



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Special Meeting
Wednesday, April 6, 2016 at 6:30 p.m.

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

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the City Clerk's Office either in person at 6550 Miles Avenue, Huntington Park, California or by telephone at (323) 584-6230. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

NOTE: Any person who has a question concerning any agenda item may contact the Community Development Department at (323) 584-6210. Materials related to an item on this agenda are available for inspection in the office of the Community Development Department at 6550 Miles Avenue, Huntington Park, California during the hours of 7:00 a.m. to 5:30 p.m., Monday through Thursday.

Assembly Bill No. 2674 amended several provisions of the Ralph M. Brown Act (Section 54950 et seq. of the Government Code) effective January 1, 1987. This bill prohibits the legislative body from taking any action on any item, which did not appear on the agenda, which was posted 24 hours prior to the Planning Commission meeting. If action is necessary on subject matter, which the public presents, the matter should be presented in writing to the Planning Division for placement on the agenda by Thursday noon prior to the next Planning Commission meeting.

CALL TO ORDER

ROLL CALL

Chair Efren Martinez
Vice Chair Carlos Cordova
Commissioner Eduardo Carvajal
Commissioner Marcos Osorio
Commissioner Angelica Montes

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

*For both open and closed session 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 prior to 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. **ADOPT RESOLUTION NO. 2016-07** - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL DENIAL OF A ZONING ORDINANCE AMENDMENT AMENDING CHAPTER 4 SECTION 4-6 ALLOWABLE LAND USE BY DISTRICT, SUBSECTION A OF THE LAND USE ACTIVITY TABLE OF THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DTSP), A CONDITIONAL USE PERMIT TO ESTABLISH A DIALYSIS CLINIC, AND DEVELOPMENT PERMIT FOR A PROPOSED TENANT IMPROVEMENT TO THE INTERIOR OF AN EXISTING 13,700 SQUARE FOOT COMMERCIAL BUILDING ON REAL PROPERTY LOCATED AT 6121 - 6125 PACIFIC BOULEVARD, HUNTINGTON PARK, CALIFORNIA.

REGULAR AGENDA

1. **CASE NO. 2014-01A CUP/DP – CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT MODIFICATION**– A request to modify Conditional Use Permit and Development Permit Case No. 2014-01 by removing the construction of a 5-story parking lot and apartment structure containing 100 parking spaces and 36 apartments and replacing it with 45 off-street parking spaces for the use of the existing charter school.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Continue the item in order to allow Staff time to properly notice the public hearing.

2. **CASE NO. 2016-05 CUP – CONDITIONAL USE PERMIT** - A request for a Conditional Use Permit to allow an approximate 2,000 square foot addition and a façade remodel to an existing automobile dealership within the Commercial General (C-G) zone on property located at 6333 S. Alameda Street.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;
2. Take public testimony; and
3. Consider PC Resolution No. 2016-05 approving a Conditional Use Permit allowing an approximate 2,000 square foot addition and a façade remodel to an existing automobile dealership within the Commercial General (C-G) zone on property located at 6333 S. Alameda Street.

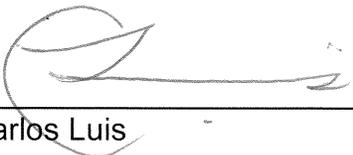
STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to the regular Meeting on Wednesday, April 20, 2016 at 6:30 p.m.

I, Carlos Luis, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at City of Huntington City Hall and made available at www.hpca.gov on the 30th of March 2016.



Carlos Luis

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RESOLUTION NO. 2016-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL DENIAL OF A ZONING ORDINANCE AMENDMENT AMENDING CHAPTER 4 SECTION 4-6 ALLOWABLE LAND USE BY DISTRICT, SUBSECTION A OF THE LAND USE ACTIVITY TABLE OF THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DTSP), A CONDITIONAL USE PERMIT TO ESTABLISH A DIALYSIS CLINIC, AND DEVELOPMENT PERMIT FOR A PROPOSED TENANT IMPROVEMENT TO THE INTERIOR OF AN EXISTING 13,700 SQUARE FOOT COMMERCIAL BUILDING ON REAL PROPERTY LOCATED AT 6121 - 6125 PACIFIC BOULEVARD, HUNTINGTON PARK, CALIFORNIA.

WHEREAS, a public hearing was held on March 16, 2016 held in the City Hall, 6550 Miles Avenue, Huntington Park, California, pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code (HPMC), upon an application from PHP Investments, Inc., requesting a Zoning Ordinance Amendment to conditionally allow dialysis clinic within the Downtown Huntington Park Specific Plan (DTSP), a Conditional Use Permit for a dialysis clinic use, and a Development Permit for a tenant improvement for property located at 6121 – 6125 Pacific Boulevard, in the Downtown Huntington Park Specific Plan (DTSP) Zone at the property described below:

Assessor’s Parcel Nos. 6320-020-010 & 6320-020-019, City of Huntington Park, County of Los Angeles; and

WHEREAS, the Planning Division has reviewed the request and has found that all of the required findings for approval of a Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit cannot be made as required by the Municipal Code; and

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

WHEREAS, all persons appearing for or against the approval of the Zoning Ordinance Amendment, 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 **SECTION 1:** Based on the evidence in the Environmental Assessment
8 Questionnaire, the Planning Commission determines that the proposed Zoning
9 Ordinance Amendment, Conditional Use Permit, and Development Permit are exempt
10 from the California Environmental Quality Act pursuant to Section 15270 of the CEQA
11 Guidelines (Projects Which Are Disapproved).

12 **SECTION 2:** The Planning Commission of the City of Huntington Park has reviewed
13 the record and on the basis of the record hereby finds and determines as follows:

14 A. Each fact set forth in the Staff Report to the Planning Commission dated March
15 16, 2016 is true and correct.

16 B. City of Huntington Park Municipal Code Sections 9-2.147(2) requires that, in order
17 to approve a Zoning Code Amendment, the Planning Commission must make all
18 of the following findings, supported by substantial evidence:

- 19 1. The proposed amendment is consistent with the General Plan.
- 20 2. The proposed amendment would not be detrimental to the public interest,
21 health, safety, convenience or welfare of the City.
- 22 3. The proposed project has been reviewed in compliance with the provisions of
23 the California Environmental Quality Act (CEQA), and the City's Guidelines.
- 24 4. The proposed amendment is internally consistent with other applicable
25 provisions of the Municipal Code.

26 C. The Planning Commission is unable to make findings required by items 1 above
27 for the following reasons:
28

1 1. The proposed amendment is not consistent with the General Plan *in that the*
2 *proposed project does not meet Goal 1.0; Policy 1.2 of the General Plan.*
3 *Specifically, the proposed project does not encourage community-*
4 *oriented retail in Huntington Park while continuing to revitalize Pacific*
5 *Boulevard as a regional retail destination due to the fact that a dialysis*
6 *clinic will not offer goods for sale. Furthermore, dialysis is physically*
7 *exhausting procedure that typically last four hours per session. Many*
8 *patients are required to undergo multiple dialysis treatments per week.*
9 *Given the physical toll dialysis treatments take on patients, dialysis*
10 *patients seek comfort and rest upon completion of their treatment.*
11 *Understandably, dialysis patients are not expected to visit business*
12 *along Pacific Boulevard after completing their treatment. As a result, a*
13 *dialysis clinic located on Pacific Boulevard does not promote Pacific*
14 *Boulevard as a retail destination.*

15 **SECTION 3:** The Planning Commission of the City of Huntington Park has reviewed
16 the record and on the basis of the record hereby finds and determines as follows:

17 A. City of Huntington Park Municipal Code Sections 9-2.1105 requires that, in order
18 to approve a Conditional Use Permit, the Planning Commission must make all of
19 the following findings, supported by substantial evidence:

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

1 general area in which the proposed use is to be located and will not create
2 significant noise, traffic or other conditions or situations that may be
3 objectionable or detrimental to other permitted uses operating nearby or
4 adverse to the public interest, health, safety, convenience or welfare of the
5 City.

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

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

11 B. The Planning Commission is unable to make findings required by items 1, 2, and
12 4 above for the following reasons:

13 1. The proposed use is conditionally permitted within, and would impair the
14 integrity and character of, the subject zoning district and does not comply with
15 all of the applicable provisions of this Code ***in that the proposed dialysis
16 clinic use would impair the retail character of the Downtown Huntington
17 Park Specific Plan (DTSP) by occupying approximately 85% of an existing
18 commercial building that historically has been occupied by retail
19 establishments. In addition, the proposed project, as presented, does not
20 comply with the off-street parking requirement. Specifically, the project is
21 deficient four (4) parking spaces.***

22 2. The proposed use is not consistent with the General Plan ***in that the
23 proposed project does not meet Goal 1.0; Policy 1.2 of the General Plan.
24 Specifically, the proposed project does not encourage community-
25 oriented retail in Huntington Park while continuing to revitalize Pacific
26 Boulevard as a regional retail destination due to the fact that a dialysis
27 clinic will not offer goods for sale. Furthermore, dialysis is physically
28 exhausting procedure that typically last four hours per session. Many***

1 *patients are required to undergo multiple dialysis treatments per week.*
2 *Given the physical toll dialysis treatments take on patients, dialysis*
3 *patients seek comfort and rest upon completion of their treatment.*
4 *Understandably, dialysis patients are not expected to visit business*
5 *along Pacific Boulevard after completing their treatment. As a result, a*
6 *dialysis clinic located on Pacific Boulevard does not promote Pacific*
7 *Boulevard as a retail destination.*

- 8 4. The subject site is not physically suitable for the type and density/intensity of
9 use being proposed *in that the proposed project does not comply with the*
10 *off-street parking requirement. Specifically, the project is deficient four*
11 *(4) parking spaces and as a result, the subject site is not physically*
12 *suitable for the type and density/intensity of the use being proposed.*

13 **SECTION 4:** The Planning Commission of the City of Huntington Park has reviewed
14 the record and on the basis of the record hereby finds and determines as follows:

- 15 5. City of Huntington Park Municipal Code Sections 9-2.1007 requires that, in
16 order to approve a Development Permit, the Planning Commission must
17 make all of the following findings, supported by substantial evidence:
- 18 1. The proposed development is one permitted within the subject zoning district
19 and complies with all of the applicable provisions of this Code, including
20 prescribed development/site standards.
 - 21 2. The proposed development is consistent with the General Plan.
 - 22 3. The proposed development would be harmonious and compatible with existing
23 and planned future developments within the zoning district and general area,
24 as well as with the land uses presently on the subject property.
 - 25 4. The approval of the Development Permit for the proposed project is in
26 compliance with the requirements of the California Environmental Quality Act
27 (CEQA) and the City's Guidelines.
 - 28 5. The subject site is physically suitable for the type and density/intensity of use

1 being proposed.

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

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

8 C. The Planning Commission is unable to make findings required by items 1, 2, and
9 5 above for the following reasons:

10 1. The proposed development is one permitted within the subject zoning district
11 and does not comply with all of the applicable provisions of this Code,
12 including prescribed development/site standards ***in that the proposed***
13 ***project does not comply with the off-street parking requirements***
14 ***stipulated by Section 4-4.9 of the DTSP. Specifically, the project is***
15 ***deficient four (4) parking spaces.***

16 2. The proposed development is not consistent with the General Plan ***in that***
17 ***the proposed project does not meet Goal 1.0; Policy 1.2 of the General***
18 ***Plan. Specifically, the proposed project does not encourage community-***
19 ***oriented retail in Huntington Park while continuing to revitalize Pacific***
20 ***Boulevard as a regional retail destination due to the fact that a dialysis***
21 ***clinic will not offer goods for sale. Furthermore, dialysis is physically***
22 ***exhausting procedure that typically last four hours per session. Many***
23 ***patients are required to undergo multiple dialysis treatments per week.***
24 ***Given the physical toll dialysis treatments take on patients, dialysis***
25 ***patients seek comfort and rest upon completion of their treatment.***
26 ***Understandably, dialysis patients are not expected to visit business***
27 ***along Pacific Boulevard after completing their treatment. As a result, a***
28 ***dialysis clinic located on Pacific Boulevard does not promote Pacific***

1 ***Boulevard as a retail destination.***

2 5. The subject site is not physically suitable for the type and density/intensity of
3 use being proposed ***in that the proposed project does not comply with the***
4 ***off-street parking requirement. Specifically, the project is deficient four***
5 ***(4) parking spaces and as a result, the subject site is not physically***
6 ***suitable for the type and density/intensity of the use being proposed.***

7 **SECTION 4:** The Planning Commission hereby recommends denial of Case No.
8 2016-07 ZOA/CUP/DP, a request for a Zoning Ordinance Amendment, Conditional Use
9 Permit, and Development Permit to amend the Downtown Huntington Park (DTSP) to
10 include dialysis clinics as a conditionally permitted use, a dialysis clinic on property
11 located at 6121-6125 Pacific Boulevard, and a tenant improvement to an existing
12 commercial building.

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

17 **SECTION 6:** The Secretary of the Planning Commission shall certify to the adoption
18 of this resolution and a copy thereof shall be filed with the City Clerk.

19 **PASSED, APPROVED, AND ADOPTED** this 16th day of March 2016, by the
20 following vote:

21 AYES: Martinez, Cordova, Carvajal, Montes

22 NOES: None

23 ABSTAIN: None

24 ABSENT: Osorio

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26 HUNTINGTON PARK PLANNING COMMISSION
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Chairperson

ATTEST:

Secretary



MEMORANDUM

DATE: APRIL 6, 2016

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: MANUEL ACOSTA, ECONOMIC DEVELOPMENT MANAGER

FROM: CARLOS LUIS, SENIOR PLANNER

RE: **PLANNING COMMISSION CASE NO. 2014-01A – CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT MODIFICATION**

BACKGROUND

On March 28, 2016, a Notice of Public Hearing was published in the newspaper and mailers were sent to property owners within a 300' radius of the subject site regarding the proposed project located at 6100 Carmelita Avenue.

The notice was published and mailers were sent out without properly noticing the environmental addendum required for the proposed project. The environmental addendum was inadvertently omitted from the publication and mailers by Staff. New noticing will be required in order to conduct the public hearing.

RECOMMENDATION

That the Planning Commission continue this item to allow Staff time to properly notice the meeting.



CITY OF HUNTINGTON PARK

SPECIAL PLANNING COMMISSION AGENDA REPORT

DATE: APRIL 6, 2016

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: MANUEL ACOSTA, ECONOMIC DEVELOPMENT MANAGER

FROM: CARLOS LUIS, SENIOR PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2016-05 CUP - CONDITIONAL USE PERMIT**

REQUEST: **FOR A CONDITIONAL USE PERMIT TO ALLOW AN APPROXIMATE 2,000 SQUARE FOOT ADDITION AND A FAÇADE REMODEL TO AN EXISTING AUTOMOBILE DEALERSHIP WITHIN THE COMMERCIAL GENERAL (C-G) ZONE**

APPLICANT: Whitfield Associates, Inc.
24691 Del Prado, Suite 201
Dana Point, CA 92629

PROPERTY OWNER: Nick Alexander Imports
6333 S. Alameda Street
Los Angeles, CA 90001

PROJECT LOCATION: 6333 S. Alameda Street

**ASSESSOR'S
PARCEL NUMBER:** 6009-033-006

PRESENT USE: Automobile Dealership

BUILDING SIZE: 39,651 square feet (all buildings)

PROJECT SIZE: 2,000 square foot addition

SITE SIZE: 136,232 square feet (3.13 acres)

GENERAL PLAN: General Commercial

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ZONE: C-G (Commercial General)

SURROUNDING LAND USES:

North: Commercial (C-G)
West: Industrial/Manufacturing (MPD)
South: Commercial (C-G)
Industrial/Manufacturing (MPD)
East: Transportation Right-of-Way (T)
Industrial/Manufacturing (MPD)

MUNICIPAL CODE REQUIREMENTS FOR A CONDITIONAL USE PERMIT:

Pursuant to Huntington Park Municipal Code (HPMC), the construction and operation of automobile dealerships require a Conditional Use Permit. Per HPMC Section 9-2.1103, each Conditional Use Permit application shall be analyzed to ensure that the application is consistent with the purpose/intent of the municipal code and the City's CEQA Guidelines. To ensure effective implementation of General Plan policies relating to design, each applicable Conditional Use Permit shall be reviewed by the Director prior to determination by the Planning Commission.

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;

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4. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;
5. The subject site is physically suitable for the type and density/intensity of use being proposed; and
6. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

ENVIRONMENTAL REVIEW:

An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA). This project has been determined to be categorically exempt (Article 19, Section 15301, Class1) from the provisions of CEQA.

PROJECT BACKGROUND:

- ***Site Information***

The subject site is located on the northwest corner of Alameda Street and Gage Avenue. The subject site measures approximately 140,263 square feet (3.22 acres). The subject site is currently developed with an automobile dealership operated by Nick Alexander BMW. The site also is developed with landscaping, an off-street parking lot, ancillary service bays, and vehicle display areas.

- ***Off-Street Parking and Circulation***

A total of 194 off-street parking spaces exist on the subject site. Five (5) of the 194 parking spaces are handicap accessible. The existing parking lot is divided into five (5) areas: 1) Employee Parking, 2) Customer Parking, 3) Parts Parking, 4) Service Parking, and 5) Display Parking.

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The subject site is served by three (3) driveways. Vehicles enter and exit the subject site off of the driveway located along Gage Avenue. The third driveway, which is located at the westerly most portion of the property, provides access to the service area. The driveways are two-lane driveways that provide a minimum of 20'-0" widths.

- ***Project Description***

The applicant is requesting to add approximately 2,000 square feet of floor space that will be utilized as new office space and a new vehicle delivery area. The project also includes tenant improvements to the existing show rooms, finance department, employee areas, insurance department, and business operation area (private office).

Also proposed is a complete façade remodel to the primary building consisting of new walls, new canopies, and new glazing. All ancillary buildings are proposed to be painted white in order to match the primary building. The façade remodel will comply with the required corporate BMW model.

PROJECT ANALYSIS:

- ***Expansion/Addition***

The proposed project will enhance the subject site and area. The additional 2,000 square feet will help to create a more functional workspace for employees of the dealership and provide additional display and pick-up areas that will enhance the customer experience.

Upon review of the proposed project, Staff discovered that an internal lot line runs east and west across the property. As a result, a lot line adjustment shall be required for the proposed project in order to eliminate the internal lot line.

- ***Façade Remodel***

The exterior façade improvement will incorporate a modern architectural theme. The new glazing will allow vehicles to be clearly visible from most angles of the property and from

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adjacent right-of-ways. The building will be painted white in color, which is consistent with the modern architectural theme.

- ***Off-Street Parking and Circulation***

The following table identifies the required number of off-street parking spaces required for the proposed project as well as the number of existing spaces on the subject site:

STANDARD OFF-STREET PARKING CALCULATION		
Type	Required	Provided
Auto Dealer	1 space per 400 s.f. of indoor sales area = 44 spaces	-
	1 space per 4,000 s.f. of outdoor sales area = 5 spaces	-
	2 spaces for each service bay = 94 spaces	
Total	143 spaces	194 spaces

Per section 9-3.804 of the HPMC, the proposed project is required to provide 143 off-street parking spaces. The subject site has 194 off-street parking spaces, resulting in a surplus of 51 spaces. There is adequate vehicular circulation on the subject site for vehicles, trucks, etc. to enter, maneuver, and exit the site.

A condition of approval has been incorporated to include a minimum of three (3) loading spaces with minimum dimensions of 10' wide by 25' in length by 14' in vertical clearance. The loading spaces will be utilized for delivery or loading of goods and supplies.

- ***Conditional Use Permit***

After review of the proposed project, it has been determined that all required findings for the project can be made in support. They are as follows:

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1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code ***in that pursuant to HPMC Section 9-4.202, Table IV-5, a Conditional Use Permit is required for Automobile Dealerships within the C-G (Commercial General) zone. The proposed project would not impair the integrity and character of the zoning district and as conditioned, does comply with all of the applicable provisions of the HPMC;***
2. The proposed use is consistent with the General Plan ***in that the proposed project is consistent with Goal 1.0; Policy 1.2, by providing for a mix of land uses which meets the diverse needs of all Huntington Park residents, offers a variety of employment opportunities, and allows for the capture of regional growth by encouraging community-oriented retail in Huntington Park;***
7. 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 ***in that an environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA) and this project has been determined to be categorically exempt (Article 19, Section 15301, Class1) from the provisions of CEQA;***
8. 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 ***in that the proposed project will enhance the existing commercial site and be compatible with the existing planned future land uses within the general area. The proposed project will not create any***

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significant noise, traffic, or other conditions that may be objectionable or detrimental due to the fact that the expansion/addition and remodel can be accommodated by the existing number of off-street parking, circulation, setbacks, and landscaping;

9. The subject site is physically suitable for the type and density/intensity of use being proposed ***in that the proposed expansion/addition and remodel can be accommodated on the subject site due to the fact that the site is 136,232 square feet in size and has adequate off-street parking, circulation, setbacks, and landscaping;*** and
10. 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 that the proposed project will be reviewed and approved by the City's Building and Safety Division to ensure that adequate utility services are provided.***

- ***Other Department/Agency Reviews***

The proposed request has been reviewed by the Building and Safety Division, Department of Public Works, the Los Angeles County Fire Department, and the Huntington Park Police Department. Each department's conditions of approval have been incorporated below.

RECOMMENDATIONS:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **approve** the Categorical Exemption, make the required findings and requirements set forth in the Huntington Park Municipal Code, and **approve** Conditional Use Permit No. 2016-05, subject to the following conditions and/or additional conditions the Planning Commission may wish to add:

CONDITIONS OF APPROVAL:

Planning Division and General Conditions

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

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Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. That 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. No "For Sale" vehicles shall be displayed within the customer and/or service vehicle parking stalls.
5. A photometric plan shall be submitted to the Planning Division for review for all outdoor areas of the property per HPMC Section 9-3.809(6). Such lighting shall be decorative and installed as approved by the Planning Division and to the satisfaction of the Building Official prior to issuance of the Certificate of Occupancy. The proposed light fixtures shall be decorative and energy efficient and the illumination of such shall be projected towards the site and away from all adjacent properties, public streets, and rights-of-way.
6. Site plan shall be revised to incorporate at least three (3) loading spaces with minimum dimensions of 10' in width by 25' in depth by 14' vertical clearance that will be utilized for the delivery or loading of goods or supplies.
7. All parts, accessories, etc., shall be stored within a fully enclosed structure.
8. Service and associated car storage areas shall be completely screened from public view.
9. All loading and unloading of vehicles shall occur on-site and not in adjoining streets or alleys.
10. All vehicles associated with the business shall be parked or stored on-site and not in adjoining streets or alleys.
11. If Publicly Visible Art is required, the applicant shall comply with the City's requirement for Publicly Visible Art or pay in-lieu art fees in accordance with HPMC Title 9, Chapter 3, Article 17 prior to Building Permit issuance.

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12. That the property be maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
13. A Lot Line Adjustment application be submitted prior to the issuance of Building Permits in order to consolidate the internal lot line that runs across the subject property.
14. All new signs on the site be installed in compliance with the City's sign regulations and that approval be obtained through a Sign Design Review prior to installation.
15. All unmaintained landscape material shall be replaced with new landscaping material of similar species.
16. That the property owner shall grant either by the covenants, conditions and restrictions (CC&R's) for the subject property, or by a separate covenant recorded against the subject property, the right of entry to authorized City employees and/or agents for the purpose of removing or painting over graffiti from structures on the subject property, prior to issuance of Certificate of Occupancy.
17. 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.
18. That the Conditional Use Permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
19. That the entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
20. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed by the Planning Division and may be recommended for Planning Commission review.
21. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.
22. That the applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing area of the use or if the location is modified from that approved by the Planning Commission.

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23. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
24. That this permit may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
25. That the Director of Community Development or his designee is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
26. That the applicant and property owner agree in writing to the above conditions.

Building and Safety Division

27. The initial plan check fee will cover the initial plan check and one recheck **only**. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule.
28. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
29. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
30. Art fee shall be paid to the City prior to issuance of the building Permit
31. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.
32. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
33. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
34. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
 - a) Observation of cleared areas and benches prepared to receive fill;
 - b) Observation of the removal of all unsuitable soils and other materials;
 - c) The approval of soils to be used as fill material;

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- d) Inspection of compaction and placement of fill;
- e) The testing of compacted fills; and
- f) The inspection of review of drainage devices.

35. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted 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 been accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.
36. Prior to permit issuance the pdf copy of the soils report shall be provided by the applicant.
37. Redevelopment project with land disturbing activity that would result in the replacement of 5,000 square feet or more of impervious surface area on an already developed site on Planning Priority Project categories shall comply with LID requirements per City Ordinance.
38. Where redevelopment results in an alteration of less than fifty percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction storm quality control requirements, only the alteration shall comply with LID requirements.
39. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
40. Foundation inspection will not be made until setback on the side of each proposed building along the property line and the excavation has been surveyed and the depth and location of the footings has been determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
41. No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancies or in a different group of occupancies, unless such building is made to comply with the requirements of this code for such division or group of occupancies per Section 3408.1 of CBC.
42. The building height and area shall not exceed the limits specified in Table 503 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter.
43. Each portion of a building shall be individually classified in accordance with Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof

SPECIAL PLANNING COMMISSION AGENDA REPORT

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shall comply with the applicable provisions of Section 508.2, 508.3 or 508.4, or a combination of these sections.

44. Individual occupancies shall be separated from adjacent occupancies in accordance with Table 508.4.
45. The use of building or structure or a portion therefore, for the display and sale of motor vehicle shall be classified as Group M Occupancy.
46. Awnings or canopies shall comply with the requirements of Sections 3105.2 through 3105.4 and other applicable sections of this code.
47. For the purposes of determining the required wall and opening protection, projections and roof-covering requirements, buildings on the same lot shall comply with Section 705.3.
48. Fire-resistance rating requirements for exterior walls based on fire separation distance shall comply with Table 602 of the Building Code.
49. Maximum area of exterior wall openings and degree of open protection based on fire separation distance shall comply with Table 705.8 of the Building Code.
50. All State of California disability access regulations for accessibility per Chapter 11B shall be complied with.
51. Additions, alterations, repairs and changes of use or occupancy in all buildings and structures shall comply with the provisions for new buildings and structures except as otherwise provided in Chapter 34 of the Building Code in effect.
52. Electrical plan check is required.
53. Mechanical plan check is required.
54. Plumbing plan check is required.
55. Energy calculations are required.
56. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
57. Project shall comply with the CalGreen Non Residential mandatory requirements.
58. Separate plan review and permit is required for each detached structure, including but not limited to drive-through canopies.

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59. All fire sprinkler hangers must be designed and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.

60. Separate permit is required for Fire Sprinklers.

Los Angeles County Fire Department

61. Review and approval by the County of Los Angeles Fire Prevention Engineering Section Building Plan Check Unit shall be required for this project prior to building permit issuance.

EXHIBITS:

- A: PC Resolution No. 2016-05
- B: Vicinity Map
- C: Site Plans
- D: Floor Plans
- E: Elevation Plans
- F: Entitlement Applications/Environmental Assessment Checklist

P.C. RESOLUTION NO. 2016-05 CUP

EXHIBIT A

CASE NO. 2016-05 CUP

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RESOLUTION NO. 2016-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT ALLOWING AN APPROXIMATE 2,000 SQUARE FOOT ADDITION AND A FAÇADE REMODEL TO AN EXISTING AUTOMOBILE DEALERSHIP WITHIN THE COMMERCIAL GENERAL (C-G) ZONE ON PROPERTY LOCATED AT 6333 S. ALAMEDA STREET, LOS ANGELES, CALIFORNIA

WHEREAS, a special public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, April 6, 2016 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 Whitfield Associates, Inc., requesting approval of a Conditional Use Permit to an approximate 2,000 square foot addition and façade remodel to an existing automobile dealership at 6333 S. Alameda Street, within the C-G (General-Commercial) Zone on the following described property:

Assessor's Parcel No. 6009-033-006, City of Huntington Park, County of Los Angeles;
and

WHEREAS, the Planning Commission has considered the environmental impact information relative to the proposed entitlement; and

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

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

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

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

SECTION 1: Based on the evidence in the Environmental Assessment Questionnaire, the Planning Commission adopts the findings in said Questionnaire and determines that the

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

4 **SECTION 2:** The Planning Commission hereby makes the following findings in
5 connection with Conditional Use Permit Case No. 2016-05:

- 6 1. The proposed use is conditionally permitted within, and would not impair the
7 integrity and character of, the subject zoning district and complies with all of the
8 applicable provisions of this Code *in that pursuant to HPMC Section 9-4.202,*
9 *Table IV-5, a Conditional Use Permit is required for Automobile*
10 *Dealerships within the C-G (Commercial General) zone. The proposed*
11 *project would not impair the integrity and character of the zoning district*
12 *and as conditioned, does comply with all of the applicable provisions of*
13 *the HPMC;*
- 14 2. The proposed use is consistent with the General Plan *in that the proposed*
15 *project is consistent with Goal 1.0; Policy 1.2, by providing for a mix of*
16 *land uses which meets the diverse needs of all Huntington Park residents,*
17 *offers a variety of employment opportunities, and allows for the capture of*
18 *regional growth by encouraging community-oriented retail in Huntington*
19 *Park.*
- 20 3. The approval of the Conditional Use Permit for the proposed use is in
21 compliance with the requirements of the California Environmental Quality Act
22 (CEQA) and the City's Guidelines *in that an environmental assessment has*
23 *been conducted for this project in compliance with the California*
24 *Environmental Quality Act (CEQA) and this project has been determined*
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1 **to be categorically exempt (Article 19, Section 15301, Class1) from the**
2 **provisions of CEQA;**

3 4. The design, location, size, and operating characteristics of the proposed use
4 are compatible with the existing and planned future land uses within the general
5 area in which the proposed use is to be located and will not create significant
6 noise, traffic, or other conditions or situations that may be objectionable or
7 detrimental to other permitted uses operating nearby or adverse to the public
8 interest, health, safety, convenience, or welfare of the City ***in that the***
9 ***proposed project will enhance the existing commercial site and be***
10 ***compatible with the existing planned future land uses within the general***
11 ***area. The proposed project will not create any significant noise, traffic, or***
12 ***other conditions that may be objectionable or detrimental due to the fact***
13 ***that the expansion/addition and remodel can be accommodated by the***
14 ***existing number of off-street parking, circulation, setbacks, and***
15 ***landscaping;***

16 5. The subject site is physically suitable for the type and density/intensity of use
17 being proposed ***in that the proposed expansion/addition and remodel can***
18 ***be accommodated on the subject site due to the fact that the site is***
19 ***136,232 square feet in size and has adequate off-street parking,***
20 ***circulation, setbacks, and landscaping;*** and

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

1 *approved by the City's Building and Safety Division to ensure that*
2 *adequate utility services are provided.*

3 **SECTION 3:** The Planning Commission hereby grants Conditional Use Permit No.
4 1871 subject to the execution and fulfillment of the following conditions:

5 **Planning Division and General Conditions**

- 6
- 7 1. That the applicant/property owner and each successor in interest to the
8 property which is the subject of this project shall defend, indemnify and hold
9 harmless the City of Huntington Park and its agents, officers, and employees
10 from any claim, action or proceedings, liability cost, including attorney's fees
11 and costs against the City or its agents, officers or employees, to attack, set
12 aside, void or annul any approval of the City, City Council, Planning
13 Commission, or Design Review Board concerning this project. The City shall
14 promptly notify the applicant of any claim, action or proceeding and should
15 cooperate fully in the defense thereof.
- 16
- 17 2. Except as set forth in subsequent conditions, all-inclusive, and subject to
18 department corrections and conditions, the property shall be developed
19 substantially in accordance with the applications, environmental assessment,
20 and plans submitted.
- 21
- 22 3. That the proposed project shall comply with all applicable federal, state and
23 local agency codes, laws, rules, and regulations, including Health, Building and
24 Safety, Fire, Zoning, and Business License Regulations of the City of
25 Huntington Park.
- 26 4. No "For Sale" vehicles shall be displayed within the customer and/or service
27 vehicle parking stalls.
- 28

- 1 5. A photometric plan shall be submitted to the Planning Division for review for all
2 outdoor areas of the property per HPMC Section 9-3.809(6). Such lighting shall
3 be decorative and installed as approved by the Planning Division and to the
4 satisfaction of the Building Official prior to issuance of the Certificate of
5 Occupancy. The proposed light fixtures shall be decorative and energy efficient
6 and the illumination of such shall be projected towards the site and away from
7 all adjacent properties, public streets, and rights-of-way.
- 8 6. Site plan shall be revised to incorporate at least three (3) loading spaces with
9 minimum dimensions of 10' in width by 25' in depth by 14' vertical clearance
10 that will be utilized for the delivery or loading of goods or supplies.
- 11 7. All parts, accessories, etc., shall be stored within a fully enclosed structure.
- 12 8. Service and associated car storage areas shall be completely screened from
13 public view.
- 14 9. All loading and unloading of vehicles shall occur on-site and not in adjoining
15 streets or alleys.
- 16 10. All vehicles associated with the business shall be parked or stored on-site and
17 not in adjoining streets or alleys.
- 18 11. If Publicly Visible Art is required, the applicant shall comply with the City's
19 requirement for Publicly Visible Art or pay in-lieu art fees in accordance with
20 HPMC Title 9, Chapter 3, Article 17 prior to Building Permit issuance.
- 21 12. That the property be maintained in a clean, neat, quiet, and orderly manner at
22 all times and comply with the property maintenance standards as set forth in
23 Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal
24 Code.
- 25 26 27 28

- 1 13. A Lot Line Adjustment application be submitted prior to the issuance of Building
2 Permits in order to consolidate the internal lot line that runs across the subject
3 property.
4
5 14. All new signs on the site be installed in compliance with the City's sign
6 regulations and that approval be obtained through a Sign Design Review prior
7 to installation.
8
9 15. All unmaintained landscape material shall be replaced with new landscaping
10 material of similar species.
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12 16. That the property owner shall grant either by the covenants, conditions and
13 restrictions (CC&R's) for the subject property, or by a separate covenant
14 recorded against the subject property, the right of entry to authorized City
15 employees and/or agents for the purpose of removing or painting over graffiti
16 from structures on the subject property, prior to issuance of Certificate of
17 Occupancy.
18
19 17. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the
20 Huntington Park Municipal Code relating to Storm Water Management. The
21 applicant shall also comply with all requirements of the National Pollutant
22 Discharge Elimination System (NPDES), Model Programs, developed by the
23 County of Los Angeles Regional Water Quality Board. This includes
24 compliance with the City's Low Impact Development (LID) requirements.
25
26 18. That the Conditional Use Permit shall expire in the event the entitlement is not
27 exercised within one (1) year from the date of approval, unless an extension
28 has been granted by the Planning Commission.

- 1 19. That the entitlement shall be subject to review for compliance with conditions of
2 the issuance at such intervals as the City Planning Commission shall deem
3 appropriate.
- 4 20. That should the operation of this establishment be granted, deemed, conveyed,
5 transferred, or should a change in management or proprietorship occur at any
6 time, this Conditional Use Permit shall be reviewed by the Planning Division
7 and may be recommended for Planning Commission review.
- 8 21. That any violation of the conditions of this entitlement may result in a citation or
9 revocation of the entitlement.
- 10 22. That the applicant be required to apply for a new entitlement if any alteration,
11 modification, or expansion would increase the existing area of the use or if the
12 location is modified from that approved by the Planning Commission.
- 13 23. That if the use ceases to operate for a period of six (6) months the entitlement
14 shall be null and void.
- 15 24. That this permit may be subject to additional conditions after its original
16 issuance. Such conditions shall be imposed by the City Planning Commission
17 as deemed appropriate to address problems of land use compatibility,
18 operations, aesthetics, security, noise, safety, crime control, or to promote the
19 general welfare of the City.
- 20 25. That the Director of Community Development or his designee is authorized to
21 make minor modifications to the approved preliminary plans or any of the
22 conditions if such modifications shall achieve substantially the same results, as
23 would strict compliance with said plans and conditions.
- 24 26. That the applicant and property owner agree in writing to the above conditions.
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1 **Building and Safety Division**

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- 3 27. The initial plan check fee will cover the initial plan check and one recheck **only**.
- 4 Additional review required beyond the first recheck shall be paid for on an
- 5 hourly basis in accordance with the current fee schedule.
- 6
- 7 28. The second sheet of building plans is to list all conditions of approval and to
- 8 include a copy of the Planning Commission Decision letter. This information
- 9 shall be incorporated into the plans prior to the first submittal for plan check.
- 10
- 11 29. School Developmental Fees shall be paid to the School District prior to the
- 12 issuance of the building permit.
- 13
- 14 30. Art fee shall be paid to the City prior to issuance of the building Permit
- 15
- 16 31. Recycling deposit shall be filed prior to issuance of the building permit to the
- 17 satisfaction of the recycling coordinator.
- 18
- 19 32. In accordance with paragraph 5538(b) of the California Business and
- 20 Professions Code, plans are to be prepared and stamped by a licensed
- 21 architect.
- 22
- 23 33. Structural calculations prepared under the direction of an architect, civil
- 24 engineer or structural engineer shall be provided.
- 25
- 26 34. A geotechnical and soils investigation report is required, the duties of the soils
- 27 engineer of record, as indicated on the first sheet of the approved plans, shall
- 28 include the following:

- a) Observation of cleared areas and benches prepared to receive fill;
- b) Observation of the removal of all unsuitable soils and other materials;
- c) The approval of soils to be used as fill material;
- d) Inspection of compaction and placement of fill;
- e) The testing of compacted fills; and
- f) The inspection of review of drainage devices.

35. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted 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 been accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.

36. Prior to permit issuance the pdf copy of the soils report shall be provided by the applicant.

37. Redevelopment project with land disturbing activity that would result in the replacement of 5,000 square feet or more of impervious surface area on an already developed site on Planning Priority Project categories shall comply with LID requirements per City Ordinance.

38. Where redevelopment results in an alteration of less than fifty percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction storm quality control requirements, only the alteration shall comply with LID requirements.

39. A grading and drainage plan shall be approved prior to issuance of the building

1 permit. The grading and drainage plan shall indicate how all storm drainage
2 including contributory drainage from adjacent lots is carried to the public way or
3 drainage structure approved to receive storm water.

4 40. Foundation inspection will not be made until setback on the side of each
5 proposed building along the property line and the excavation has been
6 surveyed and the depth and location of the footings has been determined to be
7 in accordance with the approved plans by a land surveyor licensed by the State
8 of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN
9 A PROMINENT LOCATION.
10

11 41. No change shall be made in the use or occupancy of any building that would
12 place the building in a different division of the same group of occupancies or in
13 a different group of occupancies, unless such building is made to comply with
14 the requirements of this code for such division or group of occupancies per
15 Section 3408.1 of CBC.
16

17 42. The building height and area shall not exceed the limits specified in Table 503
18 based on the type of construction as determined by Section 602 and the
19 occupancies as determined by Section 302 except as modified hereafter.
20

21 43. Each portion of a building shall be individually classified in accordance with
22 Section 302.1. Where a building contains more than one occupancy group, the
23 building or portion thereof shall comply with the applicable provisions of Section
24 508.2, 508.3 or 508.4, or a combination of these sections.

25 44. Individual occupancies shall be separated from adjacent occupancies in
26 accordance with Table 508.4.

27 45. The use of building or structure or a portion therefore, for the display and sale of
28

1 motor vehicle shall be classified as Group M Occupancy.

2 46. Awnings or canopies shall comply with the requirements of Sections 3105.2
3 through 3105.4 and other applicable sections of this code.

4 47. For the purposes of determining the required wall and opening protection,
5 projections and roof-covering requirements, buildings on the same lot shall
6 comply with Section 705.3.

7 48. Fire-resistance rating requirements for exterior walls based on fire separation
8 distance shall comply with Table 602 of the Building Code.

9 49. Maximum area of exterior wall openings and degree of open protection based
10 on fire separation distance shall comply with Table 705.8 of the Building Code.

11 50. All State of California disability access regulations for accessibility per Chapter
12 11B shall be complied with.

13 51. Additions, alterations, repairs and changes of use or occupancy in all buildings
14 and structures shall comply with the provisions for new buildings and structures
15 except as otherwise provided in Chapter 34 of the Building Code in effect.

16 52. Electrical plan check is required.

17 53. Mechanical plan check is required.

18 54. Plumbing plan check is required.

19 55. Energy calculations are required.

20 56. Plumbing fixtures shall be provided as required by the Chapter 4 of the
21 California Plumbing Code. Additional fixtures may be required if not in
22 compliance.

23 57. Project shall comply with the CalGreen Non Residential mandatory
24 requirements.
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1 58. Separate plan review and permit is required for each detached structure,
2 including but not limited to drive-through canopies.

3 59. All fire sprinkler hangers must be designed and their location approved by an
4 engineer or an architect. Calculations must be provided indicating that the
5 hangers are designed to carry the tributary weight of the water filled pipe plus a
6 250-pound point load. A plan indication this information must be stamped by the
7 engineer or the architect and submitted for approval prior to issuance of the
8 building permit.

9 60. Separate permit is required for Fire Sprinklers.
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12 **Los Angeles County Fire Department**

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14 61. Review and approval by the County of Los Angeles Fire Prevention Engineering
15 Section Building Plan Check Unit shall be required for this project prior to
16 building permit issuance.

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

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

23 **PASSED, APPROVED, AND ADOPTED** this 6th day of April, 2016 by the following
24 vote:

25 AYES:

26 NOES:

27 ABSENT:
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HUNTINGTON PARK PLANNING COMMISSION

Chairperson

ATTEST:

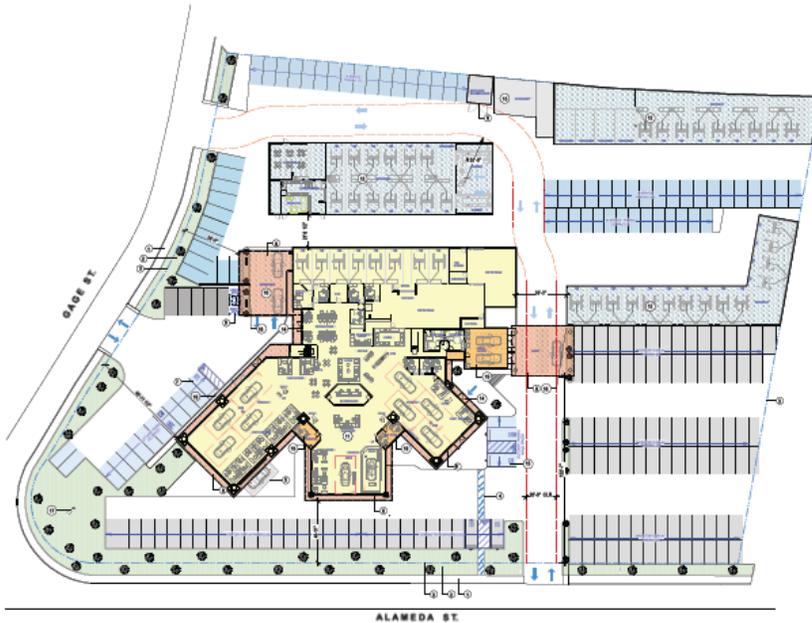
Secretary

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SUBJECT SITE:
6333 S. Alameda Street
Los Angeles, CA 90001



VICINITY MAP



SITE PLAN KEYNOTES

1. EXISTING DRIVE
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NOTES

1. LOCATIONS OF SIGNAGE SHALL BE DETERMINED BY THE ARCHITECT AND SHALL BE SHOWN AS NOTED TO PREVENT OPAQUE SIGNAGE AND EXCESSIVE SIGNAGE. SEE SECTION 05100 FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.
2. EXISTING SIGNAGE SHALL BE REMOVED PRIOR TO CONSTRUCTION.
3. ALL SIGNAGE SHALL BE REVIEWED UNDER SIGNAGE PERMITS, SIGNAGE PERMITS, SEE SECTION 05100.

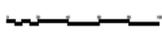
PARKING LEGEND & TABULATION

DISPERSED PARKING	+16 SPACES
DISPERSED PARKING	+16 SPACES
PARKING	+16 SPACES
PARKING	+16 SPACES
DISPERSED PARKING	+16 SPACES
DISPERSED PARKING	+16 SPACES
TOTAL SPACES	+16 SPACES

SITE LEGEND

PROPOSED BUILDING FOOTPRINT	PROPOSED DRIVEWAY
PROPOSED BUILDING FOOTPRINT	PROPOSED LANDSCAPE AREA
EXISTING BUILDING	PROPOSED EXISTING DRIVEWAY

VICINITY MAP

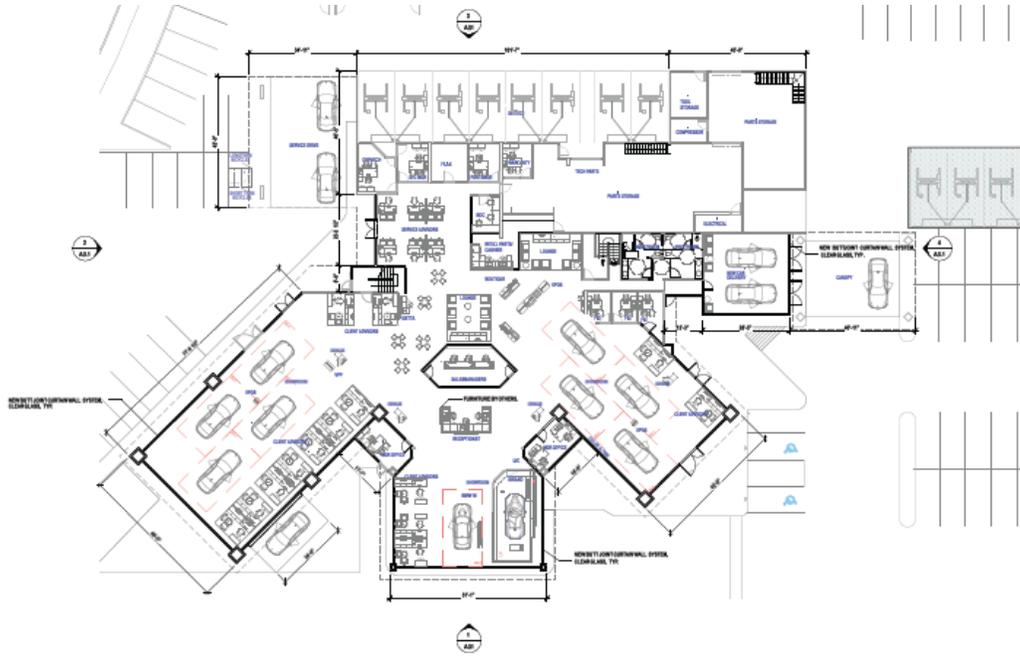


SITE PLAN
17'-00" = 1" = 17'-00"

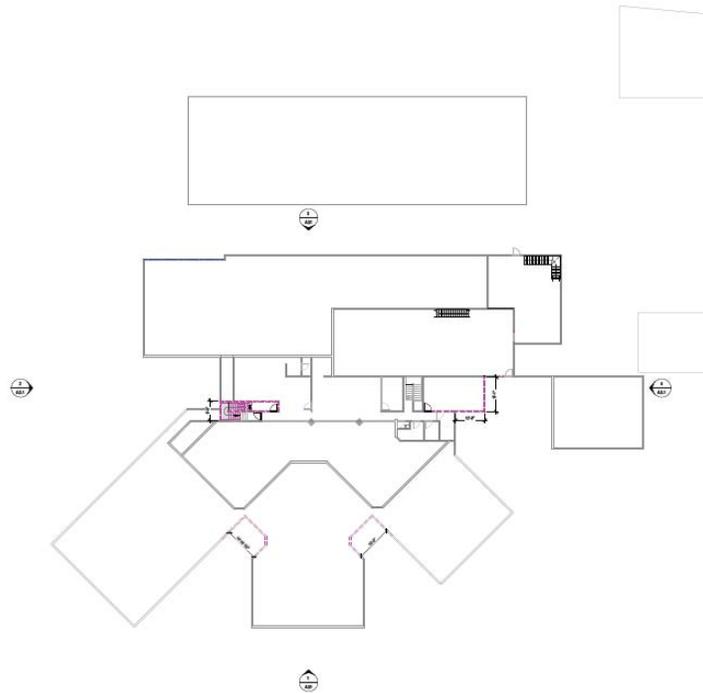
<p>PROJECT INFORMATION</p> <p>OWNER: [REDACTED]</p> <p>PROJECT: [REDACTED]</p> <p>DATE: [REDACTED]</p> <p>SCALE: [REDACTED]</p> <p>PROJECT NUMBER: [REDACTED]</p>	<p>PROJECT INFORMATION CONT'D</p> <p>PROJECT: [REDACTED]</p> <p>PROJECT: [REDACTED]</p> <p>PROJECT: [REDACTED]</p> <p>PROJECT: [REDACTED]</p>	<p>OWNER'S NOTES</p> <p>OWNER: [REDACTED]</p> <p>OWNER: [REDACTED]</p> <p>OWNER: [REDACTED]</p> <p>OWNER: [REDACTED]</p>	<p>DESIGNER'S NOTES</p> <p>DESIGNER: [REDACTED]</p> <p>DESIGNER: [REDACTED]</p> <p>DESIGNER: [REDACTED]</p> <p>DESIGNER: [REDACTED]</p>	<p>ARCHITECT'S NOTES</p> <p>ARCHITECT: [REDACTED]</p> <p>ARCHITECT: [REDACTED]</p> <p>ARCHITECT: [REDACTED]</p> <p>ARCHITECT: [REDACTED]</p>	<p>LANDSCAPE ARCHITECT'S NOTES</p> <p>LANDSCAPE ARCHITECT: [REDACTED]</p> <p>LANDSCAPE ARCHITECT: [REDACTED]</p> <p>LANDSCAPE ARCHITECT: [REDACTED]</p> <p>LANDSCAPE ARCHITECT: [REDACTED]</p>	<p>PERMITS/REGULATIONS</p> <p>PERMITS/REGULATIONS: [REDACTED]</p> <p>PERMITS/REGULATIONS: [REDACTED]</p> <p>PERMITS/REGULATIONS: [REDACTED]</p> <p>PERMITS/REGULATIONS: [REDACTED]</p>
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SITE PLAN

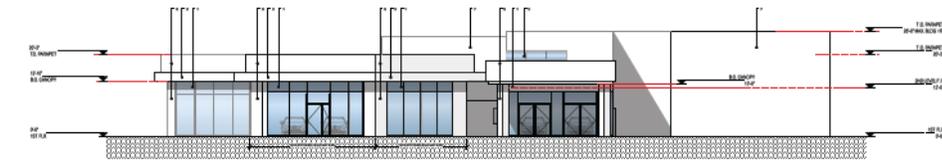




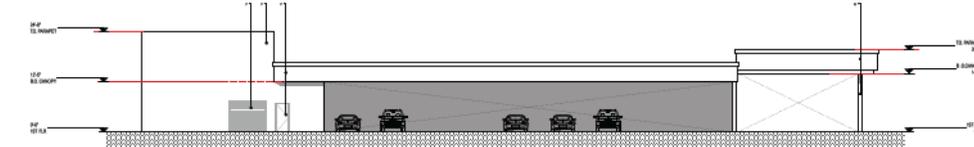
First Floor Floor Plan



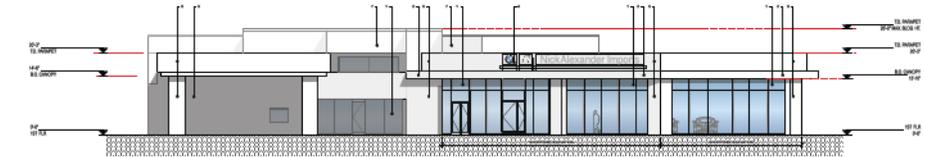
Second Floor Floor Plan



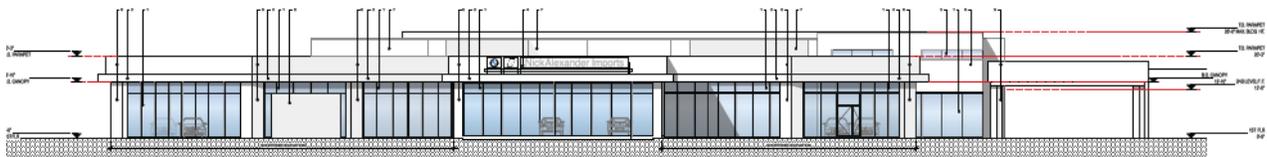
4 NORTH ELEVATION
3/22' = 1" = 0'



3 WEST ELEVATION
3/22' = 1" = 0'



2 SOUTH ELEVATION GAGE ST
3/22' = 1" = 0'



1 FRONT EAST ELEVATION ALAMEDA ST
3/22' = 1" = 0'

- ELEVATION KEYNOTES**
1. WINDOW WALL, TYPICAL GLASS, RAFTER/STAIRWELL SYSTEM WITH GLASS ANGLE ALUMINUM FINISH.
 2. WINDOW WALL, TYPICAL GLASS, RAFTER/STAIRWELL SYSTEM WITH GLASS ANGLE ALUMINUM FINISH.
 3. WINDOW WALL, TYPICAL GLASS, RAFTER/STAIRWELL SYSTEM WITH GLASS ANGLE ALUMINUM FINISH.
 4. WINDOW WALL, TYPICAL GLASS, RAFTER/STAIRWELL SYSTEM WITH GLASS ANGLE ALUMINUM FINISH.
 5. WINDOW WALL, TYPICAL GLASS, RAFTER/STAIRWELL SYSTEM WITH GLASS ANGLE ALUMINUM FINISH.
 6. WINDOW WALL, TYPICAL GLASS, RAFTER/STAIRWELL SYSTEM WITH GLASS ANGLE ALUMINUM FINISH.
 7. WINDOW WALL, TYPICAL GLASS, RAFTER/STAIRWELL SYSTEM WITH GLASS ANGLE ALUMINUM FINISH.
 8. WINDOW WALL, TYPICAL GLASS, RAFTER/STAIRWELL SYSTEM WITH GLASS ANGLE ALUMINUM FINISH.

ELEVATION PLANS

**CONDITIONAL USE PERMIT APPLICATION
&
ENVIRONMENTAL ASSESSMENT CHECKLIST**

EXHIBIT F

CASE NO. 2016-05 CUP



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

CONDITIONAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY

Date Filed: 02/01/16 File No.: 2016-05 Fee/Receipt No.: 39895 Initials: Y

PROJECT INFORMATION

Project Address: 6333 S. Alameda Street
 General Location: Intersection of S. Alameda Street, and E. Gage Avenue
 Assessors Parcel Number (APN): _____

APPLICANT'S INFORMATION

Applicant: Whitfield Associates, Inc. (Architect Agent, contact: Rudy De La O)
 Mailing Address: 24691 Del Prado, Suite 201, Dana Point, CA 92629
 Phone 1: 949-234-1950 Phone 2: rd@waarch.com Fax: 949-234-1946

PROPERTY OWNER'S INFORMATION

Property Owner: Nick Alexander Imports
 Mailing Address: 6333 S. Alameda Street, Los Angeles, CA 90001
 Phone 1: 800-800-6425 Phone 2: _____ Fax: 323-583-4640

REQUEST

I/We hereby request a Conditional Use Permit (CUP) for the following purpose:
Improvements to the existing BMW dealership to comply with BMW Future Retail corporate design
criteria. In general, the scope includes new exterior glazing, exterior EIFs finish, new interior finishes
(flooring, lighting, furniture), and the additional of approximately 2,000 s.f. of showroom floor area.

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

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

1. The site for this proposed use is adequate in size and shape. (Explain)

The proposal is for improvements to an existing dealership. No change of use is proposed, and the square footage addition is minimal. Thus, the use is adequate in size and shape for the site.

2. The site has sufficient access to street and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use. (Explain)

The proposed improvements should have no impacts on traffic.

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

The site is currently being used as a dealership, and is adjacent to another dealership (MINI). No change of use is proposed, thus the proposed improvements will not be material detrimental to adjacent uses, buildings, or structures.

4. The proposed Conditional Use Permit will not be in conflict with the General Plan. (Explain)

No change in use is proposed.

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.

[Handwritten Signature]

Date 2/1/2016

Applicant Signature (Required)

Rudy DeLaO, Whitfield Assoc., Inc.

Print Name

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

Date _____

Property Owner Signature (Required)

Print Name



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

ENVIRONMENTAL INFORMATION FORM

FOR OFFICE USE ONLY

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

1. **Applicant** (please circle whether Owner, Leasee, Purchaser or Representative):
 Name: Whitfield Associates, Inc. (Architect Agent, contact: Rudy De La O)
 Address: 24691 Del Prado, Suite 201, Dana Point, CA 92629
 Telephone: 949-234-1950 Fax: 949-234-1946

2. **Contact Person concerning this project:**
 Name: Rudy De La O, Whitfield Associates, Inc.
 Address: see above
 Telephone: see above Fax: see above

3. **Address of project:** 6333 S. Alameda Street, Los Angeles, CA 90001

4. **Assessor's Parcel Number (APN):** _____

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

Conditional Use Permit

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

N/A.

7. **Existing Zone:** General Commercial

8. **Proposed use of site:** automobile dealership (un-changed from existing).

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

To be determined.

10. **Project size:**

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

2,000 s.f. (approximately)

Total square footage of structure(s): _____

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

Existing: Two (unchanged).

Proposed: Two (unchanged).

12. **Parking:**

Amount required: To be determined.

Amount provided: To be determined.

13. **Anticipated time scheduling of project:** 7 months construction from time of permit issuance.

14. **Proposed phasing of development:** 1 phase.

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

N/A.

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

Hours to remained unchanged from current operations and use.

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? n
- b. Have a demonstrable negative aesthetic effect? n
- c. Create light or glare? n

AIR QUALITY

20. Would the proposed project:

- a. Affect air quality or contribute to an existing or projected air quality violation? n
- b. Create or cause smoke, ash, or fumes in the vicinity? n
- c. Create objectionable odors? n

BIOLOGICAL RESOURCES

21. Would the proposed project:

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

CULTURAL RESOURCES:

22. Would the proposed project:

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

GEOLOGY AND SOILS

23. Would the proposed project:

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

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)? n
- b. The use or disposal of potentially hazardous materials (i.e. toxic or flammable substances)? n
- c. The creation of any health hazard or potential health hazard? n
- d. Exposure of people to existing sources of potential health hazards? n

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

- a. Change water drainage patterns? n
- 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? n

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

LAND USE AND PLANNING

26. Would the proposed project:

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

MINERAL AND ENERGY RESOURCES

27. Would the proposed project:

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

NOISE

28. Would the proposed project result in:

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

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)? n
- b. Displace existing housing, especially affordable housing? n

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? n

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

RECREATION

31. Would the proposed project:

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

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

- a. Increase vehicle trips or traffic congestion? n
- b. Increase hazards to safety from design features (i.e. sharp curves or dangerous intersections)? n
- c. Inadequate access to nearby uses? n
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34. Describe the project site as it exists before the project, including any existing structures on the site, and the use of the structures (i.e. residential, commercial, industrial, etc.) Attach photographs of the site and of the surrounding land uses.

The project site is currently being used as an autodealership (sales, service, customer areas).

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

The land use is commercial.

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.



2/1/2016

Applicant (Signature)

Date



CITY OF HUNTINGTON PARK
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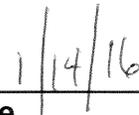
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Applicant (Signature)



Date