



REGULAR MEETING AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, January 21, 2026, 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

Chairperson Adrian Tarango
Vice-chair John Estrada
Commissioner Eduardo Tapia
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 NOVEMBER 19, 2025, PLANNING COMMISSION MEETING

PUBLIC HEARING

1. PC CASE NO. 2025-16 CUP / CASE NO. 2025-07 DP – A REQUEST FOR A CONDITIONAL USE PERMIT AND A DEVELOPMENT PERMIT FOR A STORAGE YARD USE PROPOSING A BUILDING MEASURING 750 SQUARE FEET LOCATED AT 2503 E 58TH STREET, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Receive a presentation of the Project from City staff
2. Proceed with public hearing from previous meeting, and receive public testimony
3. Provide comments on the Project
4. 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, February 18, 2026, at 6:30 p.m.

I, Louis Morales 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.hpcg.gov not less than 72 hours before the meeting.



Louis Morales
Community Development Director



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Wednesday, November 19, 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 6:32 p.m.

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

ABSENT: Commissioner Carvajal

STAFF PRESENT: Mayor Arturo Flores; City Attorney, Andrew Sarega; Community Development Director, Louis Morales; Assistant Planner, Areli Caballero; Administrative Clerk, Jose Maldonado

PLEDGE OF ALLEGIANCE - Vice-Chair Estrada led the Pledge of Allegiance.

PUBLIC COMMENT – None.

CONSENT ITEMS – Approve Planning Commission Meeting Minutes:

1. Planning Commission Meeting held on October 15, 2025.

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

AYES:	Commissioner(s):	Vice-Chair Tarango Commissioner Estrada Commissioner Tapia Commissioner Flores
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NOES:	Commissioner(s):	None
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ABSTAINED:	Commissioner(s):	None
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PUBLIC HEARING

1. PC CASE 2025-01 - HOUSING ELEMENT IMPLEMENTATION: ACCESSORY DWELLING UNIT ORDINANCE UPDATE - AMENDMENT TO TITLE 9, ZONING, OF THE HUNTINGTON PARK MUNICIPAL CODE TO IMPLEMENT HOUSING ELEMENT PROGRAM 2, UPDATE ACCESSORY DWELLING UNIT ORDINANCE.

Commissioners receive a presentation regarding the Accessory Dwelling Unit Ordinance update from Community Development Director Louis Morales. Public hearing is open but no comment is received. Commissioner Flores states this will be helpful to create more housing for the community, helping with rising cost of housing. Commissioner Tapia inquires about the difference from previous ordinance to proposed ordinance. Community Development Director Morales lets the commissioners know that the new ordinance is to comply with the state guidelines.

Commissioner Tapia motions to approve **PC CASE 2025-01 - HOUSING ELEMENT IMPLEMENTATION: ACCESSORY DWELLING UNIT ORDINANCE UPDATE - AMENDMENT TO TITLE 9, ZONING, OF THE HUNTINGTON PARK MUNICIPAL CODE TO IMPLEMENT HOUSING ELEMENT PROGRAM 2, UPDATE ACCESSORY DWELLING UNIT ORDINANCE.** seconded by Commissioner Flores. Motion **passed 4-0-0**, by the following vote:

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

NOES: Commissioner(s): None

ABSTAINED: Commissioner(s): None

2. PC CASE NO. 2025-10 CUP/ CASE NO. 2025-02 VAR (CONDITIONAL USE PERMIT AND VARIANCE)- A REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A COLD STORAGE FACILITY WITH MEAT PROCESSING AND DISTRIBUTING (INCLUDING MEAT, POULTRY AND SEAFOOD. SLAUGHTERING NOT ALLOWED) AND A VARIANCE TO DEVIATE FROM OFF-STREET PARKING AT 2000 E 67TH ST WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.

Commissioners receive a presentation regarding a request for a Conditional Use Permit for a cold storage facility from Assistant Planner Areli Caballero. Chair Tarango opens up the public hearing. A family member of the business says he is hoping to get this opportunity for the family business to be able to do food distribution and processing to be able to cater to restaurants and markets. Commissioner Estrada asks how many employees will be working and if there is sufficient parking at the facility for employees and business procedures. The designer Arturo answers that there are 10-12 employees and says they have built the building to be able to expand the business in future years and are preparing to have the building ready for that larger capacity ahead of time. He also brings up potentially making different work shifts to alleviate parking need. Commissioner Estrada asks if there is on-street parking. Staff confirm there is parking available, however it is not reserved for business as it is in the public right of way.

Commissioner Tapia asks if the parking spaces are currently at capacity how you will resolve this becoming a problem in 2-3 years when the business expands. The designer Arturo states that there are currently 12 spaces for the employees, however some spaces will be taken up by trucks. Commissioners asked if there could possibly be any parking agreement made with nearby establishments to prevent disputes. Designer Arturo says they can resolve the problem by renting out spaces from neighbors to keep employees off the street. Commissioner Flores asked if there are any projections for the next 12 to 24 months. There will be approximately 12 new employees, however they do not expect a full shift of people as there are only a limited number of workers that do each task in turns. Commissioner Tapia asks about the business practice of box in box out. The Designer confirms they are moving product from box to another to distribute. The commissioners agree that a procedure should be put in place for expected expansion and if the city receives complaints this may be brought in front of the Planning Commission.

Commissioner Tapia motions to approve **PC CASE NO. 2025-10 CUP/ CASE NO. 2025-02 VAR (CONDITIONAL USE PERMIT AND VARIANCE)- A REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A COLD STORAGE FACILITY WITH MEAT PROCESSING AND DISTRIBUTING (INCLUDING MEAT, POULTRY AND SEAFOOD. SLAUGHTERING NOT ALLOWED) AND A VARIANCE TO DEVIATE FROM OFF-STREET PARKING AT 2000 E 67TH ST WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.** seconded by Vice-Chair Estrada. Motion **passed 4-0-0**, by the following vote:

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

NOES: Commissioner(s): None

ABSTAINED: Commissioner(s): None

PRESENTATION(S) / ANOUNCEMENTS

1. The Planning Commissioners view a video presentation regarding the topic of Robert's Rules of Order and are advised that there will be a training day for Commissioners in January.
2. Chair Tarango grants Mayor Flores an opportunity to make an announcement. Mayor Flores congratulates the chairperson and vice-chairperson on their appointment and welcomes the new commissioners. He thanks them for being a part of the city moving forward. He wants the city to be business friendly and open to development for housing and business as long as it is responsible development, which he relies on the planning commissioners and staff to make the right decisions. As city council he will work to ensure commissioners have the proper tools to make decisions to help lead the city forward.

PLANNING COMMISSION COMMENTS

1. Chair Tarango thanks staff for the information to make the meeting flow smoothly.
2. Vice-Chair Estrada thanks staff and the City Attorney for being here to interpret legal questions. He asks where he can get guidance on what conditions commissioners may enact. Commissioners were advised to reach out to staff after they receive the agenda packet if they have any questions.
3. Commissioner Tapia thanks staff for their help and patience

ADJOURNMENT

At 7:52 p.m. the City of Huntington Park Planning Commission adjourned to the next Regular Meeting on Wednesday, December 17, 2025, at 6:30 p.m.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Louis Morales', is written over the printed name and title.

Louis Morales

Community Development Director



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: JANUARY 21, 2026

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: LOUIS MORALES, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: JORDAN MARTINEZ, ASSOCIATE PLANNER

SUBJECT: PLANNING COMMISSION CASE NO. 2025-16 CUP / CASE NO. 2025-07 DP
(CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT)

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT AND A DEVELOPMENT PERMIT FOR A STORAGE YARD USE PROPOSING A BUILDING MEASURING 750 SQUARE FEET LOCATED AT 2503 E 58TH STREET, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.

APPLICANT : Oswaldo Solis
451 S Main Street
Los Angeles, CA 90013

PROPERTY OWNER: Pablo Herrera Lopez
1246 S La Verne Avenue
Los Angeles, CA 90022

PROPERTY OWNER'S MAILING ADDRESS: 1246 S La Verne Avenue
Los Angeles, CA 90022

PROJECT LOCATION: 2503 E 58th Street

ASSESSOR'S PARCEL NUMBER: 6309-015-015

PRESENT USE: Vacant

LOT SIZE: 3,950 square feet

BUILDING SIZE: 750 square feet (Proposed)

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GENERAL PLAN:

Manufacturing Planned Development

ZONE:

Manufacturing Planned Development (MPD)

**SURROUNDING
ZONING AND
LAND USES:**

North: Manufacturing Planned Development (MPD)

West: Manufacturing Planned Development (MPD)

South: Manufacturing Planned Development (MPD)

East: Manufacturing Planned Development (MPD)

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

Pursuant to Huntington Park Municipal Code (HPMC) Section 9-4.302, Table IV-8, storage yards 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

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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.

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

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**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 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

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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 northeast corner of East 58th Street and Malabar Street. The site measures approximately 3,950 square feet. The site is currently a vacant lot. The subject site is surrounded by industrial uses to the north and west along with residential uses to the south and east.

ANALYSIS:

- ***Project Proposal***

The Applicant, Oswaldo Solis, is requesting a Conditional Use Permit and a Development Permit to allow a storage yard use with a new 750 square-foot building at 2503 E 58th Street. The building would consist of 400 square feet for an office use and 350 square feet would be used as a storage.

The development would be for a plumbing business. It will operate Monday through Saturday from 7:00 AM to 6:00 PM. The business would have six plumbers and only one dispatcher would be working in the office.

- ***Parking***

Pedestrian and vehicular access to the site is provided along Malabar Street, located to the west of the property and 58th Street located to the south.

Pursuant to the HPMC Section 9-3.804, the parking requirements for an office use requires 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 is

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one (1) parking spaces. The proposed project will provide one (1) parking spaces on site. The nature of the operation would not necessitate for customers to visit the site. Instead, all work is on-call and plumbing staff would perform work off-site. In addition to the one standard parking stall, the Applicant will also provide one (1) handicapped parking stall.

Additionally, HPMC Section 9-3.703 requires office uses with a gross floor area less than 25,000 square feet to provide one (1) loading space. The Applicant is proposing one (1) loading space for compliance.

- ***Conditional Use Permit Findings***

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

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

Finding: The proposed use of the storage yard 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. In essence, the proposed use will develop a vacant lot. The proposed building will promote high standards of site planning, architecture and landscape design by introducing a development highlighted by recessed lighting, smooth stucco, and fencing that combines CMU and metal in an area where current development facades are antiquated. 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.

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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 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.

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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 improve the property's overall appearance. The use would 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 Categorically 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.**

Finding: The project site measures approximately 3,950 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 area, would be proportional to other industrial properties in the vicinity. Also, by developing 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 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 the proposed use would include a building that measures less than 1,000 square-feet, which is a low-intensity structure. Also, the landscaping that is a part of the use would soften the view of the building from the public right-of-way. The small scale of the operation (plumbing business where work is performed off-site) would limit traffic congestion problems. The simplicity of the proposed use would cause no impacts related to 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 access. The parking spaces and loading zone 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 a new building for the storage yard use, the Planning Commission must make findings in connection with the Development Permit, as set forth in the HPMC. A Development Permit may be approved only if all of the following findings are made:

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

Finding: The proposed development (building comprised of office and storage space) 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. The proposed development will revitalize a vacant lot by proposing a new aesthetically modern building in an area characterized by blight, incorporating landscaping, and including lighting for security measures on the site. The proposed building will abide to development standards for the MPD zone and all applicable provisions of the Code.

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

Finding: 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 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 development would install new landscaping to improve the property's overall appearance. The development would 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 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. In summary, the proposed development would foster small 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 and align 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. The operation is inventory storage and service mobilization. It will adhere to development standards stipulated in the HPMC. Overall, the

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proposed development would minimize impacts from noise since work is conducted off-site, traffic since customers would not arrive to the site, and lighting in terms of its design (lighting angled inward to the property) and operational characteristics.

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 development is Categorically Exempt pursuant to Article 19, Section 15322, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. The proposed development is consistent with all applicable general plan designation and policies as well as zoning designations and regulations. The proposed development would occur within city limits and is below the five-acre threshold. The development would not have an impact on biological resources since the project site is developed and vegetation on the site is limited to shrubs and ruderal plants. The development would result in less than significant impact on air quality, noise, transportation, and water quality. Finally, the development would be situated in a location in proximity to existing utilities. The development 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 3,950 square feet. The proposed use would include a building that measures less than 1,000 square-feet, which is a low-intensity structure. Also, the landscaping that is a part of the use would soften the view of the building from the public right-of-way. The small scale of the operation (plumbing business where work is performed off-site) would limit traffic congestion problems. The simplicity of the proposed use would cause no impacts related to traffic and safety issues, public health, and aesthetics. As such, the subject site

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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.**

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 3,950 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 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 development would be subject to current codes such as landscaping, parking, and stormwater management. In doing so, this development 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.

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CONCLUSION:

The proposed project meets all the findings for a Conditional Use Permit and a Development Permit. Additionally, conditions of approval will ensure that the proposed use and development will comply with HPMC stipulations. However, the Planning Commission may approve, deny, or request modifications to the project.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission approve **PC Case No. 2025-16 CUP/ 2025-07 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 required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.

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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 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, 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 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.

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18. 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.
19. Any signage related to the operation shall abide with Title 9, Chapter 3, Article 12 (Sign Standards) and shall obtain a permit with the Planning Division. 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.
20. 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.
21. Fencing on the property shall abide with standards found under Title 9, Chapter 2, Article 17 (Fences and Walls) of the HPMC.
22. All barbed wire on fencing to be removed on property. Furthermore, only the first thirty (30) inches above the natural ground or finished grade may be constructed solid and view obscuring. Above the first thirty (30) inches, fences shall be non-view obscuring.
23. The Applicant must maintain a 602 Form on file with the Huntington Park Police Department to manage anyone trespassing or loitering.
24. Property maintenance must be managed to include landscaping along with cleaning of trash and debris both in front and rear of property.
25. Any graffiti on property must be removed within three (3) days.
26. 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.
27. This Conditional Use Permit shall be valid for a term seven (7) years with the option of two - one (1) year administrative renewals pending compliance metrics deemed appropriate by the Director of Community Development.
28. That the Applicant and Property Owner agree in writing to the above conditions.
29. Within thirty (30) calendar days of the Planning Commission's decision date, the Applicant and Property Owner shall sign and return the Action Letter issued by the Planning Division, thereby formally accepting all conditions of approval. Failure to sign and return the Action Letter within the required thirty (30) calendar-day period shall automatically render the Planning Commission approval and associated entitlement null and void, without further action by the Planning Commission or Planning Division, and of no legal force or effect.

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BUILDING & SAFETY DIVISION

30. 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.
31. 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.
32. 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).
33. 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.
34. New construction, tenant improvements, alterations, structural repairs, and additions for office, storage, 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

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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.

35. 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.

36. 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

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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]
- 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]

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37. 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.
38. 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.
39. 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.
40. 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.

41. 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.
42. 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.

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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.

43. 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 districts 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.

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.

44. Grading and drainage plans for the new office and storage building, and 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.
45. Fees for the grading permit, including the respective grading bond, shall be paid to the City prior to the issuance of the grading permit.

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46. 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.
47. 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.
48. 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.
49. 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.
50. 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.

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51. 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.
 - f. If applicable, the registered civil engineer is to show the location of the sewer mainline, nearest utility holes, 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. Depending on the traffic index, all on-site 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

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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.

52. 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 Malabar Street, E. 58th Street, 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.
53. 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.
54. At the discretion 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) Curb ramp(s) adjacent to the development.
 - (iii) Site frontage & off-site transition-curb & gutter adjacent to the development.
 - (iv) Site frontage & off-site transition-sidewalk adjacent to the development.
 - (v) Site frontage & off-site transition-curb ramp(s) adjacent to the development.
55. 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.
56. All USA/Dig Alert graffiti markings must be removed by the contractor from the sidewalk, curb & gutter, and all portland cement concrete (PCC)/asphaltic concrete (AC) pavement prior to final approval of the construction.

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57. 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.
58. 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>. A Waste Discharge Identification Number (WDID #) must be obtained prior to commencing any work.
59. The new office and storage building, and parking lot, shall comply with Title 7, Chapter 9 (Stormwater Management and Discharge) of the City's Municipal Code, which

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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.

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60. The new office and storage building, and 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.
61. The new office and storage building, and 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.
62. The new office and storage building, and 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.
63. The new office and storage building, and 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.
64. 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

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understand the exact restrictions and ensure your landscaping does not obstruct the utility's access, maintenance, or operation.

65. 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.
66. 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.
67. 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.
68. 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.
69. 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).
70. 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;

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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.

71. All construction work is to be completed by a licensed contractor.
72. The business will be subject to a routine business license inspection.
73. 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."
74. 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.
75. 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 office, storage, and parking lot use.
76. 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.
77. 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

78. Install and maintain exterior lighting for nighttime (hours of darkness) illumination.
79. 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.
80. 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 Bi-Annually.

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81. Install and maintain surveillance cameras to monitor activities both inside and outside of the premises.
82. Install anti-graffiti film on all windows exposed to public access.

POLICE DEPARTMENT

83. A designated point of contact must be provided to ensure the timely resolution of any issues or complaints.
84. Install and maintain surveillance cameras to monitor activities both inside and outside the premises, facilitating the investigation of any potential incidents. Footage must be retained for at least 30 days and made available to law enforcement upon request
85. 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.
86. Allow unannounced inspections by law enforcement and city officials to ensure adherence to all CUP conditions and regulations.
87. The building and gate must display highly visible address numbers (minimum 6 inches in height) to ensure quick identification by emergency responders.
88. The business must maintain clear pathways for police, fire, and emergency vehicles, ensuring gates and driveways remain unobstructed.

LOS ANGELES COUNTY FIRE DEPARTMENT

89. 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. 2025-16 CUP/ 2025-07 DP
- B. Site Plan
- C. Floor Plan
- D. Site Photographs (January 2026)
- E. Conditional Use Permit Application Packet
- F. Development Permit Application Packet

RESOLUTION NO. 2025-16 CUP/ 2025-07 DP

EXHIBIT A

CASE NO. 2025-16 CUP/ 2025-07 DP

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A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, APPROVING A REQUEST FOR A CONDITIONAL USE PERMIT AND A DEVELOPMENT PERMIT FOR A STORAGE YARD USE PROPOSING A BUILDING MEASURING 750 SQUARE FEET LOCATED AT 2503 EAST 58TH STREET, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.

WHEREAS, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, January 21, 2026 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 Oswaldo Solis requesting approval of a Conditional Use Permit and a Development Permit for a storage yard use and a building located at 2503 East 58th Street, within the Manufacturing Planned Development (MPD) zone described as:

Assessor's Parcel No. 6309-015-015, City of Huntington Park, County of Los Angeles; and

WHEREAS, said application involves a request for a Development Permit to allow the construction of a building for an office and storage measuring 750 square feet; and

WHEREAS, said application involves a request for a Conditional Use Permit to allow a storage yard use within the MPD zone; and

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

WHEREAS, the City of Huntington Park has determined that the project is exempt from CEQA pursuant to Article 19, Section 15322, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines; and

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

WHEREAS, all written comments received prior to the hearing, and responses to

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 the storage yard is***
20 ***permitted in the MPD zone with the approval of a Conditional Use Permit. A***
21 ***key purpose of the MPD zone is to protect adjacent areas from excessive***
22 ***illumination, noise, odor, smoke, unsightliness, and other objectionable***
23 ***influences. In essence, the proposed use will develop a vacant lot. The***
24 ***proposed building will promote high standards of site planning, architecture***
25 ***and landscape design by introducing a development highlighted by***
26 ***recessed lighting, smooth stucco, and fencing that combines CMU and***
27 ***metal in an area where current development facades are antiquated. Above***
28 ***all, the proposed use will be in compliance with all applicable provisions of***

1 ***the Code.***

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

3 ***The Planning Staff finds that the proposed use is consistent with the***
4 ***General Plan. Specifically, the General Plan Land Use designation of the***
5 ***subject site is Manufacturing Planned Development. This designation***
6 ***includes Light Industry and Industrial Manufacturing. Permitted uses in***
7 ***Light Industry include light manufacturing, light processing, warehousing,***
8 ***distribution, wholesaling, service operations, and related developments.***
9 ***Some of the allowable uses in this designation are cloth manufacturing,***
10 ***electric appliance assembly, and trade schools. Under Industrial***
11 ***Manufacturing, allowable uses include manufacturing, processing,***
12 ***warehousing, distribution, wholesaling, and related developments of a more***
13 ***intense nature than those uses permitted in the Light Industry category.***
14 ***Additionally, the property is zoned as Manufacturing Planned Development***
15 ***(MPD), this zone intends to provide for service commercial, business and***
16 ***industrial uses, while achieving the following:***

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

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

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

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

25 5. ***Promote high standards of site planning, architecture and***
26 ***landscape design for industrial developments within the City in***
27 ***compliance with the design guidelines contained within the General***
28 ***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 improve the property’s overall appearance. The use would 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 Planning Staff finds that the proposed use is Categorically 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

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 3,950*
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 area, would be proportional to other industrial properties in the*
18 *vicinity. Also, by developing 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 will not create significant noise, traffic or other*
25 *conditions or situations that may be objectionable or detrimental to other*
26 *permitted uses operating nearby or adverse to the public interest, health,*
27 *safety, convenience, or welfare of the City.*

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

being proposed.

The Planning Staff finds that the site is currently vacant and the proposed use would include a building that measures less than 1,000 square-feet, which is a low-intensity structure. Also, the landscaping that is a part of the use would soften the view of the building from the public right-of-way. The small scale of the operation (plumbing business where work is performed off-site) would limit traffic congestion problems. The simplicity of the proposed use would cause no impacts related to 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.

The Planning Staff finds that the property is currently vacant. The site has vehicular and pedestrian access. The parking spaces and loading zone 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.

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.

1 ***The Planning Staff finds that the proposed development (building***
2 ***comprised of office and storage space) is permitted with the approval of a***
3 ***Development Permit. A key purpose of the MPD zone is to protect adjacent***
4 ***areas from excessive illumination, noise, odor, smoke, unsightliness, and***
5 ***other objectionable influences. The proposed development will revitalize a***
6 ***vacant lot by proposing a new aesthetically modern building in an area***
7 ***characterized by blight, incorporating landscaping, and including lighting***
8 ***for security measures on the site. The proposed building will abide to***
9 ***development standards for the MPD zone and all applicable provisions of***
10 ***the Code.***

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

12 ***The Planning Staff finds that the proposed development is consistent with***
13 ***the General Plan. Specifically, the development is consistent with Policy 2.4***
14 ***of the Land Use Element, which requires that external lighting of***
15 ***commercial and industrial properties be isolated to the site and not***
16 ***adversely impact adjacent land uses with light spillover or glare. The***
17 ***proposed development will provide lighting on the site, and the placement***
18 ***will be angled into the property – to prevent any spill over to adjacent***
19 ***properties. Furthermore, lighting would enhance the security on the site.***
20 ***The proposed development will also abide with Goal 3.0 of the Land Use***
21 ***Element, which calls to provide for the revitalization of deteriorating land***
22 ***uses and properties. The proposed development would improve an***
23 ***underutilized property. The development would install new landscaping to***
24 ***improve the property's overall appearance. The development would provide***
25 ***new employment opportunities. The proposed use would serve as an***
26 ***opportunity for the property to come into compliance with the Municipal***
27 ***Code and California Building Code. The proposed development also***
28 ***complies with Goal 5.0 of the Land Use Element, which calls to promote***

1 **expansion of the City's economic base and diversification of economic**
2 **activity. In summary, the proposed development would foster small**
3 **business growth, increase tax revenue, create local jobs, and repurpose**
4 **underutilized land.**

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

8 **The Planning Staff finds that the proposed development would be integrated**
9 **into the existing land use patterns and align with the City's existing and**
10 **planned future development for the area. Since it is adjacent to industrial**
11 **zoning, the development would not disrupt the industrial character of the**
12 **area. The operation is inventory storage and service mobilization. It will**
13 **adhere to development standards stipulated in the HPMC. Overall, the**
14 **proposed development would minimize impacts from noise since work is**
15 **conducted off-site, traffic since customers would not arrive to the site, and**
16 **lighting in terms of its design (lighting angled inward to the property) and**
17 **operational characteristics.**

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

21 **The Planning Staff finds that the proposed development is Categorically**
22 **Exempt pursuant to Article 19, Section 15322, Class 32 (In-Fill Development**
23 **Projects) of the California Environmental Quality Act (CEQA) Guidelines.**
24 **The proposed development is consistent with all applicable general plan**
25 **designation and policies as well as zoning designations and regulations.**
26 **The proposed development would occur within city limits and is below the**
27 **five-acre threshold. The development would not have an impact on**
28 **biological resources since the project site is developed and vegetation on**

1 *the site is limited to shrubs and ruderal plants. The development would*
2 *result in less than significant impact on air quality, noise, transportation,*
3 *and water quality. Finally, the development would be situated in a location*
4 *in proximity to existing utilities. The development 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 5. The subject site is physically suitable for the type and density/intensity of use
9 being proposed.

10 *The Planning Staff finds that the site is currently vacant and measures*
11 *approximately 3,950 square feet. The proposed use would include a building*
12 *that measures less than 1,000 square-feet, which is a low-intensity*
13 *structure. Also, the landscaping that is a part of the use would soften the*
14 *view of the building from the public right-of-way. The small scale of the*
15 *operation (plumbing business where work is performed off-site) would limit*
16 *traffic congestion problems. The simplicity of the proposed use would*
17 *cause no impacts related to traffic and safety issues, public health, and*
18 *aesthetics. As such, the subject site is physically suitable for the type and*
19 *density/intensity of use being proposed.*

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

23 *The Planning Staff finds that property is currently vacant. The site has*
24 *vehicular and pedestrian access. The parking spaces and loading zones are*
25 *designed for on-site maneuvering. The Applicant will ensure compliance*
26 *with requirements for water and sewer connection and shall abide to all of*
27 *the requirements from the Los Angeles County Fire Department. The area*
28 *where the project is located already has established infrastructure. Overall,*

1 *there should be adequate provisions for public access, water, sanitation,*
2 *and public utilities and services to ensure that the proposed use would not*
3 *be detrimental to public health and safety.*

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

7 *The Planning Staff finds that the project site measures approximately 3,950*
8 *square feet. The proposed development would be consistent with the*
9 *industrial nature of the area. Specifically, the scale of the operation,*
10 *including its building size would be proportional to other industrial*
11 *properties in the vicinity. This scale of operation would not be detrimental*
12 *or negatively impact other permitted uses operating in the vicinity. The*
13 *development would be subject to current codes such as landscaping,*
14 *parking, and stormwater management. In doing so, this development would*
15 *further bring that area where the project is located into modern design*
16 *standards and improves overall functionality. Therefore, the design,*
17 *location, size and operating characteristics of the proposed development*
18 *would not be detrimental to the public health, safety, or welfare of the City.*

19
20 **SECTION 4:** The Planning Commission hereby approves PC Resolution No. 2025-16
21 CUP/ 2025-07 DP, for the property located at 2503 East 58th Street within the
22 Manufacturing Planned Development (MPD) zone subject to the execution and fulfillment
23 of the following conditions:

24 **PLANNING DIVISION**

- 25 1. That the Applicant and Property Owner and each successor in interest to the property
26 which is the subject of this project shall defend, indemnify and hold harmless the City
27 of Huntington Park and its agents, officers, and employees from any claim, action or
28 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 required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
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 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, 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 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. 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.
19. Any signage related to the operation shall abide with Title 9, Chapter 3, Article 12 (Sign Standards) and shall obtain a permit with the Planning Division. 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.
20. 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.
21. Fencing on the property shall abide with standards found under Title 9, Chapter 2, Article 17 (Fences and Walls) of the HPMC.
22. All barbed wire on fencing to be removed on property. Furthermore, only the first thirty (30) inches above the natural ground or finished grade may be constructed solid and view obscuring. Above the first thirty (30) inches, fences shall be non-view obscuring.
23. The Applicant must maintain a 602 Form on file with the Huntington Park Police Department to manage anyone trespassing or loitering.

- 1 24. Property maintenance must be managed to include landscaping along with cleaning
2 of trash and debris both in front and rear of property.
- 3 25. Any graffiti on property must be removed within three (3) days.
- 4 26. If the operation of this establishment be granted, deed, conveyed, transferred, or
5 should a change in management or proprietorship occur at any time, this Conditional
6 Use Permit shall be reviewed by the Planning Commission.
- 7 27. This Conditional Use Permit shall be valid for a term seven (7) years with the option
8 of two - one (1) year administrative renewals pending compliance metrics deemed
9 appropriate by the Director of Community Development.
- 10 28. That the Applicant and Property Owner agree in writing to the above conditions.
- 11 29. Within thirty (30) calendar days of the Planning Commission's decision date, the
12 Applicant and Property Owner shall sign and return the Action Letter issued by the
13 Planning Division, thereby formally accepting all conditions of approval. Failure to
14 sign and return the Action Letter within the required thirty (30) calendar-day period
15 shall automatically render the Planning Commission approval and associated
16 entitlement null and void, without further action by the Planning Commission or
17 Planning Division, and of no legal force or effect.

14 **BUILDING & SAFETY DIVISION**

- 15 30. The applicant shall submit construction plans to the Planning Division for review and
16 approval of the proposed development. Plans shall then be submitted to the Building
17 & Safety Division only after approval is first obtained from the Planning Division.
- 18 31. The applicant shall submit full construction plans to the Building & Safety Division for
19 review of the proposed construction and improvements to the property. All work shall
20 be permitted through approval of the full construction plans and issuance of a building
21 permit and associated grading, mechanical, electrical, and plumbing permits.
- 22 32. Plans submitted for public buildings, **public accommodations, commercial**
23 **buildings**, and public housing projects shall be completed by a California registered
24 design professional, such as a licensed architect or registered professional engineer
25 (civil or structural). All plan sheets shall be stamped and signed by the California
26 registered design professional in compliance with the California Business &
27 Professions Code (B&P Code).
- 28 33. 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.

34. New construction, tenant improvements, alterations, structural repairs, and additions for office, storage, 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.

35. 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.

36. 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]
- 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]
37. 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.
38. 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.
39. 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.
40. 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.

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41. 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.

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42. 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.

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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.

43. 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 districts 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.

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.

- 1 44. Grading and drainage plans for the new office and storage building, and parking lot,
2 stamped and signed by a California registered civil engineer preparing the plan, shall
3 be required. All plan sheets shall be stamped and signed by the California registered
4 civil engineer (project engineer of record) in compliance with the California Business
5 & Professions Code (B&P Code). The grading and drainage plans shall indicate how
6 all storm water drainage, including contributory drainage from adjacent lots, will be
7 carried to the public way or drainage system structure(s) approved to receive storm
8 water. The grading and drainage plans will be reviewed and approved by the City's
9 Building & Safety Division and Public Works – Engineering Division prior to the
10 issuance of the building and grading permits.
- 11 45. Fees for the grading permit, including the respective grading bond, shall be paid to
12 the City prior to the issuance of the grading permit.
- 13 46. A geotechnical and soils investigation report (soil engineering report) shall be
14 required for the project, unless exempted by applicable provisions in California
15 Building Code (CBC) Chapter 18, particularly CBC Section 1803.2. The
16 classification, testing, and investigation of the soil shall be made under the
17 responsible charge of a California registered geotechnical engineer (soils engineer of
18 record). All recommendations contained in geotechnical and geohazard reports shall
19 be subject to approval by the City. All reports shall be prepared and signed by a
20 registered geotechnical engineer, certified engineering geologist, and a registered
21 geophysicist, where applicable, in accordance with CBC Section 1803.1.
- 22 47. The duties of the soils engineer of record, as indicated on the first sheet of the
23 grading and drainage plans, shall include the following:
24 (i) Observation of cleared areas and benches prepared to receive fill;
25 (ii) Observation of removal of all unsuitable soils and other materials;
26 (iii) The approval of soils to be used as fill material;
27 (iv) Inspection of compaction and placement of fill;
28 (v) The testing of compacted fills; and
(vi) The inspection of review of drainage devices.
48. 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.
49. 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.

- 1 50. The applicant shall retain the soils engineer of record preparing the geotechnical and
2 soils investigation report (soil engineering report), or his or her representative,
3 accepted and approved by the City, for observation of all grading, site preparation,
4 and compaction testing. Observation and testing shall not be performed by another
5 soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical
6 engineer submits and has accepted and approved by the City's Building & Safety
7 Division and Public Works – Engineering Division, a new geotechnical and soils
8 investigation report (soil engineering report). Special inspections and tests of
9 existing site soil conditions, fill placement, and load-bearing requirements shall be
10 performed in accordance with California Building Code (CBC) Section 1705.6 and
11 Table 1705.6.
- 12 51. The grading and drainage plans, stamped and signed by the registered civil engineer
13 (project engineer of record) preparing the plans, to include the following:
- 14 a. Drainage shall be directed away from the faces of cut and fill slopes or into
15 approved drainage structure(s). The faces of cut and fill slopes shall also be
16 manufactured to control against erosion. This control may consist of stepping or
17 another surface protection, as approved by the Building Official and City Engineer.
18 The protection for the slopes shall be installed within 15 days after completion of
19 rough grading.
 - 20 b. A drainage technical study showing the drainage patterns from adjacent
21 properties shall be identified and maintained. The project shall accept and include
22 in the drainage design any current drainage from adjacent properties.
 - 23 c. No grading permit shall be issued without an erosion control plan approved by the
24 Building Official and City Engineer. The erosion control plan shall include details
25 of protective measures, including desilting basins or other temporary drainage or
26 control measures, or both, as may be necessary to protect the water quality of
27 receiving water bodies or to protect adjoining public and private property from
28 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.
 - f. If applicable, the registered civil engineer is to show the location of the sewer
mainline, nearest utility holes, 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. Depending on the traffic index, all on-site 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.
52. 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 Malabar Street, E. 58th Street, 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.
53. 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.
54. At the discretion 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) Curb ramp(s) adjacent to the development.
- (iii) Site frontage & off-site transition-curb & gutter adjacent to the development.
- (iv) Site frontage & off-site transition-sidewalk adjacent to the development.
- (v) Site frontage & off-site transition-curb ramp(s) adjacent to the development.

55. 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.
56. All USA/Dig Alert graffiti markings must be removed by the contractor from the sidewalk, curb & gutter, and all portland cement concrete (PCC)/asphaltic concrete (AC) pavement prior to final approval of the construction.
57. 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.
58. 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>. A Waste Discharge Identification Number (WDID #) must be obtained prior to commencing any work.

59. The new office and storage building, and 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.

60. The new office and storage building, and 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.

61. The new office and storage building, and 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.

62. The new office and storage building, and 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.

63. The new office and storage building, and 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.

64. 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.

65. 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.

66. 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.

67. 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.

68. 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.

69. 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).

70. 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.

71. All construction work is to be completed by a licensed contractor.
72. The business will be subject to a routine business license inspection.
73. 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."
74. 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.
75. 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 office, storage, and parking lot use.
76. 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.
77. 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

78. Install and maintain exterior lighting for nighttime (hours of darkness) illumination.
79. 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.

- 1 80. Post no trespass signage and submit a copy of the no trespass form to the Police
2 Department. Ensure that the no trespass order is updated Bi-Annually.
- 3 81. Install and maintain surveillance cameras to monitor activities both inside and outside
4 of the premises.
- 5 82. Install anti-graffiti film on all windows exposed to public access.

6 **POLICE DEPARTMENT**

- 7 83. A designated point of contact must be provided to ensure the timely resolution of any
8 issues or complaints.
- 9 84. Install and maintain surveillance cameras to monitor activities both inside and outside
10 the premises, facilitating the investigation of any potential incidents. Footage must be
11 retained for at least 30 days and made available to law enforcement upon request
- 12 85. Adequate exterior lighting shall be maintained during all hours of darkness,
13 particularly around the entrance, parking lot, and rear areas, to deter loitering and
14 enhance visibility.
- 15 86. Allow unannounced inspections by law enforcement and city officials to ensure
16 adherence to all CUP conditions and regulations.
- 17 87. The building and gate must display highly visible address numbers (minimum 6
18 inches in height) to ensure quick identification by emergency responders.
- 19 88. The business must maintain clear pathways for police, fire, and emergency vehicles,
20 ensuring gates and driveways remain unobstructed.

21 **LOS ANGELES COUNTY FIRE DEPARTMENT**

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

24 **SECTION 5:** This resolution shall not become effective until 15 days after the date of
25 decision rendered by the Planning Commission, unless within that period of time it is
26 appealed to the City Council. The decision of the Planning Commission shall be stayed
27 until final determination of the appeal has been effected by the City Council.
28

SECTION 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 21st January, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

HUNTINGTON PARK PLANNING COMMISSION

Chairperson

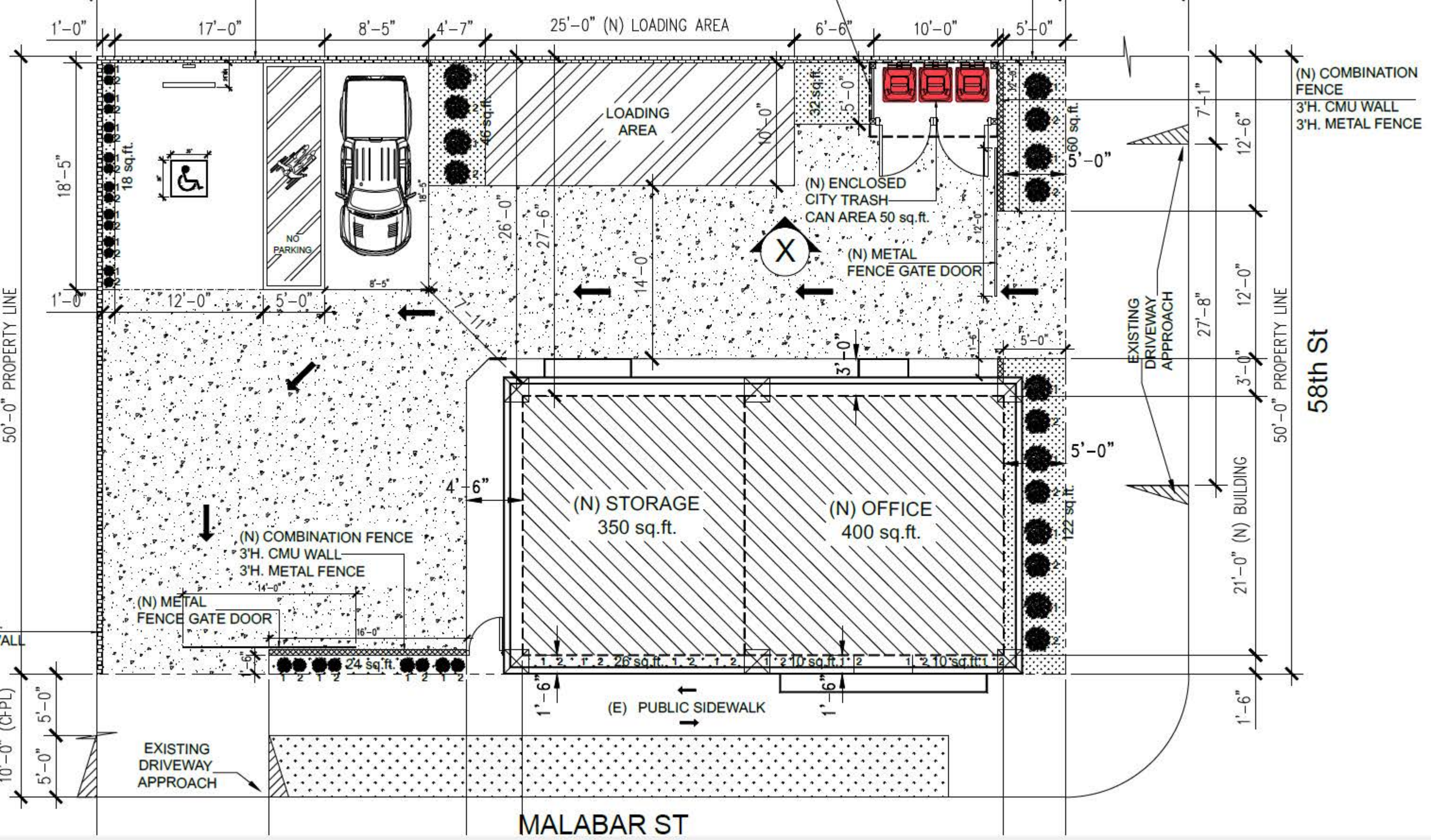
ATTEST:

Louis Morales, Secretary

SITE PLAN

EXHIBIT B

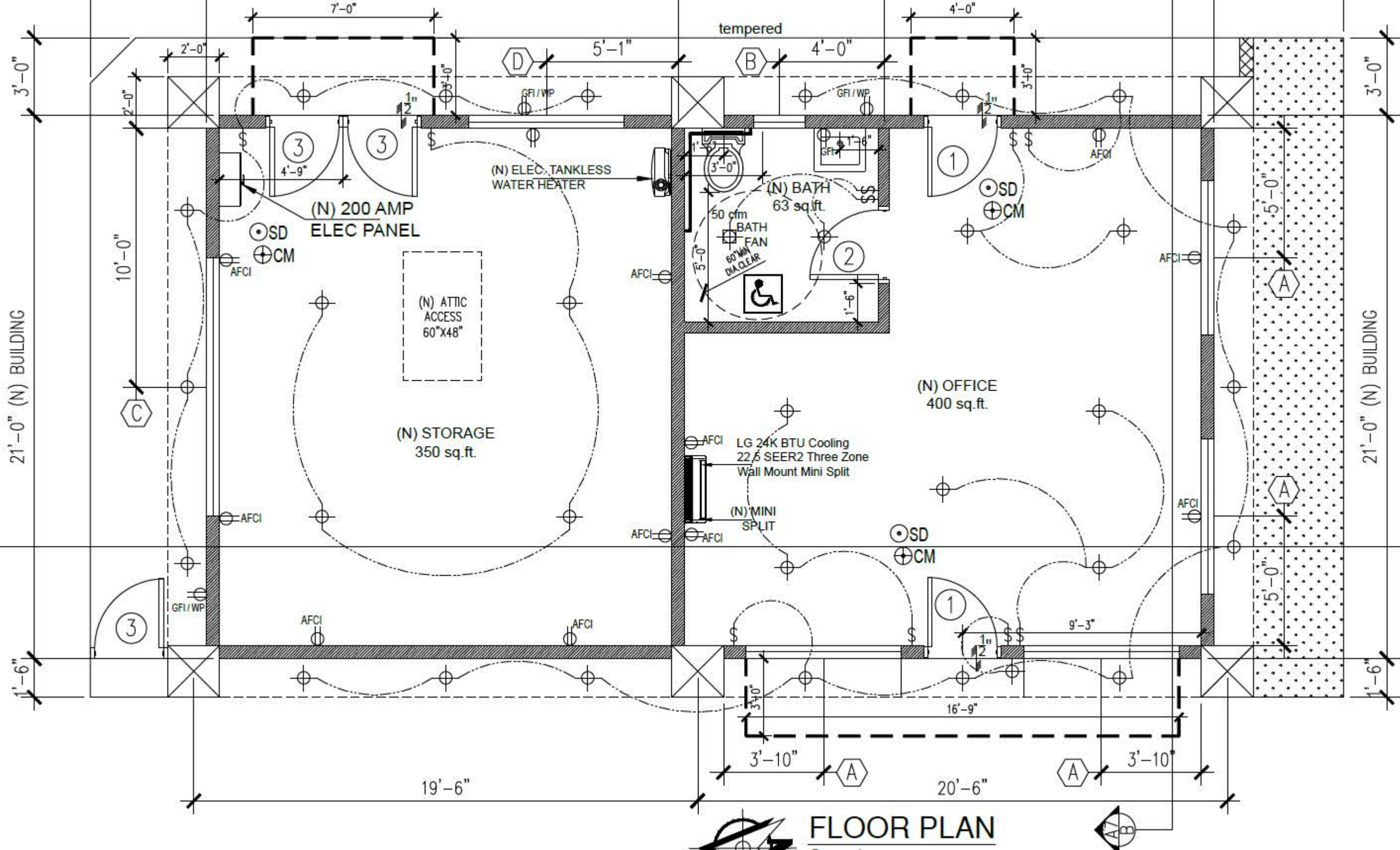
CASE NO. 2025-16 CUP/ 2025-07 DP



FLOOR PLAN

EXHIBIT C

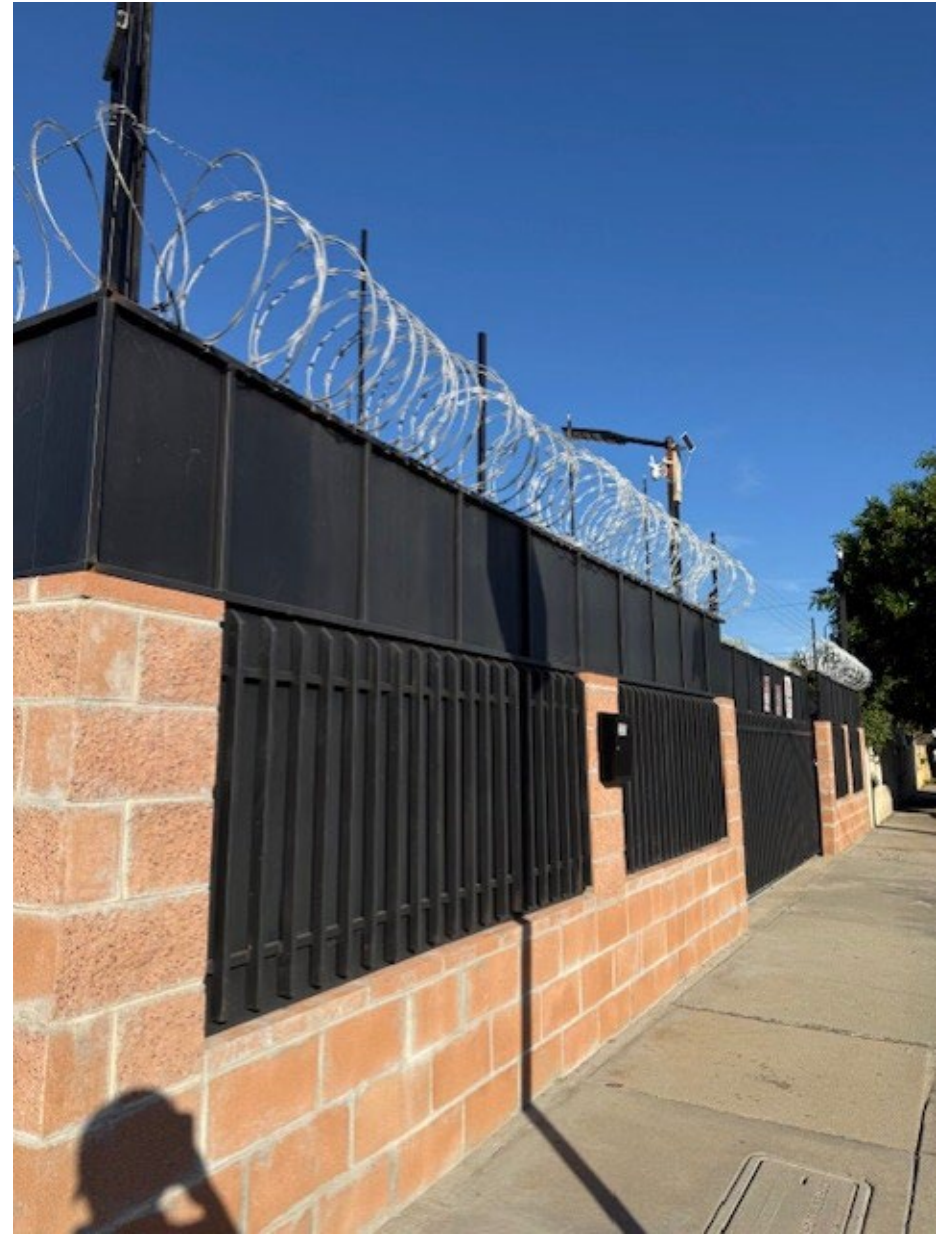
CASE NO. 2025-16 CUP/ 2025-07 DP



**SITE PHOTOGRAPHS
(JANUARY 2026)**

EXHIBIT D

CASE NO. 2025-16 CUP/ 2025-07 DP







**CONDITIONAL USE PERMIT
APPLICATION PACKET**

EXHIBIT E

CASE NO. 2025-16 CUP/ 2025-07 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: 11/6/2025 File No.: CUP 2025-16 Fee/Receipt No.: \$ 4,972.00 Received By (Initials): JM

PROJECT INFORMATION

Project Address: **2503 E 58th St, Huntington Park, CA. 90255**

General Location: _____

Assessor's Parcel Number (APN): **6309-015-015**

APPLICANT'S INFORMATION

Applicant: **Oswaldo Solis**

Mailing Address: **451 S Main St, Los Angeles, CA. 90013**

Phone 1: **(818) 693-1785**

Phone 2: _____

Email: **waldors7@gmail.com**

PROPERTY OWNER'S INFORMATION

Property Owner: **PABLO HERRERA LOPEZ**

Mailing Address: **1246 S La Verne Ave, Los Angeles, CA. 90022**

Phone 1: **(323) 532-1870**

Phone 2: _____

Email: **Onewayrooterservices@gmail.com**

REQUEST

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

(N) OFFICE

400 sq.ft.

(N) STORAGE

350 sq.ft.

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

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

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

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

The proposed commercial use is conditionally permitted within this zoning district and complies with all applicable zoning code provisions. It is compatible with nearby commercial activities, maintains the district's character, and the site is adequate in size and shape to accommodate the proposed development.

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

The proposed commercial use is consistent with the General Plan as it supports the designated land use for the area, promotes local economic activity, and aligns with the community's goals for balanced growth and compatible development.

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 proposed use complies with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines, as it does not have significant environmental impacts. Any potential effects have been evaluated and determined to be minimal or mitigated through standard conditions and compliance measures.

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 design, location, size, and operating characteristics of the proposed use are compatible with the surrounding existing and planned land uses. The project has been designed to blend with the area's character and scale, and its operations will not generate significant noise, traffic, or other impacts. All activities will comply with City regulations to ensure there are no adverse effects on nearby properties or the public's health, safety, or welfare.


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

The subject site is physically suitable for the proposed use and its density/intensity. The property has adequate size, access, and infrastructure to support the intended activities without overburdening public services or surrounding land uses. The site layout allows for proper circulation, parking, and compliance with all zoning and building requirements.

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

The site has adequate provisions for public access, water, sanitation, and utilities. Existing infrastructure and public services are sufficient to support the proposed use without requiring major upgrades. All connections to water, sewer, and electrical systems will comply with City standards, ensuring safe and reliable service and preventing any adverse impact on public health or 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 **11/04/2025**

Applicant Signature (Required)

Oswaldo Solis

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.

PABLO HERRERA LOPEZ

Date **11/04/2025**

Property Owner Signature (Required)

PABLO HERRERA LOPEZ

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: 11/6/2025 File No.: _____ Fee/Receipt No.: \$285.00 Initials: JM

1. **Applicant** (please circle whether Owner, Leasee, Purchaser or Representative):
Name: PABLO HERRERA LOPEZ
Address: 1246 S La Verne Ave, Los Angeles, CA. 90022
Telephone: (323) 532-1870 Fax: _____
2. **Contact Person concerning this project:**
Name: Oswaldo Solis
Address: 451 S Main st , Los Angeles, CA. 90013
Telephone: (818) 693-1785 Fax: _____
3. **Address of project:** 2503 E 58th St, Huntington Park, CA. 90255
4. **Assessor's Parcel Number (APN):** 6309-015-015
5. **Indicate type of permit application(s)** (i.e. Conditional Use Permit, Development Permit, Variance, etc.) **for the project to which this form pertains:**
CONDITIONAL USE PERMIT (CUP) & DEVELOPMENT PERMIT (DP)
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:**
Planning & Building and Safety
7. **Existing Zone:** MPD
8. **Proposed use of site:** (N) OFFICE 400 sq.ft. & (N) STORAGE 350 sq.ft.

9. **Site size (lot dimensions and square footage):**
LOT SIZE: 3,950 sq.ft.
78.46' x 50'-0"
10. **Project size:**
Square feet to be added/constructed to structure(s):
(N) OFFICE 400 sq.ft. & (N) STORAGE 350 sq.ft.
Total square footage of structure(s): 750 sq.ft.
11. **Number of floors of construction:**
Existing: 0
Proposed: 1
12. **Parking:**
Amount required: 2
Amount provided: 2
13. **Anticipated time scheduling of project:** TBD
14. **Proposed phasing of development:** T B D
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:**
Business will be operating from 7am-6pm, Monday through Saturday.
~~We provide plumbing services to commercial and residential properties.~~
We have 6 plumbers running calls during the day. Only one dispatcher will be working in the office. We have 3 plumbing vehicles, two plumbers in each vehicle. Also, there will be 1 vehicle parked during the day.

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

N/A

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

N/A

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

A) Potentially
Significant
Impact

B) Potentially
Significant Impact
Unless Mitigation
Incorporated

C) Less than
Significant
Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

a. Affect a scenic vista?

D

b. Have a demonstrable negative aesthetic effect?

D

c. Create light or glare?

D

AIR QUALITY

20. Would the proposed project:

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

D

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

D

c. Create objectionable odors?

D

BIOLOGICAL RESOURCES

21. Would the proposed project:

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

CULTURAL RESOURCES:

22. Would the proposed project:

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

GEOLOGY AND SOILS

23. Would the proposed project:

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

HAZARDS

24. Would the proposed project:

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

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

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

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

LAND USE AND PLANNING

26. Would the proposed project:

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

MINERAL AND ENERGY RESOURCES

27. Would the proposed project:

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

NOISE

28. Would the proposed project result in:

- a. Increase to existing noise levels? D
- b. Exposure of people to severe noise levels? D

POPULATION AND HOUSING

29. Would the proposed project:

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

PUBLIC SERVICES

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

- a. Fire protection? D

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

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 site currently has an none existing structures . Surrounding properties are primarily [commercial/residential]. The lot is flat, developed, and has access to existing utilities and streets.

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.).

Land Use: MPD

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)

11/04/2025

Date

**DEVELOPMENT PERMIT
APPLICATION PACKET**

EXHIBIT F

CASE NO. 2025-16 CUP/ 2025-07 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: 11/6/2025 File No.: DP 2025-07 Fee/Receipt No.: \$1,875.00 Initials: JM

PROJECT INFORMATION

Project Address: **2503 E 58th St, Huntington Park, CA. 90255**

General Location: _____

Assessor's Parcel Number (APN): **6309-015-015**

APPLICANT'S INFORMATION

Applicant: **Oswaldo Solis**

Mailing Address: **451 S Main st, Los Angeles, CA. 90013**

Phone 1: **(818) 693-1785**

Phone 2: _____

Email: **waldors7@gmail.com**

PROPERTY OWNER'S INFORMATION

Property Owner: **PABLO HERRERA LOPEZ**

Mailing Address: **1246 S La Verne Ave, Los Angeles, CA. 90022**

Phone 1: **(323) 532-1870**

Phone 2: _____

Email: **Onewayrooterservices@gmail.com**

PROJECT DESCRIPTION (Check as Appropriate):

☐ Interior Improvement(s) Only

☐ Addition to Existing Structure

☒ New Structure

Other Improvements (Describe): _____

Describe in detail the proposed development: **(N) OFFICE 400 sq.ft.**
(N) STORAGE 350 sq.ft.

TYPE OF USE (Check as Appropriate):

☐ Residential

☒ Retail/Office

☐ Commercial

☐ Restaurant

☐ Industrial/ Manufacturing

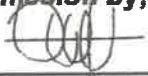
Other (Describe): _____

Square Footage of New Development/Addition: **(N) OFFICE 400 sq.ft. & (N) STORAGE 350 sq.ft.**

Total Square Footage: **750 sq.ft.**

Lot Coverage: _____ Off-Street Parking Spaces Provided: **2** 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

11/04/2025
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 use is conditionally permitted within this zoning district and complies with all applicable zoning code provisions. It is compatible with nearby commercial activities, maintains the district's character, and the site is adequate in size and shape to accommodate the proposed development.

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

The proposed commercial use is consistent with the General Plan as it supports the designated land use for the area, promotes local economic activity, and aligns with the community's goals for balanced growth and compatible development.

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

The proposed development is compatible with the zoning district and surrounding area, aligning with existing and planned uses in scale, design, and function. It respects current site conditions while integrating smoothly with nearby properties and future developments, ensuring a harmonious transition and consistent neighborhood character.

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 proposed use complies with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines, as it does not have significant environmental impacts. Any potential effects have been evaluated and determined to be minimal or mitigated through standard conditions and compliance measures.

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

The subject site is physically suitable for the proposed use and its density/intensity. The property has adequate size, access, and infrastructure to support the intended activities without overburdening public services or surrounding land uses. The site layout allows for proper circulation, parking, and compliance with all zoning and building requirements.

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 site has sufficient access, water, sanitation, and utilities to support the development without negatively affecting public health, safety, or 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 site has adequate provisions for public access, water, sanitation, and utilities. Existing infrastructure and public services are sufficient to support the proposed use without requiring major upgrades. All connections to water, sewer, and electrical systems will comply with City standards, ensuring safe and reliable service and preventing any adverse impact on public health or 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.



Applicant Signature (Required)

Date **11/04/2025**

Oswaldo Solis

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.

PABLO HERRERA LOPEZ

Property Owner Signature (Required)

Date **11/04/2025**

PABLO HERRERA LOPEZ

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: 11/6/2025 File No.: _____ Fee/Receipt No.: \$285.00 Initials: JM

1. **Applicant** (please circle whether Owner, Leasee, Purchaser or Representative):
Name: PABLO HERRERA LOPEZ
Address: 1246 S La Verne Ave, Los Angeles, CA. 90022
Telephone: (323) 532-1870 Fax: _____
2. **Contact Person concerning this project:**
Name: Oswaldo Solis
Address: 451 S Main st , Los Angeles, CA. 90013
Telephone: (818) 693-1785 Fax: _____
3. **Address of project:** 2503 E 58th St, Huntington Park, CA. 90255
4. **Assessor's Parcel Number (APN):** 6309-015-015
5. **Indicate type of permit application(s)** (i.e. Conditional Use Permit, Development Permit, Variance, etc.) **for the project to which this form pertains:**
CONDITIONAL USE PERMIT (CUP) & DEVELOPMENT PERMIT (DP)
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:**
Planning & Building and Safety
7. **Existing Zone:** MPD
8. **Proposed use of site:** (N) OFFICE 400 sq.ft. & (N) STORAGE 350 sq.ft.

9. **Site size (lot dimensions and square footage):**
LOT SIZE: 3,950 sq.ft.
78.46' x 50'-0"
10. **Project size:**
Square feet to be added/constructed to structure(s):
(N) OFFICE 400 sq.ft. & (N) STORAGE 350 sq.ft.
Total square footage of structure(s): 750 sq.ft.
11. **Number of floors of construction:**
Existing: 0
Proposed: 1
12. **Parking:**
Amount required: 2
Amount provided: 2
13. **Anticipated time scheduling of project:** TBD
14. **Proposed phasing of development:** T B D
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:**
Business will be operating from 7am-6pm, Monday through Saturday.
~~We provide plumbing services to commercial and residential properties.~~
We have 6 plumbers running calls during the day. Only one dispatcher will be working in the office. We have 3 plumbing vehicles, two plumbers in each vehicle. Also, there will be 1 vehicle parked during the day.

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

N/A

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

N/A

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

A) Potentially
Significant
Impact

B) Potentially
Significant Impact
Unless Mitigation
Incorporated

C) Less than
Significant
Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

a. Affect a scenic vista?

D

b. Have a demonstrable negative aesthetic effect?

D

c. Create light or glare?

D

AIR QUALITY

20. Would the proposed project:

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

D

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

D

c. Create objectionable odors?

D

BIOLOGICAL RESOURCES

21. Would the proposed project:

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

CULTURAL RESOURCES:

22. Would the proposed project:

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

GEOLOGY AND SOILS

23. Would the proposed project:

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

HAZARDS

24. Would the proposed project:

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

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

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

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

LAND USE AND PLANNING

26. Would the proposed project:

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

MINERAL AND ENERGY RESOURCES

27. Would the proposed project:

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

NOISE

28. Would the proposed project result in:

- a. Increase to existing noise levels? D
- b. Exposure of people to severe noise levels? D

POPULATION AND HOUSING

29. Would the proposed project:

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

PUBLIC SERVICES

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

- a. Fire protection? D

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

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 site currently has an none existing structures . Surrounding properties are primarily [commercial/residential]. The lot is flat, developed, and has access to existing utilities and streets.

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.).

Land Use: MPD

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)

11/04/2025

Date