed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed by the Planning Commission.
36. 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 metrics deemed appropriate by the Director of Community Development.
37. That the Applicant and Property Owner agree in writing to the above conditions.

## **BUILDING & SAFETY DIVISION**

38. The applicant shall submit plans to the Planning Division for review and approval of the proposed development. Plans shall be submitted to the Building & Safety Division only after approval is obtained from the Planning Division.
39. The applicant shall submit full construction plans to the Building & Safety Division for review and approval of the proposed construction and improvements to the existing parking lot. All work shall be permitted through submittal of construction plans and issuance of a building permit and associated mechanical, electrical, and plumbing permits.
40. Plans submitted for public buildings, public accommodations, commercial buildings, and public housing building projects shall be completed by a registered design professional, such as a licensed architect or registered professional engineer. All plan sheets shall be stamped and signed by the registered design professional.

## PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2025-12 CUP/ CASE NO. 2025-03 DP – 2314 Belgrave Avenue

October 15, 2025

Page 19 of 21

41. All new construction, tenant improvements, alterations, and additions shall follow the 2022 California Building Code and all associated codes within the 2022 code cycle. If unpermitted work is discovered, the work must comply with the current building code requirements, which may require additional work to ensure code compliance.
42. New construction, tenant improvements, alterations, and additions shall be required to comply with disabled access requirements outlined in Chapter 11B – Accessibility to Public Buildings, Public Accommodations, Commercial Buildings, and Public Housing – of the 2022 California Building Code. Some alterations may “trigger” full compliance with accessibility features outlined in Section 11B-202 of the 2022 CBC, pursuant to the current valuation threshold. When the adjusted construction cost, as defined, is less than or equal to the current valuation threshold, as defined, the cost of compliance with Section 11B-202.4 of the 2022 CBC shall be limited to 20 percent of the adjusted construction cost of tenant improvements, alterations, structural repairs, or additions.
43. Tenant improvements, alterations, and additions may be subject to path of travel and site arrival point requirements outlined in Chapter 11B of the 2022 CBC, pertaining to parking spaces and building entrances.
44. 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.
45. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in CFC Sections 503.2.1 and 503.2.2 shall be maintained at all times.
46. All construction work is to be completed by a licensed contractor.
47. Plans submitted for new construction, tenant improvements, alterations, and additions to Building & Safety 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.
48. The second sheet of plans submitted for new construction, tenant improvements, alterations, and additions to Building & Safety is to list all Conditions of Approval and

## **PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2025-12 CUP/ CASE NO. 2025-03 DP – 2314 Belgrave Avenue

October 15, 2025

Page 20 of 21

to include a copy of the Planning Commission decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.

49. 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, and others may be required.
50. Submit a demolition permit application to Building & Safety for the removal of any buildings and associated mechanical, electrical, and plumbing within the site. The demolition must be completed prior to the issuance of a building license.
51. The business may be subject to a routine business license inspection.

## **POLICE DEPARTMENT**

52. Install and maintain high-resolution security cameras at all entry/exit points and throughout the auction space. If necessary, law enforcement should be able to access the footage.
53. Ensure that pallets are stored in a designated, secure area monitored by surveillance cameras and protected by fencing or barriers to prevent unauthorized access or theft.
54. Ensure proper lighting around the office structure and auction areas, especially in parking lots and entrances, to deter criminal activity during and after business hours.
55. Develop a clear plan to manage the increased vehicle traffic on auction days, including designated entry/exit points and routes for delivery trucks to avoid congestion.
56. Provide adequate parking with visible signage. During auction days, security personnel or attendants are included to monitor parking lots and control access.
57. Establish controlled delivery and loading/unloading areas for auction items to prevent unauthorized individuals from entering secured zones.
58. Employ on-site security personnel to monitor activities during business hours, especially during auction events.
59. Assign security staff to manage and monitor crowds for large auctions, ensuring public safety and preventing theft or disorderly conduct.
60. Limit auctions and business hours to avoid late-night operations, which can attract unwanted attention or criminal activity.

**PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2025-12 CUP/ CASE NO. 2025-03 DP – 2314 Belgrave Avenue

October 15, 2025

Page 21 of 21

61. Equip the office and auction area with fire extinguishers, smoke detectors, and easy access to exits in case of emergency.
62. Allow law enforcement personnel access to the premises upon request for inspections, investigations, or in case of an emergency.

**LOS ANGELES COUNTY FIRE DEPARTMENT**

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

**EXHIBITS:**

- A. PC Resolution No. 2025-12 CUP/ 2025-03 DP
- B. Site Plan
- C. Floor Plan
- D. Site Photographs (October 2025)
- E. Conditional Use Permit Application Packet
- F. Development Permit Application Packet

**RESOLUTION NO. 2025-12 CUP/ 2025-03 DP**

**EXHIBIT A**

**CASE NO.** 2025-12 CUP/ 2025-03 DP



1 such comments, were reviewed by the Planning Commission; and

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

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

7  
8       **SECTION 1:** Based on the evidence within staff report and the Environmental  
9 Assessment Questionnaire, the Planning Commission adopts the findings in said  
10 Questionnaire and determines that the project, as proposed, will have no significant  
11 adverse effect on the environment and adopts an Environmental Categorical Exemption  
12 (CEQA Guidelines, Article 19, Section 15322, Class 32 (In-Fill Development Projects)).  
13

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

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

19       ***The Planning Staff finds that the proposed use of auction sales is permitted***  
20 ***in the MPD zone with the approval of a Conditional Use Permit. A key***  
21 ***purpose of the MPD zone is to protect adjacent areas from excessive***  
22 ***illumination, noise, odor, smoke, unsightliness, and other objectionable***  
23 ***influences. The proposed use will revitalize a vacant lot by requiring***  
24 ***outdoor storage to be concealed from view from the public right-of-way,***  
25 ***incorporating landscaping, and including lighting for security measures on***  
26 ***the site. Hours of operation for auction sales will be limited to minimize any***  
27 ***noise impacts on the surrounding areas. Above all, the proposed use will be***  
28 ***in compliance with all applicable provisions of the Code.***

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

2           ***The Planning Staff finds that the proposed use is consistent with the***  
3           ***General Plan. Specifically, the General Plan Land Use designation of the***  
4           ***subject site is Manufacturing Planned Development. This designation***  
5           ***includes Light Industry and Industrial Manufacturing. Permitted uses in***  
6           ***Light Industry include light manufacturing, light processing, warehousing,***  
7           ***distribution, wholesaling, service operations, and related developments.***  
8           ***Some of the allowable uses in this designation are cloth manufacturing,***  
9           ***electric appliance assembly, and trade schools. Under Industrial***  
10           ***Manufacturing, allowable uses include manufacturing, processing,***  
11           ***warehousing, distribution, wholesaling, and related developments of a more***  
12           ***intense nature than those uses permitted in the Light Industry category.***  
13           ***Additionally, the property is zoned as Manufacturing Planned Development***  
14           ***(MPD), this zone intends to provide for service commercial, business and***  
15           ***industrial uses, while achieving the following:***

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

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

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

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

24                   5. ***Promote high standards of site planning, architecture and***  
25                   ***landscape design for industrial developments within the City in***  
26                   ***compliance with the design guidelines contained within the General***  
27                   ***Plan.***

28           ***The proposed use is consistent with the General Plan. Specifically, the***

1 *proposed use is consistent with Policy 2.4 of the Land Use Element, which*  
2 *requires that external lighting of commercial and industrial properties be*  
3 *isolated to the site and not adversely impact adjacent land uses with light*  
4 *spillover or glare. The proposed use will provide lighting on the site, and the*  
5 *placement will be angled towards the property – to prevent any spillover for*  
6 *adjacent properties. Furthermore, lighting would enhance the security on*  
7 *the site. The proposed use will also abide with Goal 3.0 of the Land Use*  
8 *Element, which calls to provide for the revitalization of deteriorating land*  
9 *uses and properties. The proposed use would improve an underutilized*  
10 *property. The use would install new landscaping to improve the property’s*  
11 *overall appearance. The use would generate sales tax from the new*  
12 *business activity and provide new employment opportunities. The proposed*  
13 *use would serve as an opportunity for the property to come into compliance*  
14 *with the Municipal Code and California Building Code. The proposed use*  
15 *also complies with Goal 5.0 of the Land Use Element, which calls to*  
16 *promote expansion of the City’s economic base and diversification of*  
17 *economic activity. The proposed use would foster small business growth,*  
18 *increase tax revenue, create local jobs, and repurpose underutilized land.*

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

22 *The Planning Staff finds that the proposed use is Categorically Exempt*  
23 *pursuant to Article 19, Section 15322, Class 32 (In-Fill Development*  
24 *Projects) of the California Environmental Quality Act (CEQA) Guidelines.*  
25 *The proposed use is consistent with all applicable general plan designation*  
26 *and policies as well as zoning designations and regulations. The proposed*  
27 *use would occur within city limits and is below the five-acre threshold. The*  
28 *use would not pose an impact on biological resources since the project site*

1 *is developed and vegetation on the site is limited to shrubs and ruderal*  
2 *plants. The use would result in less than significant impact on air quality,*  
3 *noise, transportation, and water quality. Finally, the use would be situated in*  
4 *a location in proximity to existing utilities. The use would not increase*  
5 *demand for additional public services. As such, the project meets all the*  
6 *conditions necessary for a Categorical Exemption under Section 15332,*  
7 *Class 32 (In-Fill Development Projects).*

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

14 *The Planning Staff finds that the project site measures approximately 17,472*  
15 *square feet. The proposed use would be consistent with the industrial*  
16 *nature of the area. Specifically, the scale of the operation - building size and*  
17 *storage areas, would be proportional to other industrial properties in the*  
18 *vicinity. Also, by revitalizing a vacant property, the proposed use advances*  
19 *the City's future land use goals for the area. The proposed use would be*  
20 *subject to current codes such as landscaping, parking, and stormwater*  
21 *management. In doing so, this use would further bring that area where the*  
22 *project is located into modern design standards and improves overall*  
23 *functionality. Furthermore, conditions of approval will be implemented to*  
24 *ensure that the operation of the auctions sales will not create significant*  
25 *noise, traffic or other conditions or situations that may be objectionable or*  
26 *detrimental to other permitted uses operating nearby or adverse to the*  
27 *public 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  
2 being proposed.

3 ***The Planning Staff finds that the site is currently vacant and measures***  
4 ***approximately 17,472 square feet. The proposed use would include an office***  
5 ***building that measures less than 500 square-feet, which is a low-intensity***  
6 ***structure. Also, the landscaping that is a part of the use would soften the***  
7 ***view of the office building and storage containers from the public right-of-***  
8 ***way. The small scale of the operation (auction sales days limited to three***  
9 ***times a week) would limit traffic congestion problems. The simplicity of the***  
10 ***proposed use facilitates implementation and enforcement of measures to***  
11 ***mitigate any traffic and safety issues, public health, and aesthetics. As***  
12 ***such, the subject site is physically suitable for the type and***  
13 ***density/intensity of use being proposed.***

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

17 ***The Planning Staff finds that the property is currently vacant. The site has***  
18 ***vehicular and pedestrian access. The parking spaces and loading zones are***  
19 ***designed for on-site maneuvering. The Applicant will ensure compliance***  
20 ***with requirements for water and sewer connection and shall abide to all of***  
21 ***the requirements from the Los Angeles County Fire Department. The area***  
22 ***where the project is located already has established infrastructure. Overall,***  
23 ***there should be adequate provisions for public access, water, sanitation,***  
24 ***and public utilities and services to ensure that the proposed use would not***  
25 ***be detrimental to public health and safety.***

26  
27 **SECTION 3:** The Planning Commission hereby makes the following findings in  
28 connection with the proposed Development Permit:

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

4 ***The Planning Staff finds that the proposed office development is permitted***  
5 ***with the approval of a Development Permit. A key purpose of the MPD zone***  
6 ***is to protect adjacent areas from excessive illumination, noise, odor, smoke,***  
7 ***unsightliness, and other objectionable influences. As such, the proposed***  
8 ***development will revitalize a vacant lot by requiring outdoor storage to be***  
9 ***concealed from view from the public right-of-way, incorporating***  
10 ***landscaping, and including lighting for security measures on the site. The***  
11 ***proposed office will abide to development standards for the MPD zone.***  
12 ***Hours of operation for auction sales will be limited to minimize any noise***  
13 ***impacts on the surrounding areas. Above all, the proposed use will be in***  
14 ***compliance with all applicable provisions of the Code.***

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

16 ***The Planning Staff finds that the General Plan Land Use designation of the***  
17 ***subject site is Manufacturing Planned Development. This designation***  
18 ***includes Light Industry and Industrial Manufacturing. Permitted uses in***  
19 ***Light Industry include light manufacturing, light processing, warehousing,***  
20 ***distribution, wholesaling, service operations, and related developments.***  
21 ***Some of the allowable uses in this designation are cloth manufacturing,***  
22 ***electric appliance assembly, and trade schools. Under Industrial***  
23 ***Manufacturing, allowable uses include manufacturing, processing,***  
24 ***warehousing, distribution, wholesaling, and related developments of a more***  
25 ***intense nature than those uses permitted in the Light Industry category.***  
26 ***Additionally, the property is zoned as Manufacturing Planned Development***  
27 ***(MPD), this zone intends to provide for service commercial, business and***  
28 ***industrial uses, while achieving the following:***

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

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

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

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

10           **5. Promote high standards of site planning, architecture and**  
11           **landscape design for industrial developments within the City in**  
12           **compliance with the design guidelines contained within the General**  
13           **Plan.**

14           **The proposed development is consistent with the General Plan. Specifically,**  
15           **the development is consistent with Policy 2.4 of the Land Use Element,**  
16           **which requires that external lighting of commercial and industrial properties**  
17           **be isolated to the site and not adversely impact adjacent land uses with**  
18           **light spillover or glare. The proposed development will provide lighting on**  
19           **the site, and the placement will be angled into the property – to prevent any**  
20           **spill over to adjacent properties. Furthermore, lighting would enhance the**  
21           **security on the site. The proposed development will also abide with Goal 3.0**  
22           **of the Land Use Element, which calls to provide for the revitalization of**  
23           **deteriorating land uses and properties. The proposed development would**  
24           **improve an underutilized property. The use would install new landscaping**  
25           **to improve the property’s overall appearance. The development would**  
26           **generate sales tax from the new business activity and provide new**  
27           **employment opportunities. The proposed development would serve as an**  
28           **opportunity for the property to come into compliance with the Municipal**

1 **Code and California Building Code. The proposed development also**  
2 **complies with Goal 5.0 of the Land Use Element, which calls to promote**  
3 **expansion of the City’s economic base and diversification of economic**  
4 **activity. The proposed development would foster business growth, increase**  
5 **tax revenue, create local jobs, and repurpose underutilized land.**

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

9 **The Planning Staff finds that the proposed development would be integrated**  
10 **into the existing land use patterns while also aligning with the City’s**  
11 **existing and planned future development for the area. Since it is adjacent to**  
12 **industrial zoning, the development would not disrupt the industrial**  
13 **character of the area. It will adhere to development standards stipulated in**  
14 **the HPMC. The operation’s function of storing and handling goods on**  
15 **pallets is a standard industrial and warehouse activity. Furthermore, the**  
16 **operation’s logistics, including the two loading zones and reliance on truck**  
17 **deliveries are on par with the activities of neighboring industrial uses.**  
18 **Limiting the auction days and hours while managing parking for patrons**  
19 **and queuing would ensure that the operational impact of the proposed**  
20 **development would be harmonious with the industrial nature of the zone.**  
21 **Overall, the proposed development would minimize impacts from noise,**  
22 **traffic, and lighting in terms of its design and operational characteristics.**

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

26 **The Planning Staff finds that the project is Categorically Exempt pursuant to**  
27 **Article 19, Section 15322, Class 32 (In-Fill Development Projects) of the**  
28 **California Environmental Quality Act (CEQA) Guidelines. The project is**

1 **consistent with all applicable general plan designations and policies as well**  
2 **as zoning designations and regulations. The project would occur within city**  
3 **limits and is below the five-acre threshold. The project would not pose an**  
4 **impact to biological resources since the project site is developed and**  
5 **vegetation on the site is limited to shrubs and ruderal plants. The project**  
6 **would result in less than significant impact on air quality, noise,**  
7 **transportation, and water quality. Finally, the project would be situated in a**  
8 **location in proximity to existing utilities. The project would not increase**  
9 **demand for additional public services. As such, the project meets all the**  
10 **conditions necessary for a Categorical Exemption under Section 15332,**  
11 **Class 32 (In-Fill Development Projects).**

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

14 **The Planning Staff finds that the site is currently vacant and measures**  
15 **approximately 17,472 square feet. The proposed use would include an office**  
16 **building that measures less than 500 square-feet, which is a low-intensity**  
17 **structure. Also, the landscaping that is a part of the use would soften the**  
18 **view of the office building and storage containers from the public right-of-**  
19 **way. The small scale of the operation (auction sales days limited to three**  
20 **times a week) would limit traffic congestion problems. The simplicity of the**  
21 **proposed use facilitates implementation and enforcement of measures to**  
22 **mitigate any traffic and safety issues, public health, and aesthetics. As**  
23 **such, the subject site is physically suitable for the type and**  
24 **density/intensity of use being proposed.**

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

28 **The Planning Staff finds that property is currently vacant. The site has**

1            *vehicular and pedestrian access. The parking spaces and loading zones are*  
2            *designed for on-site maneuvering. The Applicant will ensure compliance*  
3            *with requirements for water and sewer connection and shall abide to all of*  
4            *the requirements from the Los Angeles County Fire Department. The area*  
5            *where the project is located already has established infrastructure. Overall,*  
6            *there should be adequate provisions for public access, water, sanitation,*  
7            *and public utilities and services to ensure that the proposed use would not*  
8            *be detrimental to public health and safety.*

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

12           *The Planning Staff finds that the project site measures approximately 17,472*  
13           *square feet. The proposed development would be consistent with the*  
14           *industrial nature of the area. Specifically, the scale of the operation,*  
15           *including its building size and storage areas, would be proportional to other*  
16           *industrial properties in the vicinity. This scale of operation would not be*  
17           *detrimental or negatively impact other permitted uses operating in the*  
18           *vicinity. The use would be subject to current codes such as landscaping,*  
19           *parking, and stormwater management. In doing so, this use would further*  
20           *bring that area where the project is located into modern design standards*  
21           *and improves overall functionality. Therefore, the design, location, size and*  
22           *operating characteristics of the proposed development would not be*  
23           *detrimental to the public health, safety, or welfare of the City.*

24  
25           **SECTION 4:** The Planning Commission hereby approves PC Resolution No. 2025-12  
26           CUP/ 2025-03 DP, for the property located at 2314 Belgrave Avenue within the  
27           Manufacturing Planned Development (MPD) zone subject to the execution and fulfillment  
28           of the following conditions:

1 **PLANNING DIVISION**

- 2 1. That the Applicant and Property Owner and each successor in interest to the property  
3 which is the subject of this project shall defend, indemnify and hold harmless the City  
4 of Huntington Park and its agents, officers, and employees from any claim, action or  
5 proceedings, liability cost, including attorney's fees and costs against the City or its  
6 agents, officers or employees, to attack, set aside, void or annul any approval of the  
7 City, City Council, or Planning Commission.
- 8 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department  
9 corrections and conditions, the property shall be developed substantially in  
10 accordance with the applications, environmental assessment, and plans submitted.
- 11 3. The proposed project shall comply with all applicable Federal, State, and Local  
12 Agency codes, laws, rules, and regulations, including Health, Building and Safety,  
13 Fire, Zoning, and Business License Regulations of the City of Huntington Park.
- 14 4. The property be developed and maintained in a clean, neat, quiet, and orderly  
15 manner at all times and comply with the property maintenance standards as set forth  
16 in HPMC Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal  
17 Code.
- 18 5. That the operator shall file and maintain their City of Huntington Park Business  
19 License prior to the commencement of operations.
- 20 6. That this entitlement shall be subject to review for compliance with the conditions of  
21 approval. Reviews shall be conducted at intervals deemed appropriate by the City  
22 Planning Commission or the Director of Community Development.
- 23 7. That the Applicant be subject to review and approval by the Community Development  
24 Director if any alteration, modification, or expansion would increase the existing floor  
25 area of the structures on the site.
- 26 8. That the violation of any of the conditions of this entitlement may result in a citation(s)  
27 and/or the revocation of the entitlement.
- 28 9. 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 or the Director of Community Development 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.
10. 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

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

- 3 11. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the  
4 Huntington Park Municipal Code relating to Storm Water Management. The Applicant  
5 shall also comply with all requirements of the National Pollutant Discharge  
6 Elimination System (NPDES), Model Programs, developed by the County of Los  
7 Angeles Regional Water Quality Board. This includes compliance with the City's Low  
8 Impact Development (LID) requirements.
- 9 12. Pursuant to HPMC Section 9-2.1109, this entitlement shall expire in the event it is not  
10 exercised within one (1) year from the date of approval, unless an extension has  
11 been granted by the Planning Commission.
- 12 13. If the use ceases to operate for a period of six (6) months or if there is no active City  
13 of Huntington Park business license for more than six (6) months, the entitlement  
14 shall be null and void.
- 15 14. The Director of Community Development is authorized to make minor modifications  
16 to the approved plans or any of the conditions if such modifications shall achieve the  
17 same results, as would strict compliance with said plans and conditions.
- 18 15. The Applicant shall provide a trash enclosure for the refuse containers per HPMC  
19 Section 9-3.103.24.B. The trash enclosure shall be of a decorative material and have  
20 a decorative trellis. The on-site trash enclosure must contain a lock and remain  
21 closed and secured. The Applicant must remain in good standing and have an active  
22 account with the City's authorized vendor.
- 23 16. No outside storage shall be permitted on the site.
- 24 17. Vehicle loading and unloading shall occur on-site and not within any adjoining streets,  
25 alleys, nor the public right-of-way. Loading zones shall avoid blocking fire lanes or  
26 impede general traffic on the site when in use.
- 27 18. All vehicles associated with the use shall be parked on-site and not in the alley.
- 28 19. 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.
20. Any banners and temporary signage associated with the establishment shall obtain a  
permit with the Planning Division and abide by HPMC Section 9-3.1220.
21. Window signage shall abide by HPMC Section 9-3.1212. Window signs exceeding 25  
percent of window area shall require a sign permit and when combined with other  
signs shall not exceed the total allowable sign area and shall not cover more than fifty  
percent of the window area.

- 1 22. The Applicant must maintain a 602 Form on file with the Huntington Park Police  
2 Department to manage anyone trespassing or loitering.
- 3 23. Property maintenance must be managed to include landscaping along with cleaning  
4 of trash and debris both in front and rear of property.
- 5 24. Any graffiti on property must be removed within three (3) days.
- 6 25. All on-site lighting shall be energy efficient, stationary, and directed away from  
7 adjoining properties and public rights-of-way.
- 8 26. All landscaping shall be installed and permanently maintained in compliance with  
9 HPMC Title 9, Chapter 3, Article 4 (Landscaping Standards).
- 10 27. That public improvements be completed per the City's Engineer's requirements prior  
11 to the issuance of the Certificate of Occupancy for the alleys located to the south and  
12 east of the site along with Belgrave Avenue to the center line for the length of the  
13 property fronting those public improvements, as follows:
  - 14 a. Remove and replace all abutting public improvements damaged by construction  
15 per City Engineer's requirements; and
  - 16 b. Repair and/or replace any existing abutting substandard or damaged public  
17 improvements as required by the City Engineer.
- 18 28. All USA/Dig Alert paint markings must be removed by the contractor from the  
19 sidewalk, curb & gutter and/or asphalt pavement once offsite improvements are  
20 completed.
- 21 29. The Applicant shall provide a Crowd Management Plan to ensure safety of staff and  
22 patrons. The Crowd Management Plan shall include placement of barricades and  
23 designated staff, signage for safety protocols, and restricted areas.
- 24 30. Auction sale times shall take place three times a week from 10:00 AM to 1:00 PM.  
25 Applicant shall provide Planning with a schedule of the dates planned for auction  
26 sales every six months.
- 27 31. Applicant will only be allowed to have three (3) on-site containers (measuring  
28 approximately 40'-0" x 8'-6" each) on the site. They shall be properly secured at all  
times. All deliveries of merchandise for sale shall be stored in the three (3)  
containers. Any addition of containers shall be approved by the Director of  
Community Development.
32. Deliveries of inventory for sale to the site shall not occur during the same times as  
auction sales times to avoid traffic congestion and safety risks.
33. No security screening or obstruction of visibility shall be placed for fencing around  
property for safety measures.

- 1 34. An Encroachment Permit shall be required to be obtained by a licensed contractor to  
2 work in the public right-of-way.
- 3 35. If the operation of this establishment be granted, deed, conveyed, transferred, or  
4 should a change in management or proprietorship occur at any time, this Conditional  
5 Use Permit shall be reviewed by the Planning Commission.
- 6 36. This Conditional Use Permit shall be valid for a term of five (5) years with the option  
7 of two - one (1) year administrative renewals pending compliance metrics deemed  
8 appropriate by the Director of Community Development.
- 9 37. That the Applicant and Property Owner agree in writing to the above conditions.

### **BUILDING & SAFETY DIVISION**

- 10 38. The applicant shall submit plans to the Planning Division for review and approval of  
11 the proposed development. Plans shall be submitted to the Building & Safety Division  
12 only after approval is obtained from the Planning Division.
- 13 39. The applicant shall submit full construction plans to the Building & Safety Division for  
14 review and approval of the proposed construction and improvements to the existing  
15 parking lot. All work shall be permitted through submittal of construction plans and  
16 issuance of a building permit and associated mechanical, electrical, and plumbing  
17 permits.
- 18 40. Plans submitted for public buildings, public accommodations, commercial buildings,  
19 and public housing building projects shall be completed by a registered design  
20 professional, such as a licensed architect or registered professional engineer. All plan  
21 sheets shall be stamped and signed by the registered design professional.
- 22 41. All new construction, tenant improvements, alterations, and additions shall follow the  
23 2022 California Building Code and all associated codes within the 2022 code cycle. If  
24 unpermitted work is discovered, the work must comply with the current building code  
25 requirements, which may require additional work to ensure code compliance.
- 26 42. New construction, tenant improvements, alterations, and additions shall be required  
27 to comply with disabled access requirements outlined in Chapter 11B – Accessibility  
28 to Public Buildings, Public Accommodations, Commercial Buildings, and Public  
Housing – of the 2022 California Building Code. Some alterations may “trigger” full  
compliance with accessibility features outlined in Section 11B-202 of the 2022 CBC,  
pursuant to the current valuation threshold. When the adjusted construction cost, as  
defined, is less than or equal to the current valuation threshold, as defined, the cost  
of compliance with Section 11B-202.4 of the 2022 CBC shall be limited to 20 percent  
of the adjusted construction cost of tenant improvements, alterations, structural  
repairs, or additions.

- 1 43. Tenant improvements, alterations, and additions may be subject to path of travel and  
2 site arrival point requirements outlined in Chapter 11B of the 2022 CBC, pertaining to  
3 parking spaces and building entrances.
- 4 44. Approved fire apparatus access roads shall be provided for every facility, building, or  
5 portion of a building hereafter constructed or moved into. The fire apparatus access  
6 road shall comply with the requirements of California Fire Code (CFC) 503.1.1 and  
7 shall extend to within 150 feet of all portions of the facility, building, or portion of a  
8 building and all portions of the exterior walls of the first story of the building as  
9 measured by an approved route around the exterior of the building or facility. The fire  
10 code official is authorized to increase the dimension of 150 feet where the following  
11 condition occurs: The building is equipped throughout with an approved automatic  
12 sprinkler system installed in accordance with CBC Section 903.3.1.1 (NFPA 13),  
13 903.3.1.2 (NFPA 13R), or 903.3.1.3 (NFPA 13D), as applicable per use.
- 14 45. Fire apparatus access roads shall not be obstructed in any manner, including the  
15 parking of vehicles. The minimum widths and clearances established in CFC  
16 Sections 503.2.1 and 503.2.2 shall be maintained at all times.
- 17 46. All construction work is to be completed by a licensed contractor.
- 18 47. Plans submitted for new construction, tenant improvements, alterations, and  
19 additions to Building & Safety shall require plan check fees. The initial plan check fee  
20 will cover the first plan check and one recheck only. Additional review required  
21 beyond the first recheck shall be paid for on an hourly basis in accordance with the  
22 current fee schedule.
- 23 48. The second sheet of plans submitted for new construction, tenant improvements,  
24 alterations, and additions to Building & Safety is to list all Conditions of Approval and  
25 to include a copy of the Planning Commission decision letter. This information shall  
26 be incorporated into the plans prior to the first submittal for plan check.
- 27 49. Separate agency approvals prior to the issuance of the building permit, such as from  
28 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, and others may be  
required.
50. Submit a demolition permit application to Building & Safety for the removal of any  
buildings and associated mechanical, electrical, and plumbing within the site. The  
demolition must be completed prior to the issuance of a building license.
51. The business may be subject to a routine business license inspection.

1 **POLICE DEPARTMENT**

- 2 52. Install and maintain high-resolution security cameras at all entry/exit points and  
3 throughout the auction space. If necessary, law enforcement should be able to  
4 access the footage.
- 5 53. Ensure that pallets are stored in a designated, secure area monitored by surveillance  
6 cameras and protected by fencing or barriers to prevent unauthorized access or theft.
- 7 54. Ensure proper lighting around the office structure and auction areas, especially in  
8 parking lots and entrances, to deter criminal activity during and after business hours.
- 9 55. Develop a clear plan to manage the increased vehicle traffic on auction days,  
10 including designated entry/exit points and routes for delivery trucks to avoid  
11 congestion.
- 12 56. Provide adequate parking with visible signage. During auction days, security  
13 personnel or attendants are included to monitor parking lots and control access.
- 14 57. Establish controlled delivery and loading/unloading areas for auction items to prevent  
15 unauthorized individuals from entering secured zones.
- 16 58. Employ on-site security personnel to monitor activities during business hours,  
17 especially during auction events.
- 18 59. Assign security staff to manage and monitor crowds for large auctions, ensuring  
19 public safety and preventing theft or disorderly conduct.
- 20 60. Limit auctions and business hours to avoid late-night operations, which can attract  
21 unwanted attention or criminal activity.
- 22 61. Equip the office and auction area with fire extinguishers, smoke detectors, and easy  
23 access to exits in case of emergency.
- 24 62. Allow law enforcement personnel access to the premises upon request for  
25 inspections, investigations, or in case of an emergency.

26 **LOS ANGELES COUNTY FIRE DEPARTMENT**

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

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

1 until final determination of the appeal has been effected by the City Council.

2

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

5

6 **PASSED, APPROVED, AND ADOPTED** this 15<sup>th</sup> October, 2025 by the following

7 vote:

8 AYES:

9 NOES:

10 ABSENT:

11 ABSTAIN:

12

HUNTINGTON PARK PLANNING COMMISSION

13

14

15

\_\_\_\_\_

16

Chairperson

17 ATTEST:

18

19

20

\_\_\_\_\_

21 Paul Bollier, Secretary

22

23

24

25

26

27

28

# SITE PLAN

**EXHIBIT B**

**CASE NO.** 2025-12 CUP/ 2025-03 DP



# FLOOR PLAN

**EXHIBIT C**

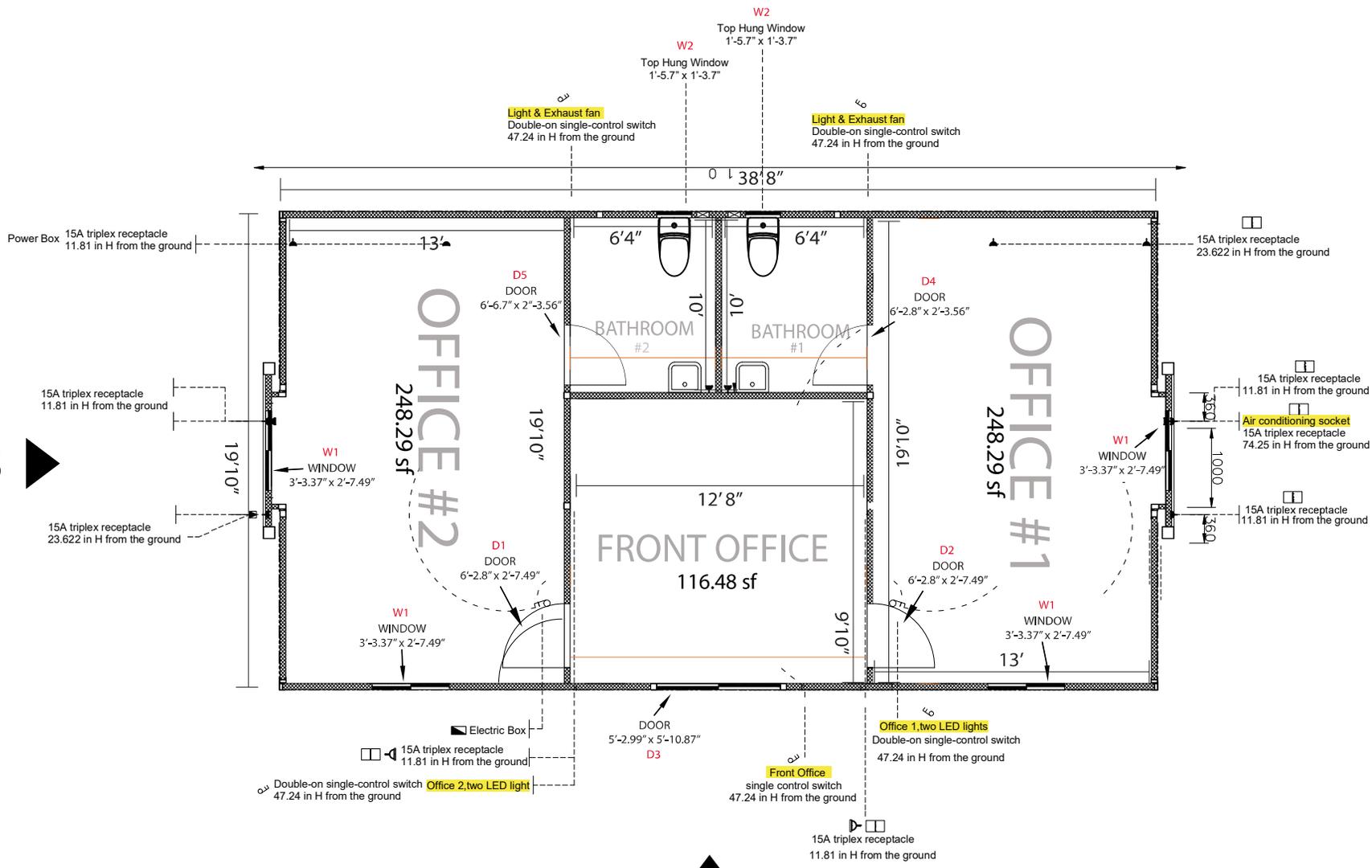
**CASE NO.** 2025-12 CUP/ 2025-03 DP

B

A

C

D



**SITE PHOTOGRAPHS  
(OCTOBER 2025)**

**EXHIBIT D**

**CASE NO.** 2025-12 CUP/ 2025-03 DP





**CONDITIONAL USE PERMIT  
APPLICATION PACKET**

**EXHIBIT E**

**CASE NO.** 2025-12 CUP/ 2025-03 DP



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

# CONDITIONAL USE PERMIT APPLICATION

**FOR OFFICE USE ONLY**

Date Filed: 8/1/25 File No.: <sup>CUP</sup>2025-12 Fee/Receipt No.: \$150212 Received By (Initials): LR

**PROJECT INFORMATION**

Project Address: 2314 Belgrave Ave, Huntington Park, CA, 90255

General Location: 2314 Belgrave Ave, Huntington Park, CA, 90255

Assessor's Parcel Number (APN): 6321-004-003

**APPLICANT'S INFORMATION**

Applicant: Fidel Bernal

Mailing Address: 6421 California Ave, Bell, CA, 90201

Phone 1: [redacted]-284-8071

Phone 2: \_\_\_\_\_

Email: \_\_\_\_\_

**PROPERTY OWNER'S INFORMATION**

Property Owner: Anastacio Gutierrez

Mailing Address: 12333 Richeon Ave, Downey, CA, 90242

Phone 1: 323-907-9730

Phone 2: \_\_\_\_\_

Email: \_\_\_\_\_

**REQUEST**

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

We hereby request the conditional use permit for multiple reasons, including contributing to the city's economic growth and increasing local revenue. Our goal is to be an active part of a thriving community that works together for multiple success.

Through our business, we aim to attract both locals and vendors, providing valuable services to our neighborhood, and create additional job opportunities for residents.

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.

We have carefully designed the layout to ensure sufficient parking for our customers while also providing ample space for the essential operations of our business. As a result the size and shape of the proposed design are well-suited to meet our needs and support the success of our business.

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

The proposed conditional use permit will not conflict with the general plan, as we made sure to align with it's goals and requirements, as well as verifying that all the elements are in proper order.

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

The approval of the Conditional Use Permit for the proposed use is in compliance with CEQA and the City's guidelines, through initial study, it demonstrated that the project will not have a significant adverse impact on the environment, or that any potential impacts have been mitigated to a less-than-significant level.

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 site is situated along a main street that experiences heavy traffic throughout most of the day and night. The streets are adequately wide and well-paved, providing smooth and reliable access to our business and neighboring establishment.

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

The proposed use will not cause any significant harm or negatively impact adjacent will be confined to the designated lot.

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 proposed use will not be detrimental to public health and safety as it includes adequate provisions, in compliance with city code and regulations.

**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 8/5/25

Fidel Bernal  
\_\_\_\_\_  
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.*

Anastacio Gutierrez  
\_\_\_\_\_  
Property Owner Signature (Required)

Date 8/5/25

Anastacio Gutierrez  
\_\_\_\_\_  
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: 8/7/25 File No.: 25-12 Fee/Receipt No.: 156212 Initials: \_\_\_\_\_

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

Name: Fidel Bernal  
 Address: 6421 California Ave, Bell, CA, 90201  
 Telephone: 213-284-8071 Fax: \_\_\_\_\_

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

Name: Fidel Bernal  
 Address: 6421 California Ave, Bell, CA 90201  
 Telephone: 213-284-8071 Fax: \_\_\_\_\_

3. **Address of project:** 2314 Belgrave Ave, Huntington Park, CA, 90255

4. **Assessor's Parcel Number (APN):** 6321-004-003

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:**

Development Permit

7. **Existing Zone:** N/A

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

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

Lot Size (SF/AC) 11,591 / 27

10. Project size:

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

None

Total square footage of structure(s):

11. Number of floors of construction:

Existing: None

Proposed: None

12. Parking:

Amount required: 8

Amount provided: 8 parking, 1 handicap

13. Anticipated time scheduling of project:

N/A

14. Proposed phasing of development:

N/A

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

N/A

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

There will be two employees per shift, with operating hours from Tuesday to Sunday, 8:00 AM to 4:00 PM. The business will serve the local community and all loading activities will take place at the designated loading dock.

17. If industrial, indicate type of industrial or manufacturing use, estimated employment per shift, proposed hours of operations, and loading locations:  
It will be industrial with two employees per shift, with  
opening days Tuesday - Sunday, 8:00 AM - 4:00 PM.  
The business will serve the local community, and all  
loading activities will take place at the designated  
loading dock.

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

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

- A) Potentially Significant Impact
- B) Potentially Significant Impact Unless Mitigation Incorporated
- C) Less than Significant Impact
- D) No Impact

**AESTHETICS**

19. Would the proposed project:
- a. Affect a scenic vista? D
  - b. Have a demonstrable negative aesthetic effect? D
  - c. Create light or glare? D

**AIR QUALITY**

20. Would the proposed project:
- a. Affect air quality or contribute to an existing or projected air quality violation? D
  - b. Create or cause smoke, ash, or fumes in the vicinity? D
  - c. Create objectionable odors? D

**BIOLOGICAL RESOURCES**

21. Would the proposed project:

- a. Remove of any existing trees or landscaping?

D

**CULTURAL RESOURCES:**

22. Would the proposed project:

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

D

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?
- b. Be located on expansive soils?
- c. Result in unique geologic or physical features?

D

D

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)?
- b. The use or disposal of potentially hazardous materials (i.e. toxic or flammable substances)?
- c. The creation of any health hazard or potential health hazard?
- d. Exposure of people to existing sources of potential health hazards?

D

D

D

D

**HYDROLOGY AND WATER QUALITY**

25. Would the proposed project:

- a. Change water drainage patterns?
- 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

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

D  
D  
D  
D

**RECREATION**

**31. Would the proposed project:**

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

D  
D

**TRANSPORTATION AND TRAFFIC**

**32. Would the proposed project:**

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

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

D  
D  
D  
D  
D  
D  
D

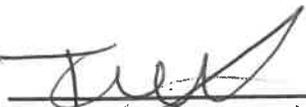
34. Describe the project site as it exists before the project, including any existing structures on the site, and the use of the structures (i.e. residential, commercial, industrial, etc.) Attach photographs of the site and of the surrounding land uses.

The lot is currently vacant with no existing structures on the property.

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.).

This will be used for people to come shopping that will end up benefiting the city. The structure stands 8 feet 4 inches tall.

**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)

8/5/25  
Date

**DEVELOPMENT PERMIT  
APPLICATION PACKET**

**EXHIBIT F**

**CASE NO.** 2025-12 CUP/ 2025-03 DP



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

# DEVELOPMENT PERMIT APPLICATION

**FOR OFFICE USE ONLY**

Date Filed: 8/7/25 File No.: DP-2025-03 Fee/Receipt No.: \$2,810 ~~\$1,875.00~~ Initials: JR

**PROJECT INFORMATION**

Project Address: 2314 Belgrave Ave, Huntington Park, CA 90255  
 General Location: 2314 Belgrave Ave, Huntington Park, CA 90255  
 Assessor's Parcel Number (APN): 6321-004-003

**APPLICANT'S INFORMATION**

Applicant: Fidel Bernal  
 Mailing Address: \_\_\_\_\_  
 Phone 1: 213-284-3071 Phone 2: \_\_\_\_\_ Email: skyfidel2@gmail.com

**PROPERTY OWNER'S INFORMATION**

Property Owner: Anastacio Gutierrez  
 Mailing Address: 12333 Richcon Ave, Downey CA 90242  
 Phone 1: 323-907-9730 Phone 2: \_\_\_\_\_ Email: \_\_\_\_\_

**PROJECT DESCRIPTION (Check as Appropriate):**

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

Other Improvements (Describe): \_\_\_\_\_  
 Describe in detail the proposed development:  
 \_\_\_\_\_  
 \_\_\_\_\_

**TYPE OF USE (Check as Appropriate):**

Residential     Retail/Office     Commercial     Restaurant     Industrial/ Manufacturing

Other (Describe): \_\_\_\_\_

Square Footage of New Development/Addition: 38'8" W X 19'10" N

Total Square Footage: 57.65''

Lot Coverage: \_\_\_\_\_ Off-Street Parking Spaces Provided: 7 No. of Floors: 0

**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

7-28-25  
 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.

The proposed development is located within the appropriate zoning district and complies with all applicable codes. We have conducted thorough research and received feedback through multiple meetings with the Huntington Park Planning Department.

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

The proposed development is consistent with the General Plan, as we ensured alignment with it's goals and requirements, and verified that all elements are in proper order.

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 development will be compatible and harmonious, as the layout remains flexible and open. Future modifications can be easily made with the appropriate permits, eliminating the need for demolition.

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.

The approval of the proposed developments will not result in any impacts to air or water quality, noise levels, traffic, or surrounding natural habitats, including plants and wildlife. No chemicals or heavy machinery will be used in the process. The project is fully consistent with CEQA requirements and aligns with the city's guidelines.

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

The proposed development is flat and fully accessible from two public streets, with no environmental constraints. Its size and configuration can comfortably accommodate the proposed development. The proposed density is consistent with surrounding developments and complies with zoning regulations.

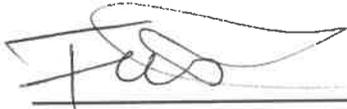
6. Describe how there are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare.

We have been in communication with the utility providers for electricity, water and sewer to ensure all necessary requirements are met to support public needs and general welfare.

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 development will not pose any risk to public health, safety, or welfare, as all applicable requirements and regulations are being carefully considered and followed.

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



Applicant Signature (Required)

Date 7/20/25

Fidel Bernal  
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.*

Anastacio Gutierrez  
Property Owner Signature (Required)

Date 7/20/25

Anastacio Gutierrez  
Print Name



# ENVIRONMENTAL INFORMATION FORM

**FOR OFFICE USE ONLY**

Date Filed: 8/7/25 File No.: \_\_\_\_\_ Fee/Receipt No.: \_\_\_\_\_ Initials: \_\_\_\_\_

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

Name: Fidel Bernal  
 Address: 6421 California Ave, Bell CA 90201  
 Telephone: 213-284-8071 Fax: \_\_\_\_\_

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

Name: Fidel Bernal  
 Address: \_\_\_\_\_  
 Telephone: 213-284-8071 Fax: \_\_\_\_\_

3. **Address of project:** 2317 Belgrave Ave Huntington Park, CA 90255

4. **Assessor's Parcel Number (APN):** 6321-004-003

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:**

conditional use permit

7. **Existing Zone:** N/A

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

9. **Site size** (lot dimensions and square footage):  
Lot size (SF/AC) 11,591.27
10. **Project size:**  
Square feet to be added/constructed to structure(s):  
None  
Total square footage of structure(s):
11. **Number of floors of construction:**  
Existing: None  
Proposed: None
12. **Parking:**  
Amount required: 3  
Amount provided: 3 parking 1 Handicap
13. **Anticipated time scheduling of project:** N/A
14. **Proposed phasing of development:** N/A
15. **If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:**  
N/A
16. **If commercial, indicate the type of commercial use, estimated employment per shift, proposed hours of operations, indicate whether neighborhood, City or Regionally oriented, square footage of sales area, and loading locations:**  
N/A

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

There will be two employees per shift, with operating hours from tuesday to sunday, 8AM to 4PM. The business will serve the local community and all loading activites will take place a the designated loading dock

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

N/A

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

A) Potentially Significant Impact

B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

- a. Affect a scenic vista? D
- b. Have a demonstrable negative aesthetic effect? D
- c. Create light or glare?

AIR QUALITY

20. Would the proposed project:

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

**BIOLOGICAL RESOURCES**

**21. Would the proposed project:**

- a. Remove of any existing trees or landscaping?

D

**CULTURAL RESOURCES:**

**22. Would the proposed project:**

- a. Affect historical resources?

D

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

D

**GEOLOGY AND SOILS**

**23. Would the proposed project:**

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

D

- b. Be located on expansive soils?

D

- c. Result in unique geologic or physical features?

D

**HAZARDS**

**24. Would the proposed project:**

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

D

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

D

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

D

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

D

**HYDROLOGY AND WATER QUALITY**

**25. Would the proposed project:**

- a. Change water drainage patterns?

D

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

D

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

**LAND USE AND PLANNING**

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

**MINERAL AND ENERGY RESOURCES**

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

**NOISE**

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

**POPULATION AND HOUSING**

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

**PUBLIC SERVICES**

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

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

**RECREATION**

**31. Would the proposed project:**

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

**TRANSPORTATION AND TRAFFIC**

**32. Would the proposed project:**

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

**UTILITIES AND SERVICE SYSTEMS**

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

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

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

The lot is currently vacant with no existing structures on the property.

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.).

This will be used for people to come shopping that will end up benefit the city. The structure stands 8 feet 4 inches tall.

**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.

Fidel Bernal  
Applicant (Signature)

7/28/25  
Date

## PUBLIC HEARING 5



# CITY OF HUNTINGTON PARK

## PLANNING DIVISION AGENDA REPORT

---

**DATE:** OCTOBER 15, 2025

**TO:** CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

**ATTN:** LOUIS MORALES, INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT

**FROM:** ARELI CABALLERO, ASSISTANT PLANNER

**SUBJECT:** PLANNING COMMISSION CASE NO. 2025-02 CUP / CASE NO. 2025-01 DP  
(CONDITIONAL USE PERMIT/ DEVELOPMENT PERMIT)

**REQUEST:** A REQUEST FOR A CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT TO ALLOW THE DEVELOPMENT AND THE USE OF A RESTAURANT WITH DRIVE-THRU FACILITIES LOCATED AT 2281 EAST FLORENCE AVENUE, WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.

**APPLICANT:** Gabriela Marks  
2643 4<sup>th</sup> Ave  
San Diego, CA 92103

**PROPERTY OWNER:** Agop Terzian, Madeleine Terzian, Cricor Terzian,  
Azadhuri Terzian

**PROPERTY OWNER'S MAILING ADDRESS:** 3151 Emerald Isle Dr,  
Glendale, CA 91206

**PROJECT LOCATION:** 2281 E. Florence Avenue

**ASSESSOR'S PARCEL NUMBER:** 6321-030-015

**PRESENT USE:** Tire shop and Phone repair shop

**SITE SIZE:** 15,280.5 Sq. Ft.

**GENERAL PLAN:** General Commercial

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 2 of 33

**ZONE:** Commercial General (C-G)

**SURROUNDING  
LAND USES:**

North: High Density Residential (R-H)  
West: Commercial General (C-G)  
East: Commercial General (C-G)  
South: Walnut Park (County of Los Angeles)

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

Pursuant to Huntington Park Municipal Code (HPMC) Title 9, Chapter 4, Article 2, Section 9-4.202; restaurants (with drive-thru facilities) are permitted in the Commercial General Zone subject to a Conditional Use Permit.

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

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

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

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 3 of 33

public interest, health, safety, convenience, or welfare of the City;

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

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

Pursuant to HPMC Section 9-2.1003, approval of a Development Permit shall be required for a new structure or use listed as subject to a "Development Permit" (D) in the applicable zoning district.

**REQUIRED FINDINGS  
FOR A DEVELOPMENT  
PERMIT:**

Following a hearing, the review authority shall record the decision in writing and shall recite the findings upon which the decision is based. The review authority may approve, modify, or deny a Development Permit in whole or in part and shall impose specific development conditions if approved. These conditions shall relate to both on-and off-site improvements that are necessary to accommodate flexibility in site planning/property development, mitigate project-related adverse impacts and to carry out the purpose/intent and requirements of the respective zoning district and General Plan goals and policies. The Commission may approve a Development Permit, 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 use 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

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 4 of 33

area, as well as with the land uses presently on the subject property;

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

**ENVIRONMENTAL REVIEW:**

The project is Categorically Exempt pursuant to Article 19, Section 15322, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

**PROJECT BACKGROUND:**

- ***Site Description***

The subject site is zoned Commercial General (C-G) and is located at the northwest corner of Florence Avenue and Malabar Street. The property is approximately 15,280.5 square-feet in size and is currently developed with two commercial businesses: a tire shop and a phone repair shop. The site is bordered by commercial uses to the east and west, residential uses to the north, and unincorporated Walnut Park (Los Angeles County) to the south, across Florence Avenue.

**ANALYSIS:**

- ***Project Proposal***

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 5 of 33

The applicant, Gabriela Marks, is requesting a Development Permit to construct a new 1,995 square-foot fast-food restaurant in conjunction with a Conditional Use Permit for a drive-thru facility located within the Commercial-General zone. There is currently one (1) commercial building, approximately 11,452 square-feet that will be demolished to make way for this proposed development.

Pursuant to HPMC section 9-4.202(G), restaurants with drive-thru facilities require a minimum of six (6) vehicles within the queuing area. The applicant is proposing drive-thru facilities capable of facilitating six (6) vehicles in the queuing area, which is equal to the minimum required threshold for queuing area. Additionally, the applicant is proposing nine (9) new parking spaces and 1 loading space, which meets the required amount set forth by HPMC section 9-3.804.

In addition to the new one-story restaurant building and drive-thru, the proposed project proposes other exterior improvements to the subject site. Specifically, lighting is proposed to help with security and will be consistent with the architecture of the building. Other improvements to the site include a new trash enclosure, a six (6) foot masonry wall located on the northern edge of the property to mitigate sound, and landscaping to enhance the aesthetic of the site.

The subject site will have vehicular access exclusively from Florence Avenue, which is located on the southern side of the property. The subject site will have three (3) access points, one (1) along Florence Avenue to serve as the main drive-thru access, and two (2) along the public alley located to the west for fire access and trash disposal services.

The proposed drive-thru aisle will be able to accommodate approximately twelve (12) vehicles, and will be arranged to circle the perimeter of the site, minimizing interference with parking, exiting vehicles and pedestrians.

- **Noise**

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 6 of 33

The subject site contains a speaker post system to be used with menu boards when ordering located at the northern edge of the drive-thru lane. The applicant submitted a noise study prepared by Trames Solutions Inc. for City review. According to the noise study, the cumulative noise level at the property line for both drive-thru and roof-top mechanical equipment is 48dBA during the day and 51dBA during the night. The maximum allowable noise standard pursuant to the HPMC Section 9-4.203.G(16) is 60 dBA at the nearest property line. Therefore, the proposed project will not exceed the maximum noise standard. To mitigate the potential noise concerns, a six (6) foot high wall has been proposed along the northern end of the property, between the subject site and the existing residential area.

- ***Traffic***

The proposed site plan includes a single driveway apron located along the southern portion of the property, providing vehicular access from Florence Avenue. Access to the site is restricted to westbound traffic on Florence Avenue, with no additional entry points proposed. The applicant submitted a Traffic Study, prepared by Trames Solutions Inc., for City review. The study evaluated potential traffic impacts associated with the proposed restaurant and drive-thru use. Based on the analysis, approximately four (4) vehicles are expected to queue during peak hours. To accommodate this demand, the site design provides six (6) queuing spaces from the proposed speaker box location. The applicant will be required to submit an implementable Queue Management Plan for City review and approval prior to occupancy to mitigate the potential drive-thru queuing capacity encroaching onto Florence Avenue.

- ***Business Operation Plan***

The applicant proposes to operate the business seven days a week, from 10:00 a.m. to 12:00 a.m. (midnight). During peak hours, approximately five (5) employees are anticipated to be on-site, while two (2) employees will be present during non-peak hours. The drive-thru aisle is designed to accommodate up to six (6) vehicles queued

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 7 of 33

from the speaker post, and it is proposed to operate throughout the entirety of the proposed business hours.

- **Off-Street Parking and Loading**

Pursuant to HPMC Section 9-3.804, the parking required for restaurants for seating areas is one (1) space for each 100 square feet of gross floor area of seating area, and one (1) space for each 400 square-foot of non-seating area within the proposed restaurant.

In accordance with the City’s parking standards, the total number of off-street parking spaces required for the proposed development is nine (9) parking spaces. The proposed project will provide the nine (9) parking spaces. Of the proposed parking spaces, one will be ADA compliant. As a result, the project will comply with the number of required parking spaces.

The parking calculations are summarized in the following table:

| <b>Off-Street Parking Requirement</b> |   |                 |
|---------------------------------------|---|-----------------|
| <b>Parking Standards</b>              | <b>Required</b>                         | <b>Provided</b> |
| Seating Area                          | 493 Square feet/ 100<br>=<br>5 Spaces   | 5 Spaces        |
| Non-Seating Area                      | 1,502 square feet/ 400<br>=<br>4 Spaces | 4 Spaces        |
| <b>Total</b>                          | <b>9 Spaces</b>                         | <b>9 Spaces</b> |

HPMC section 9-3.703 requires that commercial uses with less than 10,000 square feet of gross floor area provide one (1) loading space. The proposed development is complying with the requirement by providing one (1) loading space. Additional loading spaces may be required by the Planning Commission. A condition of approval has been included to provide and maintain one loading space.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 8 of 33

- ***Condition Use Permit Findings***

In granting a Conditional Use Permit to allow a restaurant with drive-thru facilities, 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 recommended approval only if all of the following findings are made:

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

**Finding:** The proposed restaurants (with drive-thru facilities) is permitted in the Commercial General (C-G) Zone with the approval of a Conditional-Use Permit pursuant to the HPMC Title 9, Chapter 4, Article 2, as “Restaurant with Drive-Thru Facilities.” The Commercial General Zone is designated to accommodate general retail, professional office, and service-oriented business uses. The proposed project aims to introduce a fast-food establishment that aligns with the intended use of the zone and serves the needs of the surrounding community.

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

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

Goal 1.0 Land-use Element: “Provide for a mix of land uses which meet the diverse needs of all Huntington Park residents offer a variety of employment opportunities, and allows for the capture of regional growth.” With the addition of the proposed Popeyes restaurant with a drive-thru facility- this will contribute to

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 9 of 33

the mixed commercial establishments by providing another dining option that is both affordable and accessible to residents and visitors. This type of use enhances the quality of life by promoting walkability and contributing to a new developed vibrant streetscape.

Goal 2.0 Land-use Element: “Accommodate new development that is compatible with and complements existing land-uses.” Popeye’s aligns with the intended intensity and character of the surrounding land uses. Its size, hours of operation, and service model are compatible with nearby restaurants. The project supports the broader goal of encouraging new development that preserves the City’s character while enhancing the area’s commercial appeal. It also reflects continued investment in the City’s General-Commercial zones.

Goal: 5.0 Land-use Element: “Promote expansion of the City’s economic base and diversification of economic activity.” The proposed Popeyes restaurant will strengthen the City’s economic base by introducing an additional source of revenue. The presence of a national chain will increase traffic that will be beneficial to nearby small businesses. The project represents reinvestment and development within the City contributing to long-term economic sustainability.

**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 exempt from the California Environmental Quality Act (CEQA) in accordance with Article 19 (Categorical Exemptions) Section 15332, Class 32, (In-fill Development Projects) of 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,**

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 10 of 33

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

**Finding:** The proposed project will provide a restaurant and drive-thru use to the project site. The design, location, size and business operations are not expected to be detrimental to public health, safety and welfare of the City. The proposed Project is of similar scale as those surrounding the subject site and will be compatible to the surrounding commercial uses. In addition, the proposed project is in compliance with all City and zoning development standards. Conditions of approval shall be implemented to mitigate potential traffic and aesthetic concerns.

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

**Finding:** The project site measures approximately 15,280.50 square feet. The proposed project will be of similar intensity as those known to have occupied the surrounding area. The site is bordered by commercial uses to the east and west, residential uses to the north, and unincorporated Walnut Park (Los Angeles County) to the south, across Florence Avenue.

**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:** Vehicular access to the project site will be provided through Florence Avenue. Pedestrian access to the project site will be available through any public right-of-way along Florence Avenue and Marbrisa Avenue. The project proposes utilizing existing infrastructure and public utilities. The surrounding area is completely developed with public access, water sanitation, and other public utilities. The new development will not impede the accessibility to public access, water, sanitation, or other public utilities and services. It is expected that the proposed development

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 11 of 33

will not be detrimental to public health, safety and general welfare and will be required to comply with all building code requirements.

- ***Development Permit Findings***

In granting a Development Permit to allow a restaurant with drive-thru facilities, the Planning Commission must make findings in connection with the Development Permit, as set forth in the HPMC. A Development Permit may be recommended approval only if all of the following findings are made:

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

**Finding:** The proposed restaurant (with drive-thru facilities) is permitted in the Commercial General (C-G) Zone with the approval of a Conditional-Use Permit pursuant to HPMC Section 9-4.202. The Commercial General Zone is designated to accommodate general retail, professional office, and service-oriented business uses. The proposed project aims to introduce a fast-food establishment that aligns with the intended use of the zone and serves the needs of the surrounding community.

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

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

Goal 1.0 of the General Plan: "Provide for a mix of land uses which meet the diverse needs of all Huntington

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 12 of 33

Park residents offer a variety of employment opportunities, and allows for the capture of regional growth.” With the addition of the proposed Popeyes restaurant with a drive-thru facility- this will contribute to the mixed commercial establishments by another dining option that is both affordable and accessible to residents and visitors. This type of use enhances the quality of life by promoting walkability and contributing to a new developed vibrant streetscape.

Goal 2.0 of the General Plan: “Accommodate new development that is compatible with and complements existing land-uses.” Popeye’s aligns with the intended intensity and character of the surrounding land uses. Its size, hours of operation, and service model are compatible with nearby restaurants. The project supports the broader goal of encouraging new development that preserves the City’s character while enhancing the area’s commercial appeal. It also reflects continued investment in the City’s General-Commercial zones.

Goal: 5.0 of the General Plan: “Promote expansion of the City’s economic base and diversification of economic activity. The proposed Popeyes restaurant will strengthen the City’s economic base by introducing an additional source of revenue. The presence of a national chain will increase traffic that will be beneficial to nearby small businesses. The project represents reinvestment and development within the City contributing to long-term economic sustainability.

**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 fast-food restaurant is compatible with both existing and future planned developments within the Commercial-General (C-G) zone. This zone allows for a variety of community serving commercial uses including service restaurants. The proposed development will complement nearby businesses and enhance the area’s commercial activity.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 13 of 33

The project supports the vision for revitalization and new development in high traffic areas.

- 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 exempt from the California Environmental Quality Act (CEQA) in accordance with Article 19 (Categorical Exemptions) Section 15332, Class 32, (In-fill Development Projects) of CEQA Guidelines.

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

**Finding:** The Project Site measures approximately 15,280.50 square feet. The proposed project will be of similar intensity as those known to have occupied the surrounding area. The site is bordered by commercial uses to the east and west, residential uses to the north, and unincorporated Walnut Park (Los Angeles County) to the south, across Florence Avenue.

- 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:** Vehicular access to the project site will be provided through Florence Avenue. Pedestrian access to the Project Site will be available through any public right-of-way along Florence Avenue and Marbrisa Avenue. The project proposes utilizing existing infrastructure and public utilities. The surrounding area is completely developed with public access, water sanitation, and other public utilities. The new development will not impede the accessibility to public access, water, sanitation, or other public utilities and services. It is expected that the proposed development will not be detrimental to public health, safety and general welfare and will be required to comply with all building code requirements.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 14 of 33

- 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 project will provide a restaurant and drive-thru use to the project site. The design, location, size and business operations are not expected to be detrimental to public health, safety and welfare of the City. The proposed Project is of similar intensity as those surrounding the subject site and will be compatible to the surrounding commercial uses. In addition, the proposed project is in compliance with all City and zoning development standards. Conditions of approval may be implemented to mitigate potential traffic concerns, and to mitigate potential noise concerns.

**RECOMMENDATION:**

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **approve PC Case No. 2025-02 CUP/ PC Case No. 2025-01 DP**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

## **PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 15 of 33

### **CONDITIONS OF APPROVAL:**

#### **PLANNING**

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

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 16 of 33

11. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
12. That this entitlement may be subject to additional conditions after its original issuance, upon a duly noticed public hearing item. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
13. That any vehicles loading and unloading shall occur on-site and not within any adjoining streets nor alleys.
14. That the applicant shall erect an eight (8) foot high CMU block wall along the southerly property line, and continue along the westerly property line per Planning Staff recommendations.
15. No payphones shall be allowed on the subject site.
16. 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.
17. 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.
18. 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.
19. If the use ceases to operate for a period of six (6) months, the entitlement shall be null and void.
20. If the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be subject to reassessment by Planning Commission.
21. 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.
22. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 17 of 33

achieve substantially the same results, as would strict compliance with said plans and conditions.

23. All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way;
24. All landscaping shall be installed and permanently maintained in compliance with HPMC Title 9, Chapter 3, Article 4 (Landscaping Standards);
25. Applicant to submit signage permit application to be reviewed separately.
26. All vehicles associated with the business shall be parked or stored on-site and not in adjoining streets or alleys;
27. Ensure property and parking lots are kept free and clear of trash and litter on a daily basis.
28. Existing sidewalks on Florence Avenue and California Avenue shall remain open for pedestrian traffic during on-site construction, grading, etc.
29. The haul route for all materials to and from the project shall be approved by the City Traffic Engineer. The plan shall restrict major truck trips and deliveries to off-peak travel hours to avoid peak travel congestion. It shall also include the provision to monitor the street surfaces used for haul route so that any damage and debris attributable to haul trucks is identified and corrected at the sole expense of the applicant
30. Existing sidewalks on Florence Avenue and Marbrisa Avenue shall remain open for pedestrian traffic during on-site construction, grading, etc.
31. The site improvement plans shall accurately show all existing public improvements near the site (such as, streetlights, signs, utility vaults and boxes, bicycle racks, benches, planter pots, street trees, tree grates, other street furniture, etc.) and shall clearly indicate any proposed modifications to the existing public improvements, Proposed modifications to the public improvements shall be subject to review and approval by the City Engineer prior to issuance to a building permit.
32. A detailed grading and drainage plan prepared by a licensed Civil Engineer including all supporting information and design criteria, storm drain treatment calculations,

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 18 of 33

hydromodification worksheets, all final grades and drainage control measures, etc, shall be submitted as part of plan check requests to the building and safety division.

33. Construction zone traffic control plans prepared and signed by a licensed State of California Civil or Traffic Engineer must be submitted for review and approval of City Engineer prior to issuance of a building permit. The Plans shall include the use of proper lane closure procedure, such as flaggers, signage, traffic cones/delineators, and other warning devices per California Manual of Uniform Traffic Control Devices (CA-MUTCD).
34. All drive approaches and pedestrian ramps shall be ADA-compliant.
35. Any City-owned streetlights conflicting with the proposed improvements shall be relocated at the applicant's expense.
36. Engineer to show the location of the sewer mainline, nearest manholes, and the lateral serving the project and configuration of the on-site sewer including diameter and material of the on-site sewer.
37. Engineer to show the location of water meters servicing the development and any newly proposed water meter locations.
38. Comply with all Federal, State, and local agency requirements pertaining to the Clean Water Act, which has established regulations, set forth in the Countywide National Pollutant Discharge Elimination System (NPDES) Permit.
39. An Encroachment Permit shall be required to be obtained by a licensed contractor to work in the public right-of-way.
40. Streets fronting the project shall be improved to meet current General Plan requirements for right-of-way and roadway (half-width of streets: Florence Avenue / Marbrisa Avenue, full depth AC pavement, thickness per traffic index of 10).
41. Onsite Groundwater Monitoring Wells, including legally removed, permanent, temporary and active wells, must be depicted on all site plans, grading plans and all other relevant plans. Include a legend that demonstrates ownership, date installed, and type of monitoring well and all other relevant information.
42. Comply with the City's ordinance pertaining to construction debris recycling. Contact the Building & Safety Division to obtain a Construction & Demolition Debris Diversion

## PLANNING COMMISSION AGENDA REPORT

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 19 of 33

Program form. The Construction & Demolition Debris Diversion Program is also applicable with respect to the grading process.

43. Submit an implementable Queue Management Plan prior to occupancy for City's review and approval.
44. All requirements, as deemed necessary by the Los Angeles County Fire Department during the Plan Check Process, shall be complied with.
45. One (1) Loading Space is required to be compliant with Title 9, Chapter 3, Article 7 (Off-street Loading Standards). Applicant shall provide and maintain one (1) loading space with a minimum dimension of 10 feet by 25 feet.
46. That the business owner (Applicant) and property owner agree in writing to the above conditions.

## BUILDING AND SAFETY

47. The applicant shall submit construction plans to the Planning Division for review and approval of the proposed development. Plans shall then be submitted to the Building & Safety Division only after approval is first obtained from the Planning Division.
48. The applicant shall submit full construction plans to the Building & Safety Division for review of the proposed construction and improvements to the property. All work shall be permitted through approval of the full construction plans and issuance of a building permit and associated grading, mechanical, electrical, and plumbing permits.
49. Plans submitted for public buildings, **public accommodations, commercial buildings**, and public housing projects shall be completed by a California 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 California registered design professional in compliance with the California Business & Professions Code (B&P Code).
50. All new construction, tenant improvements, alterations, structural repairs, and additions shall follow the 2022 California Building Standards Code, such as the California Building Code (CBC) 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.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 20 of 33

51. New construction, tenant improvements, alterations, structural repairs, and additions for restaurant and parking lot uses serving public accommodation/commercial buildings shall be required to comply with the disabled access accessibility requirements outlined in Chapter 11B – Accessibility to Public Buildings, **Public Accommodations, Commercial Buildings**, and Public Housing – of the 2022 California Building Code (or the latest code cycle at the time of submission to the Building & Safety Division) and Title III of the Americans with Disabilities Act (ADA) of 1990 requiring that public accommodations and commercial facilities owned by private entities provide equal opportunities for people with disabilities to access their facilities and participate in their programs and services.

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. In accordance with CBC 11B-206.2.4, at least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines, which are otherwise connected by a circulation path, unless exempted by CBC Section 11B-206.2.3, Exceptions 1 through 7.

Parking is required by the City of Huntington Park’s Municipal Code/Zoning Code, which specifies the total number of parking stalls required for any given building. 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.

52. In compliance with 2022 California Fire Code (CFC) Section 503.1.1 (or the latest code cycle at the time of submission to the Building & Safety Division), fire apparatus access roads shall be provided and maintained in accordance with CFC Sections 503.1.1 through 503.1.3. 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.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 21 of 33

The fire code official is authorized to increase the dimension of 150 feet where any of the following conditions occur:

- 1) The building is equipped throughout with an approved automatic sprinkler system installed in accordance with California Fire Code (CFC) and California Building Code (CBC) Sections 903.3.1.1 (NFPA 13), 903.3.1.2 (NFPA 13R), or 903.3.1.3 (NFPA 13D), as applicable per use,
- 2) Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades, or other similar conditions, and an approved alternative means of fire protection is provided, or
- 3) There are not more than two Group R-3 or Group U occupancies.

53. In accordance with CFC 503.2, fire apparatus access roads shall be installed and arranged in accordance with CFC Sections 503.2.1 through 503.2.8.

- a) Required access roads from every building to a public street shall be all-weather hard-surfaced (suitable for use by fire apparatus) right-of-way not less than 20 feet in width (including driveway approaches). Such right-of-way shall be unobstructed and maintained only as access to the public street. [California Code of Regulations, Title 19, Division 1, §3.05(a)] Fire Department Access and Egress. (Roads) **Exception:** The enforcing agency may waive or modify this requirement if in his or her opinion such all-weather hard-surfaced condition is not necessary in the interest of public safety and welfare.
- b) Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (including driveway approaches), exclusive of shoulders, except for approved security gates in accordance with CFC Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. [CFC 503.2.1]
- c) The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction. [CFC 503.2.2]
- d) Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. [CFC 503.2.3]
- e) The required turning radius of a fire apparatus access road shall be determined by the fire code official. [CFC 503.2.4]
- f) Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. [CFC 503.2.5]

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 22 of 33

- g) Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges where required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces that are not designed for such use, approved barriers, approved signs, or both, shall be installed and maintained where required by the fire code official. [CFC 503.2.6]
  - h) The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus. [CFC 503.2.7]
  - i) The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus. [CFC 503.2.8]
  - j) Where required by the fire code official, approved signs or other approved notices or markings that include the words "NO PARKING—FIRE LANE" shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. [CFC 503.3]
54. Per CFC 503.4, 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 California Fire Code (CFC) Sections 503.2.1 and 503.2.2 shall be maintained at all times.
55. The applicant shall obtain approval from the County of Los Angeles Fire Department – Fire Prevention Division for the development's fire apparatus access road(s), and any other required elements like fire protection and fire flow, and shall construct all Fire Department required improvements.
56. Plans submitted to the Building & Safety Division for new construction, tenant improvements, alterations, structural repairs, and additions 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.
57. For projects approved through the traditional discretionary approval process via the Planning Commission, the second sheet of plans submitted to the Building & Safety Division for new construction, tenant improvements, alterations, structural repairs, and additions 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 AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 23 of 33

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 traditional 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.

58. Separate agency approvals may be required 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. All approvals shall be obtained and fees paid to the respective agencies prior to issuance of the building permit. Proof of clearance from each agency shall be required by the Building & Safety Division.
59. Submit a demolition permit application to the Planning and Building & Safety Divisions for the removal of any buildings and associated mechanical, electrical, and plumbing utilities within the site.

South Coast Air Quality Management District (SQAQMD) notification may be required for projects involving demolition activity where asbestos containing material is present. Obtain a pre-demolition asbestos survey report from a qualified independent asbestos inspection and testing company. Provide a copy of the report to the Building & Safety Division. SCAQMD Rule 1403 notification is required for all "demolition" projects and asbestos removal projects of equal to or greater than 100 square feet. Rule 1403 defines a "demolition" project as a project that includes the removal of any load-bearing component. All other projects would be considered a "renovation" project. California law requires that a copy of the asbestos demolition/renovation notification form be provided to the Building & Safety Division prior to the issuance of a demolition/renovation permit.

60. All debris generated from new construction, tenant improvements, alterations, structural repairs, additions, and demolitions within the City shall comply with the City's Construction & Demolition (C&D) ordinance. The California Integrated Waste Management Act [Assembly Bill (AB) 939], passed in 1989, mandates that all jurisdictions within California divert at least 50% of their waste stream from going to the landfill. It is the City's goal that at least 65% of C&D be diverted from going to the landfill in compliance with AB 939 and 2022 California Green Building Standards Code (CALGreen, or Green Code) Sections 4.408 and 5.408 (or the latest code cycle at the time of submission to the Building & Safety Division).

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 24 of 33

All new construction, tenant improvement, alteration, structural repair, addition, and demolition projects, the total costs of which are, or are projected to be, fifty thousand dollars (\$50,000) or greater, based upon the Building & Safety permit evaluation fee schedule, or are one thousand (1,000) square feet or greater (“covered projects” per Green Code Section 301.3) shall be required to divert at least sixty-five percent (65%) of all projects-related construction and demolition material in compliance with Title 7, Chapter 10 of the City’s Municipal Code.

A recycling deposit, i.e. bond, shall be paid and filed prior to the issuance of the building and demolition permits to the satisfaction of the City’s recycling coordinator.

61. Grading and drainage plans for the new restaurant and parking lot site, stamped and signed by a California registered civil engineer preparing the plan, shall be required. All plan sheets shall be stamped and signed by the California registered civil engineer (project engineer of record) in compliance with the California Business & Professions Code (B&P Code). The grading and drainage plans shall indicate how all storm water drainage, including contributory drainage from adjacent lots, will be carried to the public way or drainage system structure(s) approved to receive storm water. The grading and drainage plans will be reviewed and approved by the City’s Building & Safety Division and Public Works – Engineering Division prior to the issuance of the building and grading permits.
62. Fees for the grading permit, including the respective grading bond, shall be paid to the City prior to the issuance of the grading permit.
63. A geotechnical and soils investigation report (soil engineering report) shall be required for the project, unless exempted by applicable provisions in California Building Code (CBC) Chapter 18, particularly CBC Section 1803.2. The classification, testing, and investigation of the soil shall be made under the responsible charge of a California registered geotechnical engineer (soils engineer of record). All recommendations contained in geotechnical and geohazard reports shall be subject to approval by the City. All reports shall be prepared and signed by a registered geotechnical engineer, certified engineering geologist, and a registered geophysicist, where applicable, in accordance with CBC Section 1803.1.
64. The duties of the soils engineer of record, as indicated on the first sheet of the grading and drainage plans, shall include the following:
  - (i) Observation of cleared areas and benches prepared to receive fill;
  - (ii) Observation of removal of all unsuitable soils and other materials;
  - (iii) The approval of soils to be used as fill material;
  - (iv) Inspection of compaction and placement of fill;
  - (v) The testing of compacted fills; and

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 25 of 33

(vi) The inspection of review of drainage devices.

65. The geotechnical and soils investigation report (soil engineering report) shall include data specifically regarding the nature, distribution, and strength of existing soils, conclusions, and recommendations for grading procedures and design criteria for corrective measures when necessary, and opinions and recommendations covering the adequacy of the site to be developed by the proposed grading.
66. A preliminary soils engineering geology and/or seismic safety report, prepared in accordance with California Building Code (CBC) Chapter 18, particularly CBC Section 1803.2, and Los Angeles County guidelines, is required if the site lies within a “medium risk” or “high risk” geological hazard area, as shown on maps on file contained within the safety element of Los Angeles County, or located within Earthquake Fault Zones or Seismic Hazard Zones as shown in the most recently published maps from the California Geological Survey (CGS). Allowable foundation and lateral soil pressure values may be determined from CBC Table 1806.2.
67. The applicant shall retain the soils engineer of record preparing the geotechnical and soils investigation report (soil engineering report), or his or her representative, accepted and approved by the City, for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted and approved by the City’s Building & Safety Division and Public Works – Engineering Division, a new geotechnical and soils investigation report (soil engineering report). Special inspections and tests of existing site soil conditions, fill placement, and load-bearing requirements shall be performed in accordance with California Building Code (CBC) Section 1705.6 and Table 1705.6.
68. The grading and drainage plans, stamped and signed by the registered civil engineer (project engineer of record) preparing the plans, to include the following:
- a. Drainage shall be directed away from the faces of cut and fill slopes or into approved drainage structure(s). The faces of cut and fill slopes shall also be manufactured to control against erosion. This control may consist of stepping or another surface protection, as approved by the Building Official and City Engineer. The protection for the slopes shall be installed within 15 days after completion of rough grading.
  - b. A drainage technical study showing the drainage patterns from adjacent properties shall be identified and maintained. The project shall accept and include in the drainage design any current drainage from adjacent properties.
  - c. No grading permit shall be issued without an erosion control plan approved by the Building Official and City Engineer. The erosion control plan shall include details of protective measures, including desilting basins or other temporary drainage or

## PLANNING COMMISSION AGENDA REPORT

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 26 of 33

- control measures, or both, as may be necessary to protect the water quality of receiving water bodies or to protect adjoining public and private property from damage from erosion, flooding, or the deposition of mud or debris which may originate from the site or result from such grading operations.
- d. The grading and drainage plans shall incorporate a construction Best Management Practices (BMPs) Plan for erosion control, designating stabilized construction entrance/exit, storm drain inlet protection, construction material delivery and storage, construction and demolition trash bin placement, etc.
  - e. If applicable, any on-site groundwater monitoring wells, including legally removed, permanent, temporary, and active wells, must be depicted on all site plans, grading and drainage plans, and all other relevant plans. Include a legend that demonstrates ownership, date installed, and type of monitoring well(s), and all other relevant information.
  - f. The registered civil engineer is to show the location of the sewer mainline, nearest manholes, lateral serving the project, and configuration of the on-site sewer, including diameter and material of the on-site sewer.
    - (i) Sewer cleanouts must be positioned at 100-foot intervals on the lateral coming off the sewer mainline.
    - (ii) The applicant must obtain clearance with Los Angeles County Sanitation Districts for a new sanitary sewer connection or intensification of discharge into an existing connection.
    - (iii) If the food processing facility is anticipated to generate over 500 gallons of wastewater per day, obtain an Industrial Waste Discharge Permit from Los Angeles County Sanitation Districts. As is typically the process, the applicant must provide a wastewater sewerage plan to the Sanitation Districts, drawn to scale, that shows sewers and associated facilities for the handling of industrial wastewater from the point of origin to the connection to the public sewer. All processes generating wastewater must be identified and all sewers, floor drains, trenches, and sinks must be indicated on the plan. The sewerage plan must also show sanitary lines from restrooms, drinking fountains, and other non-industrial wastewater sources. Finally, the plans must show the location and number of incoming water meters in the facility. It is the Sanitation Districts' requirement that all sanitary lines at a facility be kept separate from industrial process flows until after the industrial wastewater has passed through all pre-treatment facilities, monitoring devices, and flow measuring systems. Proof of approval and clearance from Los Angeles County Sanitation Districts for an Industrial Waste Discharge Permit shall be required by the Building & Safety Division prior to issuance of the building permit.
  - g. All parking lots and drive aisles shall be surfaced with asphaltic concrete (AC) to a minimum thickness of three (3) inches over a minimum aggregate base of six (6) inches or surfaced with portland cement concrete (PCC) pavement to a minimum thickness of five (5) inches over a minimum aggregate base of three (3) inches. Portland cement concrete (PCC) pavement and asphaltic concrete (AC) pavement

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 27 of 33

thicknesses and strengths will be determined by the registered geotechnical engineer (soils engineer of record) preparing the geotechnical and soils investigation report (soil engineering report), and registered civil engineer (project engineer of record) preparing the improvement plans. After review of the probable vehicular traffic and soils report for the project, additional material may be required at the discretion of the Building Official and City Engineer.

69. Public off-site improvements, if required by the City Engineer, will be generated on the basis of the approved site plan. Portland cement concrete (PCC) pavement and asphaltic concrete (AC) pavement thicknesses and strengths will be determined by the registered civil engineer (project engineer of record) preparing the utility improvement plans, and if applicable, street improvement plans.

- (i) The applicant shall check with the City Engineer regarding the required pavement resurfacing of full or half the roadway width along the Slauson Avenue, Seville Avenue, and alley frontages.
- (ii) All traffic markings, street striping, street signs, street lighting, legends, and curb painting, etc. on the streets adjacent to the proposed development shall be restored as directed by the City Engineer.

70. All public off-site improvements and drive approaches shall be accessible, i.e. "ADA compliant," in compliance with Chapter 11B of the California Building Code (CBC) and the U.S. Access Board's *Public Right-of-Way Accessibility Guidelines (PROWAG)* adopted by the U.S. Department of Transportation (DOT) as part of its Americans with Disabilities Act (ADA) standards for new construction and alterations in the public right-of-way. Insufficient width in the parkway will require the applicant to dedicate an easement at each drive approach or element to the City to accommodate a compliant drive approach or element.

71. At the direction of the City Engineer, repair, remove, and replace deficient and/or damaged elements in the public right-of-way, if required by the City Engineer:

- (i) Sidewalk and standard curb & gutter adjacent to the development.
- (ii) Site frontage & off-site transition-curb & gutter adjacent to the development.
- (iii) Site frontage & off-site transition-sidewalk adjacent to the development.
- (iv) Site frontage & off-site transition-curb ramp(s) adjacent to the development.

72. Preserve existing survey monuments (property corners, centerline ties, etc.) in the public right-of-way. All disturbed and removed survey monuments in the public right-of-way shall be re-established and Record of Survey shall be filed with the Los Angeles County Surveyor in accordance with applicable provisions of state law.

## PLANNING COMMISSION AGENDA REPORT

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 28 of 33

73. All USA/Dig Alert graffiti markings must be removed by the contractor from the sidewalk, curb & gutter, and/or portland cement concrete (PCC)/asphaltic concrete (AC) pavement prior to final approval of the construction.
74. It is the responsibility of the applicant to contact the local water purveyor to obtain approval of any water service for uses such as domestic water, fire sprinklers, and landscaping, and that the purveyor has adequate water to provide such service to the property. Provide acceptable analysis to verify sufficient water pressure and flow for:
- a. General conditions.
  - b. During maximum instantaneous demand (MID) conditions.
  - c. During fire flow and MID conditions.
  - d. The water supply system serving the development shall be adequately sized to accommodate the total required commercial water requirements and fire flows, in compliance with the local water purveyor and Los Angeles County Fire Department requirements.
  - e. All existing water services (meters) no longer required as part of this development shall be abandoned at the mainline.
  - f. Reduced pressure backflow preventers will be required for all water services. An approved reduced pressure principal backflow prevention device shall be installed above grade in the customer's service line by the contractor as close as practical to the water meter and shall be between the water meter and the first point of connection to the service. The device shall be located on-site fronting the property.
75. If applicable, a Storm Water Pollution Prevention Plan (SWPPP) shall be required for all projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development or sale. A SWPPP is a document that addresses water pollution control for a construction project. The Construction General Permit (CGP) / MS4 Permit requires that all storm water discharges associated with a construction activity, where said activity results in soil disturbance of one acre or more of land area, or disturbs less than one acre of land area but is part of a larger common plan of development or sale, obtain coverage under the National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP) for Stormwater Discharges Associated with Construction and Land Disturbance Activities.

The CGP requires the development of a project-specific SWPPP prior to any soil disturbing activities. The SWPPP must include the information needed to demonstrate compliance with all the requirements of the CGP. The SWPPP document must be written by a Qualified SWPPP Developer (QSD). The City requires that a Water Pollution Control Manager (WPC Manager) be responsible for the implementation of a SWPPP. The WPC Manager must have the same qualifications as a QSD. For further details pertaining to the State of California's requirements, please visit the following website: <https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.jsp>.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 29 of 33

A Waste Discharge Identification Number (WDID #) must be obtained prior to commencing any work.

76. The new restaurant and parking lot site shall comply with Title 7, Chapter 9 (Stormwater Management and Discharge) of the City's Municipal Code, which adheres to the latest Los Angeles County's Low Impact Development (LID) requirements. LID standards are intended to distribute stormwater and urban runoff across developed sites to help reduce adverse water quality impacts and replenish groundwater supplies. Under the National Pollutant Discharge Elimination System (NPDES) / Construction General Permit (CGP) / MS4 Permit and the County of Los Angeles LID ordinance, priority projects are required to prohibit the discharge of pollutants from property developments. Preventing these pollutants from entering stormwater discharge systems will be accomplished by requiring the installation and maintenance of post-construction treatment controls, i.e. Best Management Practices (BMPs).

*Designated Projects* [non-residential developments (commercial or industrial)] are subject to specific Low Impact Development (LID) requirements, while *Non-Designated Projects* [non-residential developments (commercial or industrial) or residential developments consisting of 5 or more residential units] have different, generally less stringent, requirements. *Designated Projects* are typically larger developments, while *Non-Designated Projects* are smaller in scale or don't meet the criteria for *Designated Projects* status.

Per the *Designated Projects* classification for new development and redevelopment activities, a parking lot of 5,000 square feet or more of impervious surface area, or with 25 or more parking spaces, shall comply with the specified *Designated Projects* requirements.

Redevelopment projects on an already developed site under the *Designated Projects* category are:

- Land disturbing activities that result in the creation or addition or replacement of 5,000 square feet or more of impervious surface area.
- Where redevelopment results in an alteration of less than fifty percent (50%) of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, only the alteration must meet LID requirements, and not the entire development.
- Where redevelopment results in an alteration to more than fifty percent (50%) of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, the entire site shall meet LID requirements.

Per the *Non-Designated Projects* classification:

## PLANNING COMMISSION AGENDA REPORT

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 30 of 33

- Development which alters less than fifty percent (50%) of impervious surfaces, only the proposed new impervious areas need to meet LID requirements.
- Development which alters fifty percent (50%) or more of impervious surfaces, the entire site shall meet LID requirements.

77. If applicable, the new restaurant and parking lot site shall require the development of a Low Impact Development (LID) Plan, i.e. an LID Report, if the site disturbs one acre or more of land area or disturbs less than one acre of land area but is part of a larger common plan of development or sale. The report is a requirement of the National Pollutant Discharge Elimination System (NPDES) Permit No. CAS004001, Order No. ORDER NO. R4-2012-0175. This permit was issued by the State of California Regional Water Quality Control Board, Los Angeles Region on December 28, 2012. The LID Plan is a narrative report that explains the type of development and drainage of the site. It must address the post-construction water quality and habitat impact issues. Once the site has been developed, how will runoff be maintained? Was there a system that was designed to treat the runoff prior to discharging into the public system? Best Management Practices (BMPs) should be implemented to address storm water pollution and peak flow discharge impacts. All BMPs must be sized to meet specified water quality design and/or peak flow discharge criteria.

- a. Filtration and infiltration methods must be used to defray a large percentage of the storm water runoff into the storm drain system.

78. The new restaurant and parking lot site shall comply with the 2022 California Green Building Standards Code (CALGreen or Green Code) (or the latest code cycle at the time of submission to the Building & Safety Division). Per CALGreen Section 101.3: "The provisions of this code shall apply to the planning, design, operation, construction, use and occupancy of every newly constructed building or structure, unless otherwise indicated in this code, throughout the State of California." While not a new building, the new parking lot falls under the umbrella of "structure" in the CALGreen Code when it comes to site development and illumination regulations due to its hardscape nature and fixed improvements.

79. The new restaurant and parking lot site shall be in compliance with the Non-Residential Mandatory Measures outlined in Chapter 5 of the Green Code. The provisions in the chapter outline the planning, design, and development methods that include environmentally responsible site selection, building design, building siting, and development to protect, restore, and enhance the environmental quality of the site and respect the integrity of adjacent properties.

80. The new parking lot shall particularly comply with the bicycle and electric vehicle (EV) capable/charging space requirements specified in Sections 5.106.4 and 5.106.5 of the CALGreen Code.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 31 of 33

81. A copy of a current Grant Deed and Title Report with hyperlinks, and all backup documents from the Title Report, shall be submitted to the Building & Safety Division for review within 30 days of the submittal. Encroachment into established utility easements will not be permitted. Limited landscaping, such as planting grass, flowers, and shallow-rooted shrubs, may be allowed on a utility easement, but large trees and deep-rooted vegetation are generally prohibited because they can interfere with utility operations. Check your property Grant Deed and the specific easement agreement to understand the exact restrictions and ensure your landscaping does not obstruct the utility's access, maintenance, or operation.
82. Consultation with all applicable utility companies is encouraged as early as possible in the project planning stages to avoid any potential delays. It is the responsibility of the applicant to abide by all utility company requirements.
83. The Building Official and City Engineer may require other information or may impose additional conditions and requirements as deemed necessary to protect health and safety, and to benefit the public.
84. If there are later, 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.
85. If there are later, 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.
86. If there are later, 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 California 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 California registered design professional in compliance with the California Business & Professions Code (B&P Code).
87. Some tenant improvements, alterations, and additions may "trigger" full compliance with the accessibility features outlined in Section 11B-202 of the 2022 CBC pursuant to the current valuation threshold. When the adjusted construction cost, as defined,

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 32 of 33

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.

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

89. The business will be subject to a routine business license inspection.

90. All entrances and exits inside the subject building(s) shall remain unlocked, in the closed position, and completely unobstructed at all times during the proposed restaurant and parking lot use. Above all entrances, on the interior side, shall read: "This door to remain unlocked during business hours."

91. There shall be at least two (2) class ABC fire extinguishers inside the subject building(s) during the proposed restaurant and parking lot use, one near the front entrance and one near the rear exit. Fire extinguishers shall bear an up-to-date fire department inspection tag that indicates the date the fire extinguisher was inspected.

92. The approved occupant load limit of the building(s) per California Building Code (CBC) Section 1004 shall be upheld throughout the duration of the proposed restaurant and parking lot use.

93. The exit access, the exit, and the exit discharge within the means of egress system(s) inside or outside the subject building(s), including the public way, shall not be obstructed in any manner throughout the duration of the proposed restaurant and parking lot use. The minimum widths and clearances established in California Building Code (CBC) Chapter 10 shall be maintained at all times.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2025-02 CUP/ 2025-01 DP - 2281 E. Florence Avenue

October 15, 2025

Page 33 of 33

- 94. Any construction work to be done in the public right-of-way shall require an Encroachment Permit from the Public Works – Engineering Division.

**CODE ENFORCEMENT**

- 95. Install and maintain exterior lighting for nighttime (9 hours of darkness) illumination
- 96. Appoint a “point of contact” along with a current contact number for someone who will aid with property maintenance issues should they arise
- 97. Post no trespass signage and submit a copy of the no trespass form to the police Department. Ensure that the no trespass form is updated bi-annually.
- 98. Install Anti-Graffiti film on all South and East facing windows
- 99. Ensure trash enclosure is closed and secured when not in use. Maintain enclosure free of trash and other debris.

**POLICE DEPARTMENT**

- 100. Contact information for the designated responsible party shall be made available to local law enforcement upon request.
- 101. A functional video surveillance system should be maintained to monitor the front and rear of the business, including the interior, all public right-of-way, and parking areas under the permittee’s control. The system should provide clear and unobstructed views suitable for identification purposes and retain recordings for a minimum of thirty (30) days.
- 102. Provide sufficient interior and exterior lighting to ensure visibility, enable identification, and enhance nighttime safety.
- 103. The property shall maintain unobstructed access for fire, medical, and police emergency vehicles at all times.
- 104. Install clear signage for drive-thru ingress and egress to ensure safe circulation and reduce roadway congestion

**EXHIBITS:**

- A: PC Resolution No. 2025-02 CUP/ 2025-01 DP
- B: Conditional Use Permit Application
- C: Development Permit Application
- D: Site Plan
- E: Floor Plan
- F: Transportation Assessment
- G: Noise Study

**PC RESOLUTION NO. 2025-02 CUP/ 2025-01 DP**

**EXHIBIT A**

**CASE NO. 2025-02 CUP/ 2025-01 DP**



1 submitted for the project, the Planning Commission finds that the project, as proposed,  
2 will have a less-than-significant impact on the environment and finds that the project is  
3 exempt from the California Environmental Quality Act (CEQA) in accordance with Article  
4 19 (Categorical Exemptions) Section 15332, Class 32 (In-fill Development Projects) of  
5 CEQA Guidelines.

6 **SECTION 2:** The Planning Commission hereby makes all of the following required  
7 findings for a Conditional Use Permit in connection with the Conditional Use Permit:

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

11 **Finding:** The proposed restaurants (with drive-thru facilities) is permitted in the  
12 Commercial General (C-G) Zone with the approval of a Conditional-Use Permit  
13 pursuant to the HPMC Title 9, Chapter 4, Article 2, as “Restaurant with Drive-Thru  
14 Facilities.” The Commercial General Zone is designated to accommodate general  
15 retail, professional office, and service-oriented business uses. The proposed  
16 project aims to introduce a fast-food establishment that aligns with the intended  
17 use of the zone and serves the needs of the surrounding community.

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

19 **Finding:** Goal 1.0 Land-use Element: “Provide for a mix of land uses which meet  
20 the diverse needs of all Huntington Park residents offer a variety of employment  
21 opportunities, and allows for the capture of regional growth.” With the addition of  
22 the proposed Popeyes restaurant with a drive-thru facility- this will contribute to  
23 the mixed commercial establishments by providing another dining option that is  
24 both affordable and accessible to residents and visitors. This type of use  
25 enhances the quality of life by promoting walkability and contributing to a new  
26 developed vibrant streetscape. Goal 2.0 Land-use Element: “Accommodate new  
27 development that is compatible with and complements existing land-uses.”  
28 Popeye’s aligns with the intended intensity and character of the surrounding land

1 uses. Its size, hours of operation, and service model are compatible with nearby  
2 restaurants. The project supports the broader goal of encouraging new  
3 development that preserves the City's character while enhancing the area's  
4 commercial appeal. It also reflects continued investment in the City's General-  
5 Commercial zones. Goal: 5.0 Land-use Element: "Promote expansion of the City's  
6 economic base and diversification of economic activity." The proposed Popeyes  
7 restaurant will strengthen the City's economic base by introducing an additional  
8 source of revenue. The presence of a national chain will increase traffic that will  
9 be beneficial to nearby small businesses. The project represents reinvestment  
10 and development within the City contributing to long-term economic sustainability.

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

14 **Finding:** The proposed project is exempt from the California Environmental  
15 Quality Act (CEQA) in accordance with Article 19 (Categorical Exemptions)  
16 Section 15332, Class 32, (In-fill Development Projects) of CEQA Guidelines.

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

24 **Finding:** The proposed project will provide a restaurant and drive-thru use to the  
25 project site. The design, location, size and business operations are not expected  
26 to be detrimental to public health, safety and welfare of the City. The proposed  
27 Project is of similar scale as those surrounding the subject site and will be  
28 compatible to the surrounding commercial uses. In addition, the proposed project

1 is in compliance with all City and zoning development standards. Conditions of  
2 approval shall be implemented to mitigate potential traffic and aesthetic concerns.

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

5 **Finding:** The project site measures approximately 15,280.50 square feet. The  
6 proposed project will be of similar intensity as those known to have occupied the  
7 surrounding area. The site is bordered by commercial uses to the east and west,  
8 residential uses to the north, and unincorporated Walnut Park (Los Angeles  
9 County) to the south, across Florence Avenue.

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

13 **Finding:** Vehicular access to the project site will be provided through Florence  
14 Avenue. Pedestrian access to the project site will be available through any public  
15 right-of-way along Florence Avenue and Marbrisa Avenue. The project proposes  
16 utilizing existing infrastructure and public utilities. The surrounding area is  
17 completely developed with public access, water sanitation, and other public  
18 utilities. The new development will not impede the accessibility to public access,  
19 water, sanitation, or other public utilities and services. It is expected that the  
20 proposed development will not be detrimental to public health, safety and general  
21 welfare and will be required to comply with all building code requirements.

22  
23 **SECTION 3.** The Planning Commission hereby makes all of the following required  
24 findings for a Conditional Use Permit in connection with the Development Permit:

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

28 **Finding:** The proposed restaurant (with drive-thru facilities) is permitted in the

1 Commercial General (C-G) Zone with the approval of a Conditional-Use Permit  
2 pursuant to HPMC Section 9-4.202. The Commercial General Zone is designated  
3 to accommodate general retail, professional office, and service-oriented business  
4 uses. The proposed project aims to introduce a fast-food establishment that aligns  
5 with the intended use of the zone and serves the needs of the surrounding  
6 community.

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

8 **Finding:** Goal 1.0 of the General Plan: “Provide for a mix of land uses which meet  
9 the diverse needs of all Huntington Park residents offer a variety of employment  
10 opportunities and allows for the capture of regional growth.” With the addition of  
11 the proposed Popeyes restaurant with a drive-thru facility- this will contribute to  
12 the mixed commercial establishments by another dining option that is both  
13 affordable and accessible to residents and visitors. This type of use enhances the  
14 quality of life by promoting walkability and contributing to a new developed vibrant  
15 streetscape. Goal 2.0 of the General Plan: “Accommodate new development that  
16 is compatible with and complements existing land-uses.” Popeye’s aligns with the  
17 intended intensity and character of the surrounding land uses. Its size, hours of  
18 operation, and service model are compatible with nearby restaurants. The project  
19 supports the broader goal of encouraging new development that preserves the  
20 City's character while enhancing the area's commercial appeal. It also reflects  
21 continued investment in the City’s General-Commercial zones. Goal: 5.0 of the  
22 General Plan: “Promote expansion of the City’s economic base and diversification  
23 of economic activity. The proposed Popeyes restaurant will strengthen the City’s  
24 economic base by introducing an additional source of revenue. The presence of a  
25 national chain will increase traffic that will be beneficial to nearby small  
26 businesses. The project represents reinvestment and development within the City  
27 contributing to long-term economic sustainability.  
28

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

5           **Finding:** The proposed fast-food restaurant is compatible with both existing and  
6           future planned developments within the Commercial-General (C-G) zone. This  
7           zone allows for a variety of community serving commercial uses including service  
8           restaurants. The proposed development will complement nearby businesses and  
9           enhance the area's commercial activity. The project supports the vision for  
10          revitalization and new development in high traffic areas.

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

14          **Finding:** The proposed project is exempt from the California Environmental  
15          Quality Act (CEQA) in accordance with Article 19 (Categorical Exemptions)  
16          Section 15332, Class 32, (In-fill Development Projects) of CEQA Guidelines.

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

19          **Finding:** The Project Site measures approximately 15,280.50 square feet. The  
20          proposed project will be of similar intensity as those known to have occupied the  
21          surrounding area. The site is bordered by commercial uses to the east and west,  
22          residential uses to the north, and unincorporated Walnut Park (Los Angeles  
23          County) to the south, across Florence Avenue.

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

27          **Finding:** Vehicular access to the project site will be provided through Florence  
28          Avenue. Pedestrian access to the Project Site will be available through any public

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

right-of-way along Florence Avenue and Marbrisa Avenue. The project proposes utilizing existing infrastructure and public utilities. The surrounding area is completely developed with public access, water sanitation, and other public utilities. The new development will not impede the accessibility to public access, water, sanitation, or other public utilities and services. It is expected that the proposed development will not be detrimental to public health, safety and general welfare and will be required to comply with all building code requirements.

**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 project will provide a restaurant and drive-thru use to the project site. The design, location, size and business operations are not expected to be detrimental to public health, safety and welfare of the City. The proposed Project is of similar intensity as those surrounding the subject site and will be compatible to the surrounding commercial uses. In addition, the proposed project is in compliance with all City and zoning development standards. Conditions of approval may be implemented to mitigate potential traffic concerns, and to mitigate potential noise concerns.

**SECTION 4:** The Planning Commission hereby approves PC Case No.2025-02 CUP/ PC Case No. 2025-01 DP subject to the following conditions:

1 **CONDITIONS OF APPROVAL:**

2  
3 **PLANNING**

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

- 1 10. That this entitlement shall be subject to review for compliance with conditions of the  
2 issuance at such intervals as the City Planning Commission shall deem appropriate.
- 3 11. That the violation of any of the conditions of this entitlement may result in a citation(s)  
4 and/or the revocation of the entitlement.
- 5 12. That this entitlement may be subject to additional conditions after its original  
6 issuance, upon a duly noticed public hearing item. Such conditions shall be imposed  
7 by the City Planning Commission as deemed appropriate to address problems of land  
8 use compatibility, operations, aesthetics, security, noise, safety, crime control, or to  
9 promote the general welfare of the City.
- 10 13. That any vehicles loading and unloading shall occur on-site and not within any  
11 adjoining streets nor alleys.
- 12 14. That the applicant shall erect an eight (8) foot high CMU block wall along the  
13 southerly property line, and continue along the westerly property line per Planning  
14 Staff recommendations.
- 15 15. No payphones shall be allowed on the subject site.
- 16 16. The applicant shall provide publicly visible art or pay art fees in accordance with the  
17 HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of  
18 Occupancy.
- 19 17. Any proposed mechanical equipment and appurtenances, including satellite dishes,  
20 gutters, etc., whether located on the rooftop, ground level or anywhere on the  
21 property shall be completely shielded/enclosed so as not to be visible from any public  
22 street and/or adjacent properties. Such shielding/enclosure of facilities shall be of  
23 compatible design related to the building structure for which such facilities are  
24 intended to serve and shall be installed prior to final building inspection.
- 25 18. This entitlement shall expire in the event it is not exercised within one (1) year from  
26 the date of approval, unless an extension has been granted by the Planning  
27 Commission.
- 28 19. If the use ceases to operate for a period of six (6) months, the entitlement shall be  
null and void.
20. If the operation of this establishment be granted, deemed, conveyed, transferred, or  
should a change in management or proprietorship occur at any time, this Conditional  
Use Permit shall be subject to reassessment by Planning Commission.
21. 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.

- 1 22. The Director of Community Development is authorized to make minor modifications  
2 to the approved preliminary plans or any of the conditions if such modifications shall  
3 achieve substantially the same results, as would strict compliance with said plans and  
4 conditions.
- 5 23. All on-site lighting shall be energy efficient, stationary, and directed away from  
6 adjoining properties and public rights-of-way;
- 7 24. All landscaping shall be installed and permanently maintained in compliance with  
8 HPMC Title 9, Chapter 3, Article 4 (Landscaping Standards);
- 9 25. Applicant to submit signage permit application to be reviewed separately.
- 10 26. All vehicles associated with the business shall be parked or stored on-site and not in  
11 adjoining streets or alleys;
- 12 27. Ensure property and parking lots are kept free and clear of trash and litter on a daily  
13 basis.
- 14 28. Existing sidewalks on Florence Avenue and California Avenue shall remain open for  
15 pedestrian traffic during on-site construction, grading, etc.
- 16 29. The haul route for all materials to and from the project shall be approved by the City  
17 Traffic Engineer. The plan shall restrict major truck trips and deliveries to off-peak  
18 travel hours to avoid peak travel congestion. It shall also include the provision to  
19 monitor the street surfaces used for haul route so that any damage and debris  
20 attributable to haul trucks is identified and corrected at the sole expense of the  
21 applicant
- 22 30. Existing sidewalks on Florence Avenue and Marbrisa Avenue shall remain open for  
23 pedestrian traffic during on-site construction, grading, etc.
- 24 31. The site improvement plans shall accurately show all existing public improvements  
25 near the site (such as, streetlights, signs, utility vaults and boxes, bicycle racks,  
26 benches, planter pots, street trees, tree grates, other street furniture, etc.) and shall  
27 clearly indicate any proposed modifications to the existing public improvements,  
28 Proposed modifications to the public improvements shall be subject to review and  
approval by the City Engineer prior to issuance to a building permit.
32. A detailed grading and drainage plan prepared by a licensed Civil Engineer including  
all supporting information and design criteria, storm drain treatment calculations,  
hydromodification worksheets, all final grades and drainage control measures, etc,  
shall be submitted as part of plan check requests to the building and safety division.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

- 33. Construction zone traffic control plans prepared and signed by a licensed State of California Civil or Traffic Engineer must be submitted for review and approval of City Engineer prior to issuance of a building permit. The Plans shall include the use of proper lane closure procedure, such as flaggers, signage, traffic cones/delineators, and other warning devices per California Manual of Uniform Traffic Control Devices (CA-MUTCD).
- 34. All drive approaches and pedestrian ramps shall be ADA-compliant.
- 35. Any City-owned streetlights conflicting with the proposed improvements shall be relocated at the applicant's expense.
- 36. Engineer to show the location of the sewer mainline, nearest manholes, and the lateral serving the project and configuration of the on-site sewer including diameter and material of the on-site sewer.
- 37. Engineer to show the location of water meters servicing the development and any newly proposed water meter locations.
- 38. Comply with all Federal, State, and local agency requirements pertaining to the Clean Water Act, which has established regulations, set forth in the Countywide National Pollutant Discharge Elimination System (NPDES) Permit.
- 39. An Encroachment Permit shall be required to be obtained by a licensed contractor to work in the public right-of-way.
- 40. Streets fronting the project shall be improved to meet current General Plan requirements for right-of-way and roadway (half-width of streets: Florence Avenue / Marbrisa Avenue, full depth AC pavement, thickness per traffic index of 10).
- 41. Onsite Groundwater Monitoring Wells, including legally removed, permanent, temporary and active wells, must be depicted on all site plans, grading plans and all other relevant plans. Include a legend that demonstrates ownership, date installed, and type of monitoring well and all other relevant information.
- 42. Comply with the City's ordinance pertaining to construction debris recycling. Contact the Building & Safety Division to obtain a Construction & Demolition Debris Diversion Program form. The Construction & Demolition Debris Diversion Program is also applicable with respect to the grading process.

- 1 43. Submit an implementable Queue Management Plan prior to occupancy for City's  
2 review and approval.
- 3 44. All requirements, as deemed necessary by the Los Angeles County Fire Department  
4 during the Plan Check Process, shall be complied with.
- 5 45. One (1) Loading Space is required to be compliant with Title 9, Chapter 3, Article 7  
6 (Off-street Loading Standards). Applicant shall provide and maintain one (1) loading  
7 space with a minimum dimension of 10 feet by 25 feet.
- 8 46. That the business owner (Applicant) and property owner agree in writing to the above  
9 conditions.

### 9 **BUILDING AND SAFETY**

- 10 47. The applicant shall submit construction plans to the Planning Division for review and  
11 approval of the proposed development. Plans shall then be submitted to the Building  
12 & Safety Division only after approval is first obtained from the Planning Division.
- 13 48. The applicant shall submit full construction plans to the Building & Safety Division for  
14 review of the proposed construction and improvements to the property. All work shall  
15 be permitted through approval of the full construction plans and issuance of a building  
16 permit and associated grading, mechanical, electrical, and plumbing permits.
- 17 49. Plans submitted for public buildings, **public accommodations, commercial**  
18 **buildings**, and public housing projects shall be completed by a California registered  
19 design professional, such as a licensed architect or registered professional engineer  
20 (civil or structural). All plan sheets shall be stamped and signed by the California  
21 registered design professional in compliance with the California Business &  
22 Professions Code (B&P Code).
- 23 50. All new construction, tenant improvements, alterations, structural repairs, and  
24 additions shall follow the 2022 California Building Standards Code, such as the  
25 California Building Code (CBC) and associated codes within the 2022 code cycle (or  
26 the latest code cycle at the time of submission to the Building & Safety Division).  
27 Sometimes developments are done in phases or stages, such as the construction of  
28 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.
51. New construction, tenant improvements, alterations, structural repairs, and additions  
for restaurant and parking lot uses serving public accommodation/commercial  
buildings shall be required to comply with the disabled access accessibility  
requirements outlined in Chapter 11B – Accessibility to Public Buildings, **Public**  
**Accommodations, Commercial Buildings**, and Public Housing – of the 2022  
California Building Code (or the latest code cycle at the time of submission to the

1 Building & Safety Division) and Title III of the Americans with Disabilities Act (ADA) of  
2 1990 requiring that public accommodations and commercial facilities owned by  
3 private entities provide equal opportunities for people with disabilities to access their  
4 facilities and participate in their programs and services.

4 Pursuant to CBC 11B-206.2.1, at least one accessible route shall be provided within  
5 the site from accessible parking spaces and accessible passenger drop-off and  
6 loading zones; public streets and sidewalks; and public transportation stops to the  
7 accessible building or facility entrance they serve. An accessible route shall not be  
8 required between site arrival points and the building or facility entrance if the only  
9 means of access between them is a vehicular way not providing pedestrian access.  
10 Where more than one circulation route is provided, all routes must be accessible.  
11 General circulation paths shall be permitted when located in close proximity to an  
12 accessible route. At least one accessible route shall connect accessible buildings,  
13 accessible facilities, accessible elements, and accessible spaces that are on the  
14 same site per CBC 11B-206.2.2. In accordance with CBC 11B-206.2.4, at least one  
15 accessible route shall connect accessible building or facility entrances with all  
16 accessible spaces and elements within the building or facility, including mezzanines,  
17 which are otherwise connected by a circulation path, unless exempted by CBC  
18 Section 11B-206.2.3, Exceptions 1 through 7.

14 Parking is required by the City of Huntington Park's Municipal Code/Zoning Code,  
15 which specifies the total number of parking stalls required for any given building.  
16 Section 11B-208 of the CBC specifies the minimum number of accessible parking  
17 spaces required based on the total number of stalls provided, if parking spaces are  
18 provided.

17 52. In compliance with 2022 California Fire Code (CFC) Section 503.1.1 (or the latest  
18 code cycle at the time of submission to the Building & Safety Division), fire apparatus  
19 access roads shall be provided and maintained in accordance with CFC  
20 Sections 503.1.1 through 503.1.3. Approved fire apparatus access roads shall be  
21 provided for every facility, building, or portion of a building hereafter constructed or  
22 moved into. The fire apparatus access road shall comply with the requirements of  
23 California Fire Code (CFC) 503.1.1 and shall extend to within 150 feet of all portions  
24 of the facility, building, or portion of a building and all portions of the exterior walls of  
25 the first story of the building as measured by an approved route around the exterior of  
26 the building or facility.

24 The fire code official is authorized to increase the dimension of 150 feet where any of  
25 the following conditions occur:

- 26 1) The building is equipped throughout with an approved automatic sprinkler system  
27 installed in accordance with California Fire Code (CFC) and California Building Code  
28 (CBC) Sections 903.3.1.1 (NFPA 13), 903.3.1.2 (NFPA 13R), or 903.3.1.3 (NFPA  
13D), as applicable per use,

- 1 2) Fire apparatus access roads cannot be installed because of location on property,  
2 topography, waterways, nonnegotiable grades, or other similar conditions, and an  
3 approved alternative means of fire protection is provided, or  
3) There are not more than two Group R-3 or Group U occupancies.

4 53. In accordance with CFC 503.2, fire apparatus access roads shall be installed and  
5 arranged in accordance with CFC Sections 503.2.1 through 503.2.8.

6 54. Required access roads from every building to a public street shall be all-weather  
7 hard-surfaced (suitable for use by fire apparatus) right-of-way not less than 20 feet in  
8 width (including driveway approaches). Such right-of-way shall be unobstructed and  
9 maintained only as access to the public street. [California Code of Regulations, Title  
10 19, Division 1, §3.05(a)] Fire Department Access and Egress. (Roads) **Exception:**  
The enforcing agency may waive or modify this requirement if in his or her opinion  
such all-weather hard-surfaced condition is not necessary in the interest of public  
safety and welfare.

11 55. Fire apparatus access roads shall have an unobstructed width of not less than 20  
12 feet (including driveway approaches), exclusive of shoulders, except for approved  
13 security gates in accordance with CFC Section 503.6, and an unobstructed vertical  
clearance of not less than 13 feet 6 inches. [CFC 503.2.1]

14 56. The fire code official shall have the authority to require or permit modifications to the  
15 required access widths where they are inadequate for fire or rescue operations or  
16 where necessary to meet the public safety objectives of the jurisdiction. [CFC  
503.2.2]

17 57. Fire apparatus access roads shall be designed and maintained to support the  
18 imposed loads of fire apparatus and shall be surfaced so as to provide all-weather  
driving capabilities. [CFC 503.2.3]

19 58. The required turning radius of a fire apparatus access road shall be determined by  
20 the fire code official. [CFC 503.2.4]

21 59. Dead-end fire apparatus access roads in excess of 150 feet in length shall be  
22 provided with an approved area for turning around fire apparatus. [CFC 503.2.5]

23 60. Where a bridge or an elevated surface is part of a fire apparatus access road, the  
24 bridge shall be constructed and maintained in accordance with AASHTO HB-17.  
25 Bridges and elevated surfaces shall be designed for a live load sufficient to carry the  
26 imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances  
27 to bridges where required by the fire code official. Where elevated surfaces designed  
28 for emergency vehicle use are adjacent to surfaces that are not designed for such  
use, approved barriers, approved signs, or both, shall be installed and maintained  
where required by the fire code official. [CFC 503.2.6]

- 1 h) The grade of the fire apparatus access road shall be within the limits established by  
2 the fire code official based on the fire department's apparatus. [CFC 503.2.7]
- 3 i) The angles of approach and departure for fire apparatus access roads shall be  
4 within the limits established by the fire code official based on the fire department's  
5 apparatus. [CFC 503.2.8]
- 6 j) Where required by the fire code official, approved signs or other approved notices or  
7 markings that include the words "NO PARKING—FIRE LANE" shall be provided  
8 for fire apparatus access roads to identify such roads or prohibit the obstruction  
9 thereof. The means by which fire lanes are designated shall be maintained in a  
10 clean and legible condition at all times and be replaced or repaired when  
11 necessary to provide adequate visibility. [CFC 503.3]

12 54. Per CFC 503.4, fire apparatus access roads shall not be obstructed in any manner,  
13 including the parking, temporary parking, or queuing of vehicles. The minimum  
14 widths and clearances established in California Fire Code (CFC) Sections 503.2.1  
15 and 503.2.2 shall be maintained at all times.

16 55. The applicant shall obtain approval from the County of Los Angeles Fire Department  
17 – Fire Prevention Division for the development's fire apparatus access road(s), and  
18 any other required elements like fire protection and fire flow, and shall construct all  
19 Fire Department required improvements.

20 56. Plans submitted to the Building & Safety Division for new construction, tenant  
21 improvements, alterations, structural repairs, and additions shall require plan check  
22 fees. The initial plan check fee will cover the first plan check and one recheck only.  
23 Additional review required beyond the first recheck shall be paid for on an hourly  
24 basis in accordance with the current fee schedule.

25 57. For projects approved through the traditional discretionary approval process via the  
26 Planning Commission, the second sheet of plans submitted to the Building & Safety  
27 Division for new construction, tenant improvements, alterations, structural repairs,  
28 and additions 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 traditional 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.

1 58. Separate agency approvals may be required prior to the issuance of the building  
2 permit, such as from County of Los Angeles Fire Department – Fire Prevention  
3 Division, County of Los Angeles Public Health – Environmental Health Division, Los  
4 Angeles County Sanitation Districts, South Coast Air Quality Management District,  
5 Regional Water Quality Control Board, the local water purveyor, Southern California  
6 Edison, Southern California Gas Company, and others. All approvals shall be  
obtained and fees paid to the respective agencies prior to issuance of the building  
permit. Proof of clearance from each agency shall be required by the Building &  
Safety Division.

7 59. Submit a demolition permit application to the Planning and Building & Safety  
8 Divisions for the removal of any buildings and associated mechanical, electrical, and  
9 plumbing utilities within the site.

10 South Coast Air Quality Management District (SQAQMD) notification may be required  
11 for projects involving demolition activity where asbestos containing material is  
12 present. Obtain a pre-demolition asbestos survey report from a qualified independent  
13 asbestos inspection and testing company. Provide a copy of the report to the  
14 Building & Safety Division. SCAQMD Rule 1403 notification is required for all  
15 “demolition” projects and asbestos removal projects of equal to or greater than 100  
16 square feet. Rule 1403 defines a "demolition" project as a project that includes the  
removal of any load-bearing component. All other projects would be considered a  
"renovation" project. California law requires that a copy of the asbestos  
demolition/renovation notification form be provided to the Building & Safety Division  
prior to the issuance of a demolition/renovation permit.

17 60. All debris generated from new construction, tenant improvements, alterations,  
18 structural repairs, additions, and demolitions within the City shall comply with the  
19 City’s Construction & Demolition (C&D) ordinance. The California Integrated Waste  
20 Management Act [Assembly Bill (AB) 939], passed in 1989, mandates that all  
21 jurisdictions within California divert at least 50% of their waste stream from going to  
22 the landfill. It is the City’s goal that at least 65% of C&D be diverted from going to the  
23 landfill in compliance with AB 939 and 2022 California Green Building Standards  
24 Code (CALGreen, or Green Code) Sections 4.408 and 5.408 (or the latest code cycle  
25 at the time of submission to the Building & Safety Division).

26 All new construction, tenant improvement, alteration, structural repair, addition, and  
27 demolition projects, the total costs of which are, or are projected to be, fifty thousand  
28 dollars (\$50,000) or greater, based upon the Building & Safety permit evaluation fee  
schedule, or are one thousand (1,000) square feet or greater (“covered projects” per  
Green Code Section 301.3) shall be required to divert at least sixty-five percent  
(65%) of all projects-related construction and demolition material in compliance with  
Title 7, Chapter 10 of the City’s Municipal Code.

A recycling deposit, i.e. bond, shall be paid and filed prior to the issuance of the  
building and demolition permits to the satisfaction of the City’s recycling coordinator.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

61. Grading and drainage plans for the new restaurant and parking lot site, stamped and signed by a California registered civil engineer preparing the plan, shall be required. All plan sheets shall be stamped and signed by the California registered civil engineer (project engineer of record) in compliance with the California Business & Professions Code (B&P Code). The grading and drainage plans shall indicate how all storm water drainage, including contributory drainage from adjacent lots, will be carried to the public way or drainage system structure(s) approved to receive storm water. The grading and drainage plans will be reviewed and approved by the City's Building & Safety Division and Public Works – Engineering Division prior to the issuance of the building and grading permits.

62. Fees for the grading permit, including the respective grading bond, shall be paid to the City prior to the issuance of the grading permit.

63. A geotechnical and soils investigation report (soil engineering report) shall be required for the project, unless exempted by applicable provisions in California Building Code (CBC) Chapter 18, particularly CBC Section 1803.2. The classification, testing, and investigation of the soil shall be made under the responsible charge of a California registered geotechnical engineer (soils engineer of record). All recommendations contained in geotechnical and geohazard reports shall be subject to approval by the City. All reports shall be prepared and signed by a registered geotechnical engineer, certified engineering geologist, and a registered geophysicist, where applicable, in accordance with CBC Section 1803.1.

64. The duties of the soils engineer of record, as indicated on the first sheet of the grading and drainage plans, shall include the following:

- (i) Observation of cleared areas and benches prepared to receive fill;
- (ii) Observation of removal of all unsuitable soils and other materials;
- (iii) The approval of soils to be used as fill material;
- (iv) Inspection of compaction and placement of fill;
- (v) The testing of compacted fills; and
- (vi) The inspection of review of drainage devices.

65. The geotechnical and soils investigation report (soil engineering report) shall include data specifically regarding the nature, distribution, and strength of existing soils, conclusions, and recommendations for grading procedures and design criteria for corrective measures when necessary, and opinions and recommendations covering the adequacy of the site to be developed by the proposed grading.

66. A preliminary soils engineering geology and/or seismic safety report, prepared in accordance with California Building Code (CBC) Chapter 18, particularly CBC Section 1803.2, and Los Angeles County guidelines, is required if the site lies within a "medium risk" or "high risk" geological hazard area, as shown on maps on file contained within the safety element of Los Angeles County, or located within

1 Earthquake Fault Zones or Seismic Hazard Zones as shown in the most recently  
2 published maps from the California Geological Survey (CGS). Allowable  
3 foundation and lateral soil pressure values may be determined from CBC Table  
4 1806.2.

5 67. The applicant shall retain the soils engineer of record preparing the geotechnical and  
6 soils investigation report (soil engineering report), or his or her representative,  
7 accepted and approved by the City, for observation of all grading, site preparation,  
8 and compaction testing. Observation and testing shall not be performed by another  
9 soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical  
10 engineer submits and has accepted and approved by the City's Building & Safety  
11 Division and Public Works – Engineering Division, a new geotechnical and soils  
12 investigation report (soil engineering report). Special inspections and tests of existing  
13 site soil conditions, fill placement, and load-bearing requirements shall be performed  
14 in accordance with California Building Code (CBC) Section 1705.6 and Table 1705.6.

15 68. The grading and drainage plans, stamped and signed by the registered civil engineer  
16 (project engineer of record) preparing the plans, to include the following:

- 17 a. Drainage shall be directed away from the faces of cut and fill slopes or into  
18 approved drainage structure(s). The faces of cut and fill slopes shall also be  
19 manufactured to control against erosion. This control may consist of stepping or  
20 another surface protection, as approved by the Building Official and City Engineer.  
21 The protection for the slopes shall be installed within 15 days after completion of  
22 rough grading.
- 23 b. A drainage technical study showing the drainage patterns from adjacent  
24 properties shall be identified and maintained. The project shall accept and include  
25 in the drainage design any current drainage from adjacent properties.
- 26 c. No grading permit shall be issued without an erosion control plan approved by the  
27 Building Official and City Engineer. The erosion control plan shall include details  
28 of protective measures, including desilting basins or other temporary drainage or  
control measures, or both, as may be necessary to protect the water quality of  
receiving water bodies or to protect adjoining public and private property from  
damage from erosion, flooding, or the deposition of mud or debris which may  
originate from the site or result from such grading operations.
- d. The grading and drainage plans shall incorporate a construction Best  
Management Practices (BMPs) Plan for erosion control, designating stabilized  
construction entrance/exit, storm drain inlet protection, construction material  
delivery and storage, construction and demolition trash bin placement, etc.
- e. If applicable, any on-site groundwater monitoring wells, including legally removed,  
permanent, temporary, and active wells, must be depicted on all site plans,  
grading and drainage plans, and all other relevant plans. Include a legend that  
demonstrates ownership, date installed, and type of monitoring well(s), and all  
other relevant information.

1 f. The registered civil engineer is to show the location of the sewer mainline, nearest  
2 manholes, lateral serving the project, and configuration of the on-site sewer,  
3 including diameter and material of the on-site sewer.

4 (i) Sewer cleanouts must be positioned at 100-foot intervals on the lateral  
5 coming off the sewer mainline.

6 (ii) The applicant must obtain clearance with Los Angeles County Sanitation  
7 Districts for a new sanitary sewer connection or intensification of discharge  
8 into an existing connection.

9 (iii) If the food processing facility is anticipated to generate over 500 gallons of  
10 wastewater per day, obtain an Industrial Waste Discharge Permit from Los  
11 Angeles County Sanitation Districts. As is typically the process, the  
12 applicant must provide a wastewater sewerage plan to the Sanitation  
13 Districts, drawn to scale, that shows sewers and associated facilities for the  
14 handling of industrial wastewater from the point of origin to the connection  
15 to the public sewer. All processes generating wastewater must be  
16 identified and all sewers, floor drains, trenches, and sinks must be  
17 indicated on the plan. The sewerage plan must also show sanitary lines  
18 from restrooms, drinking fountains, and other non-industrial wastewater  
19 sources. Finally, the plans must show the location and number of incoming  
20 water meters in the facility. It is the Sanitation Districts' requirement that all  
21 sanitary lines at a facility be kept separate from industrial process flows  
22 until after the industrial wastewater has passed through all pre-treatment  
23 facilities, monitoring devices, and flow measuring systems. Proof of  
24 approval and clearance from Los Angeles County Sanitation Districts for an  
25 Industrial Waste Discharge Permit shall be required by the Building &  
26 Safety Division prior to issuance of the building permit.

27 g. All parking lots and drive aisles shall be surfaced with asphaltic concrete (AC) to a  
28 minimum thickness of three (3) inches over a minimum aggregate base of six (6)  
inches or surfaced with portland cement concrete (PCC) pavement to a minimum  
thickness of five (5) inches over a minimum aggregate base of three (3) inches.  
Portland cement concrete (PCC) pavement and asphaltic concrete (AC)  
pavement thicknesses and strengths will be determined by the registered  
geotechnical engineer (soils engineer of record) preparing the geotechnical and  
soils investigation report (soil engineering report), and registered civil engineer  
(project engineer of record) preparing the improvement plans. After review of the  
probable vehicular traffic and soils report for the project, additional material may  
be required at the discretion of the Building Official and City Engineer.

69. Public off-site improvements, if required by the City Engineer, will be generated on  
the basis of the approved site plan. Portland cement concrete (PCC) pavement and  
asphaltic concrete (AC) pavement thicknesses and strengths will be determined by  
the registered civil engineer (project engineer of record) preparing the utility  
improvement plans, and if applicable, street improvement plans.

1 (i) The applicant shall check with the City Engineer regarding the required pavement  
2 resurfacing of full or half the roadway width along the Slauson Avenue, Seville  
3 Avenue, and alley frontages.

4 (ii) All traffic markings, street striping, street signs, street lighting, legends, and curb  
5 painting, etc. on the streets adjacent to the proposed development shall be  
6 restored as directed by the City Engineer.

7 70. All public off-site improvements and drive approaches shall be accessible, i.e. "ADA  
8 compliant," in compliance with Chapter 11B of the California Building Code (CBC)  
9 and the U.S. Access Board's *Public Right-of-Way Accessibility Guidelines*  
10 (*PROWAG*) adopted by the U.S. Department of Transportation (DOT) as part of its  
11 Americans with Disabilities Act (ADA) standards for new construction and alterations  
12 in the public right-of-way. Insufficient width in the parkway will require the applicant  
13 to dedicate an easement at each drive approach or element to the City to  
14 accommodate a compliant drive approach or element.

15 71. At the direction of the City Engineer, repair, remove, and replace deficient and/or  
16 damaged elements in the public right-of-way, if required by the City Engineer:

17 (i) Sidewalk and standard curb & gutter adjacent to the development.

18 (ii) Site frontage & off-site transition-curb & gutter adjacent to the development.

19 (iii) Site frontage & off-site transition-sidewalk adjacent to the development.

20 (iv) Site frontage & off-site transition-curb ramp(s) adjacent to the development.

21 72. Preserve existing survey monuments (property corners, centerline ties, etc.) in the  
22 public right-of-way. All disturbed and removed survey monuments in the public right-  
23 of-way shall be re-established and Record of Survey shall be filed with the Los  
24 Angeles County Surveyor in accordance with applicable provisions of state law.

25 73. All USA/Dig Alert graffiti markings must be removed by the contractor from the  
26 sidewalk, curb & gutter, and/or portland cement concrete (PCC)/asphaltic concrete  
27 (AC) pavement prior to final approval of the construction.

28 74. It is the responsibility of the applicant to contact the local water purveyor to obtain  
approval of any water service for uses such as domestic water, fire sprinklers, and  
landscaping, and that the purveyor has adequate water to provide such service to the  
property. Provide acceptable analysis to verify sufficient water pressure and flow for:

a. General conditions.

b. During maximum instantaneous demand (MID) conditions.

c. During fire flow and MID conditions.

d. The water supply system serving the development shall be adequately sized to  
accommodate the total required commercial water requirements and fire flows, in  
compliance with the local water purveyor and Los Angeles County Fire  
Department requirements.

e. All existing water services (meters) no longer required as part of this development  
shall be abandoned at the mainline.

1 f. Reduced pressure backflow preventers will be required for all water services. An  
2 approved reduced pressure principal backflow prevention device shall be installed  
3 above grade in the customer's service line by the contractor as close as practical  
4 to the water meter and shall be between the water meter and the first point of  
connection to the service. The device shall be located on-site fronting the  
property.

5 75. If applicable, a Storm Water Pollution Prevention Plan (SWPPP) shall be required for  
6 all projects that (1) disturb one acre or more of land, or (2) disturb less than one acre  
7 of land but are part of a larger common plan of development or sale. A SWPPP is a  
8 document that addresses water pollution control for a construction project. The  
9 Construction General Permit (CGP) / MS4 Permit requires that all storm water  
10 discharges associated with a construction activity, where said activity results in soil  
11 disturbance of one acre or more of land area, or disturbs less than one acre of land  
12 area but is part of a larger common plan of development or sale, obtain coverage  
13 under the National Pollutant Discharge Elimination System (NPDES) Construction  
14 General Permit (CGP) for Stormwater Discharges Associated with Construction and  
15 Land Disturbance Activities.

16 The CGP requires the development of a project-specific SWPPP prior to any soil  
17 disturbing activities. The SWPPP must include the information needed to  
18 demonstrate compliance with all the requirements of the CGP. The SWPPP  
19 document must be written by a Qualified SWPPP Developer (QSD). The City  
20 requires that a Water Pollution Control Manager (WPC Manager) be responsible for  
21 the implementation of a SWPPP. The WPC Manager must have the same  
22 qualifications as a QSD. For further details pertaining to the State of California's  
23 requirements, please visit the following website:  
24 <https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.jsp>. A Waste  
25 Discharge Identification Number (WDID #) must be obtained prior to commencing any  
26 work.

27 76. The new restaurant and parking lot site shall comply with Title 7, Chapter 9  
28 (Stormwater Management and Discharge) of the City's Municipal Code, which  
adheres to the latest Los Angeles County's Low Impact Development (LID)  
requirements. LID standards are intended to distribute stormwater and urban runoff  
across developed sites to help reduce adverse water quality impacts and replenish  
groundwater supplies. Under the National Pollutant Discharge Elimination System  
(NPDES) / Construction General Permit (CGP) / MS4 Permit and the County of Los  
Angeles LID ordinance, priority projects are required to prohibit the discharge of  
pollutants from property developments. Preventing these pollutants from entering  
stormwater discharge systems will be accomplished by requiring the installation and  
maintenance of post-construction treatment controls, i.e. Best Management Practices  
(BMPs).

*Designated Projects* [non-residential developments (commercial or industrial)] are  
subject to specific Low Impact Development (LID) requirements, while *Non-*

1 *Designated Projects* [non-residential developments (commercial or industrial) or  
2 residential developments consisting of 5 or more residential units] have different,  
3 generally less stringent, requirements. *Designated Projects* are typically larger  
4 developments, while *Non-Designated Projects* are smaller in scale or don't meet the  
5 criteria for *Designated Projects* status.

6 Per the *Designated Projects* classification for new development and redevelopment  
7 activities, a parking lot of 5,000 square feet or more of impervious surface area, or  
8 with 25 or more parking spaces, shall comply with the specified *Designated Projects*  
9 requirements.

10 Redevelopment projects on an already developed site under the *Designated Projects*  
11 category are:

- 12 • Land disturbing activities that result in the creation or addition or replacement of  
13 5,000 square feet or more of impervious surface area.
- 14 • Where redevelopment results in an alteration of less than fifty percent (50%) of  
15 impervious surfaces of a previously existing development, and the existing  
16 development was not subject to post-construction stormwater quality control  
17 requirements, only the alteration must meet LID requirements, and not the entire  
18 development.
- 19 • Where redevelopment results in an alteration to more than fifty percent (50%) of  
20 impervious surfaces of a previously existing development, and the existing  
21 development was not subject to post-construction stormwater quality control  
22 requirements, the entire site shall meet LID requirements.

23 Per the *Non-Designated Projects* classification:

- 24 • Development which alters less than fifty percent (50%) of impervious surfaces,  
25 only the proposed new impervious areas need to meet LID requirements.
- 26 • Development which alters fifty percent (50%) or more of impervious surfaces, the  
27 entire site shall meet LID requirements.

28 77. If applicable, the new restaurant and parking lot site shall require the development of  
a Low Impact Development (LID) Plan, i.e. an LID Report, if the site disturbs one acre  
or more of land area or disturbs less than one acre of land area but is part of a larger  
common plan of development or sale. The report is a requirement of the National  
Pollutant Discharge Elimination System (NPDES) Permit No. CAS004001, Order No.  
ORDER NO. R4-2012-0175. This permit was issued by the State of California  
Regional Water Quality Control Board, Los Angeles Region on December 28, 2012.  
The LID Plan is a narrative report that explains the type of development and drainage  
of the site. It must address the post-construction water quality and habitat impact  
issues. Once the site has been developed, how will runoff be maintained? Was  
there a system that was designed to treat the runoff prior to discharging into the  
public system? Best Management Practices (BMPs) should be implemented to

1 address storm water pollution and peak flow discharge impacts. All BMPs must be  
2 sized to meet specified water quality design and/or peak flow discharge criteria.

3 a. Filtration and infiltration methods must be used to defray a large percentage of the  
4 storm water runoff into the storm drain system.

5 78. The new restaurant and parking lot site shall comply with the 2022 California Green  
6 Building Standards Code (CALGreen or Green Code) (or the latest code cycle at the  
7 time of submission to the Building & Safety Division). Per CALGreen Section 101.3:  
8 "The provisions of this code shall apply to the planning, design, operation,  
9 construction, use and occupancy of every newly constructed building or structure,  
10 unless otherwise indicated in this code, throughout the State of California." While not  
11 a new building, the new parking lot falls under the umbrella of "structure" in the  
12 CALGreen Code when it comes to site development and illumination regulations due  
13 to its hardscape nature and fixed improvements.

14 79. The new restaurant and parking lot site shall be in compliance with the Non-  
15 Residential Mandatory Measures outlined in Chapter 5 of the Green Code. The  
16 provisions in the chapter outline the planning, design, and development methods that  
17 include environmentally responsible site selection, building design, building siting,  
18 and development to protect, restore, and enhance the environmental quality of the  
19 site and respect the integrity of adjacent properties.

20 80. The new parking lot shall particularly comply with the bicycle and electric vehicle (EV)  
21 capable/charging space requirements specified in Sections 5.106.4 and 5.106.5 of  
22 the CALGreen Code.

23 81. A copy of a current Grant Deed and Title Report with hyperlinks, and all backup  
24 documents from the Title Report, shall be submitted to the Building & Safety Division  
25 for review within 30 days of the submittal. Encroachment into established utility  
26 easements will not be permitted. Limited landscaping, such as planting grass,  
27 flowers, and shallow-rooted shrubs, may be allowed on a utility easement, but large  
28 trees and deep-rooted vegetation are generally prohibited because they can interfere  
with utility operations. Check your property Grant Deed and the specific easement  
agreement to understand the exact restrictions and ensure your landscaping does not  
obstruct the utility's access, maintenance, or operation.

82. Consultation with all applicable utility companies is encouraged as early as possible  
in the project planning stages to avoid any potential delays. It is the responsibility of  
the applicant to abide by all utility company requirements.

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

84. If there are later, proposed tenant improvements, alterations, structural repairs, or  
additions to the existing structures and/or site, the applicant shall submit tenant

1 improvement (T.I.) construction plans to the Planning Division for review and approval  
2 of the proposed tenant improvements, alterations, structural repairs, or additions.  
3 Tenant improvement plans shall then be submitted to the Building & Safety Division  
4 for review and approval only after approval is first obtained from the Planning  
5 Division.

6 85. If there are later, proposed tenant improvements, alterations, structural repairs, or  
7 additions, the applicant shall submit full tenant improvement construction plans,  
8 including structural plans, to the Building & Safety Division for review of the proposed  
9 alterations and improvements to the existing structures and/or site. All work shall be  
10 permitted through approval of the full construction plans and issuance of a building  
11 permit and associated mechanical, electrical, and plumbing permits.

12 86. If there are later, proposed tenant improvements, alterations, structural repairs, or  
13 additions, plans submitted for public buildings, **public accommodations**,  
14 **commercial buildings**, and public housing projects shall be completed by a  
15 California registered design professional, such as a licensed architect or registered  
16 professional engineer (civil or structural). All plan sheets shall be stamped and  
17 signed by the California registered design professional in compliance with the  
18 California Business & Professions Code (B&P Code).

19 87. Some tenant improvements, alterations, and additions may “trigger” full compliance  
20 with the accessibility features outlined in Section 11B-202 of the 2022 CBC pursuant  
21 to the current valuation threshold. When the adjusted construction cost, as defined,  
22 exceeds the current valuation threshold, as defined, full compliance with Section 11B-  
23 202.4 of the CBC shall be required. In choosing which accessible elements to  
24 provide, priority should be given to those elements that will provide the greatest  
25 access in the following order:

- 26 1. An accessible entrance;
- 27 2. An accessible route to the altered area;
- 28 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.

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

1 89. The business will be subject to a routine business license inspection.

2 90. All entrances and exits inside the subject building(s) shall remain unlocked, in the  
3 closed position, and completely unobstructed at all times during the proposed  
4 restaurant and parking lot use. Above all entrances, on the interior side, shall read:  
"This door to remain unlocked during business hours."

5 91. There shall be at least two (2) class ABC fire extinguishers inside the subject  
6 building(s) during the proposed restaurant and parking lot use, one near the front  
7 entrance and one near the rear exit. Fire extinguishers shall bear an up-to-date fire  
department inspection tag that indicates the date the fire extinguisher was inspected.

8 92. The approved occupant load limit of the building(s) per California Building Code  
9 (CBC) Section 1004 shall be upheld throughout the duration of the proposed  
10 restaurant and parking lot use.

11 93. The exit access, the exit, and the exit discharge within the means of egress system(s)  
12 inside or outside the subject building(s), including the public way, shall not be  
13 obstructed in any manner throughout the duration of the proposed restaurant and  
parking lot use. The minimum widths and clearances established in California  
Building Code (CBC) Chapter 10 shall be maintained at all times.

14 94. Any construction work to be done in the public right-of-way shall require an  
15 Encroachment Permit from the Public Works – Engineering Division.

16 **CODE ENFORCEMENT**

17 95. Install and maintain exterior lighting for nighttime (9 hours of darkness) illumination.

18 96. Appoint a "point of contact" along with a current contact number for someone who will  
19 aid with property maintenance issues should they arise.

20 97. Post no trespass signage and submit a copy of the no trespass form to the police  
21 Department. Ensure that the no trespass form is updated bi-annually.

22 98. Install Anti-Graffiti film on all South and East facing windows.

23 99. Ensure trash enclosure is closed and secured when not in use. Maintain enclosure  
24 free of trash and other debris.

25 **POLICE DEPARTMENT**

26 100. Contact information for the designated responsible party shall be made available to  
27 local law enforcement upon request.  
28

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

- 101. A functional video surveillance system should be maintained to monitor the front and rear of the business, including the interior, all public right-of-way, and parking areas under the permittee's control. The system should provide clear and unobstructed views suitable for identification purposes and retain recordings for a minimum of thirty (30) days.
- 102. Provide sufficient interior and exterior lighting to ensure visibility, enable identification, and enhance nighttime safety.
- 103. The property shall maintain unobstructed access for fire, medical, and police emergency vehicles at all times.
- 104. Install clear signage for drive-thru ingress and egress to ensure safe circulation and reduce roadway congestion

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**SECTION 5:** This resolution shall not become effective until 16 days after the final date of decision rendered by the Planning Commission, unless an appeal to the City Council is timely filed. The decision of the Planning Commission shall be stayed until final determination of the appeal has been made by the City Council.

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

**PASSED, APPROVED, AND ADOPTED** this 15<sup>th</sup> day of October, 2025, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

HUNTINGTON PARK PLANNING COMMISSION

\_\_\_\_\_  
Chairperson

ATTEST:  
  
\_\_\_\_\_  
Paul Bollier, Secretary

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

**EXHIBIT B**

**CASE NO. 2025-02 CUP/ 2025-01 DP**



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.

---

---

---

---

---

---

---

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

---

---

---

---

---

---

---

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

---

---

---

---

---

---

---

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.

---

---

---

---

---

---

---

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

---

---

---

---

---

---

---

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.

---

---

---

---

---

---

---

**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 01/20/2025

Applicant Signature (Required)

Gabriela Marks

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 01/20/2025

Property Owner Signature (Required)

Agop Terzian

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](mailto:planning@huntingtonpark.org)

# ENVIRONMENTAL INFORMATION FORM

**FOR OFFICE USE ONLY**

Date Filed: \_\_\_\_\_ File No.: \_\_\_\_\_ Fee/Receipt No.: \_\_\_\_\_ Initials: \_\_\_\_\_

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

**3. Address of project:** \_\_\_\_\_

\_\_\_\_\_

**4. Assessor's Parcel Number (APN):** \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

**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:** \_\_\_\_\_

**8. Proposed use of site:** \_\_\_\_\_

\_\_\_\_\_

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

---

---

10. **Project size:**

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

---

Total square footage of structure(s): \_\_\_\_\_

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

Existing: \_\_\_\_\_

Proposed: \_\_\_\_\_

12. **Parking:**

Amount required: \_\_\_\_\_

Amount provided: \_\_\_\_\_

13. **Anticipated time scheduling of project:** \_\_\_\_\_

---

14. **Proposed phasing of development:** \_\_\_\_\_

---

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

---

---

---

---

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

---

---

A 10'x20' loading area is provided.

A larger area is not feasible without reducing parking. Deliveries will occur before business hours. Restaurant opens at 10:00am.

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

---

---

---

---

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

---

---

---

---

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

A) Potentially Significant Impact

B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

**AESTHETICS**

19. Would the proposed project:

- a. Affect a scenic vista?   D
- b. Have a demonstrable negative aesthetic effect?   D
- c. Create light or glare?   D

**AIR QUALITY**

20. Would the proposed project:

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

## **BIOLOGICAL RESOURCES**

### **21. Would the proposed project:**

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

The removal of an existing tree is required because it's located at new access proposed, but there will be site enhancements and new landscape areas provided

## **CULTURAL RESOURCES:**

### **22. Would the proposed project:**

- a. Affect historical resources? D

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

## **GEOLOGY AND SOILS**

### **23. Would the proposed project:**

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

- b. Be located on expansive soils? D

- c. Result in unique geologic or physical features? D

## **HAZARDS**

### **24. Would the proposed project:**

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

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

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

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

## **HYDROLOGY AND WATER QUALITY**

### **25. Would the proposed project:**

- a. Change water drainage patterns? D

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

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

**LAND USE AND PLANNING**

**26. Would the proposed project:**

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

**MINERAL AND ENERGY RESOURCES**

**27. Would the proposed project:**

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

**NOISE**

**28. Would the proposed project result in:**

- a. Increase to existing noise levels?  D
- b. Exposure of people to severe noise levels?  D

**POPULATION AND HOUSING**

**29. Would the proposed project:**

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

**PUBLIC SERVICES**

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

- a. Fire protection?  D

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

**RECREATION**

**31. Would the proposed project:**

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

**TRANSPORTATION AND TRAFFIC**

**32. Would the proposed project:**

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

**UTILITIES AND SERVICE SYSTEMS**

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

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

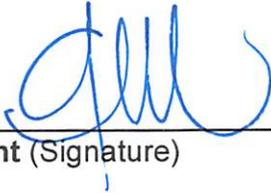
34. Describe the project site as it exists before the project, including any existing structures on the site, and the use of the structures (i.e. residential, commercial, industrial, etc.) Attach photographs of the site and of the surrounding land uses.

The property in question currently has public access by E Florence Ave and Marbrisa Ave, and utilities due to the existing 1-story commercial building, that are used by the current tenants.

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 site being located on a street corner with its main frontage on E Florence Ave, provides high visibility and easy access, which is advantageous for attracting customers. The property has an area of 15,280.50 S.F., which allows to accommodate the 1,995 S.F. (1) story building with a single drive-thru lane and provide a parking area with 9 spaces next to the building, which helps making vehicle parking and circulation efficient.

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



Applicant (Signature)

02 - 3 - 2025

Date

# **DEVELOPMENT PERMIT APPLICATION**

**EXHIBIT C**

**CASE NO. 2025-02 CUP/ 2025-01 DP**



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

# DEVELOPMENT PERMIT APPLICATION

**FOR OFFICE USE ONLY**

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

**PROJECT INFORMATION**

Project Address: 2281 E Florence Ave, Huntington Park, CA 90255  
 General Location: Northwest corner of E Florence Ave and Marbrisa Ave  
 Assessor's Parcel Number (APN): 6321-030-015

**APPLICANT'S INFORMATION**

Applicant: Gabriela Marks  
 Mailing Address: 2643 4th Ave, San Diego, CA 92103  
 Phone 1: (619) 702-9448 Phone 2: \_\_\_\_\_ Email: gabriela@marksarchitects.com

**PROPERTY OWNER'S INFORMATION**

Property Owner: Agop Terzian, Madeleine Terzian, Cricor Terzian, Azadhuri Terzian  
 Mailing Address: 3151 Emerald Isle Dr, Glendale, CA 91206  
 Phone 1: (818) 636-8156 Phone 2: \_\_\_\_\_ Email: agopterzian@gmail.com

**PROJECT DESCRIPTION (Check as Appropriate):**

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

Other Improvements (Describe): N/A

Describe in detail the proposed development:

The Proposed project consists in a ground-up 1,995 SF. 1-story Popeye's drive-thru restaurant , to be built in a lot located in the Northwest corner of E Florence Ave and Marbrisa Ave, where currently there's a 1-story "L" shaped commercial building.

**TYPE OF USE (Check as Appropriate):**

Residential       Retail/Office       Commercial       Restaurant       Industrial/ Manufacturing

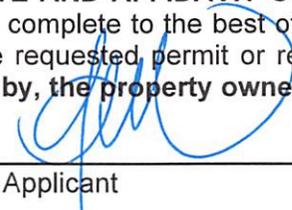
Other (Describe): \_\_\_\_\_

Square Footage of New Development/Addition: 1,995 SqFt

Total Square Footage: 1,995 SqFt Building / 15,280 SqFt Lot Area

Lot Coverage: 1,995 SqFt      Off-Street Parking Spaces Provided: N/A      No. of Floors: 1

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

  
 \_\_\_\_\_  
 Signature of Applicant

01-31-2025  
 \_\_\_\_\_  
 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.

---

The proposed commercial project is a new/ground-up, 1-story fast-food restaurant with

---

single drive-thru lane, and it's within the CG-Commercial General zoning district, next to

---

an (E) drive-thru restaurant, providing site enhancements and landscape areas.

---

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

---

The proposed use for the project in question is commercial an it's within the CG-Commercial

---

General zoning district, in consistency with the city of Huntington Park Zoning Map.

---

- 
- 
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 project is a fast food restaurant,  
and it's within the CG-Commercial General zoning district, next to  
an existing drive-thru restaurant.

The area where it's located is surrounded by other similar restaurants.

---

---

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.

The restaurant will be built in an already developed lot, where currently there's an "L" shaped 1-story commercial building, housing (2) tenants with parking area; it is also an infill small project.

---

---

---

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

The site being located on a street corner with its main frontage on E Florence Ave, provides  
high visibility and easy access, which is advantageous for attracting customers. The property  
has an area of 15,280.50 S.F., which allows to accommodate the 1,995 S.F. (1) story building with a single  
drive-thru lane and provide a parking area with 9 spaces next to the building, which helps making  
vehicle parking and circulation efficient.

---

---

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.

The property in question currently has public access by E Florence Ave and Marbrisa Ave, and  
utilities due to the existing 1-story commercial building, that are used by the current tenants.

---

---

---

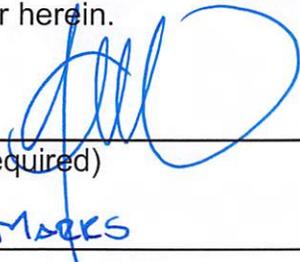
---

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 characteristics of the proposed restaurant are consistent with the existing land use, as there is a McDonald's restaurant of comparable size and configuration located across Marbrisa Avenue. By positioning our building away from the west property line, we aim to create a more open and accessible space along the alley and the adjacent commercial property. Additionally, the enhancement of the site through landscaping along the northern, western, and southern property lines will further contribute to the aesthetic appeal and functionality of the area.

---

**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 01/20/2025

GABRIELA MARKS

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 01/20/2025

Agop Terzian

Print Name

# **SITE PLAN**

**EXHIBIT D**

**CASE NO. 2025-02 CUP/ 2025-01 DP**

|                   |          |
|-------------------|----------|
| 1st CUP SUBMITTAL | 01.31.25 |
| 2nd CUP SUBMITTAL | 05.02.25 |
| 3rd CUP SUBMITTAL | 05.27.25 |
| 4th CUP SUBMITTAL | 06.13.25 |
|                   |          |
|                   |          |
|                   |          |
|                   |          |
|                   |          |



PROTOTYPE: US 2112  
STORE NUMBER: -  
FRANCHISEE: DNBA PROPERTIES, LLC

POPEYES  
2281 E FLORENCE AVE  
HUNTINGTON PARK, CA 90255

**ARCHITECTURAL  
SITE PLAN**

**AS1.1**

**KEYNOTES**

- |  |  |
|--|--|
| 1 DT DIGITAL MENU BOARD & CANOPY (W/ SPEAKER POST)                     | 13 (E) STREET LIGHT POLE                                 |
| 2 DT DIGITAL PRE-SELL MENU BOARD LOCATION.                             | 14 (E) TRAFFIC LIGHT POLE                                |
| 3 CLEARANCE BAR  | 15 (E) POWER POLE  |
| 4 PARKING LOT LIGHTS   | 16 (E) OH POWER LINE                                     |
| 5 RAMP FOR ACCESSIBLE PARKING SPACES                                   | 17 (E) TREE TO BE REMOVED BY OTHERS                      |
| 6 ACCESSIBLE PATH OF TRAVEL FROM PUBLIC WALKWAY                        | 18 MASONRY WALL MIN. 6' HEIGHT (ADJACENT)                |
| 7 MONUMENT SIGN  | 19 TRASH ENCLOSURE. SEE AS2.2 FOR DETAIL                 |
| 8 BIKE RACK  | 20 "DO NOT ENTER" SIGNAGE                                |
| 9 GREASE INTERCEPTOR   | 21 "THANKS Y'ALL" SIGNAGE                                |
| 10 DETECTABLE WARNINGS   | 22 "DRIVE THRU" SIGNAGE                                  |
| 11 GAS METER   | 23 USE PCC CONCRETE PAVING IN HATCHED AREAS AS INDICATED |
| 12 PAINT TRAFFIC DIRECTIONAL ARROWS. SOLID WHITE AND TYPICAL AS SHOWN. | 24 ASPHALT PAVING  |

**GENERAL NOTES**

1. PYLON SIGN AT MAIN STREET. REFER TO LOCAL AUTHORITIES FOR PERMITS AND APPROVAL.
2. DIGITAL MENU BOARDS AND PREVIEW BOARDS ARE REQUIRED FOR ALL SITES.
3. LED LOT LIGHTNING IS REQUIRED ON ALL SITES.
4. DIRECTIONAL SIGNAGE TO BE PLACED AT SITE ACCORDINGLY (DT ENTRANCE, DO NOT ENTER, THANKS Y'ALL, ETC.).

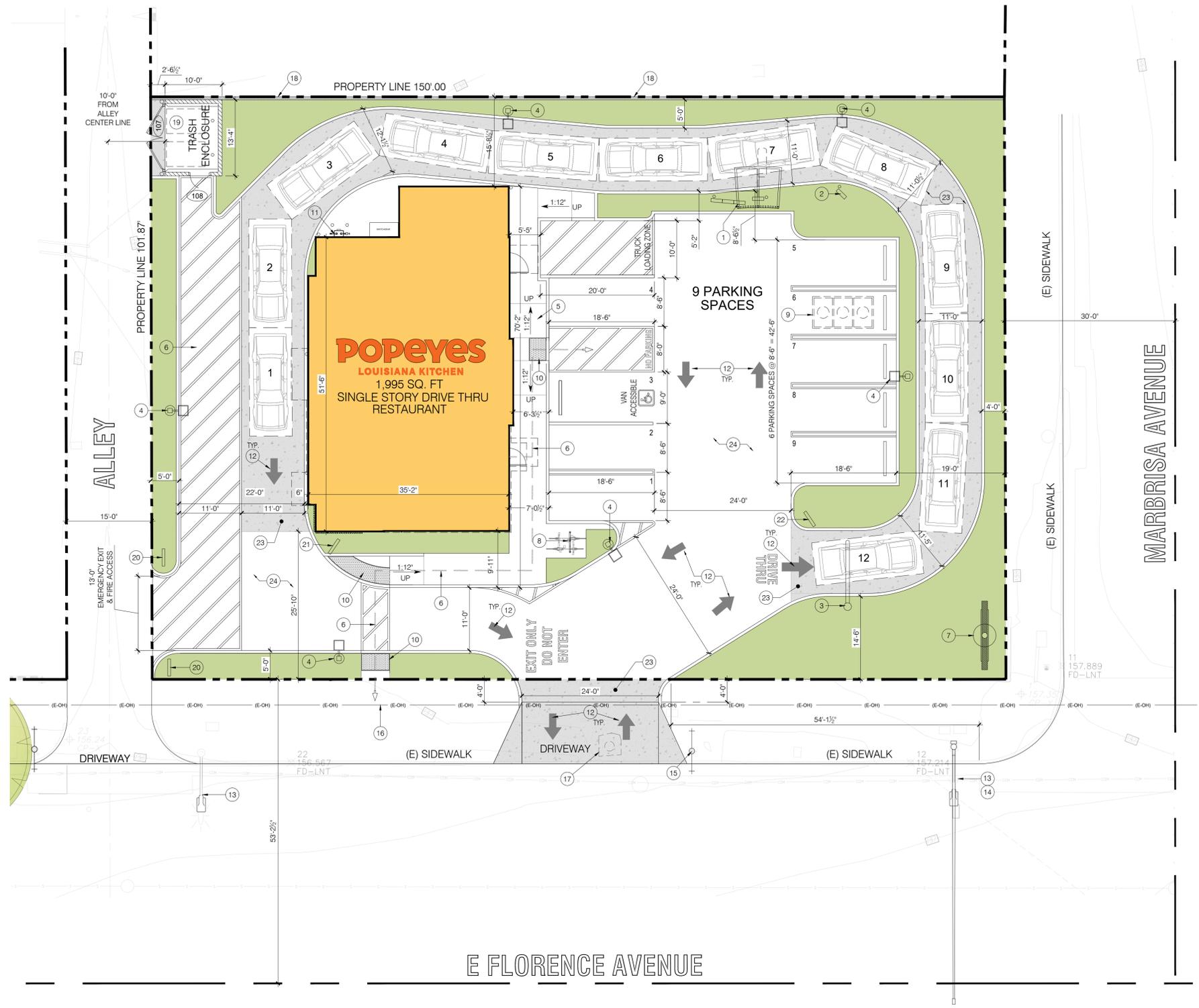


**PERSPECTIVE VIEW**

SCALE: N.T.S.

DEVELOPMENT AREA BREAKDOWN:

| USE       | AREA      | %       |
|-----------|-----------|---------|
| SITE      | 15,767 SF | 100.00% |
| BUILDING  | 1,995 SF  | 13%     |
| LANDSCAPE | 3,260 SF  | 21%     |
| HARDSCAPE | 10,512 SF | 63%     |



**PROPOSED SITE PLAN**

SCALE: 1" = 10'-0"



# FLOOR PLAN

**EXHIBIT E**

**CASE NO. 2025-02 CUP/ 2025-01 DP**



# **TRANSPORTATION STUDY**

**EXHIBIT F**

**CASE NO. 2025-02 CUP/ 2025-01 DP**

# POPEYES KITCHEN RESTAURANT WITH DRIVE-THRU VMT ASSESSMENT AND ACCESSIBILITY STUDY HUNTINGTON PARK, CALIFORNIA

Conditional approval by  
City/Traffic Engineer  
09/30/2025

**AUGUST 29, 2025**

**Prepared for:**

Ms. Gabriela Marks  
Marks Architects  
2643 4th Ave.  
San Diego, CA 92103

This traffic study has been approved with the following condition(s).  
The driveway count dataset that the consultant has provided, is not acceptable, because it shows too few vehicles in the queue (0-4 vehicles during the busy lunch period). However, the drive-thru lane is long enough to accommodate queues most of the times, but for any situation, when queue extends to street, a queue management plan will be needed to implement by the store manager. Therefore, provide an implementable Queue Management Plan prior to occupancy for City's review and approval.

-Yunus Rahi, PhD, PE, TE  
City/Traffic Engineer

**Prepared by:**



**Scott Sato, T.E.**  
4225 Oceanside Blvd., #354H  
Oceanside, CA 92056  
(760) 291-1400

**TRAMES SOLUTIONS INC.**

(0037-0055-02)

# TABLE OF CONTENTS

---

| <u>SECTION</u>  | <u>PAGE</u> |
|---|-------------|
| <b>1.0 EXECUTIVE SUMMARY .....</b>                                      | <b>1</b>    |
| <b>2.0 INTRODUCTION .....</b>   | <b>5</b>    |
| A. Purpose of the TIA and Study Objectives                              |             |
| B. Site Location and Study Area   |             |
| C. Development Project Identification                                   |             |
| <b>3.0 PROJECT DESCRIPTION AND LOCATION .....</b>                       | <b>9</b>    |
| A. Project Traffic  |             |
| 1. Ambient Growth Rate  |             |
| 2. Project Trip Generation  |             |
| 3. Project Trip Distribution and Assignment                             |             |
| 4. Project Peak Hour Turning Movement Traffic                           |             |
| B. Cumulative Traffic   |             |
| <b>4.0 METHODOLOGY, THRESHOLDS, AND EXISTING CONDITIONS .....</b>       | <b>19</b>   |
| A. Level of Service Definition  |             |
| B. Study Area and Intersections   |             |
| C. Existing Traffic Controls and Intersection Geometrics                |             |
| D. Existing Traffic Volumes   |             |
| E. Existing Delay and Level of Service                                  |             |
| F. General Plan Circulation Element                                     |             |
| G. Transit Service  |             |
| <b>5.0 FUTURE LOS ANALYSIS .....</b>                                    | <b>27</b>   |
| A. Project Opening Year with Background Traffic Conditions              |             |
| B. Project Opening Year with Background Traffic With Project Conditions |             |
| <b>6.0 FINDINGS AND RECOMMENDATIONS .....</b>                           | <b>33</b>   |
| A. Intersection Analysis Results  |             |
| B. Site Access Recommendations  |             |
| C. Drive-Thru Evaluation  |             |

# **LIST OF FIGURES**

---

| <u>FIGURE</u>   | <u>PAGE</u> |
|---|-------------|
| 2-A Site Plan .....   | 6           |
| 2-B Location Map.....   | 7           |
| 3-A Project Trip Distribution.....                                  | 12          |
| 3-B Project Traffic Volumes.....                                    | 13          |
| 3-C Cumulative Development Location Map .....                       | 14          |
| 3-D Cumulative Development Traffic Volumes.....                     | 17          |
| 4-A Existing Lane Geometry and Traffic Controls .....               | 22          |
| 4-B Existing (2025) Traffic Volumes.....                            | 23          |
| 4-C City of Huntington Park General Plan Street Classification..... | 25          |
| 5-A Opening Year Without Project (2026) Traffic Volumes .....       | 28          |
| 5-B Opening Year With Project (2026) Traffic Volumes.....           | 30          |

# **LIST OF TABLES**

---

| <b><u>TABLE</u></b>  | <b><u>PAGE</u></b> |
|--|--------------------|
| 3-1 Project Trip Generation Rates .....  | 10                 |
| 3-2 Project Trip Generation Summary .....  | 10                 |
| 3-3 Cumulative Development Trip Generation Rates .....   | 16                 |
| 3-4 Cumulative Development Trip Generation Summary .....   | 16                 |
| 4-1 Intersection Analysis for Existing (2025) Conditions.....  | 24                 |
| 5-1 Intersection Analysis for<br>Project Opening Year With Background Traffic Conditions .....             | 29                 |
| 5-2 Intersection Analysis for<br>Project Opening Year With Background Traffic Plus Project Conditions..... | 31                 |
| 6-1 Intersection Analysis Summary .....  | 34                 |

# **LIST OF APPENDICES**

---

|  |   |
|--|---|
| Scoping Agreement .....  | A |
| Traffic Count Worksheets.....  | B |
| Existing Conditions (2025)<br>Intersection Analysis Calculation Worksheets .....   | C |
| Project Opening Year With Background Traffic Conditions<br>Intersection Analysis Calculation Worksheets .....                      | D |
| Project Opening Year With Background Traffic Plus Project Traffic Conditions<br>Intersection Analysis Calculation Worksheets ..... | E |
| Drive-Thru Empirical Data Worksheets .....   | F |

This Page Intentionally Left Blank

**POPEYES KITCHEN RESTAURANT WITH DRIVE-THRU  
VMT ASSESSMENT AND ACCESSIBILITY STUDY  
HUNTINGTON PARK, CALIFORNIA**

## **1.0 EXECUTIVE SUMMARY**

---

A 1,995 square foot Popeyes fast food restaurant with a drive-thru is proposed to be developed at 2281 E. Florence Ave. in the City of Huntington Park. The current uses (7,000 sf tire shop and 2,000 sf phone repair shop) will be demolished and replaced with the proposed project. This traffic study is intended to determine the potential traffic impacts due to the project at the adjacent intersections during the morning and evening peak hours. To this end, empirical traffic data has been collected to determine current operating conditions. In addition, other unbuilt projects and an ambient annual growth rate has been added to the existing counts to create future, near-term conditions. Finally, the number of trips due to the proposed project has been added to the future baseline conditions to evaluate the project's impacts.

The study area intersections are currently operating at acceptable conditions (LOS "D" or better) during the peak hours. The proposed project is expected to generate approximately 933 new trip-ends per day with no vehicle trips per hour during the AM peak hour and 66 new vehicle trips per hour during the PM peak hour on a weekday. The current uses are assumed to generate approximately 303 trip-ends per day with 20 vehicle trips per hour during the AM peak hour and 40 vehicle trips per hour during the PM peak hour on a weekday.

For future conditions, the intersections are expected to operate at acceptable levels of service in the future. The study intersections are expected to continue to operate at acceptable levels of service during the peak hour with the added traffic due to the proposed project.

The following circulation recommendation is recommended in conjunction with the project development to enhance the mobility of patrons to/from the project site:

- Provide stop controls at the project driveways for vehicles exiting the site.

### **VMT Evaluation**

The VMT analysis is based on the passage of SB 743 which replaces automobile delay and LOS as the basis of determining CEQA impacts. Land use projects that have the potential to increase the average VMT per service population (compared to the City's baseline threshold) will be evaluated for potential impacts.

If a project can demonstrate that it would have a less than significant impact by passing one of the following three-step screening processes, a project-level assessment will not be required. The three screening steps are as follows:

- Step 1: Transit Priority Area (TPA) Screening
- Step 2: Low VMT Area Screening
- Step 3: Project Type Screening

## **VMT Screening Evaluation**

### Step 1: Transit Priority Area (TPA) Screening

A TPA is defined as a half-mile area around an existing major transit stop or an existing stop along a high-quality transit corridor. A high-quality transit corridor is a corridor with fixed route bus service with service interval frequency of 15 minutes or less during the morning and afternoon peak periods. Projects located within a TPA may be presumed to have a less than significant impact absent substantial evidence to the contrary. This presumption may NOT be appropriate if the project:

1. Has a Floor Area Ratio (FAR) of less than 0.75
2. Includes more parking for use by residents, customers, or employees of the project than required by the City.
3. Is inconsistent with the applicable Sustainable Communities Strategy.
4. Replaces affordable residential units with a smaller number of moderate or high-income residential units.

### Step 2: Low VMT Area Screening

Projects located within low VMT-generating areas may be presumed to have a less than significant impact. SGVCOG has developed a screening tool that identifies whether an individual traffic analysis zones (TAZ) is located within a low VMT-generating area.

### Step 3: Project Type Screening

Local serving retail projects less than 50,000 sf may be presumed to have a less than significant impact absent substantial evidence to the contrary. Local serving retail generally improves the convenience of shopping or dining close to home and has the effect of reducing vehicle travel.

The proposed restaurant project will consist of approximately 1,995 sf which falls below the 50,000 sf threshold. Furthermore, the type of use envisioned for the project would not draw customers from the outside area but provide convenience to the local community. Therefore, the project can be considered to have a less than significant impact from a Vehicle Miles Traveled standpoint.

This Page Intentionally Left Blank

## 2.0 INTRODUCTION

---

### A. Purpose of the TIS and Study Objectives

The purpose of this traffic impact study (TIS) is to evaluate the traffic impacts of the proposed Popeyes project on the surrounding intersections. The project is proposed to be developed with a 1,995 sf fast food restaurant with a drive-thru (See Figure 2-A). The site is located at 2281 E. Florence Ave. in the City of Huntington Park.

#### Study objectives include the following:

The intent of this traffic study is to evaluate the potential traffic impacts of the proposed project. To this end, the following analysis scenarios have been evaluated:

**Existing Traffic.** Existing traffic has been counted to determine current conditions. This constitutes the environmental setting for a CEQA analysis at the time that the hearing body reviews the project. Traffic count data shall be new or recent. In some cases, data up to one year old may be acceptable with the approval of the City of Huntington Park Engineering Department. Any exception to this must be requested prior to approval of the scoping agreement

**Project Opening Year with Background Traffic.** Traffic from nearby unbuilt projects and an ambient growth rate has been applied to the existing counts to account for other development traffic.

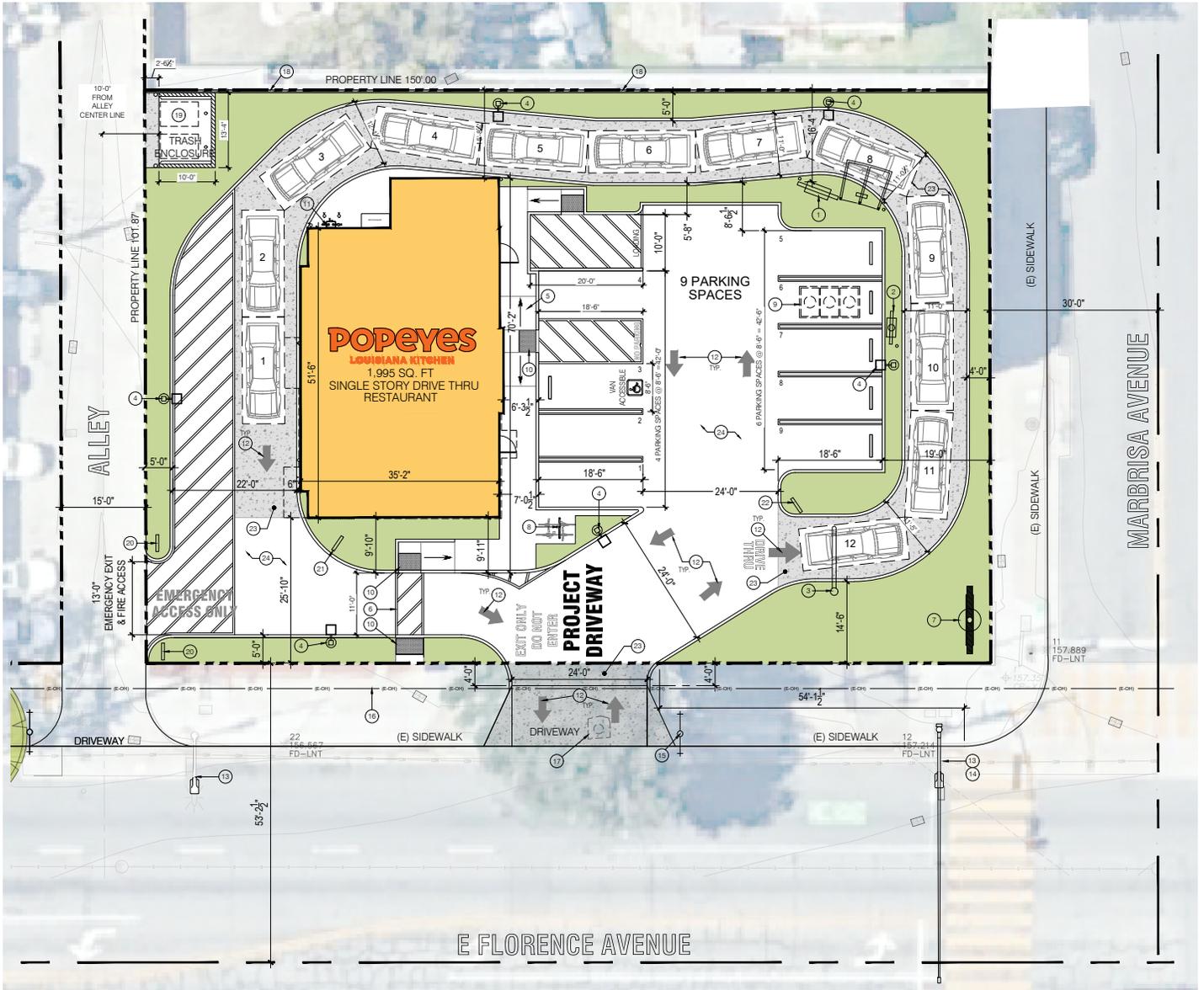
**Project Opening Year with Background Traffic and Proposed Project.** Traffic due to the project has been added to the Opening Year conditions to determine if the project would have a cumulative impact to the surrounding study area intersections.

### B. Site Location and Study Area

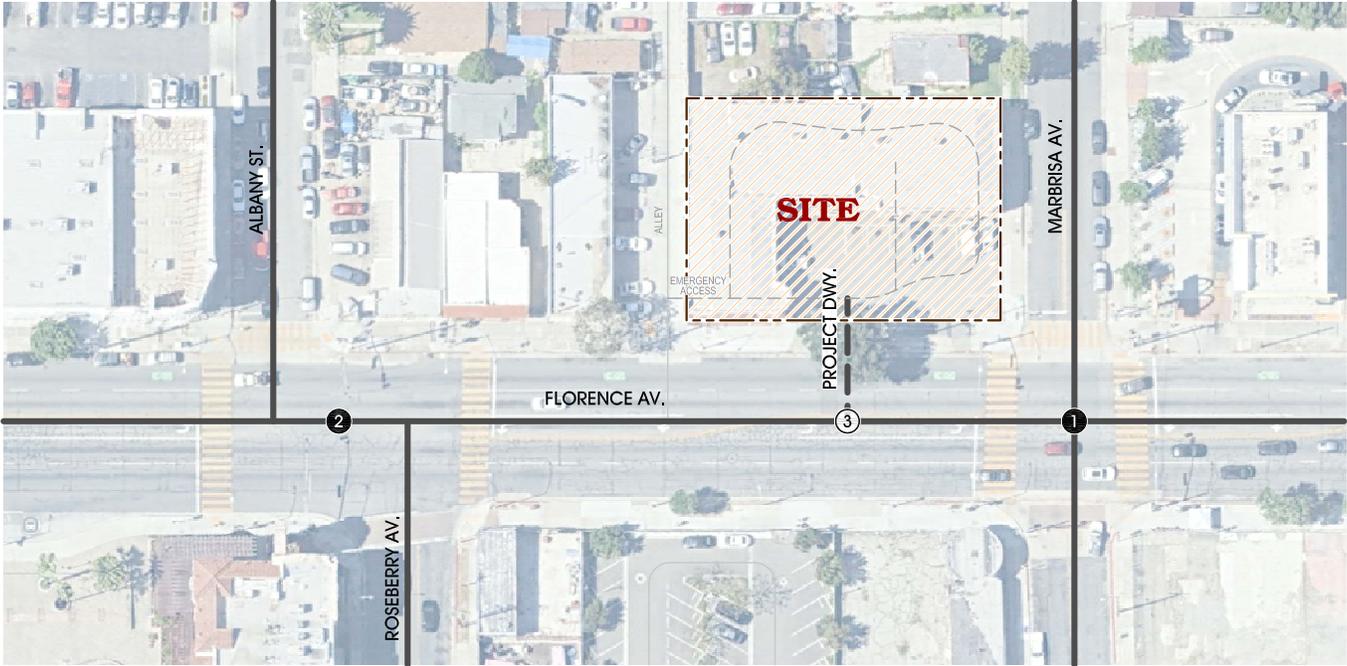
The project site is generally located at 2281 E. Florence Ave. in the City of Huntington Park. Figure 2-B illustrates the site location and the traffic analysis study area.

In general, the study area includes any intersection of Collector or higher classification street with another Collector roadway or higher classification street, at which the proposed project will add 50 or more peak hour trips. Pursuant to the attached scoping agreement (see Appendix "A") and a discussion with City of Huntington Park staff, the study area includes the following existing intersections:

# FIGURE 2-A PRELIMINARY SITE PLAN



# FIGURE 2-B STUDY AREA



**LEGEND:**

- ② = EXISTING INTERSECTION ANALYSIS LOCATION
- ① = FUTURE INTERSECTION ANALYSIS LOCATION
- = FUTURE ROADWAY / PROJECT DRIVEWAY



| <b>Study Area Intersections</b>              |
|--|
| 1. Marbrisa Ave./Florence Ave.               |
| 2. Albany St. – Roseberry Ave./Florence Ave. |

C. Development Project Identification

1. Project Size and Description

The Popeyes project is proposed to be developed with approximately a 1,995 sf. fast food restaurant with a drive-thru. It is anticipated that the project will be built by 2026.

2. Existing Land Use and Zoning

The project site is currently occupied by a 7,000 sf tire shop and a 2,000 sf phone repair shop with adjacent uses consisting of the following:

- North – Residential
- South – Commercial
- East – Commercial
- West – Commercial

3. Proposed Land Use and Zoning

Proposed Zoning: Retail  
Proposed Land Use: Commercial

4. Site Plan of Proposed Project

Project driveways are currently provided for the existing site. No new access points are planned for the development.

5. Proposed Project Opening Year

The proposed project is anticipated to be completed in 2026. Future traffic analysis has been based upon traffic from other unbuilt projects and one year of background (ambient) growth, at 1% per year. This ambient growth accounts for other future projects that may be developed in the next year.

6. Proposed Project Phasing

The project is expected to be completed in a single phase. Therefore, all traffic recommendations included in this report have not been separated into different development phases.

## 3.0 PROJECT DESCRIPTION AND LOCATION

---

This section of the report quantifies the number of trips generated by the proposed project, construction traffic, and other known developments in the area.

### A. Project Traffic

#### 1. Ambient Growth Rate

Some traffic volume increases on roadways can be attributed to vehicles originating outside of the study area. These types of trips either end up within the study area or pass-through onto an outside destination. Therefore, to account for these trips (termed “ambient growth”), a growth rate can be applied to existing traffic volumes. A 1% ambient growth rate has been used in this study to account for traffic not attributed to the project or other planned developments within the study area.

#### 2. Project Trip Generation

The number of vehicular trips generated by a project on a weekday is typically determined from the trip rates included in the ITE **Trip Generation** manual (11th edition). Since the project consist of demolishing the existing uses and replacing it with a fast food restaurant, the trip generation estimates have been determined for each specific use. For a fast food restaurant, the building area is used as the variable in determining the number of trips that will be generated. Similarly, the tire shop and phone repair shop use the building square feet as the independent variable. It should be noted that ITE does not have a phone repair category. A shopping center rate has been assumed for this commercial retail use.

### **Project Traffic**

Trip generation rates and estimates for the proposed development and current uses are shown in Table 3-1. The proposed development is projected to generate a total of approximately 633 new trip-ends per day with no vehicle trips per hour during the AM peak hour and 66 new vehicle trips per hour during the PM peak hour on a weekday. The current uses are assumed to generate approximately 303 trip-ends per day with 20 vehicle trips per hour during the AM peak hour and 40 vehicle trips per hour during the PM peak hour on a weekday. The proposed project would consist of replacing an existing tire shop (7,000 sf) and a phone repair shop (2,000 sf) with a fast food restaurant (1,995 sf). By subtracting the existing trips and adding the proposed project trips, a net total of 630 more trips per day would occur with 24 fewer trips during the AM peak hour and 26 more trips during the PM peak hour. The reduction in traffic during the AM peak hours would slightly improve conditions at the adjacent intersections. The slight increase in PM peak hour traffic is less than 50

**TABLE 3-1  
PROJECT TRIP GENERATION RATES<sup>1</sup>**

| Land Use                                     | ITE Code | Quantity <sup>2</sup> | Peak Hour Trip Rates |       |       |       |       |       | Daily  |
|--|----------|-----------------------|----------------------|-------|-------|-------|-------|-------|--------|
|  |          |                       | AM                   |       |       | PM    |       |       |        |
|  |          |                       | IN                   | OUT   | Total | IN    | OUT   | Total |        |
| Fast-Food Restaurant w/ Drive-Through Window | 934      | 1.995 TSF             | 22.75                | 21.86 | 44.61 | 17.18 | 15.85 | 33.03 | 467.48 |
| Tire Store                                   | 848      | 7 TSF                 | 1.67                 | 0.94  | 2.61  | 1.61  | 2.14  | 3.75  | 27.69  |
| Shopping Center (<40k)                       | 822      | 2 TSF                 | 1.42                 | 0.94  | 2.36  | 3.30  | 3.29  | 6.59  | 54.45  |

<sup>1</sup> Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition (2021).

<sup>2</sup> TSF = Thousand Square Feet

**TABLE 3-2  
PROJECT TRIP GENERATION SUMMARY**

| Land Use                                     | ITE Code | Quantity <sup>1</sup> | Peak Hour Trips |           |            |           |           |           | Daily      |
|--|----------|-----------------------|-----------------|-----------|------------|-----------|-----------|-----------|------------|
|  |          |                       | AM <sup>2</sup> |           |            | PM        |           |           |            |
|  |          |                       | IN              | OUT       | Total      | IN        | OUT       | Total     |            |
| <b>Proposed Project</b>                      |          |                       |                 |           |            |           |           |           |            |
| Fast-Food Restaurant w/ Drive-Through Window | 934      | 1.995 TSF             | 0               | 0         | 0          | 34        | 32        | 66        | 933        |
| <b>Current Uses</b>                          |          |                       |                 |           |            |           |           |           |            |
| Tire Store                                   | 848      | 7 TSF                 | 12              | 7         | 19         | 11        | 15        | 26        | 194        |
| Shopping Center (<40k)                       | 822      | 2 TSF                 | 3               | 2         | 5          | 7         | 7         | 14        | 109        |
| <b>Subtotal</b>                              |          |                       | <b>15</b>       | <b>9</b>  | <b>24</b>  | <b>18</b> | <b>22</b> | <b>40</b> | <b>303</b> |
| <b>NET ADDITIONAL PROJECT TRIPS</b>          |          |                       | <b>-15</b>      | <b>-9</b> | <b>-24</b> | <b>16</b> | <b>10</b> | <b>26</b> | <b>630</b> |

<sup>1</sup> TSF = Thousand Square Feet

<sup>2</sup> The proposed project will not open until 10 AM and will not generate traffic during the AM peak hour.

<sup>3</sup> Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition (2021).

trips. Therefore, a full traffic study with a regional analysis is not required. A local accessibility analysis including adjacent intersections/driveways is provided in this report (with no pass-by reduction from trip generation taken). Along with the driveway on Florence Avenue, the intersections of Marbrisa Ave./Florence Ave. and Roseberry Ave.-Albany St./Florence Ave. are analyzed.

3. Project Trip Distribution

Trip distribution represents the directional orientation of traffic to and from the project site. The project's trip distribution patterns are based on a combination of the surrounding trip attractors (employment bases, commercial opportunities, recreation centers, etc.), and the regional freeway interchanges. The trip distribution pattern for the project is illustrated on Figure 3-A.

4. Project Peak Hour Turning Movement Traffic

The assignment of traffic from the site to the adjoining roadway system has been based upon the site's trip generation, trip distribution, proposed arterial highway and local street systems, which would be in place by the time of initial occupancy of the site. Based on the identified project traffic generation and distribution, project daily, AM and PM, peak hour intersection traffic volumes are shown on Figure 3-B.

B. Cumulative Traffic (Background)

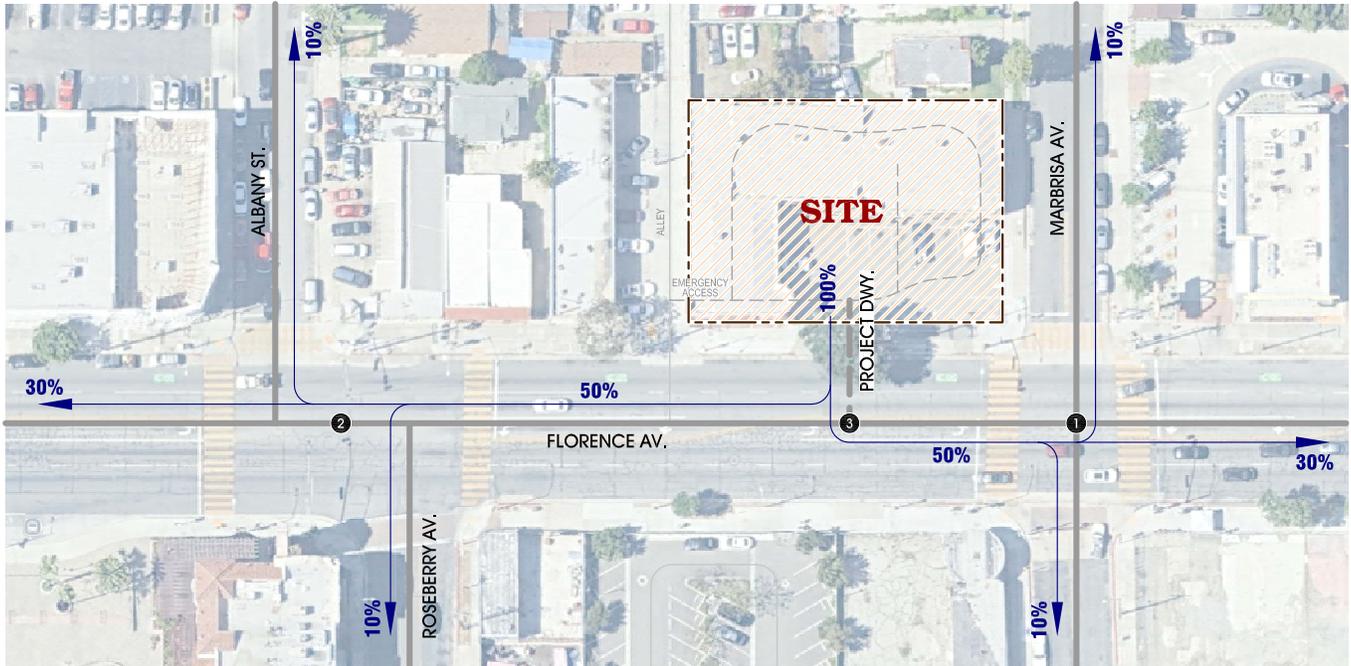
To assess Opening Year (2026) traffic conditions, project traffic is combined with existing traffic and area-wide growth. Developments which are being processed concurrently in the study area have been provided by City staff.

As mentioned previously, a 1% per year rate has been used to reflect area-wide growth that is not attributed to known developments. Since the project is expected to be developed by 2026, a 1% growth rate has been applied to the existing traffic counts.

1. Other Approved or Proposed Development Projects

The cumulative developments have been included along with the land use associated with each project. The location of the cumulative projects provided by the City are shown on Figure 3-C.

# FIGURE 3-A PROJECT TRIP DISTRIBUTION

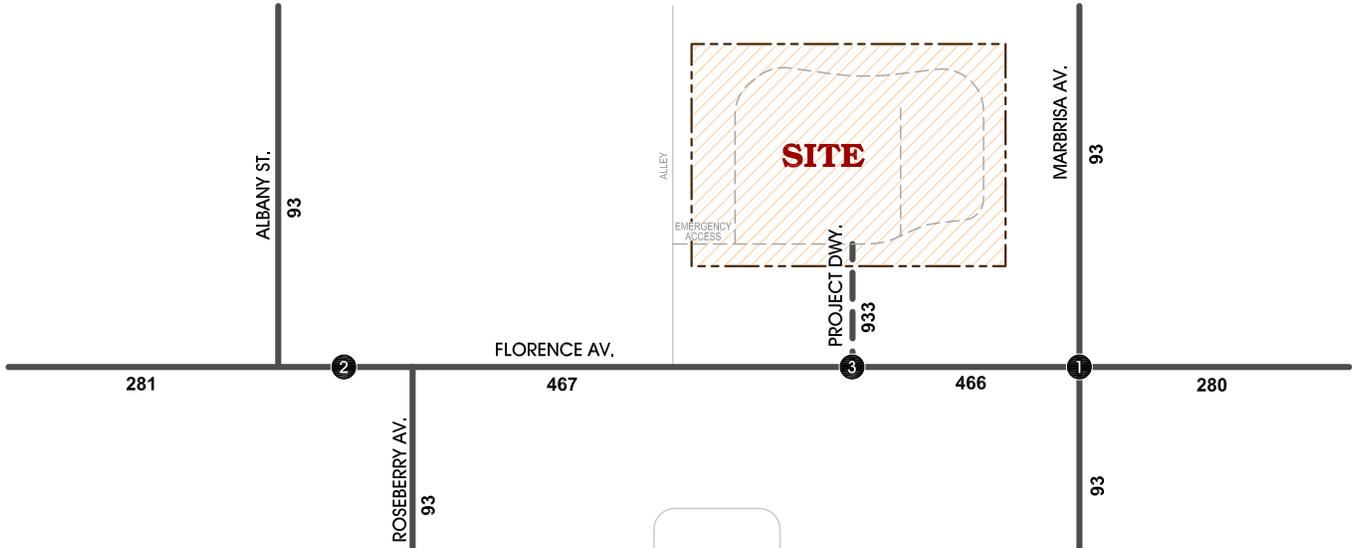


**LEGEND:**

- ③ = INTERSECTION ID
- 10% = PERCENT TO/FROM PROJECT



# FIGURE 3-B PROJECT TRAFFIC VOLUMES



### EXISTING/CURRENT LAND USE PEAK HOUR VOLUMES

| 2. Albany St. - Roseberry Av. / Florence Av. |                      | 3. Project Dwy. / Florence Av. |                      | 1. Marbrisa Av. / Florence Av. |                      |
|--|----------------------|--------------------------------|----------------------|--------------------------------|----------------------|
| 0(0)<br>0(0)<br>2(2)                         | 1(2)<br>3(7)<br>1(2) | 5(11)<br>5(11)                 | 8(9)<br>0(0)         | 2(2)<br>0(0)<br>0(0)           | 0(0)<br>5(5)<br>0(0) |
| 0(0)<br>5(5)<br>0(0)                         | 0(0)<br>0(0)<br>2(2) | 8(9)<br>0(0)                   | 1(2)<br>3(7)<br>1(2) | 2(2)<br>0(0)<br>0(0)           | 0(0)<br>0(0)<br>0(0) |

### PROPOSED PROJECT LAND USE PEAK HOUR VOLUMES

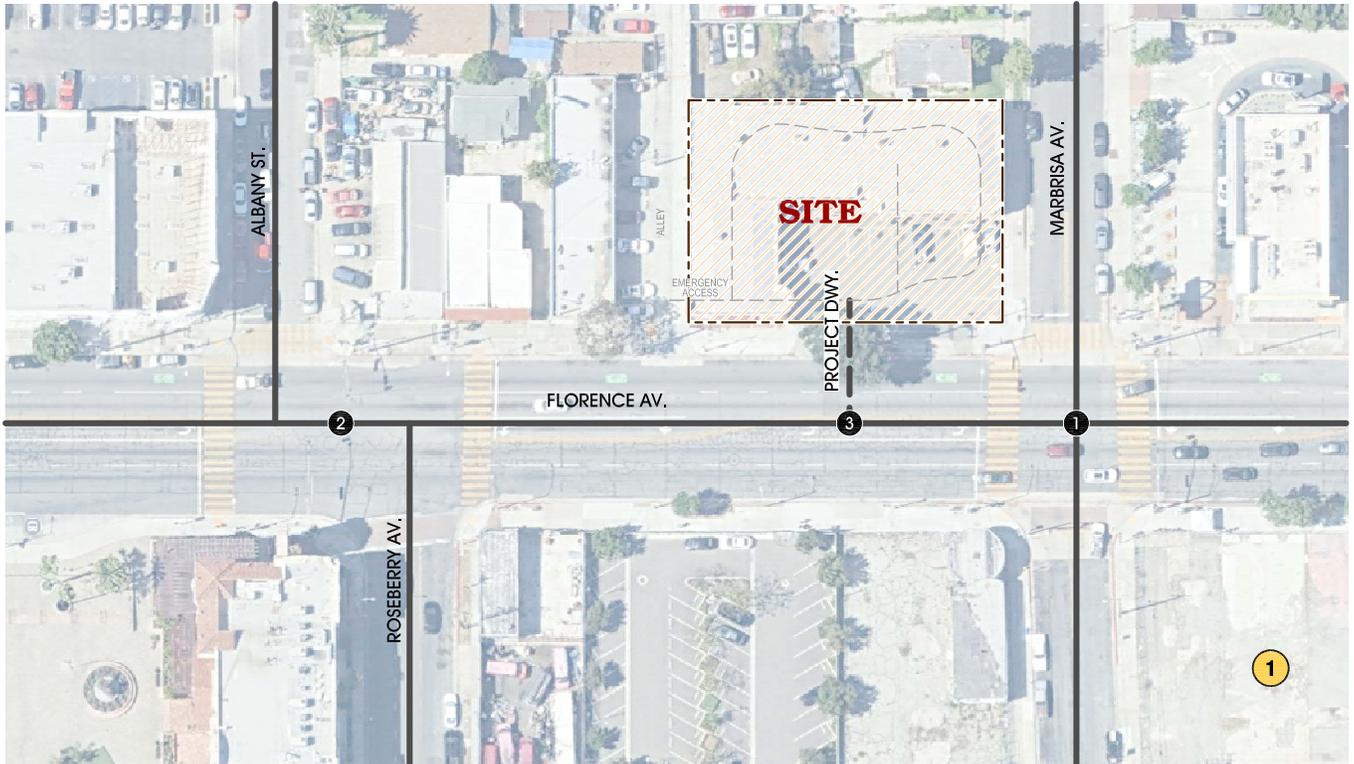
| 2. Albany St. - Roseberry Av. / Florence Av. |                       | 3. Project Dwy. / Florence Av. |                       | 1. Marbrisa Av. / Florence Av. |                       |
|--|-----------------------|--------------------------------|-----------------------|--------------------------------|-----------------------|
| 0(0)<br>0(0)<br>0(3)                         | 0(3)<br>0(10)<br>0(3) | 0(16)<br>0(16)                 | 0(17)<br>0(0)         | 0(3)<br>0(0)<br>0(0)           | 0(0)<br>0(11)<br>0(0) |
| 0(0)<br>0(10)<br>0(0)                        | 0(0)<br>0(0)<br>0(4)  | 0(17)<br>0(0)                  | 0(3)<br>0(10)<br>0(3) | 0(3)<br>0(0)<br>0(0)           | 0(0)<br>0(0)<br>0(0)  |

#### LEGEND:

- ⊙ = INTERSECTION ID
- ↖10(10) = AM(PM) PEAK HOUR TURN VOLUME
- 100 = VEHICLES PER DAY ADT



# FIGURE 3-C CUMULATIVE DEVELOPMENT PROJECT LOCATION MAP



**LEGEND:**

**4** = CUMULATIVE DEVELOPMENT ID  
(SEE TABLE 4-4 FOR REFERENCE)



2. Other Approved Projects Trip Generation

Table 3-3 presents the cumulative development trip generation rates. Table 3-4 presents the cumulative development land uses and trip generation summary. As presented in Table 3-4 Cumulative developments are projected to generate a total of approximately 986 trip-ends per day with 243 vehicle trips per hour during the AM peak hour and 63 vehicle trips per hour during the PM peak hour.

Other development only AM and PM peak hour intersection turning movement volumes and Average Daily Traffic (ADT) volumes are shown on Figure 3-D.

**TABLE 3-3  
CUMULATIVE DEVELOPMENT TRIP GENERATION SUMMARY**

| LAND USE             | ITE CODE | UNITS | PEAK HOUR |      |       |      |      |       | Daily |
|----------------------|----------|-------|-----------|------|-------|------|------|-------|-------|
|                      |          |       | AM        |      |       | PM   |      |       |       |
|                      |          |       | IN        | OUT  | TOTAL | IN   | OUT  | TOTAL |       |
| School (grades TK-4) | 530      | STU   | 0.57      | 0.44 | 1.01  | 0.12 | 0.14 | 0.26  | 4.11  |

<sup>1</sup> Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition (2021).

<sup>2</sup> STU = Students

**TABLE 3-4  
CUMULATIVE DEVELOPMENT TRIP GENERATION SUMMARY**

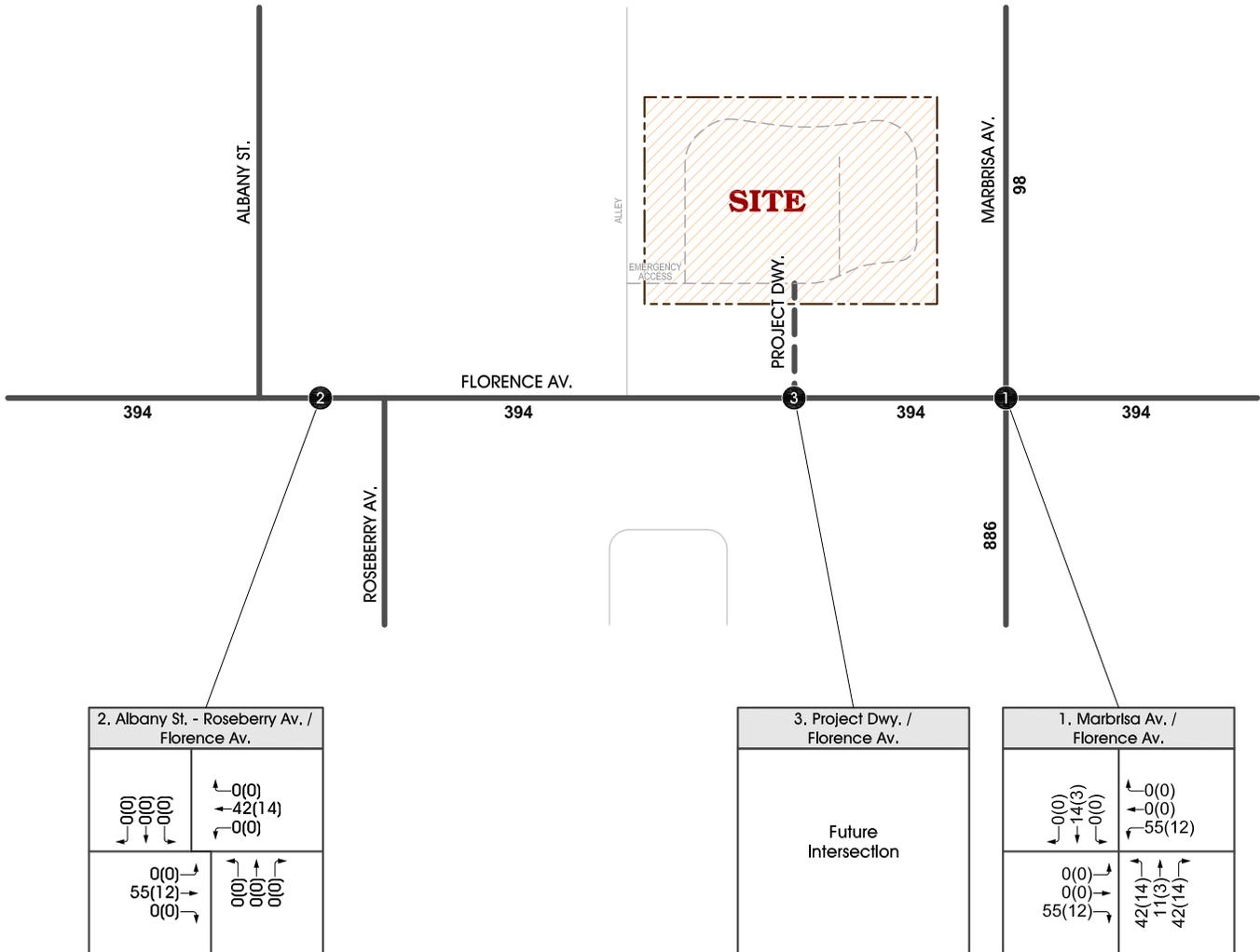
| ID | PROJECT NAME   | LAND USE             | QUANTITY <sup>1</sup> | PEAK HOUR |     |       |    |     |       | Daily |
|----|--|----------------------|-----------------------|-----------|-----|-------|----|-----|-------|-------|
|    |  |                      |                       | AM        |     |       | PM |     |       |       |
|    |  |                      |                       | IN        | OUT | TOTAL | IN | OUT | TOTAL |       |
| 1  | School (grades TK-4) <sup>2</sup><br>- 16,000 sf 2-Story Building<br>- Address: 2300 E Florence Ave. | School (grades TK-4) | 240 STU               | 137       | 106 | 243   | 29 | 34  | 63    | 986   |

<sup>1</sup> STU = Students

<sup>2</sup> Since the number of students is not provided, for analysis purposes, an estimate of 15 students per 1,000 square feet is assumed.

It should be noted that this assumption is conservative since the school is not anticipated to be completely built by the Project's opening year (2026).

# FIGURE 3-D CUMULATIVE DEVELOPMENT TRAFFIC VOLUMES



**LEGEND:**

- $\#$  = INTERSECTION ID
- $\leftarrow$  10(10) = AM(PM) PEAK HOUR TURN VOLUME
- 100 = VEHICLES PER DAY ADT



This Page Intentionally Left Blank

## 4.0 METHODOLOGY, THRESHOLDS, AND EXISTING CONDITIONS

---

Traffic operations are quantified through the determination of "Level of Service" (LOS). Level of Service is a qualitative measure of traffic operating conditions, whereby a letter grade "A" through "F" is assigned to an infrastructure facility (intersection) representing progressively worsening traffic conditions. This section presents the LOS definition, LOS criteria and methodologies for the Intersection Operations.

### A. Level of Service Definition

The definitions of Level of Service for uninterrupted flow (flow unrestrained by the existence of traffic control devices) are:

- LOS "A": Completely free-flow conditions. The operation of vehicles is virtually unaffected by the presence of other vehicles, and operations are constrained only by the geometric features of the highway and by driver preferences. Maneuverability within the traffic stream is good. Minor disruptions to flow are easily absorbed without a change in travel speed.
- LOS "B": Free flow conditions, although the presence of other vehicles becomes noticeable. Average travel speeds are the same as in LOS "A", but drivers have slightly less freedom to maneuver. Minor disruptions are still easily absorbed, although local deterioration in LOS will be more obvious.
- LOS "C": The influence of traffic density on operations becomes marked. The ability to maneuver within the traffic stream is clearly affected by other vehicles. Minor disruptions can cause serious local deterioration in service, and queues will form behind any significant traffic disruption.
- LOS "D": The ability to maneuver is restricted due to traffic congestion. Travel speed is reduced by the increasing volume. Only minor disruptions can be absorbed without extensive queues forming and the service deteriorating.
- LOS "E": Operations at or near capacity, an unstable level. Vehicles are operating with the minimum spacing for maintaining uniform flow.
- LOS "F": Forced or breakdown flow. It occurs either when vehicles arrive at a rate greater than the rate at which they are discharged or when the forecast demand exceeds the computed capacity of a planned facility. Although operations at these points – and on sections immediately downstream – appear to be at capacity, queues form behind these breakdowns. Operations within queues are highly unstable, with vehicles experiencing brief periods of movement followed by stoppages.

## Intersection Analysis Methodology

The study area intersections which are stop sign controlled with stop control on the minor street only have been analyzed using the unsignalized intersection methodology of the Highway Capacity Manual (HCM). For these intersections, the calculation of level of service is dependent on the occurrence of gaps occurring in the traffic flow of the main street. Using data collected describing the intersection configuration and traffic volumes at the study area locations; the level of service has been calculated. The level of service criteria for this type of intersection analysis is based on average total delay per vehicle for the worst minor street movement(s).

The levels of service are defined for the various analysis methodologies as follows:

| LEVEL OF SERVICE | AVERAGE TOTAL DELAY PER VEHICLE<br>(SECONDS) |                |
|------------------|--|----------------|
|                  | SIGNALIZED                                   | UNSIGNALIZED   |
| A                | 0 to 10.00                                   | 0 to 10.00     |
| B                | 10.01 to 20.00                               | 10.01 to 15.00 |
| C                | 20.01 to 35.00                               | 15.01 to 25.00 |
| D                | 35.01 to 55.00                               | 25.01 to 35.00 |
| E                | 55.01 to 80.00                               | 35.01 to 50.00 |
| F                | 80.01 and up                                 | 50.01 and up   |

### B. Study Area and Intersections

In general, the minimum area studied includes any intersection of “Collector” or higher classification street, with “Collector” or higher classification streets, at which the proposed project will add 50 or more peak hour trips. The City of Huntington Park Engineering Department may require deviation from these requirements based on area conditions. The study area includes the following existing and future intersections (shown previously on Figure 2-B):

| STUDY AREA INTERSECTIONS   |
|--|
| 1. Marbrisa Ave./Florence Ave.                                       |
| 2. Albany St. – Roseberry Ave./Florence Ave.                         |
| 3. Project Driveways/ Florence Ave. - ( <i>Future Intersection</i> ) |

C. Existing Traffic Controls and Intersection Geometrics

Figure 4-A identifies the existing roadway conditions for study area roadways. The existing intersection traffic controls and geometrics are identified.

D. Existing Traffic Volumes

Existing intersection level of service calculations are based upon manual AM and PM peak hour turning movement counts (See Figure 4-B) made for Trames Solutions, Inc. in May 2025. The traffic count worksheets are included in Appendix "B".

E. Existing Delay and Level of Service

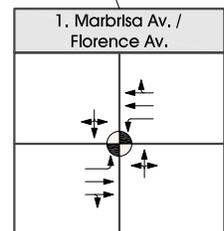
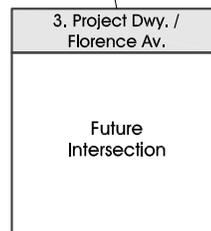
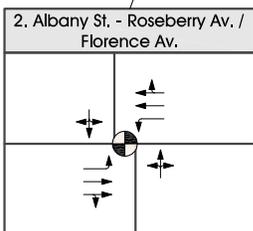
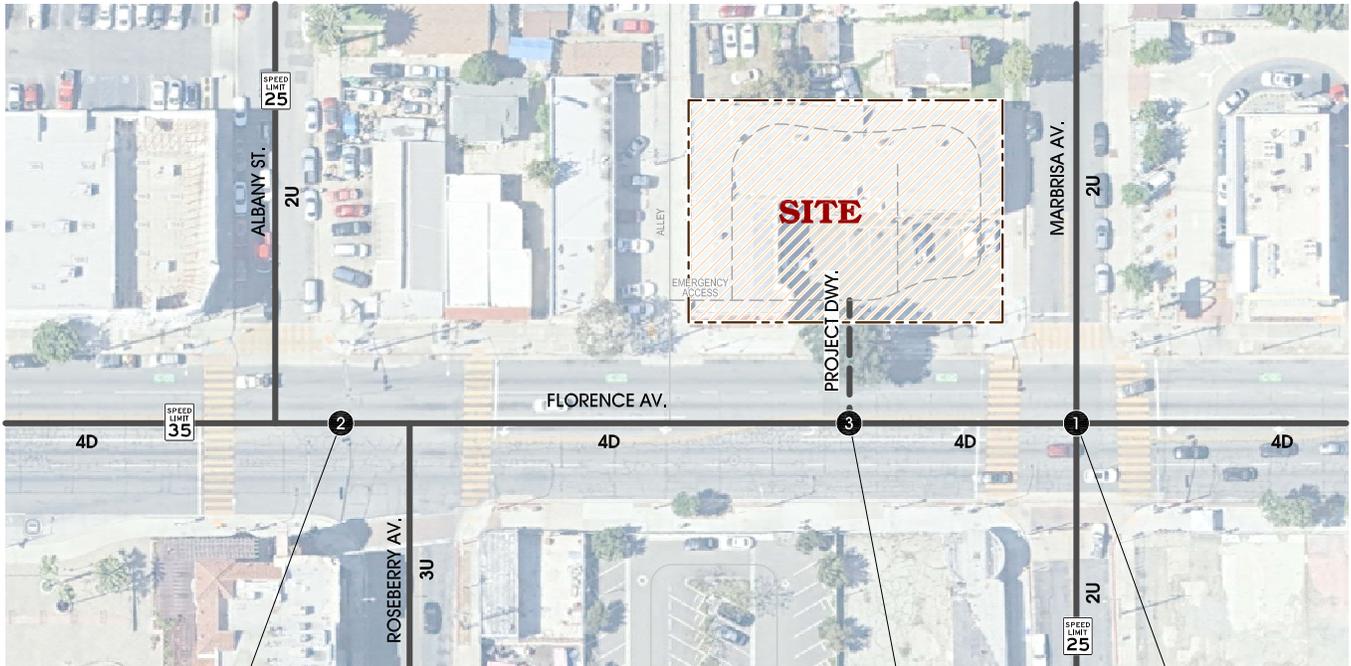
The City of Huntington Park has established Level of Service (LOS) "D" as the maximum allowable threshold for the intersection operations. Therefore, LOS "E" or "F" is considered unacceptable.

The results of the existing conditions intersection analysis are summarized in Table 4-1. The existing condition operations analysis worksheets are provided in Appendix "C". Based on the analysis, the study area intersections are operating at an acceptable level of service during the peak hours with the existing geometry and traffic controls.

F. General Plan Circulation Element

The General Plan Circulation Element is shown on Figure 4-C for the streets surrounding the study area.

# FIGURE 4-A EXISTING TRAFFIC CONTROLS AND INTERSECTION GEOMETRICS

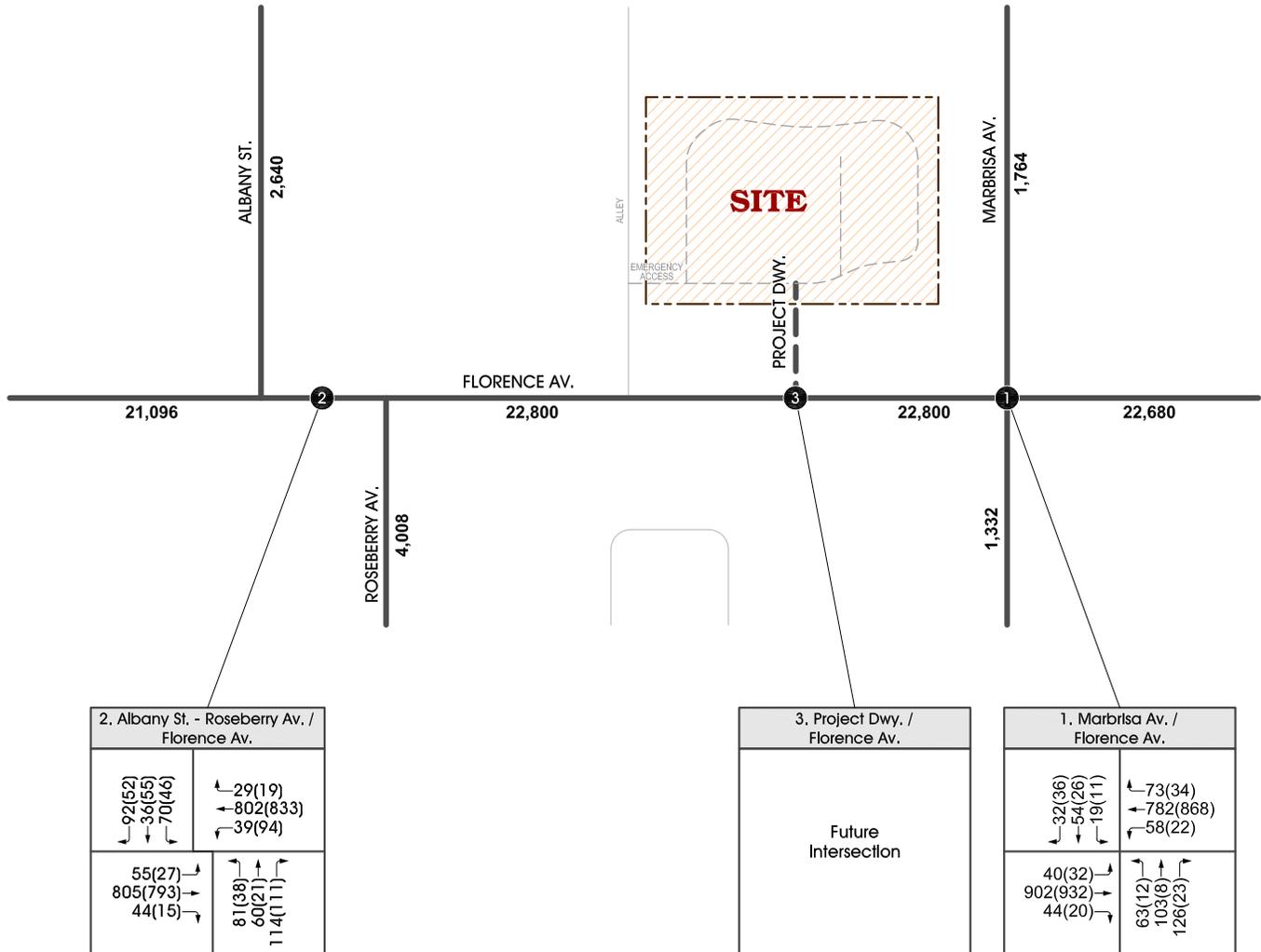


**LEGEND:**

- 3 = INTERSECTION ID
- = TRAFFIC SIGNAL
- = STOP SIGN
- 4 = NUMBER OF LANES
- D = DIVIDED
- U = UNDIVIDED



# FIGURE 4-B EXISTING (2025) TRAFFIC VOLUMES



**LEGEND:**

- ⊕ = INTERSECTION ID
- ←10(10) = AM(PM) PEAK HOUR TURN VOLUME
- 100 = VEHICLES PER DAY ADT



**TABLE 4-1**

**INTERSECTION ANALYSIS FOR EXISTING (2025) CONDITIONS**

| ID | Intersection                            | Traffic Control <sup>1</sup> | Intersection Approach Lanes <sup>2</sup> |    |   |            |    |   |           |   |   |           |   |   | Delay <sup>3</sup> |      | Level of Service |    |
|----|---|------------------------------|--|----|---|------------|----|---|-----------|---|---|-----------|---|---|--------------------|------|------------------|----|
|    |   |                              | Northbound                               |    |   | Southbound |    |   | Eastbound |   |   | Westbound |   |   | AM                 | PM   | AM               | PM |
|    |   |                              | L  | T  | R | L          | T  | R | L         | T | R | L         | T | R |                    |      |                  |    |
| 1  | Marbrisa Av. / Florence Av.             | TS                           | 0  | 1! | 0 | 0          | 1! | 0 | 1         | 2 | 0 | 1         | 2 | 0 | 11.7               | 10.8 | B                | B  |
| 2  | Albany St.-Roseberry Av. / Florence Av. | TS                           | 0  | 1! | 0 | 0          | 1! | 0 | 1         | 2 | 0 | 1         | 2 | 0 | 26.1               | 16.9 | C                | B  |
| 3  | Project Dwy. / Florence Av.             | --                           | Future Intersection                      |    |   |            |    |   |           |   |   |           |   |   | -                  | -    | -                | -  |

<sup>1</sup> TS = Traffic Signal

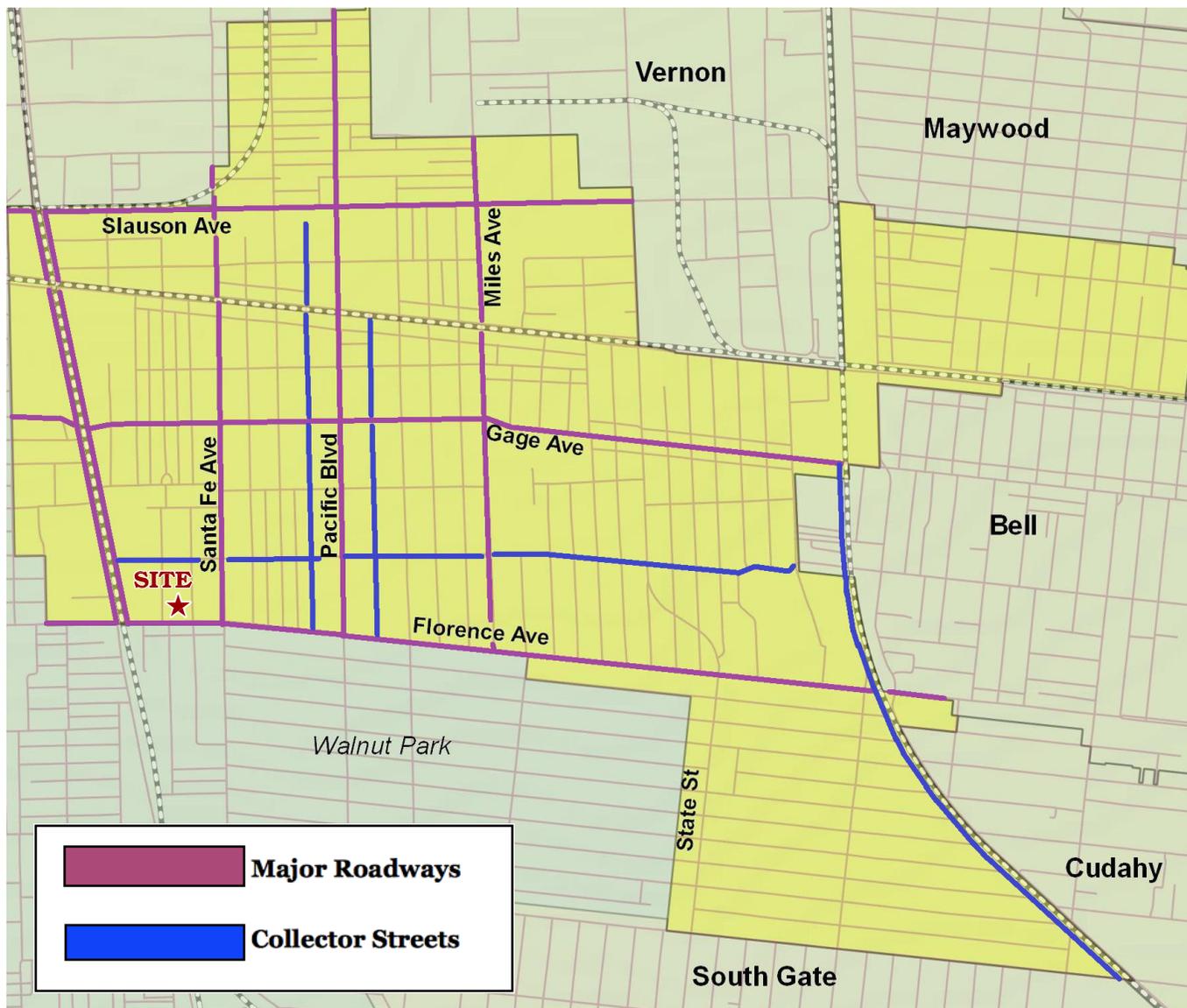
<sup>2</sup> When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; 1! = Shared Left-Through-Right Lane

<sup>3</sup> Per the Highway Capacity Manual 7th Edition (HCM7), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. Delay and level of service are calculated using Synchro 12 analysis software.

FIGURE 4-C

# CITY OF HUNTINGTON PARK GENERAL PLAN STREET CLASSIFICATION



This Page Intentionally Left Blank

## 5.0 FUTURE LOS ANALYSIS

---

Peak hour intersection analysis has been performed at the study area intersections for each of the project scenarios and for projected future conditions. Improvements have been identified to satisfy the level of service requirements of the City of Huntington Park,

### A. Project Opening Year with Background Traffic Conditions

The daily, AM, and PM peak hour intersection turning movement volumes for Opening Year with Background Traffic conditions are shown on Figure 5-A.

Intersection levels of service for Project Opening Year with Background Traffic conditions are shown in Table 5-1. As shown in Table 5-1, the study area intersections are projected to continue to operate at an acceptable levels of service during the peak hours with existing geometry, with the addition of background traffic.

The operation analysis worksheets for Project Opening Year with Background Traffic conditions are provided in Appendix “D”.

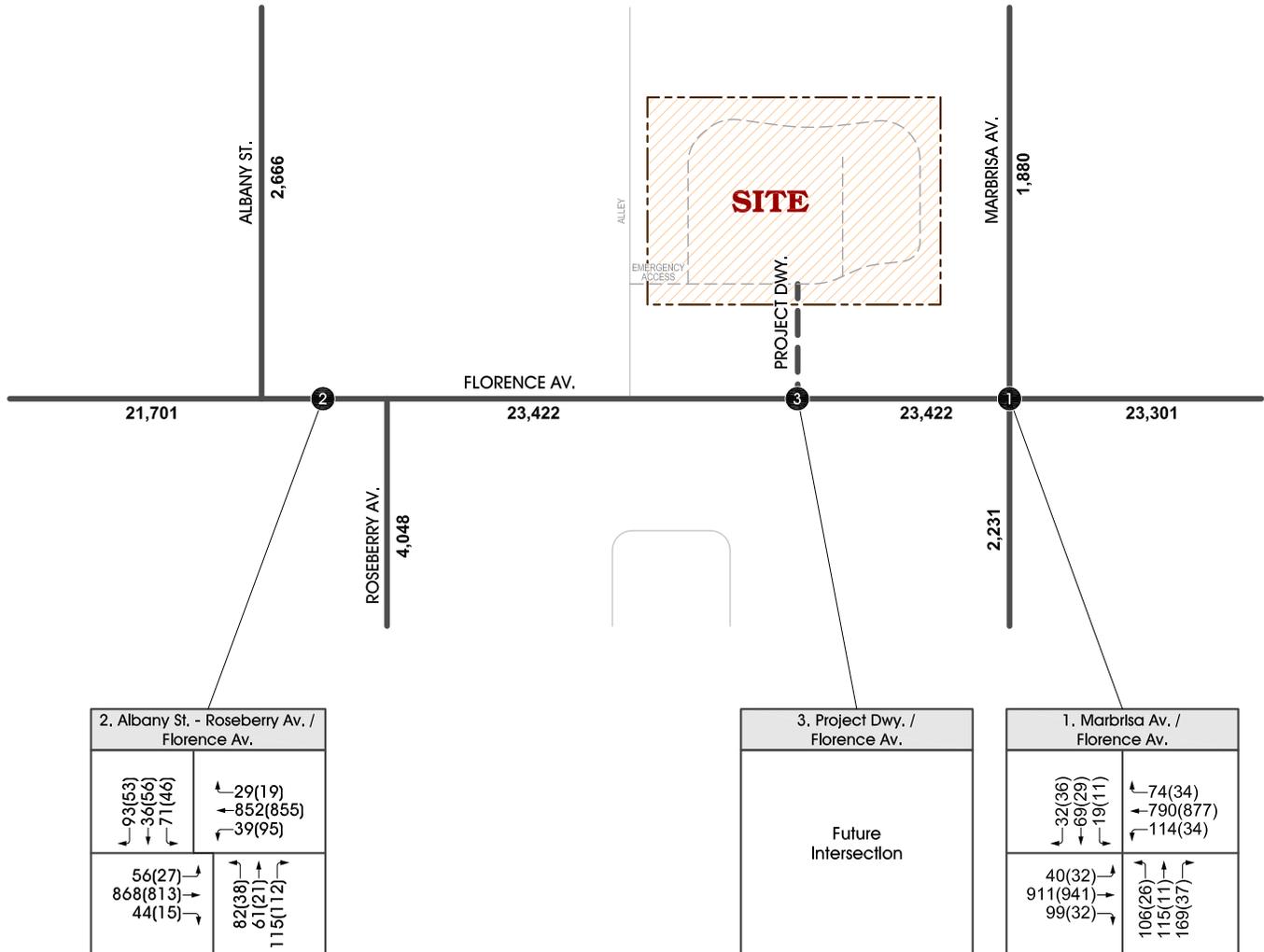
### B. Project Opening Year with Background Traffic With Project Conditions

The daily, AM, and PM peak hour intersection turning movement volumes for Opening Year with Background Traffic, with additional traffic due to the project are illustrated on Figure 5-B.

Intersection levels of service for the Project Opening Year with Background Traffic Plus Project conditions are shown in Table 5-2. As shown in Table 5-2, the study area intersections are projected to continue to operate at an acceptable level of service during the peak hours with existing geometry, with the addition of project traffic.

The operation analysis worksheets for Project Opening Year with Background Traffic Plus Project are provided in Appendix “E”.

# FIGURE 5-A OPENING YEAR WITHOUT PROJECT (2026) TRAFFIC VOLUMES



**LEGEND:**

- # = INTERSECTION ID
- ←10(10) = AM(PM) PEAK HOUR TURN VOLUME
- 100 = VEHICLES PER DAY ADT



**TABLE 5-1**

**INTERSECTION ANALYSIS FOR PROJECT OPENING YEAR (2026) WITH BACKGROUND TRAFFIC CONDITIONS**

| ID | Intersection                            | Traffic Control <sup>1</sup> | Intersection Approach Lanes <sup>2</sup> |    |   |            |    |   |           |   |   |           |   |   | Delay <sup>3</sup> |      | Level of Service |    |
|----|---|------------------------------|--|----|---|------------|----|---|-----------|---|---|-----------|---|---|--------------------|------|------------------|----|
|    |   |                              | Northbound                               |    |   | Southbound |    |   | Eastbound |   |   | Westbound |   |   | AM                 | PM   | AM               | PM |
|    |   |                              | L  | T  | R | L          | T  | R | L         | T | R | L         | T | R |                    |      |                  |    |
| 1  | Marbrisa Av. / Florence Av.             | TS                           | 0  | 1! | 0 | 0          | 1! | 0 | 1         | 2 | 0 | 1         | 2 | 0 | 12.9               | 11.0 | B                | B  |
| 2  | Albany St.-Roseberry Av. / Florence Av. | TS                           | 0  | 1! | 0 | 0          | 1! | 0 | 1         | 2 | 0 | 1         | 2 | 0 | 27.9               | 18.6 | C                | B  |
| 3  | Project Dwy. / Florence Av.             | --                           | Future Intersection                      |    |   |            |    |   |           |   |   |           |   |   | -                  | -    | -                | -  |

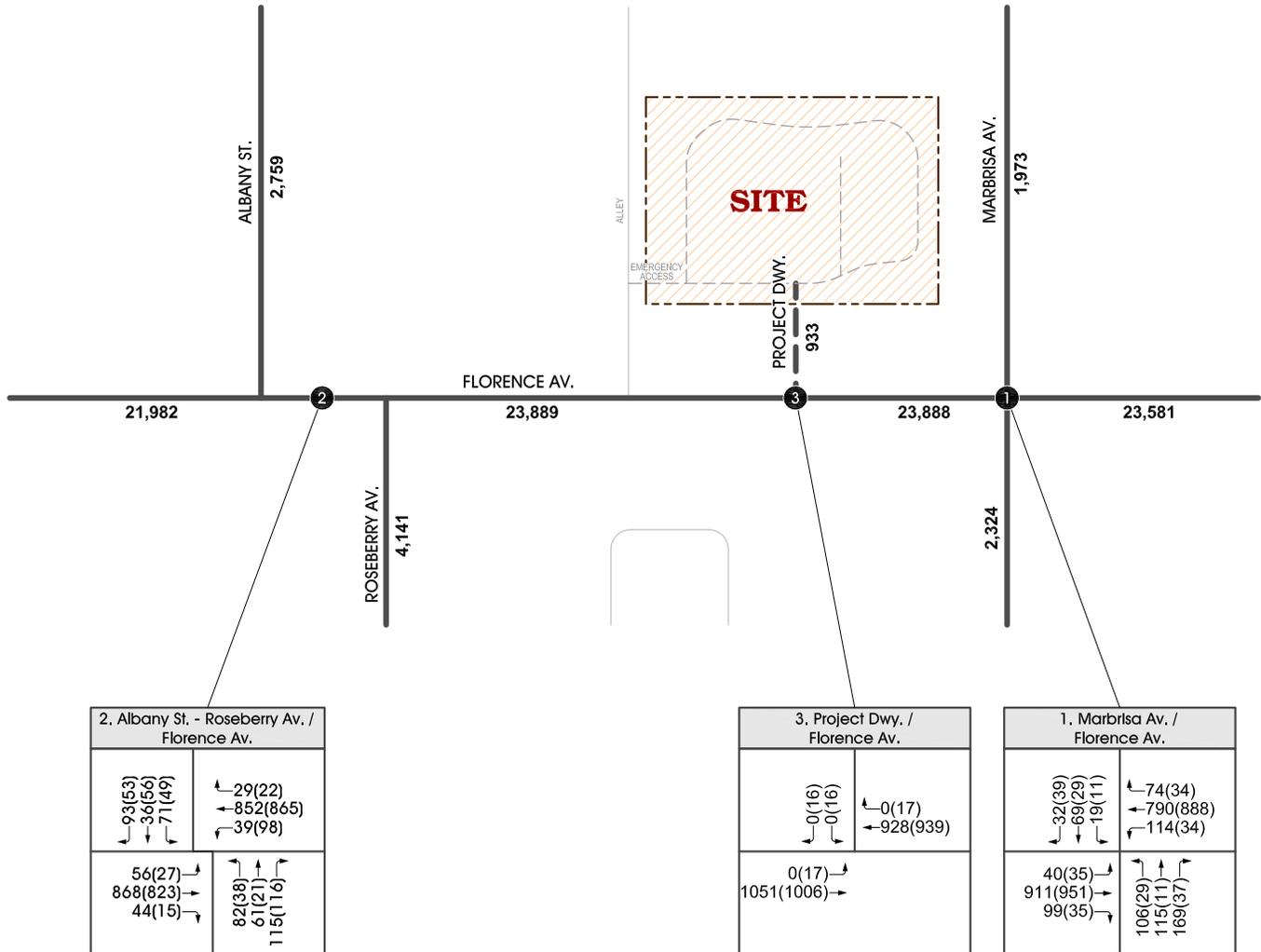
<sup>1</sup> TS = Traffic Signal

<sup>2</sup> When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; 1! = Shared Left-Through-Right Lane

<sup>3</sup> Per the Highway Capacity Manual 7th Edition (HCM7), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. Delay and level of service are calculated using Synchro 12 analysis software.

# FIGURE 5-B OPENING YEAR WITH PROJECT (2026) TRAFFIC VOLUMES



**LEGEND:**

- # = INTERSECTION ID
- ←10(10) = AM(PM) PEAK HOUR TURN VOLUME
- 100 = VEHICLES PER DAY ADT



**TABLE 5-2**

**INTERSECTION ANALYSIS FOR PROJECT OPENING YEAR (2026) WITH BACKGROUND TRAFFIC PLUS PROJECT CONDITIONS**

| ID | Intersection                            | Traffic Control <sup>1</sup> | Intersection Approach Lanes <sup>2</sup> |    |   |            |           |   |           |     |   |           |   |   | Delay <sup>3</sup> |      | Level of Service |    |
|----|---|------------------------------|--|----|---|------------|-----------|---|-----------|-----|---|-----------|---|---|--------------------|------|------------------|----|
|    |   |                              | Northbound                               |    |   | Southbound |           |   | Eastbound |     |   | Westbound |   |   | AM                 | PM   | AM               | PM |
|    |   |                              | L  | T  | R | L          | T         | R | L         | T   | R | L         | T | R |                    |      |                  |    |
| 1  | Marbrisa Av. / Florence Av.             | TS                           | 0  | 1! | 0 | 0          | 1!        | 0 | 1         | 2   | 0 | 1         | 2 | 0 | 12.9               | 11.1 | B                | B  |
| 2  | Albany St.-Roseberry Av. / Florence Av. | TS                           | 0  | 1! | 0 | 0          | 1!        | 0 | 1         | 2   | 0 | 1         | 2 | 0 | 27.9               | 18.9 | C                | B  |
| 3  | Project Dwy. / Florence Av.             | <u>CSS</u>                   | 0  | 0  | 0 | 0          | <u>1!</u> | 0 | 0.5       | 1.5 | 0 | 0         | 2 | 0 | 0.0                | 34.8 | A                | D  |

<sup>1</sup> TS = Traffic Signal; CSS = Cross Street Stop

<sup>2</sup> When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; 1! = Shared Left-Through-Right Lane; 0.5 = Shared Lane; 1 = Improvement

<sup>3</sup> Per the Highway Capacity Manual 7th Edition (HCM7), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. Delay and level of service are calculated using Synchro 12 analysis software.

This Page Intentionally Left Blank

## 6.0 FINDINGS AND RECOMMENDATIONS

---

This section of the report identifies the anticipated traffic impacts due to the proposed project based on the findings presented in Section 5.0 above.

### A. Intersection Analysis Results

Table 6-1 presents the intersection analysis results for Existing, Project Opening Year with Background Traffic, Project Opening Year with Background Traffic Plus Project conditions. As shown in Table 6-1, the study area intersections are projected to operate at an acceptable level of service during the peak hours with existing geometry, for all analysis scenarios.

### B. Site Access Recommendations

On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project. These improvements include the installation of stop signs, stop bars, and stop legends.

### C. Drive-Thru Evaluation

The drive-thru lane for the proposed Popeyes restaurant will be able to accommodate approximately 12 vehicles. In the event that additional storage is required, additional vehicles can be stacked behind the drive-thru entrance.

Trames Solutions has conducted a queuing survey during the peak midday timeframe (11 AM-1 PM) for three Popeyes restaurants in the Los Angeles area.

- Popeye's Chicken, 13745 Paramount Blvd, South Gate
- Popeye's Chicken, 9211 Telegraph Rd., Pico Rivera
- Popeye's Chicken, 12520 Washington Blvd, Whittier

Based on the surveys, the highest observed number of cars in the drive-thru lane was 4 cars at the Whittier location. This occurred twice during the survey period. The other 2 locations had a peak queue of only 2 vehicles. Since the proposed drive-thru lane can accommodate 12 vehicles, it is anticipated that adequate stacking will be provided for the proposed restaurant.

Appendix F contains the empirical data survey sheets.

**TABLE 6-1**  
**INTERSECTION ANALYSIS SUMMARY**

| ID | Intersection                            | Traffic Control <sup>1</sup> | Existing (2025)            |      |                               |    | Project Opening Year (2026) w/ Background Traffic |      |                               |    | Project Opening Year (2026) w/ Background Traffic Plus Project |      |                               |    |   |
|----|---|------------------------------|----------------------------|------|-------------------------------|----|---|------|-------------------------------|----|--|------|-------------------------------|----|---|
|    |   |                              | Delay <sup>2</sup> (secs.) |      | Level of Service <sup>2</sup> |    | Delay <sup>2</sup> (secs.)                        |      | Level of Service <sup>2</sup> |    | Delay <sup>2</sup> (secs.)                                     |      | Level of Service <sup>2</sup> |    |   |
|    |   |                              | AM                         | PM   | AM                            | PM | AM  | PM   | AM                            | PM | AM   | PM   | AM                            | PM |   |
| 1  | Marbrisa Av. / Florence Av.             | TS                           | 11.7                       | 10.8 | B                             | B  | 12.9  | 11.0 | B                             | B  | 12.9   | 11.1 | B                             | B  |   |
| 2  | Albany St.-Roseberry Av. / Florence Av. | TS                           | 26.1                       | 16.9 | C                             | B  | 27.9  | 18.6 | C                             | B  | 27.9   | 18.9 | C                             | B  |   |
| 3  | Project Dwy. / Florence Av.             | CSS                          | -                          | -    | -                             | -  | -   | -    | -                             | -  | -  | 0.0  | 34.8                          | A  | D |

<sup>1</sup> TS = Traffic Signal; CSS = Cross-Street Stop

<sup>2</sup> Per the Highway Capacity Manual 7th Edition (HCM7), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. Delay and level of service are calculated using Synchro 12 analysis software.

D. On-Site Parking

The City of Huntington Park requires 1 parking space per 100 square feet (sf) of seating/assembly area and 1 space per 400 sf of non-seating area. The proposed project would have 490 sf of seating/assembly area that would require 5 spaces and 1,505 sf of non-seating area that would require 4 spaces. Therefore, a total of 9 parking spaces would be required for the proposed project. The site plan indicates that 10 parking spaces will be provided so adequate parking should be provided.

This Page Intentionally Left Blank

# **NOISE STUDY**

**EXHIBIT G**

**CASE NO. 2025-02 CUP/ 2025-01 DP**

# **NOISE ASSESSMENT**

**Popeye's Development  
2281 E Florence Avenue  
City of Huntington Park, CA**

*Prepared By:*

***Ldn Consulting, Inc.***

**23811 Washington Ave, C110-333  
Murrieta, CA 92562**

*Project For:*

**Marks Architects  
2643 4th Avenue  
San Diego, CA 92103**

**January 8, 2025**

# **TABLE OF CONTENTS**

|  |            |
|--|------------|
| <b>TABLE OF CONTENTS</b> .....                         | <b>II</b>  |
| <b>LIST OF FIGURES</b> .....                           | <b>III</b> |
| <b>LIST OF TABLES</b> .....                            | <b>III</b> |
| <b>GLOSSARY OF COMMON TERMS</b> .....                  | <b>IV</b>  |
| <b>EXECUTIVE SUMMARY</b> .....                         | <b>V</b>   |
| <b>1.0 PROJECT INTRODUCTION</b> .....                  | <b>1</b>   |
| 1.1 PURPOSE OF THIS STUDY.....                         | 1          |
| 1.2 PROJECT LOCATION .....                             | 1          |
| 1.3 PROJECT DESCRIPTION .....                          | 1          |
| <b>2.0 FUNDAMENTALS</b> .....                          | <b>4</b>   |
| <b>3.0 SIGNIFICANCE THRESHOLDS AND STANDARDS</b> ..... | <b>5</b>   |
| <b>4.0 EXISTING NOISE LEVELS</b> .....                 | <b>7</b>   |
| <b>5.0 OPERATIONAL ACTIVITIES</b> .....                | <b>8</b>   |
| 5.1 POTENTIAL NOISE IMPACTS .....                      | 8          |
| 5.2 POTENTIAL NOISE CONDITIONS.....                    | 8          |
| 5.3 CUMULATIVE NOISE CONDITIONS .....                  | 9          |

## **LIST OF FIGURES**

|  |   |
|--|---|
| FIGURE 1-A: PROJECT VICINITY MAP ..... | 2 |
| FIGURE 1-B: SITE PLAN MAP .....        | 3 |

## **LIST OF TABLES**

|   |   |
|---|---|
| TABLE 1-1: NOISE STANDARDS WHICH SHALL NOT BE EXCEEDED .....        | 6 |
| TABLE 5-1: CUMULATIVE NOISE LEVELS (RESIDENTIAL PROPERTY LINE)..... | 9 |

## **GLOSSARY OF COMMON TERMS**

**Sound Pressure Level (SPL):** a ratio of one sound pressure to a reference pressure ( $L_{ref}$ ) of 20  $\mu$ Pa. Because of the dynamic range of the human ear, the ratio is calculated logarithmically by  $20 \log (L/L_{ref})$ .

**A-weighted Sound Pressure Level (dBA):** Some frequencies of noise are more noticeable than others. To compensate for this fact, different sound frequencies are weighted more.

**Minimum Sound Level ( $L_{min}$ ):** Minimum SPL or the lowest SPL measured over the time interval using the A-weighted network and slow time weighting.

**Maximum Sound Level ( $L_{max}$ ):** Maximum SPL or the highest SPL measured over the time interval the A-weighted network and slow time weighting.

**Equivalent sound level ( $L_{eq}$ ):** the true equivalent sound level measured over the run time.  $L_{eq}$  is the A-weighted steady sound level that contains the same total acoustical energy as the actual fluctuating sound level.

**Day Night Sound Level (Ldn):** Representing the Day/Night sound level, this measurement is a 24 –hour average sound level where 10 dB is added to all the readings that occur between 10 pm and 7 am. This is primarily used in community noise regulations where there is a 10 dB “Penalty” for nighttime noise. Typically, Ldn’s are measured using A weighting.

**Community Noise Exposure Level (CNEL):** The accumulated exposure to sound measured in a 24-hour sampling interval and artificially boosted during certain hours. For CNEL, samples taken between 7 pm and 10 pm are boosted by 5 dB; samples taken between 10 pm and 7 am are boosted by 10 dB.

**Octave Band:** An octave band is defined as a frequency band whose upper band-edge frequency is twice the lower band frequency.

**Third-Octave Band:** A third-octave band is defined as a frequency band whose upper band-edge frequency is 1.26 times the lower band frequency.

**Response Time (F,S,I):** The response time is a standardized exponential time weighting of the input signal according to fast (F), slow (S) or impulse (I) time response relationships. Time response can be described with a time constant. The time constants for fast, slow and impulse responses are 1.0 seconds, 0.125 seconds and 0.35 milliseconds, respectively.

## **EXECUTIVE SUMMARY**

This noise study has been completed to determine the noise levels from the proposed Popeye's Development. The proposed Project site is located within the City of Huntington Park. The Project proposes to construct a 1,995 square-foot Popeye's fast-food restaurant with drive-thru.

### Operational Noise

The overall cumulative noise levels from the fast-food operations were found to comply with the City's daytime and nighttime thresholds.

## **1.0 PROJECT INTRODUCTION**

### 1.1 Purpose of this Study

The purpose of this Noise study is to determine potential noise impacts (if any) created from the proposed operations and to determine potential noise impacts (if any) to the site generated from offsite sources. Should impacts be determined, the intent of this study would be to recommend suitable mitigation measures to bring those impacts to a level that would be considered less than significant.

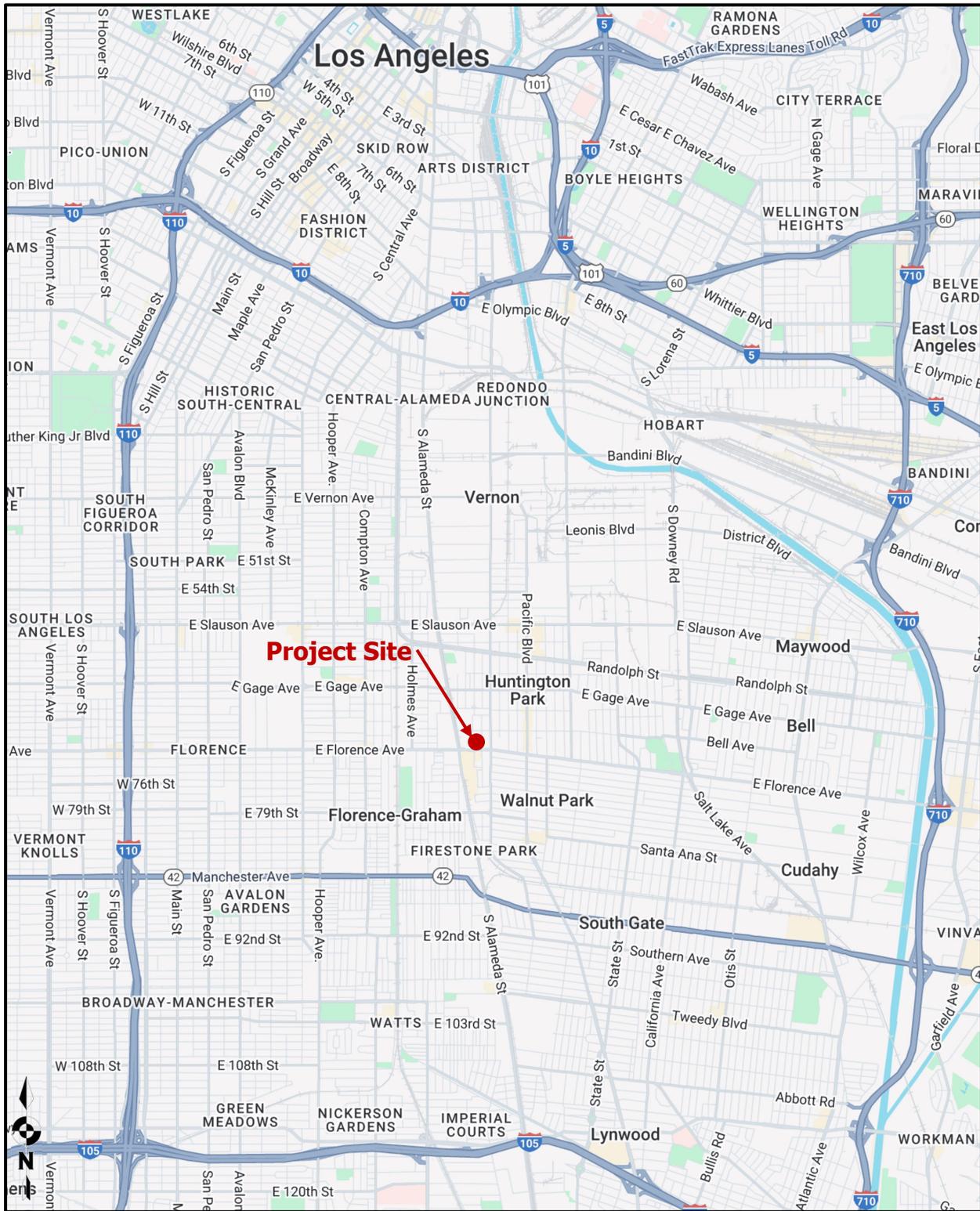
### 1.2 Project Location

The 0.36-acre project site is located at 2281 E Florence Avenue, east of S Alameda Street between Albany Street and Marbrisa Avenue in the City of Huntington Park, California. A general project vicinity map is shown in Figure 1-A.

### 1.3 Project Description

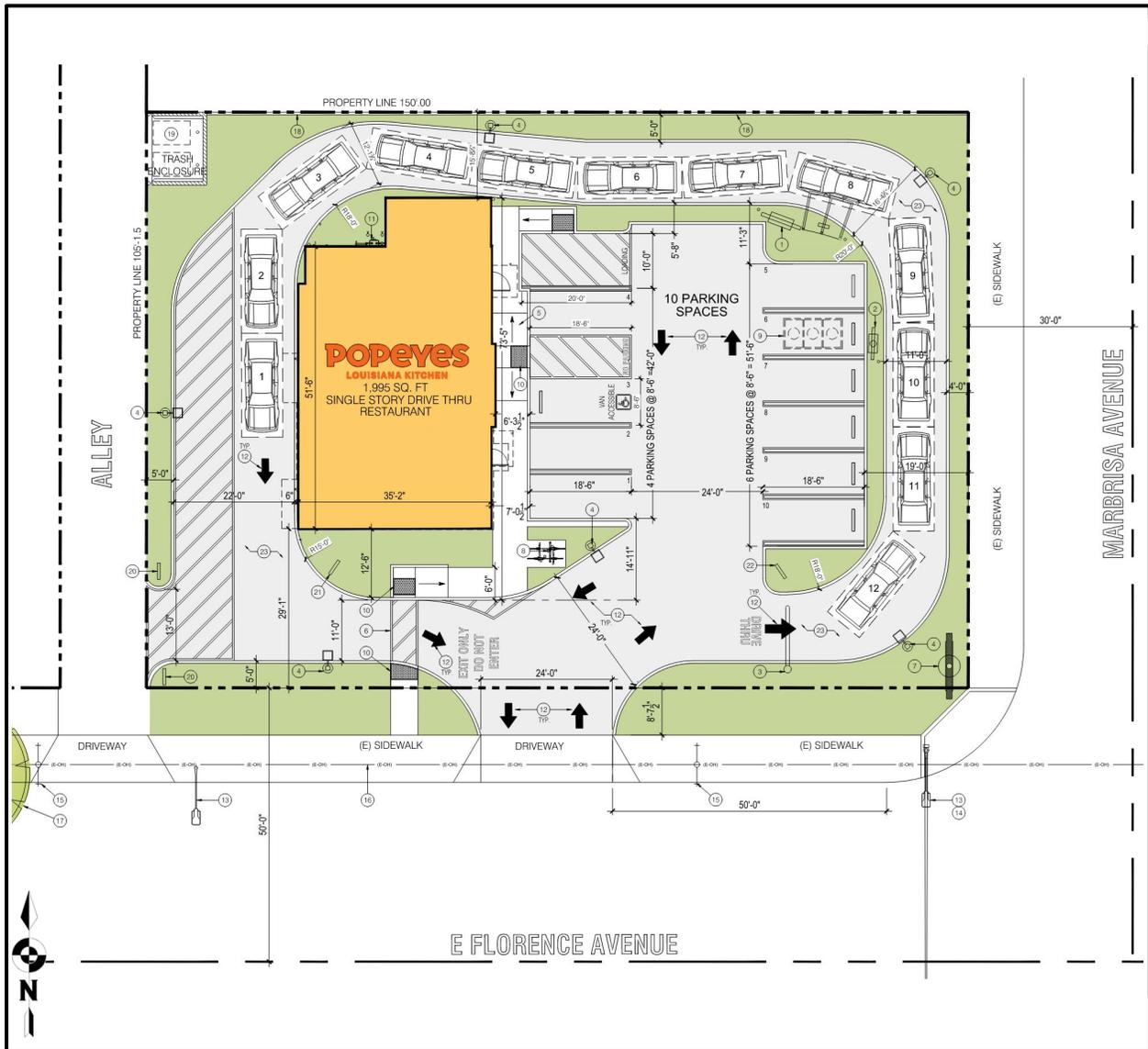
The Project proposes to construct a 1,995 square-foot Popeye's fast-food restaurant with drive-thru. A site development plan is shown in Figure 1-B.

**Figure 1-A: Project Vicinity Map**



Source: Google, 2025

**Figure 1-B: Site Plan Map**



Source: Marks Architects, 2024

## **2.0 FUNDAMENTALS**

Noise is defined as unwanted or annoying sound which interferes with or disrupts normal activities. Exposure to high noise levels has been demonstrated to cause hearing loss. The individual human response to environmental noise is based on the sensitivity of that individual, the type of noise that occurs and when the noise occurs. Sound is measured on a logarithmic scale consisting of sound pressure levels known as a decibel (dB). The sounds heard by humans typically do not consist of a single frequency but of a broadband of frequencies having different sound pressure levels. The method for evaluating all the frequencies of the sound is to apply an A-weighting to reflect how the human ear responds to the different sound levels at different frequencies. The A-weighted sound level adequately describes the instantaneous noise whereas the equivalent sound level depicted as Leq represents a steady sound level containing the same total acoustical energy as the actual fluctuating sound level over a given time interval.

The Community Noise Equivalent Level (CNEL) is the 24-hour A-weighted average for sound, with corrections or penalties for evening and nighttime hours. The corrections require an addition of 5 decibels to sound levels in the evening hours between 7 p.m. and 10 p.m. and an addition of 10 decibels to sound levels at nighttime hours between 10 p.m. and 7 a.m. These additions are made to account for the increased sensitivity during the evening and nighttime hours when sounds appears louder.

Because mobile/traffic noise levels are calculated on a logarithmic scale, a doubling of the traffic noise or acoustical energy results in a noise level increase of 3 dBA. Therefore, the doubling of the traffic volume, without changing the vehicle speeds or mix ratio, results in a noise increase of 3 dBA. Mobile noise levels radiant in an almost oblique fashion from the source and drop off at a rate of 3 dBA for each doubling of distance under hard site conditions and at a rate of 4.5 dBA for soft site conditions. Hard site conditions consist of concrete, asphalt and hard pack dirt while soft site conditions exist in areas having slight grade changes, landscaped areas and vegetation. On the other hand, fixed/point sources radiate outward uniformly as it travels away from the source. Their sound levels attenuate or drop off at a rate of 6 dBA for each doubling of distance.

The most effective noise reduction methods consist of controlling the noise at the source, blocking the noise transmission with barriers or relocating the receiver. Any or all of these methods may be required to reduce noise levels to an acceptable level.

### **3.0 SIGNIFICANCE THRESHOLDS AND STANDARDS**

For stationary noise sources located proximate to residential uses, the City of Huntington Park has adopted a detailed Noise Ordinance. Noise from one land use crossing the property line of an adjacent property, are regulated by Section 9-4.203 Zoning district development standards of the Municipal Code. These standards are expressed in terms of a mean (50th percentile) noise level, which is the noise level allowed for up to 30 minutes in any hour. Some short-term noise levels may exceed the 50th percentile standard, up to a maximum of 20 dB above the allowable mean.

The Huntington Park City Noise Ordinance allowable exterior noise levels for various land uses are shown in Table 1-1. A mean noise level of 50 dB L50 (50th percentile, or "L50") by day and 45 dB L50 for residential areas at night is the standard applicable at the nearest existing homes to the proposed project site. However, when these noise levels are already exceeded by ambient noise levels, then the ambient level becomes the standard. The ordinance also establishes the maximum allowable noise exposure for all land uses. In residential areas, daytime noise exposure is not to exceed 70 dB for any period of time, and nighttime noise exposure is not to exceed 65 dB for any period of time.

According to Ordinance 9-3.506 (exceptions to provisions) in the Municipal Code, (Special Provisions) exempts the following activities from the provisions of this Article:

1. Activities conducted on the grounds of any public or private nursery school, elementary, intermediate or secondary school or college, and
2. Noise sources associated with construction, repair, remodeling or grading of any real property, provided the activities do not take place between the hours of 7:00 p.m. and 7:00 a.m. on weekdays, including Saturdays, or at any time on Sundays or Federal holidays.

Unless this project is within proximity to sensitive uses the private property noise standards will not apply.

**Table 1-1: Noise Standards Which Shall Not Be Exceeded**

| <b>Nature or Character of Intrusive Noise</b> | <b>Commercial Areas</b> | <b>Residential Areas</b> |
|---|-------------------------|--------------------------|
| Cumulative period of 30 minutes in any hour   | 45 dBA                  | 40 dBA                   |
| Cumulative period of 15 minutes in any hour   | 50 dBA                  | 50 dBA                   |
| Cumulative period of 5 minutes in any hour    | 55 dBA                  | 50 dBA                   |
| Cumulative period of 1 minute in any hour     | 60 dBA                  | 55 dBA                   |
| Any time                                      | 65 dBA                  | 60 dBA                   |

If the ambient sound level within the adjacent area exceeds the applicable standards for the cumulative period specified in subsection (2) of this subsection, the applicable standards for that period shall be the ambient sound level.

## **4.0 EXISTING NOISE LEVELS**

The primary source of community noise is from transportation related noise along E Florence Avenue. According to the 2030 General Plan EIR (*Source: Environmental Impact Report, City of Huntington Park 2030, Comprehensive General Plan Update, Huntington Park, California; dated October 12, 2017*), the existing daily traffic volumes along E Florence Avenue is 33,000 ADT, which are based on traffic counts taken in November, 2015. Additionally, the future projected traffic volumes along E Florence Avenue for the year 2035 is expected to be 40,898 ADT. This represents an annual growth rate of approximately 1.08%. Therefore, existing traffic volumes for current year 2025 is estimated to be approximately 36,737 ADT.

To determine the existing noise environment, the roadway segment noise levels projected in this report were calculated using the methods in the Highway Noise Model published by the Federal Highway Administration (Source: (FHWA, 1978)). The FHWA Model uses the traffic volume, vehicle mix, speed, and roadway geometry to compute the equivalent noise level. Based on the existing traffic volumes for the current year 2025 of 36,737 ADT, the calculated CNEL is 70.8 dBA at a distance of 50 feet. The nearest homes are located adjacent to the project site to the north approximately 150 feet from the centerline of E. Florence Avenue. Noise levels would be reduced by 4.8 dBA to a noise level of 66.0 dBA CNEL at the existing residences.

The noise levels fluctuate over the day with hourly noise levels in the nighttime or early morning typically being the lowest. During the early morning hours when traffic volumes are lowest, noise levels are typically up to 15 decibels less than the CNEL value. This value has been found to be consistent with long-term noise measurements taken at various roadways with similar traffic conditions. Therefore, noise levels at the existing residences to the north are anticipated to be as low as 51 dBA during the quietest early morning hours.

As previously mentioned, if the ambient sound level within the adjacent area exceeds the applicable standards for the cumulative period, the applicable standards for that period shall be the ambient sound level. Therefore, to be conservative, a 51 dBA threshold was utilized.

## **5.0 OPERATIONAL ACTIVITIES**

### 5.1 Potential Noise Impacts

This section examines the potential stationary noise source impacts associated with the development and operation of the proposed project. The project site is designed for retail uses and therefore may utilize noise-producing equipment including the fast-food drive-through and rooftop mechanical ventilation units. The cumulative noise level from all equipment will vary at the property line depending on the location and orientation of the equipment, the amount of each type of equipment and the size of each type of equipment.

### 5.2 Potential Noise Conditions

Fixed or point sources radiate outward uniformly as sound travels away from the source. Their sound levels attenuate or drop off at a rate of 6 dBA for each doubling of distance. Using a point-source noise prediction model, calculations of the expected operational noise impacts were completed. The essential model input data for these performance equations include the source levels of each type of equipment, relative source to receiver horizontal and vertical separations, and any transmission loss from topography or barriers. Noise levels drop 3 decibels each time the duration of the source is reduced in half. Therefore, an hourly noise level over a 15-minute period would be reduced by 6 decibels based on the limited time of operation.

The existing residential uses adjacent to the project to the north is closest to the proposed operations with an exterior noise standard of 51 dBA during the nighttime hours as determined in Section 4. The noise level projections were calculated based on the site plan provided by Marks Architects, 2024, showing the location of the proposed uses and the property lines.

#### Fast Food Restaurant

To examine the potential stationary noise source impacts associated with the operation of the proposed fast-food restaurant, reference noise levels were used for the menu board and speaker post (Source: HME Electronics, Inc., HME SPP2 Speaker Post). The reference noise level of the speaker board is 54 dBA at 32 feet. The project is proposing a 6-foot CMU wall located along the northern property line. To determine the noise level reductions from the wall, the Fresnel Barrier Reduction Calculations based on distance, source height, receiver elevation and the top of barrier were modeled. It was determined that the proposed 6-foot CMU wall would reduce the noise level of the speaker by 8.8 dBA. The Fresnel barrier reduction calculations for the CMU wall is provided as an attachment to this report.

## Mechanical Ventilation

Rooftop mechanical ventilation units (HVAC) will be installed on the proposed fast-food restaurant. Based on similar retail uses, two 3-ton HVAC units could be utilized for the Popeye's restaurant. A York Model ZJ037N07B4MAD5 3-ton rooftop HVAC unit has a reference noise level of 67.0 dBA at 3 feet. The HVAC units will cycle on and off throughout the day. Typically, HVAC units run for approximately 20 minutes each operating cycle to provide the necessary heating or cooling. It is anticipated that the HVAC units will operate twice in any given hour or run for 40 minutes in any given hour. Noise levels drop 3 decibels each time the duration of the source is reduced in half. Therefore, hourly HVAC noise level over a 40-minute period would be reduced approximately 2 decibels to 65 dBA based on operational time. To predict the property line noise level, a reference noise level of 65 dBA at 3-feet was used to represent the HVAC units.

The noise levels associated with the roof-top mechanical ventilation system will be limited with the proposed parapet walls on the building that will vary in height but will shield them both visually and acoustically. The proposed building and parapet wall will block line of sight to the nearest residential property lines, therefore, would provide a minimum 5 dBA noise reduction.

### 5.3 Cumulative Noise Conditions

The overall cumulative noise level from the fast-food speakers and HVAC are shown in Table 5-1 for the adjacent residential property line to the north. The proposed operational noise levels would not exceed the City's nighttime threshold of 51 dBA as determined in Section 4 with the proposed 6-foot CMU wall. No impacts are anticipated and no additional mitigation is required.

**Table 5-1: Cumulative Noise Levels (Residential Property Line)**

| Source  | Cumulative Noise Level (dBA) | Reference Distance (Feet) | Distance to Property Line (Feet) | Quantity | Noise Reduction from Wall | Resultant Cumulative Noise Level (dBA Leq) |
|---|------------------------------|---------------------------|----------------------------------|----------|---------------------------|--|
| Drive Thru  | 54.0                         | 32                        | 24                               | 1        | -8.8                      | 47.7                                       |
| 3-ton HVAC  | 65.0                         | 3                         | 42                               | 2        | -5.0                      | 40.1                                       |
| <b>CUMULATIVE NOISE LEVEL @ PROPERTY LINE (dBA)</b> |                              |                           |                                  |          |                           | <b>48</b>                                  |
| <b>Nighttime Property Line Standard (dBA)</b>       |                              |                           |                                  |          |                           | <b>51</b>                                  |
| <b>Complies with Section 9-4.203</b>                |                              |                           |                                  |          |                           | <b>Yes</b>                                 |

**ATTACHMENT A**

FRESNEL BARRIER CALCULATIONS

**Speaker**

Source to Receiver Horizontal Distance (ft) = 24.00

Source to Barrier Horizontal Distance (ft) = 19.00

Barrier to Receiver Horizontal Distance (ft) = 5.00

Source Height (ft) = 3.50

Receiver Height (ft) = 5.00

Barrier Height (ft) = 6.00

Distance Source to Receptor (ft)  $d = 24.05$

Distance Source to Barrier top (ft)  $d1 = 19.16$

Distance Barrier top to Receiver (ft)  $d2 = 5.10$

Frequency (Hz) = 1000 Attenuation (db) = 10.5 Fresnel N = 0.383

Frequency (Hz) = 500 Attenuation (db) = 8.8 Fresnel N = 0.192