AGENDA

CITY OF HUNTINGTON PARK
PLANNING COMMISSION

Regular Meeting
Wednesday, June 15, 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 Angelica Montes
Commissioner Vacant

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.

PUBLIC HEARING

1. **(Continued from May 15, 2016) 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, and an addendum to the Mitigated Negative Declaration.

   RECOMMENDATION OF ITEM UNDER CONSIDERATION:

   1. Conduct a public hearing;

   2. Take public testimony; and

   3. Consider PC Resolution No. 2014-01A approving the removal of the construction of a 5-story parking lot and apartment structure, and an addendum to the Mitigated Negative Declaration for property located at 6100 Carmelita Avenue, within the Residential High Density (R-H) Zone.

2. **(Continued from April 20, 2016) CASE NO. 2015-10 VAR/CUP – VARIANCE / CONDITIONAL USE PERMIT** – A request for a Variance to deviate from the minimum development standards for establishments serving alcohol and approval of a Conditional Use Permit to allow the off-sale of beer and wine (Type-20 license).

   RECOMMENDATION OF ITEM UNDER CONSIDERATION:

   1. Conduct a public hearing;

   2. Take public testimony; and

3. Consider PC Resolution No. 2015-10 denying the request for a Variance and Conditional Use Permit in order to deviate from the minimum development standards to allow the off-sale of beer and wine at an existing convenience store located at 2321 Florence Avenue in the CG (Commercial General) Zone.

3. CASE NO. 2016-08 CUP / DP – CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT – A request for a Conditional Use Permit and a Development Permit for the expansion of an existing restaurant with on-site sales of beer and wine and a video arcade.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;

2. Take public testimony; and

3. Consider PC Resolution No. 2016-08, approving Case No. 2016-08 subject to conditions, allowing the expansion of an existing restaurant with on-site sales of beer and wine and a video arcade located at 6135 Pacific Boulevard, in the DTSP District A Zone.

4. CASE NO. 2016-09 DP – DEVELOPMENT PERMIT – A request for a Development Permit to construct a one-story commercial building.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;

2. Take public testimony; and

3. Consider PC Resolution No. 2016-09, approving Case No. 2016-09, subject to conditions, allowing the construction of a one-story commercial building at 3046 Florence Avenue, in the Commercial General (CG) Zone.

REGULAR AGENDA

1. CASE NO. 2015-04 DP / DB - DEVELOPMENT PERMIT / DENSITY BONUS – A request for a time extension for a previously approved Development Permit and a Density Bonus (PC Case No. 2015-04) to construct 20 affordable dwelling units.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Take public testimony; and

2. Consider the following options:

2-1 Approve an extension, not to exceed one year, to expired Planning Commission entitlement Case No. 2015-04 DP / DB.

2-2 Deny the proposed extension to expired Planning Commission entitlement Case No. 2015-04 DP / DB.

2. **CASE NO. 2014-10 VAR / DP – VARIANCE / DEVELOPMENT PERMIT** – A request for a time extension for a previously approved Variance and Development Permit (PC Case No. 2014-10) for a remodel and addition to an existing warehouse building and to deviate from the minimum off-street parking requirement.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Take public testimony; and

2. Consider the following options:

2-1 Approve an extension, not to exceed two (2) months, to expired Planning Commission entitlement Case No. 2014-10 VAR / DP.

2-2 Deny the proposed extension to expired Planning Commission entitlement Case No. 2014-10 VAR / DP.

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to the Regular Meeting on Wednesday, July 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 9th of June 2016.

Carlos Luis

CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: JUNE 15, 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. 2014-01A CUP / DP CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT MODIFICATION AND AN ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION (CONTINUED FROM THE MAY 18, 2016 PLANNING COMMISSION MEETING)**

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 CONSISTING OF 100 OFF-STREET PARKING SPACES AND 36 APARTMENTS AND REPLACING IT WITH 45 OFF-STREET PARKING SPACES FOR THE USE OF THE EXISTING CHARTER SCHOOL AND AN ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION**

APPLICANT: Carolyn Choy of Aspire Public Schools
1001 22nd Avenue, Suite 100
Oakland, CA 94606

PROPERTY OWNER: Aspire Public Schools
1001 22nd Avenue, Suite 100
Oakland, CA 94606

PROJECT LOCATION: 6100 Carmelita Avenue

ASSESSOR'S PARCEL NUMBER: 6318-028-900 and 6318-029-900

PRESENT USE: Charter School

PROJECT SIZE:	34,280 square foot (Existing Charter School) Residential: 89,600 sq. ft. (To be removed)
SITE SIZE:	6318-028-900: 74,420 sq. ft. (1.71 acres) 6318-029-900: 6,435 sq. ft. (0.15 acres) Total: 80,855 sq. ft. (1.86 acres)
GENERAL PLAN:	Residential High-Density
ZONE:	R-H (High-Density Residential)
SURROUNDING LAND USES:	North: Public Park/Community Center/Public School (O-S and P-F) West: Residential (R-H) South: Residential (R-H) East: Residential (R-H)

MUNICIPAL CODE REQUIREMENTS FOR A CONDITIONAL USE PERMIT:

Pursuant to Huntington Park Municipal Code (HPMC), the construction and operation of a private school/charter school requires 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;

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.

MUNICIPAL CODE REQUIREMENTS FOR A DEVELOPMENT PERMIT:

Pursuant to Huntington Park Municipal Code (HPMC), the construction of multi-family housing requires a Development Permit. Per HPMC Section 9-2.1005, each Development 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 Development Permit shall be reviewed by the Director prior to determination by the Planning Commission.

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 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 Review Authority 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

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:

An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQ). An addendum to the Mitigated Negative Declaration has been prepared for the proposed project as

allowed by Section 15164 (Addendum to an EIR or Negative Declaration) of the CEQA Guidelines.

PROJECT BACKGROUND:

- ***May 18, 2016 Planning Commission Meeting***

During the Planning Commission meeting, it was noted that the project was not in full compliance with some of the previously approved conditions of approval. The Planning Commission directed staff to work with the applicant in addressing compliance with the conditions of approval. Since the May 18, 2016, Planning Commission meeting, staff has been working with representatives of Aspire to address these matters.

In addition, the Planning Commission raised concerns with the total number of enrolled students exceeding 400 and giving priority enrollment to students living in close proximity to the school as a measure to draw students from the neighborhood in order to decrease traffic to and from the school.

The Planning Commission also continued to express concerns with traffic congestion, on-street parking, and on-site pick-up/drop-off procedures.

On June 2, 2016, we met with representatives of Aspire to discuss the status of all of the conditions of approval. During our meeting, each condition of approval and the status was discussed in detail. Several of the mitigation measures and conditions of approval are proposed to be modified or removed as they no longer are applicable.

On June 8, 2016, Aspire school submitted two memos regarding compliance with conditions approval and proposed changes to the existing conditions of approval. In addition, the memos included copies of Aspire's Trip Reduction Plan, Drop-off/Pick-up Plan, Parking Plan, Safety Plan, Student Enrollment, etc.

- ***Additional Background***

For comprehensive background information pertaining to past Planning Commission meetings, off-street parking, circulation, project description, past approvals, and

environmental review, please refer to Staff Report dated May 18, 2016 (Exhibit M).

PROJECT ANALYSIS:

- ***Aspire's Response Memos***

As part of the memos, Aspire has provided compliance and status charts regarding various requirements such as submittal of plans and reports. The status chart identifies all mitigation measures and conditions of approval. The chart also identifies the status of each, modification requested, and an explanation for the modification request. Staff has reviewed the chart with Aspire and is in agreement with the proposed changes.

Also submitted were copies of several plans/reports Aspire was required to submit. Those include a drop-off/pick-up plan, parking plan, security plan, etc. Staff has reviewed the plans and has determined that the submitted comprehensive parking plan will need to be revised in order to address parking concerns. Specifically, the plan proposes to utilize on-street parking for parents and visitors. In addition, the parking plan identifies on-street parking for special events. As a result, the parking plan states that an agreement with neighboring schools (Huntington Park Elementary or Nimitz Middle School) is not required.

Based on the congestion and parking issues observed by the City and City's traffic consultant, the plan will need to be revised and an agreement with neighboring schools will need to be reached allowing use of their parking facilities. A copy of the agreement shall be submitted to the Planning Division for review and approval, prior to finalizing. The agreement will help to reduce negative on-street parking impacts.

The drop-off/pick-up plan was also submitted. As shown on the plan, cars will enter from 61st Street and will be allowed access to both lanes of the driveway aisles. The plan then will require that the easterly lane merge into the westerly lane. As a result, only one lane will be utilized to drop-off and pick-up students. This proposed procedure raised concerns with the City Engineer. The City Engineer recommends that both lanes remain open throughout the

entire length of the drive aisle. This will help to remove more vehicles off of the street and onto the subject site. It is worth noting that Aspire has proposed utilizing both lanes as option B.

The City's Chief of Police has also recommended to construct a new driveway along 61st Street allowing direct access to the staff parking lot. The City Engineer agrees with the recommendation as it will remove staff from the drop-off/pick-up lanes.

Regarding student enrollment and priority enrollment for students living in close proximity, Aspire has capped their future enrollments to 400. In addition, they stated that written documentation of student enrollment will be submitted to the City on October 1st of each year. Aspire proposes to implement a Neighborhood Recruitment Plan which will consist of installing on-site signs advertising Open House events and the enrollment lottery. Notices will be posted in local businesses as well as mailed out to residents within a 5 block perimeter and to the local schools. Aspire Principal will meet with LAUSD principals to discuss and answer questions. The recruitment plan also proposes two open house events for the community. On the lottery date, Aspire will formally invite members of the City Council and the Planning Commission.

- ***Proposed Changes to Existing Mitigation Measures and Conditions of Approval***

When the project was originally approved, conditions of approval were required in order to ensure that the project would not have a negative impact on the surrounding area. Conditions were included regarding noise, air quality, traffic, circulation, construction, school operation, etc.

As part of the request to modify the conditional use permit, the following mitigation measures and conditions are proposed to be removed/modified due to the fact that the parking structure and apartments are no longer being built. In addition, the proposed changes will clarify items that may have been left for interpretation as well as eliminate duplicate conditions of approval:

- ***Resolution No. 2014-01 (Original CUP)***

1. Mitigation Measure No. 1 Prior to the issuance of a certificate of occupancy, the school operator shall implement a trip reduction plan that maintains less than 1,050 inbound trips per day (a minimum 11% reduction) for the school. An annual vehicle count shall be performed by the school operator and submitted to the City annually to confirm compliance with the current threshold. Should the threshold change, the applicant shall provide documentation of compliance with the applicable SCAQMD significance threshold applicable at the time. **– Remove reference to "private" school.**

3. Mitigation Measure No. 3 A noise shield consisting of overlapping panels shall be installed along the length of the east and south side of the parking structure prior to the issuance of an occupancy permit for the school or residential units, whichever is first, to reduce noise levels to a maximum of 60dB at the property line. **– Remove in its entirety.**

4. Mitigation Measure No. 4 Close the cross-walk over the on-site access road to pedestrians during peak school periods. This is important because vehicle queuing at the drop-off/pick-up zone is anticipated to block sight distance to pedestrians on the school side of the crosswalk. This crossing is not on any pedestrian routes to the school and being closed during student drop-off/pick-up times should not impact students or pedestrians. An alternate measure would be to provide a crossing guard at the crosswalk during school drop-off/ pick-up times if remained open. ***This is the crosswalk inside the school along the drop off lanes. If the City determines that both drop off lanes are needed to reduce queuing on the public street than the crosswalk will need to remain open and trained staff will need to supervise and be stationed at the crosswalk.*** **– New language in *bold italics***.

5. Mitigation Measure No. 5. Cone-off the ingress access driveway to one lane from E. 61st Street during peak times so that all vehicles entering the school site will be in a positions to access the drop-off/pick-up zone and then transition the cones to open the 2nd lane for circulation (prior to the entrance to the parking structure). This will minimize weaving/merging and keep the circulation lane clear of

stopped vehicles waiting access the school curb frontage. During off-peak periods both lanes can be accessed from E. 61st Street. – **Remove in its entirety.**

7. Mitigation Measure No. 7 Prohibit drop-off/pick-up in the parking structure so that students do not cross in from of access road vehicles to access the school. Similarly, prohibit drop-off/pick-up from the circulation lane (lane adjacent to the parking structure). **– Remove in its entirety.**

8. Mitigation Measure No. 8 The school shall develop a drop-off/pick-up and parking circulation plan and shared with parents and enforced/monitored by trained school staff to maximize the safety and efficiency of school traffic circulation on and off-site. ***School shall submit plan, and material updates, to City for review and approval prior to the start of the new school year.*** – **New language in *bold italics***

15. That the applicant shall install 8-foot high decorative block walls along the south and east property lines as approved by the Planning Division. A block wall measuring 30 inches in height shall be installed along the 10'-0" front and street side yard setbacks, as measured from the property line. – **Add second sentence requiring a block 30-inch high block wall along front and street side yard setback.**

20. That street trees with decorative plastic or permeable concrete grates be installed along the frontages of Carmelita Avenue and 61st Street at 40-feet on center, or as indicated on approved plans. The trees shall be 24-inch box minimum and the species of trees shall be determined by the City's Public Works Department. Installation and maintenance shall also be per the Public Works Department requirements. **– Remove reference to Rita Avenue**

24. That decorative paving be provided and maintained at the driveway entrance along 61st St, as approved by the Planning Division, prior to issuance of the Certificate of Occupancy. **– Removal of the reference to public alley and replace it with 61st Street.**

28. That the City, at its discretion, may request the school operator to shift/stagger school start times by 20 minutes

and end times by 30 minutes in order to reduce traffic congestion associated with Aspire's close proximity to Nimitz Middle School and Huntington Park Elementary School. The applicant shall make a reasonable effort to coordinate with Nimitz Middle School and Huntington Park Elementary School at the start of each school year in order to avoid the traffic congestion associated with overlapping start and end times and special events. Start and End times shall be filed with the City Engineer every other year and at the satisfaction of the City. **– Add language referencing staggering start times by 20 minutes and end times by 30 minutes. Also add language to clarify requirement.**

29. That the vehicle circulation areas and parking structure be paved and striped as approved by the Planning Division, prior to issuance of the Certificate of Occupancy. – **Remove "parking structure" reference.**

32. Prior to issuance of a Certificate of Occupancy, the project applicant shall install "Stop" signs at the exit/egress point of the on-site drive aisles, subject to approval by the City of Huntington Park. **– Remove reference to "private street" and replace with on-site drive aisles.**

33. Prior to issuance of a Certificate of Occupancy, the project applicant shall install "Stop" signs at the exit/egress point of the private street, subject to approval by the City of Huntington Park. **– Remove in its entirety**

34. Prior to issuance of a Certificate of Occupancy, the project applicant shall coordinate with the City to have the pavement marked with the words "KEEP CLEAR" at the egress/exit driveway of the on-site drive aisle located along Carmelita Avenue. **– Remove reference to "private street" and replace with on-site drive aisle**

35. Prior to issuance of a Certificate of Occupancy for the project, the applicant shall develop a Comprehensive Parking Plan and shall submit the Plan to the City for review and approval. The Plan shall contain the following elements:

a. Assigned parking spaces for staff
b. Written traffic and parking policy for distribution to staff and parents (includes both on-site and off-site parking

c. Traffic and parking monitors
d. Signage on-site
e. An event parking plan (on-site and off-site)
f. A plan for adequate on-site parking that avoids school visitors or staff parking in residential neighborhoods or unauthorized parking on nearby properties. **– Add language to include on-site and off-site**

58. That the applicant shall enter into a density bonus covenant and agreement that shall be prepared by the City of Huntington Park and recorded with the County of Los Angeles to ensure that a minimum of 5 to 10 percent of the units remain affordable to very low or low income households for a period not less than 30 years. Such agreement shall be recorded prior to the issuance of the Certificate of Occupancy. – **Remove in its entirety.**

- ***Resolution No. 2014-01A (CUP Modification)***

31. Aspire Public Schools shall work together with the City to minimize impacts to off-site parking and circulation and shall implement "Step 1" of the City's Traffic Congestion Relief Plan. All modifications to the City's Traffic Congestion Relief Plan shall be implemented by Aspire upon notification from the City. **– Remove in its entirety**

34. If additional "Steps" are necessary, as stipulated in the City's Traffic Congestion Relief Plan, Aspire School shall implement additional requirements to the satisfaction of the City. **– Remove in its entirety**

36. To help alleviate traffic and parking congestion the school shall stagger their start and end times 30 minutes apart from Nimitz Middle School and Huntington Park Elementary. Start and End times shall be filed with the City Engineer every other year and at the satisfaction of the City. **– Remove in its entirety**

37. Aspire Public Schools shall, as deemed necessary by the City, implement the use of both drop off lanes to pick up and drop off students in the school site Staff shall be provided to assist students exiting/entering vehicles from both drop off lanes in order to ensure pedestrian safety. City engineer shall review the design of the on-site drop off

lanes for improvements to pedestrian safety. All improvements and measures shall be to the satisfaction of the City. **– Add language allowing City to require use of both lanes within the driveway if necessary.**

39. School shall provide private crossing guards, as approved by the City, at the following intersection locations:

a. Carmelita Ave at 61st St
b. Corona Ave at 61st St, if deemed necessary by the City. **- Add language allowing City to require crossing guards at second intersection if necessary.**

42. Aspire Public School shall educate parents and students on pedestrian and vehicle safety and "Rules of the Road" with emphasis on parking, walking and drop off and pick-up procedures. This will include the preparation of handouts, brochures and training materials to distribute to every student and parent at the start of each school year with reference provided on the school's web site. Materials must be submitted to the City Engineer to show conformance with this task. Task materials must be to the satisfaction of the City. **– Remove language referencing other neighboring schools.**

43. To allow for the flow of two-way traffic as well as queuing into the school drop off lanes from 61st Street, No Stopping Signs with painted white curbs restricting stopping/parking for an hour to hour and a half encompassing school start and end times shall be posted on the south side of 61st Street along the school frontage. Ex. (7:30 to 8:30am and 2:00 to 3:30pm). Or any combination of hours to the satisfaction of the City. **– Remove reference to "let out" and replace it with "end."**

47. That two separate ninety-six (96) square foot decorative trash enclosure be provided on-site and that a decorative trellis, as approved by the Planning Division, be installed above the required enclosure prior to issuance of Certificate of Occupancy. The design and location shall be approved by the Planning Division. Trash bins shall be kept free of trash overflow and maintained in a clean manner at all times. **– Remove requirement of two enclosures.**

61. 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, traffic, or to promote the general welfare of the City. **– Add language referencing "traffic."**

The Planning Commission has the discretion of adding or modifying any conditions as they deem necessary.

- ***Additional Conditions of Approval***

Historically, there has been concern with the enforcement of the conditions of approval. As a result, it is recommended that a condition of approval be included requiring the project to be reviewed every six (6) months, from the date of approval, by the Planning Commission for a period of one (1) year. If additional reviews are required, the Planning Commission will have the discretion to request additional reviews. As part of this review, the applicant will also be required to submit reports or documentation identifying compliance with all conditions of approval. The proposed condition is as follows:

The project shall be subject to review, by the Planning Commission, every six (6) months for a period of one (1) year from the date of approval. Additional reviews may be required as deemed necessary by the Planning Commission.

- ***Conclusion***

With the inclusion of the modified conditions of approval and recommended revisions to the supplemental documents (i.e. Parking Plan, Drop-off/Pick-up Plan, etc.), the proposed project will be in compliance with the conditions of approval. In addition, improvements to the traffic congestion issues are expected to be alleviated.

RECOMMENDATIONS:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **approve PC Case No. 2014-01A CUP/DP**, subject to all

pervious conditions stipulated in PC Resolution No. 2014-01, unless modified and subject to the proposed conditions of approval and/or additional conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

Mitigation Measures

1. **Mitigation Measure No. 1:** Prior to the issuance of a certificate of occupancy, the private school operator shall implement a trip reduction plan that maintains less than 1,050 inbound trips per day (a minimum 11% reduction) for the school. An annual vehicle count shall be performed by the school operator and submitted to the City annually to confirm compliance with the current threshold. Should the threshold change, the applicant shall provide documentation of compliance with the applicable SCAQMD significance threshold applicable at the time.

2. **Mitigation Measure No. 2:** The construction contractor shall water all exposed dirt surfaces at least 3 times per day for fugitive dust suppression.

3. **Mitigation Measure No. 3:** Small bulldozers only shall operate within 56 feet of the nearest residential structure.

4. **Mitigation Measure No. 4:** Close the cross-walk over the on-site access road to pedestrians during peak school periods. This is important because vehicle queuing at the drop-off/pick-up zone is anticipated to block sight distance to pedestrians on the school side of the crosswalk. This crossing is not on any pedestrian routes to the school and being closed during student drop-off/pick-up times should not impact students or pedestrians. An alternate measure would be to provide a crossing guard at the crosswalk during school drop-off/ pick-up times if remained open. This is the crosswalk inside the school along the drop off lanes. If the City determines that both drop off lanes are needed to reduce queuing on the public street than the crosswalk will need to remain open and trained staff will need to supervise and be stationed at the crosswalk.

5. **Mitigation Measure No. 5:** The school shall develop a drop-off/pick-up and parking circulation plan and shared with parents and enforced/monitored by trained school staff t o maximize the safety and efficiency of school traffic circulation on and off-site. School shall submit plan, and material updates, to City for review and approval prior to the start of the new school year.

Project Design

6. As part of the development of the school, prior to the issuance of a certificate of occupancy, a recreation area shall be provided, which may consist of blacktop and/or landscaped areas improved with playground equipment or other recreational facilities and equipment.

7. Project plans and drawings shall be submitted to the Los Angeles County Fire Department (LACoFD) for review and recommendations regarding emergency access to buildings and fire hydrant locations, and other applicable requirements. LACoFD approval of the project plans shall be demonstrated to the satisfaction of the Director of Community Development prior to issuance of demolition or grading permits for the project.

8. The following security measures shall be included in the project design for the school:
    a. A minimum of seven before- and after-school monitors shall be posted at the entrances of the school, at the intersection of Carmelita Avenue and 61st Street, at the ingress and egress points of the private street, and at the drop-off/pick-up area to control traffic ingress and egress to the school property and to ensure that pedestrians and vehicles observe all traffic restrictions.
    b. Pathways for all crossings shall be provided and shall be clearly marked.
    c. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.

9. 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 authorization to operate.

10. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of Occupancy.

11. That all signs on the site be installed in compliance with the City's sign regulations and/or Sign Program and that approval be obtained through a Sign Design Review prior to installation.

12. That the applicant shall install 8-foot high decorative block walls along the south and east property lines as approved by the Planning Division. A block wall measuring 30 inches in height shall be installed along the 10'-0" front and street side yard setbacks, as measured from the property line.

Aesthetics

13. Building materials shall not be reflective or produce meaningful amounts of glare.

14. Mesh Fencing during Construction - The portions of the project site under construction shall be temporarily concealed from public view through the installation of mesh screening along the perimeter fence.

15. Exterior lighting shall be low-wattage and shall be shielded and directed onto the project site and away from adjacent residential uses. Outdoor lighting will be limited to security lighting of walkways and parking areas. All security lighting will be fitted with side shields and hoods to avoid spill light, glare, and sky glow.

16. That a minimum 10'-0" landscape planter and permanent irrigation be provided along 61st Street and Carmelita Avenue; with the exception of driveways and walkways and that landscaping be provided in areas not used for vehicle parking, vehicle circulation or pedestrian access. A landscape plan designed by a Registered Landscape Architect shall be provided for the entire property showing planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to, and approved by the Planning Division, and such landscaping shall be installed and planted according to such approved plan, prior to issuance of the certificate of occupancy, and shall thereafter be continuously and permanently maintained.

17. That street trees with decorative plastic or permeable concrete grates be installed along the frontages of Carmelita Avenue and 61st Street at 40-feet on center, or as indicated on approved plans. The trees shall be 24-inch box minimum and the species of trees shall be determined by the City's Public Works Department. Installation and maintenance shall also be per the Public Works Department requirements.

18. That all proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and shall be completely concealed from public view as required by the City prior to issuance of Certificate of Occupancy.

19. That all existing and/or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the structure or property shall be completely shielded/enclosed so as not to be visible from public view 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 the issuance of the Certificate of Occupancy as approved by the Planning Division.

20. That the use be conducted, and 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 the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.

21. That decorative paving be provided and maintained at the driveway entrance along 61st St, as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.

Noise

22. Equipment operational noise shall comply with the City's standard of 50 dBA during daytime operations, and 40 dBA during nighttime operations at any property line.

23. All interior walls shall be designed in accordance with the California Division of the State Architect and California Department of Education's standards for schools with interior multipurpose rooms and physical education facilities as applicable.

24. Noise generated by the proposed project shall be in compliance with the noise limitations per Section 9-3.507 (Specific Requirements) of Huntington Park's Municipal Code.

Traffic and Circulation

25. That the City, at its discretion, may request the school operator to shift/stagger school start times by 20 minutes and end times by 30 minutes in order to reduce traffic congestion associated with Aspire's close proximity to Nimitz Middle School and Huntington Park Elementary School. The applicant shall make a reasonable effort to coordinate with Nimitz Middle School and Huntington Park Elementary School at the start of each school year in order to avoid the traffic congestion associated with overlapping start and end times and special events. Start and End times shall be filed with the City Engineer every other year and at the satisfaction of the City.

26. That the vehicle circulation areas be paved and striped as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.

27. That all required off-street parking and loading spaces comply with the minimum dimensions as set forth within the Huntington Park Municipal Code prior to issuance of the Certificate of Occupancy.

28. A School Safety Plan shall be developed to implement a program of student supervision, traffic and pedestrian control, signage, and safety procedures. The Plan will include measures to ensure a high level of pedestrian safety, such as: school warning and speed limit signs, school crossing guards and crosswalks, pavement markings, and clearly marked passenger drop-off zones. The Plan will also include a "Safe Routes to School" map for distribution to all school attendees with clear guidance on safe pedestrian access to school. Furthermore, the Plan shall include an Evacuation Plan outlining procedures and safe evacuation routes in the event of an accident or emergency. The Plan shall be finalized and implemented in coordination with the City. The schools shall provide an orientation on school safety for students at the beginning of each school year and as necessary throughout the year to maintain safe school practices.

29. Prior to issuance of a Certificate of Occupancy, the project applicant shall install a "Stop" signs at the exit/egress point of the private street, subject to approval by the City of Huntington Park.

30. Prior to issuance of a Certificate of Occupancy, the project applicant shall install "Stop" signs at the exit/egress point of the onsite drive aisle, subject to approval by the City of Huntington Park.

31. Prior to issuance of a Certificate of Occupancy, the project applicant shall coordinate with the City to have the pavement marked with the words "KEEP CLEAR" at the egress/exit driveway of the on-site drive aisle located along Carmelita Avenue.

32. Prior to issuance of a Certificate of Occupancy for the project, the applicant shall develop a Comprehensive Parking Plan and shall submit the Plan to the City for review and approval. The Plan shall contain the following elements:
    a. Assigned parking spaces for staff
    b. Written traffic and parking policy for distribution to staff and parents (includes both on-site and off-site parking
    c. Traffic and parking monitors
    d. Signage on-site
    e. An event parking plan (on-site and off-site)
    f. A plan for adequate on-site parking that avoids school visitors or staff parking in residential neighborhoods or unauthorized parking on nearby properties.

33. All school staff shall park in the on-site parking lot. This shall include part time staff. The on-site parking lot should have marked spaces available for part-time workers with access provided to the locked parking area.

34. Aspire Public Schools shall, as deemed necessary by the City, implement the use of both drop off lanes to pick up and drop off students in the school site. Staff shall be provided to assist students exiting/entering vehicles from both drop off lanes in order to ensure pedestrian safety. City engineer shall review the design of the on-site drop off lanes for improvements to pedestrian safety. All improvements and measures shall be to the satisfaction of the City.

35. A parking management plan shall be filed with the City estimating the amount of parents parking and walking students to the campus by grade and identify where they will park. The plan shall be submitted to the City and task completed to the satisfaction of the City.

36. School shall provide private crossing guards, as approved by the City, at the following intersection locations:
    a. Carmelita Ave at 61st St
    b. Corona Ave at 61st St, if deemed necessary by the City

37. Crossing guard services shall be provided by a company, with experience in the crossing guard industry, to the satisfaction of the City. Copies of crossing guard contracts shall be submitted to the City.

38. School shall work with Huntington Park PD to provide training for the crossing guards at the above locations. The amount and level to be at the satisfaction of the City.

39. Aspire Public School shall educate parents and students on pedestrian and vehicle safety and "Rules of the Road" with emphasis on parking, walking and drop off and pick-up procedures. This will include the preparation of handouts, brochures and training materials to distribute to every student and parent at the start of each school year with reference on the school's web site. Materials must be submitted to the City Engineer to show conformance with this task. Task materials must be to the satisfaction of the City.

40. To allow for the flow of two-way traffic as well as queuing into the school drop off lanes from 61st Street, No Stopping Signs with painted white curbs restricting stopping/parking for an hour to hour and a half encompassing school start and end times shall be posted on the south side of 61st Street along the school frontage. Ex. (7:30 to 8:30am and 2:00 to 3:30pm). Or any combination of hours to the satisfaction of the City.

41. The project shall be subject to review, by the Planning Commission, every six (6) months for a period of one (1) year from the date of approval. Additional reviews may be required as deemed necessary by the Planning Commission.

General Conditions

42. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, 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.

43. 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.

44. 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.

45. That a ninety-six (96) square foot decorative trash enclosure be provided on-site and that a decorative trellis, as approved by the Planning Division, be installed above the required trash enclosure prior to issuance of Certificate of Occupancy. The design and location shall be approved by the Planning Division. Trash bins shall be kept within the approved trash enclosure area only, and trash area shall be kept free of trash overflow and maintained in a clean manner at all times.

46. That a lighting plan be provided 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.

47. That the applicant 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.

48. That the school operator shall obtain a City of Huntington Park Business License prior to commencing business operations.

49. That public improvements be completed per the City Engineer's requirements prior to issuance of the Certificate of Occupancy as follows:

    a. Remove and replace all public improvements damaged by construction per City Engineer's requirements; and
    b. Repair and/or replace any abutting substandard or damaged public improvements as required by the City Engineer.
    c. Install all new driveways per City Engineer's requirements; and

50. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the issuance of Building Permits to consolidate the existing two (2) parcels, 6318-028-900 and 6318-029-900, into one (1) parcel.

51. That the applicant comply with the requirements of County Sanitation District of Los Angeles.

52. 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.

53. 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.

54. 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.

55. 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.

56. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.

57. 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.

58. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.

59. 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, traffic, or to promote the general welfare of the City.

60. 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.

61. The applicant and/or school operator shall provide the City with contact information for a designated responsible party at the school responsible for resolution of complaints and operational and permit condition issues. Contact information shall be kept current and the Planning Division shall be notified of any change in contact information.

62. School enrollment shall not exceed 400 students.

63. The school shall be operated in a manner consistent with the School Charter issued by the Los Angeles County Office of Education.

64. That the applicant and property owner agree in writing to the above conditions.

EXHIBITS:

A: PC Resolution No. 2014-01A
B: July 2, 2014 Staff Report and Resolution No. 2014-01
C: July 2, 2014 Planning Commission Meeting Minutes
D: Proposed Traffic Congestion Relief Plan
E: Santec Memo dated March 2016
F: Mitigation Measure and Conditions of Approval Status Table
G: Site Plans

H: Floor Plans
I: Elevation Plans
J: Entitlement Applications/Environmental Assessment Checklist
K: Addendum to Mitigated Negative Declaration
L: Aspire Response Letter
M: May 18, 2016 Staff Report
N: Aspire Memos

PC RESOLUTION NO. 2014-01A

EXHIBIT A **CASE NO.** 2016-05 CUP

RESOLUTION NO. 2014-01A

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, GRANTING A MODIFICATION OF CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT CASE NO. 2014-01 BY REMOVING THE CONSTURCITON OF A 5-STORY STRUCUTRE CONTAINING 100 OFF-STREET PARKING SPACES AND 36 APARTMENTS AND THE ADOPTION OF AN ADDENDUM TO MITIGATED NEGATIVE DECLARATION IN CONNECTION WITH REAL PROPERTY LOCATED AT 6100 CARMELITA AVENUE, HUNTINGTON PARK, CALIFORNIA

WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California at 6:30 p.m. on April 20, 2016, 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 Carolyn Choy of Aspire Public Schools requesting approval of a Modification to Conditional Use Permit and a Development Permit Case No. 2014-01 by removing the request to construct a 5-story structure consisting of 100 off-street parking spaces and 36 affordable apartments on a privately-owned property located at 6100 Carmelita Avenue, within the R-H (High-Density Residential) Zone on the following described property:

Assessor's Parcel Nos. 6318-028-900 and 6318-029-900; City of Huntington Park, County of Los Angeles; and

WHEREAS, the public hearing was continued to the March 18, 2016 Planning Commission meeting; and

WHEREAS, a public hearing was held at Freedom Park, 3801 E. 61st Street, Huntington Park, CA at 6:30 p.m.; and

WHEREAS, the public hearing was continued to the June 15, 2016 Planning Commission meeting; and

WHEREAS, a Mitigated Negative Declaration has been prepared in compliance with the provisions of the California Environmental Quality Act (hereinafter “CEQA”) (California Public Resources Code Sections 21000 et seq.) and State CEQA guidelines (Sections 15000 et seq.) and made available for public review and comment in accordance with CEQA; and

WHEREAS, the Planning Commission has considered the environmental impact

information relative to the entitlement on July 2, 2014; and

WHEREAS, since the time of adoption of the Mitigated Negative Declaration, changes to the project have occurred by removing the request to construct a 5-story structure consisting of 100 off-street parking spaces and 36 affordable apartments; and

WHEREAS, the changes required the City of Huntington Park to prepare a CEQA Addendum to the Adopted Mitigated Negative Declaration; and

WHEREAS, none of the conditions described in CEQA Guidelines section 15162 have occurred as a result of the design changes.

WHEREAS, all persons appearing for or against the approval of the proposed project and addendum to the Mitigated Negative Declaration 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: That in accordance with CEQA and based on the evidence in the Initial Study/Mitigated Negative Declaration (IS/MND), the Planning Commission adopts the findings in said IS/MND and determines that the project could have potential impacts on the environment, however through the incorporation of identified mitigation measures, those impacts can be reduced to a less than significant level and therefore the Planning Commission hereby adopts said IS/MND associated with the proposed project.

SECTION 2: The Planning Commission hereby makes the following Conditional Use Permit findings in connection with Case No. 2014-01A CUP/DP:

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 (Huntington Park Zoning Code Title 9) ***in that private schools require a Conditional Use Permit within the Residential High Density (RH) zone and the removal of the request to construct a 5-story structure consisting of 100 off-street parking spaces and 36 affordable apartments would not impair the integrity and character of the surrounding area. In addition, conditions of approval have been incorporated addressing issues of concern, including, but not limited to, traffic and circulation***; and

2. The proposed use is consistent with the General Plan ***in that the proposed project will continue to be consistent with Goal 1.0 and Goal 2.0 of the Huntington Park General Plan 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 providing additional educational services to the residents. In addition, the proposed project would be compatible with and complement existing land uses by having a structure that is similar in height and design to the surrounding neighborhood***; and

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 ***in that the City of Huntington Park considered a Mitigated Negative Declaration for the project on July 2, 2014 and an Addendum to the Mitigated Negative Declaration was determined to be adequate pursuant to section 15164 of the CEQA Handbook***; and

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 ***in that, as conditioned, the existing school will continue to operate at the subject site and will implement the Traffic Congestion Relief Plan in order to provide measures to reduce the impact the neighborhood has experienced due to traffic. In addition, the removal of the request to construct a 5-story structure consisting of 100 off-street parking spaces and 36 affordable apartments is anticipated to help with the vehicle traffic issues in that anticipated volumes of traffic generated by the apartments will not occur*** ; and

5. The subject site is physically suitable for the type and density/intensity of the use being proposed ***in that the removal of the 5-story structure consisting of 100 off-street parking spaces and 36 affordable apartments will be replaced with 45 off-street parking spaces which will be utilized by the existing school*** ; 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 ***in that the project was approved and issued permits by the appropriate agencies, including, but not limited to water, sanitation, and public utilities***.

SECTION 3: The Planning Commission hereby makes the following Development Permit findings in connection with Case No. 2014-01A CUP/DP:

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 ***in that the removal of the request to construct a 5-story structure consisting of 100 off-street parking spaces and 36 affordable apartments will continue to comply with the underlying zoning of***

the subject site, as schools are conditionally permitted uses within the RH zone.;

2. The proposed development is consistent with the General Plan ***in that the proposed project will continue to be consistent with Goal 1.0 and Goal 2.0 of the Huntington Park General Plan 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 providing additional educational services to the residents. In addition, the proposed project would be compatible with and complement existing land uses by having a structure that is similar in height and design to the surrounding neighborhood***;
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 ***in that the removal of the request to construct a 5-story structure consisting of 100 off-street parking spaces and 36 affordable apartments and the existing school will be harmonious and compatible with existing and planned future developments within the general area due to the fact the schools are typically located in residential zones. In addition, the existing school structure is compatible with surrounding buildings within the general area***;
4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines ***in that the City of Huntington Park considered a Mitigated Negative Declaration for the project on July 2, 2014 and an Addendum to the Mitigated Negative Declaration was determined to be adequate pursuant to section 15164 of the CEQA Handbook***;
5. The subject site is physically suitable for the type and density/intensity of use being

proposed ***in that the removal of the 5-story structure consisting of 100 off-street parking spaces and 36 affordable apartments will be replaced with 45 off-street parking spaces which will be utilized by the existing school***;

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 ***in that the project was approved and issued permits by the appropriate agencies, including, but not limited to water, sanitation, and public utilities***; and

7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City ***in that as conditioned, the proposed project is anticipated to reduce traffic congestion within the area and improve existing conditions within the area. The existing school was designed and built to comply with all current zoning codes and has operated since August 2015.***.

SECTION 4: The Planning Commission hereby approves Case No. 2014-01A CUP/DP, subject to the execution and fulfillment of the following conditions:

Mitigation Measures

1. **Mitigation Measure No. 1:** Prior to the issuance of a certificate of occupancy, the private school operator shall implement a trip reduction plan that maintains less than 1,050 inbound trips per day (a minimum 11% reduction) for the school. An annual vehicle count shall be performed by the school operator and submitted to the City annually to confirm compliance with the current threshold. Should the threshold change, the applicant shall provide documentation of compliance with the applicable SCAQMD significance threshold applicable at the time.

2. **Mitigation Measure No. 2:** The construction contractor shall water all exposed dirt surfaces at least 3 times per day for fugitive dust suppression.

3. **Mitigation Measure No. 3:** Small bulldozers only shall operate within 56 feet of the nearest residential structure.

4. **Mitigation Measure No. 4:** Close the cross-walk over the on-site access road to pedestrians during peak school periods. This is important because vehicle queuing at the drop-off/pick-up zone is anticipated to block sight distance to pedestrians on the school side

of the crosswalk. This crossing is not on any pedestrian routes to the school and being closed during student drop-off/pick-up times should not impact students or pedestrians. An alternate measure would be to provide a crossing guard at the crosswalk during school drop-off/ pick-up times if remained open. This is the crosswalk inside the school along the drop off lanes. If the City determines that both drop off lanes are needed to reduce queuing on the public street than the crosswalk will need to remain open and trained staff will need to supervise and be stationed at the crosswalk.

5. **Mitigation Measure No. 5:** The school shall develop a drop-off/pick-up and parking circulation plan and shared with parents and enforced/monitored by trained school staff to maximize the safety and efficiency of school traffic circulation on and off-site. School shall submit plan, and material updates, to City for review and approval prior to the start of the new school year.

Project Design

6. As part of the development of the school, prior to the issuance of a certificate of occupancy, a recreation area shall be provided, which may consist of blacktop and/or landscaped areas improved with playground equipment or other recreational facilities and equipment.

7. Project plans and drawings shall be submitted to the Los Angeles County Fire Department (LACoFD) for review and recommendations regarding emergency access to buildings and fire hydrant locations, and other applicable requirements. LACoFD approval of the project plans shall be demonstrated to the satisfaction of the Director of Community Development prior to issuance of demolition or grading permits for the project.

8. The following security measures shall be included in the project design for the school:
    a. A minimum of seven before- and after-school monitors shall be posted at the entrances of the school, at the intersection of Carmelita Avenue and 61st Street, at the ingress and egress points of the private street, and at the drop-off/pick-up area to control traffic ingress and egress to the school property and to ensure that pedestrians and vehicles observe all traffic restrictions.
    b. Pathways for all crossings shall be provided and shall be clearly marked.
    c. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.

9. 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 authorization to operate.

10. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of Occupancy.

11. That all signs on the site be installed in compliance with the City's sign regulations and/or Sign Program and that approval be obtained through a Sign Design Review prior to installation.

12. That the applicant shall install 8-foot high decorative block walls along the south and east property lines as approved by the Planning Division. A block wall measuring 30 inches in height shall be installed along the 10'-0" front and street side yard setbacks, as measured from the property line.

Aesthetics

13. Building materials shall not be reflective or produce meaningful amounts of glare.

14. Mesh Fencing during Construction - The portions of the project site under construction shall be temporarily concealed from public view through the installation of mesh screening along the perimeter fence.

15. Exterior lighting shall be low-wattage and shall be shielded and directed onto the project site and away from adjacent residential uses. Outdoor lighting will be limited to security lighting of walkways and parking areas. All security lighting will be fitted with side shields and hoods to avoid spill light, glare, and sky glow.

16. That a minimum 10'-0" landscape planter and permanent irrigation be provided along 61st Street and Carmelita Avenue; with the exception of driveways and walkways and that landscaping be provided in areas not used for vehicle parking, vehicle circulation or pedestrian access. A landscape plan designed by a Registered Landscape Architect shall be provided for the entire property showing planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to, and approved by the Planning Division, and such landscaping shall be installed and planted according to such approved plan, prior to issuance of the certificate of occupancy, and shall thereafter be continuously and permanently maintained.

17. That street trees with decorative plastic or permeable concrete grates be installed along the frontages of Carmelita Avenue and 61st Street at 40-feet on center, or as indicated on approved plans. The trees shall be 24-inch box minimum and the species of trees shall be determined by the City's Public Works Department. Installation and maintenance shall also be per the Public Works Department requirements.

18. That all proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and shall be completely concealed from public view as required by the City prior to issuance of Certificate of Occupancy.

19. That all existing and/or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the structure or property shall be completely shielded/enclosed so as not to be visible from public view 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 the issuance of the Certificate of Occupancy as approved by the Planning Division.

20. That the use be conducted, and 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 the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.

21. That decorative paving be provided and maintained at the driveway entrance along 61st St, as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.

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23. All interior walls shall be designed in accordance with the California Division of the State Architect and California Department of Education's standards for schools with interior multipurpose rooms and physical education facilities as applicable.

24. Noise generated by the proposed project shall be in compliance with the noise limitations per Section 9-3.507 (Specific Requirements) of Huntington Park's Municipal Code.

Traffic and Circulation

25. That the City, at its discretion, may request the school operator to shift/stagger school start times by 20 minutes and end times by 30 minutes in order to reduce traffic congestion associated with Aspire's close proximity to Nimitz Middle School and Huntington Park Elementary School. The applicant shall make a reasonable effort to coordinate with Nimitz Middle School and Huntington Park Elementary School at the start of each school year in order to avoid the traffic congestion associated with overlapping start and end times and special events. Start and End times shall be filed with the City Engineer every other year and at the satisfaction of the City.

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finalized and implemented in coordination with the City. The schools shall provide an orientation on school safety for students at the beginning of each school year and as necessary throughout the year to maintain safe school practices.

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30. Prior to issuance of a Certificate of Occupancy, the project applicant shall install "Stop" signs at the exit/egress point of the onsite drive aisle, subject to approval by the City of Huntington Park.

31. Prior to issuance of a Certificate of Occupancy, the project applicant shall coordinate with the City to have the pavement marked with the words "KEEP CLEAR" at the egress/exit driveway of the on-site drive aisle located along Carmelita Avenue.

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    e. An event parking plan (on-site and off-site)
    f. A plan for adequate on-site parking that avoids school visitors or staff parking in residential neighborhoods or unauthorized parking on nearby properties.

33. All school staff shall park in the on-site parking lot. This shall include part time staff. The on-site parking lot should have marked spaces available for part-time workers with access provided to the locked parking area.

34. Aspire Public Schools shall, as deemed necessary by the City, implement the use of both drop off lanes to pick up and drop off students in the school site. Staff shall be provided to assist students exiting/entering vehicles from both drop off lanes in order to ensure pedestrian safety. City engineer shall review the design of the on-site drop off lanes for improvements to pedestrian safety. All improvements and measures shall be to the satisfaction of the City.

35. A parking management plan shall be filed with the City estimating the amount of parents parking and walking students to the campus by grade and identify where they will park. The plan shall be submitted to the City and task completed to the satisfaction of the City.

36. School shall provide private crossing guards, as approved by the City, at the following intersection locations:
    a. Carmelita Ave at 61st St
    b. Corona Ave at 61st St, if deemed necessary by the City

37. Crossing guard services shall be provided by a company, with experience in the crossing guard industry, to the satisfaction of the City. Copies of crossing guard contracts shall be submitted to the City.

38. School shall work with Huntington Park PD to provide training for the crossing guards at the above locations. The amount and level to be at the satisfaction of the City.

39. Aspire Public School shall educate parents and students on pedestrian and vehicle safety and "Rules of the Road" with emphasis on parking, walking and drop off and pick-up procedures. This will include the preparation of handouts, brochures and training materials to distribute to every student and parent at the start of each school year with reference on the school's web site. Materials must be submitted to the City Engineer to show conformance with this task. Task materials must be to the satisfaction of the City.

40. To allow for the flow of two-way traffic as well as queuing into the school drop off lanes from 61st Street, No Stopping Signs with painted white curbs restricting stopping/parking for an hour to hour and a half encompassing school start and end times shall be posted on the south side of 61st Street along the school frontage. Ex. (7:30 to 8:30am and 2:00 to 3:30pm). Or any combination of hours to the satisfaction of the City.

41. The project shall be subject to review, by the Planning Commission, every six (6) months for a period of one (1) year from the date of approval. Additional reviews may be required as deemed necessary by the Planning Commission.

General Conditions

42. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, 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.

43. 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.

44. 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.

45. That a ninety-six (96) square foot decorative trash enclosure be provided on-site and that a decorative trellis, as approved by the Planning Division, be installed above the required trash enclosure prior to issuance of Certificate of Occupancy. The design and location shall be approved by the Planning Division. Trash bins shall be kept within the approved

trash enclosure area only, and trash area shall be kept free of trash overflow and maintained in a clean manner at all times.

46. That a lighting plan be provided 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.

47. That the applicant 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.

48. That the school operator shall obtain a City of Huntington Park Business License prior to commencing business operations.

49. That public improvements be completed per the City Engineer's requirements prior to issuance of the Certificate of Occupancy as follows:

    a. Remove and replace all public improvements damaged by construction per City Engineer's requirements; and
    b. Repair and/or replace any abutting substandard or damaged public improvements as required by the City Engineer.
    c. Install all new driveways per City Engineer's requirements; and

50. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the issuance of Building Permits to consolidate the existing two (2) parcels, 6318-028-900 and 6318-029-900, into one (1) parcel.

51. That the applicant comply with the requirements of County Sanitation District of Los Angeles.

52. 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.

53. 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.

54. 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.

55. 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.

56. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.

57. 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.

58. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.

59. 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, traffic, or to promote the general welfare of the City.

60. 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.

61. The applicant and/or school operator shall provide the City with contact information for a designated responsible party at the school responsible for resolution of complaints and operational and permit condition issues. Contact information shall be kept current and the Planning Division shall be notified of any change in contact information.

62. School enrollment shall not exceed 400 students.

63. The school shall be operated in a manner consistent with the School Charter issued by the Los Angeles County Office of Education.

64. That the applicant and property owner agree in writing to the above conditions.

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

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

PASSED, APPROVED, AND ADOPTED this 15th day of June, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

HUNTINGTON PARK PLANNING COMMISSION

_____

Chairperson

ATTEST:

_____

Secretary

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JULY 2, 2014 STAFF REPORT
AND
RESOLUTION NO. 2014-01

EXHIBIT B **CASE NO.** 2014-01A CUP/DP

CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: July 2, 2014

TO: Chairperson and Members of the Planning Commission

FROM: Albert G. Fontanez, Planning Manager

SUBJECT: **PLANNING COMMISSION CASE NO. 2014-01-CUP/DP (CONDITIONAL USE PERMIT/DEVELOPMENT PERMIT)**

REQUEST:	**A request for Planning Commission approval of a Conditional Use Permit and a Development Permit to construct and operate a public charter school and 36 affordable dwelling units on a privately-owned property located at 6100 Carmelita Avenue; and, the adoption of an associated Mitigated Negative Declaration under the California Environmental Quality Act (CEQA).**
APPLICANT/ PROPERTY OWNER:	AMG and Associates, LLC 16633 Ventura Blvd, Suite 1014 Encino, CA 91436
PROJECT LOCATION:	6100 Carmelita Avenue
ASSESSOR'S PARCEL NUMBER:	6318-028-900 and 6318-029-900
PRESENT USE:	Vacant/Multi-Family Residential
PROJECT SIZE:	New School: 34,280 sq. ft. New Residential: 89,600 sq. ft. Total Building: 123,880 sq. ft.
SITE SIZE:	6318-028-900: 74,420 sq. ft. (1.71 acres) 6318-029-900: 6,435 sq. ft. (0.15 acres) Total: 80,855 sq. ft. (1.86 acres)
GENERAL PLAN:	Residential High-Density

ZONE: R-H (High-Density Residential)

SURROUNDING LAND USES:

North: Public Park/Community Center/Public School
West: Residential (R-H)
South: Residential (R-H)
East: Residential

MUNICIPAL CODE REQUIREMENTS FOR A CONDITIONAL USE PERMIT:

Pursuant to Huntington Park Municipal Code (HPMC), the construction and operation of a private school/charter school requires 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;

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.

MUNICIPAL CODE REQUIREMENTS FOR A DEVELOPMENT PERMIT:

Pursuant to Huntington Park Municipal Code (HPMC), the construction of multi-family housing requires a Development Permit. Per HPMC Section 9-2.1005, each Development 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 Development Permit shall be reviewed by the Director prior to determination by the Planning Commission.

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 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 Review Authority 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

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:

Upon completion of the Environmental Assessment Initial Study, the City of Huntington Park has determined that with mitigation the proposed project will not have a significant effect on the environment and has prepared a Mitigated Negative Declaration for the project. The Mitigated Negative Declaration (MND) was prepared in accordance with the California Environmental Quality Act (CEQA), Article 1. Sec. 15000 et. seq.

PROJECT ANALYSIS:

Project Description

The project applicant, AMG and Associates, LLC, is requesting Planning Commission approval of a Conditional Use Permit and a Development Permit to allow for the construction and operation of a new two-story, 29-foot high and 34,280 square-foot public charter school facility. The new facility would seat a maximum of 400 students in grades K-5. Additionally, the applicant proposes to construct a separate 36-unit affordable housing building to the east of the school building on the same privately-owned property located at 6100 Carmelita Avenue. The residential building will have a total floor area of 89,600 square feet and will contain a 2-level parking structure that will serve both the school and residential uses. Three-levels of dwelling units will be constructed above the parking structure.

If approved, the applicant intends to complete the project in a single phase and commence school operation by August 2015. The charter school portion of the project will include 17 classrooms, a multipurpose room, a library, a faculty room, an administration office area, a conference room, a serving kitchen, and storage and utility areas. The school will staff 18 teachers and 7 full-time administrative staff.

The school campus will have an approximately 12,000 square foot recreation area located on the east side of the proposed school building, which may consist of blacktop and/or landscaped areas improved with playground equipment and four-square courts and other recreational facilities and equipment, for use by the students.

The 36-unit affordable housing apartment building will provide affordable rental housing opportunities for teachers and staff of the school, as well as the general public. The housing project will consist of twelve 600 square-foot one bedroom units, twelve 897 square-foot two bedroom units and twelve 1,114 square-foot three bedroom units. The units are required to be maintained at affordable rates for a period of 30 years. Pursuant to State law and the HPMC, the City has ministerially granted a Density Bonus for the housing project along with concessions in the form of

reduced parking requirements for the school in exchange for the 36 affordable units.

Site Description

The subject site was formerly owned by the City's Redevelopment Agency. With the State of California Governor's mandate to dissolve all redevelopment activities, the City was forced to sell the site to a private developer. The proceeds from the sale will be used to pay the former redevelopment agency's debt.

The subject site is located in the City's High-Density Residential (R-H) Zone which allows multi-family dwellings (i.e., apartments, condominiums, etc.) with common open space with a maximum density 20 units per acre. Additional land uses (i.e., convalescent homes, child-care facilities, churches, schools, etc.) may be allowed in the zone when compatible to and in harmony with, and serving the needs of, a high density residential neighborhood.

The subject site is comprised of two separate parcels (Parcel 1: 6318-028-900 and Parcel 2: 6318-029-900) located at the southeast corner of Carmelita Street and 61st Street. Parcel 1 (the westerly parcel) has a lot area of 74,420 square feet (1.71 acres). Parcel 2 (the easterly parcel) has a lot area of 6,435 square feet (0.15 acres). Parcel 1 is 244 feet wide by 305 feet deep, while Parcel 2 is 39 feet wide by 165 feet deep. The combined lot area of both parcels is 80,855 square feet (1.86 acres). As a condition of approval, the applicant is required to consolidate the two (2) parcels into one (1). If approved, the applicant shall file a Lot Line Adjustment with the City prior to issuance of Building permits.

Parcel 1 and Parcel 2 are currently developed with five vacant multi-family residential structures. The five structures total 5,700 square feet and previously served as rental housing. The existing vacant residential buildings have the following addresses: 3606-3606A E. 61st Street; 3606B-3606C E. 61st Street; 3608-3608A E. 61st Street; 3624 E. 61st Street; and 6100-6100A 61st Street. The applicant proposes demolish the existing structures in order to construct the proposed project.

The site is surrounded by residential properties to the west, north, east and south. Immediately to the north across 61st

Street is Freedom Park and Community Center. To the northeast of the property across 61st Street is LAUSDs Huntington Park Elementary School. Northwest of the site, at the northwest corner of Carmelita Avenue and 61st Street is LAUSDs Nimitz Middle School.

Access

Vehicular access to the site will be provided via a new one-way, two-lane, 28-foot wide private street located at the front of the property along 61st Street. Vehicles will exit the private street onto Carmelita Street and will be able to make a left-hand or right-hand turn. The project is required to install stop signs at the end of the private street and request that the City mark the public street in front of the driveway exit with the words "KEEP CLEAR" in order to allow vehicles to exit the property.

A student drop-off and pick-up area will be created along the west side of the private street on the property. The drop-off area would be able to accommodate about 15 vehicles. Ingress and egress to this drop-off area would be provided via 61st Street.

Access to the off-street parking within the parking structure will also be provided via the private street entrance along 61st Street. The parking will be used by school staff, school visitors and residents of the on-site dwelling units. The proposed project does not include student busing.

Parking

The proposed project will provide a total of 100 off-street parking spaces. The City of Huntington Park has used a standard at other charter schools in the City of one parking space per 10 students. The Los Angeles Unified School District (LAUSD) has a parking standard of 2.25 spaces per classroom, which is significantly lower than the standard required by the HPMC. The LAUSD parking standard is used by many charter schools within LAUSD's boundaries. The proposed school will have a capacity of 400 students and will require a total of 40 parking spaces within the parking structure. The school will fully comply with the City's parking standard.

Per the HPMC Section 9-3.2209(E), the parking requirement for an affordable housing project being granted a density bonus is one space for one-bedroom units and two spaces for two and three-bedroom units. The total

parking required for the 36-unit housing component is 60 spaces. Please note that the maximum allowable dwelling unit density on this property is 37 units. Thus, the project will not be built above density. However, in order to qualify for the minimum parking standard applied to density bonus projects, the applicant elected to provide the housing at affordable rates for a period of 30 years. As a result, the housing project will fully comply with the City's parking standard.

The parking calculations are summarized in the following table:

STANDARD OFF-STREET PARKING CALCULATION		
Type	**Required**	**Provided**
School	1 per 10 students (400 students/10)	40 spaces
Housing 1 bedroom unit 2 bedroom unit 3 bedroom unit	 12 units x 1 space 12 units x 2 spaces 12 units x 2 spaces	60 spaces
Total	**60 spaces**	**60 spaces**

The project is conditioned to record a Density Bonus Covenant against the property prior to the issuance of a Certificate of Occupancy.

Environmental Issues

A Mitigated Negative Declaration (MND) under the California Environmental Quality Act (CEQA) has been prepared for the project. With the exception of air quality, noise, and transportation and traffic, the potential for impacts was found to be less than significant. Through mitigation measures included in the MND the potential air quality, noise, and transportation and traffic impacts can be reduced to levels considered less than significant. The potentially significant air quality, noise, and transportation and traffic impacts are discussed below.

Air Quality

For the most part, the air emissions that will be generated by the project are associated with the demolition of the existing on-site improvements, the construction, and operations of the proposed uses. The project's total greenhouse gases (GHG) emissions are above and exceed the annual significance threshold of 3,000 MT. The majority

of the GHG by the project relates to mobile source emissions. Since the project is 321 MT CO2(e) above the significance threshold, an 11% reduction in mobile source emissions would allow the project to meet the significance threshold. Therefore, a mitigation measure is recommended to reduce mobile source emissions by a minimum of 11% through car-pools or use of school buses to reduce project GHG emissions to less than significant. With implementation of Mitigation Measures No. 1 and No. 2, air quality impacts would be reduced to a level which is less than significant.

Noise

The project would be exposed to existing noise levels resulting from traffic, students at the two nearby schools, outdoor activities at Freedom Park, and noise by the adjacent residential neighborhood. The proposed project may generate noise levels from the parking structure, drive aisle, playground, and bells/buzzers that may exceed the City's maximum noise level of 60dB at property line. Noise attenuation through building setback or perimeter acoustic barriers may be required to achieve desired noise levels. Mitigation Measures No. 3 and No. 4 would ensure that instantaneous noises projecting from the parking structure do not impact sensitive receptors to the east and south of the site.

Traffic

A traffic impact analysis was prepared for the project. The City also had the same traffic consultant prepare a one-way traffic feasibility study for Carmelita Avenue and Corona Avenue in order to better accommodate the flow of traffic during peak hours. Historically, the nearby residents and parents of students attending the existing schools in the area have complained about heavy traffic during school drop-off an pick-up hours. The local streets in the area are two-lane undivided streets with one continuous travel lane in each direction (northbound and southbound; or eastbound and westbound). Parking is allowed on both side of the street, unless restricted. The one way study indicated that converting Carmelita Avenue into a southbound traffic one-way street between 60th Street and Randolph Street would not be recommended. Conversely, converting Corona Avenue into a northbound traffic one-way street between 60th Street and Randolph Street would also not be recommended. The conversion of these streets into one-way traffic streets would either significantly reduce

the amount of street parking or reduce the number of available traffic lanes down to one due to the narrow roadway widths. Given that street parking is a necessity in the area surrounding the subject site, street parking would not be feasible.

The proposed school hours are Monday through Friday, 7 am to 4 pm. Traffic and pedestrian counts were taken during the existing schools AM and PM peak hours. The proposed project is anticipated to generate 2,592 daily vehicle trips, including 483 AM trips and 285 PM trips. The traffic analysis has concluded that the additional trips generated by the proposed project would not cause significant traffic impacts at any intersections during either the AM or PM peak hours. The study area would continue to operate at the same acceptable level of service with little change. The analysis incorporated the use of worst-case scenario figures.

The project as designed could result in potentially significant traffic impacts. The increased levels of traffic, the increased number of pedestrians, and the increased number of vehicular turning movements at the nearby intersections, driveways, and on-street parking areas would result in an increased number of traffic conflicts and a corresponding increase in the probability of an accident occurring. Therefore, implementation of mitigation measures Nos. 5 through 8 would help reduce these potential impacts to less than significant levels.

Community Meeting

On May 21, 2014, City staff and the project applicant conducted a community meeting at the Freedom Park Community Center. The purpose of the meeting was to present the proposed project to the community and to obtain feedback regarding the project. Approximately 40 members of the community were in attendance. Residents addressed their concerns with regards to increased traffic during school hours and reduced on-street parking availability. Staff and the applicant informed the residents that potential traffic impacts could be reduced through staggered school start times and/or other mitigation measures that would reduce potential impacts to traffic and parking.

Summary

With implementation of the specified Mitigation Measures and Conditions of Approval, the environmental issues associated with the project can be adequately addressed and mitigated to less than significant.

The project as proposed and conditioned, will not adversely affect or interfere with the public's health, safety, and welfare, complies with the City's Zoning and Development Standards subject to the approval of a Conditional Use Permit and Development Permit by the City's Planning Commission, and is consistent with the City's General Plan. The applicant shall also be required to obtain permits/approvals from all other applicable agencies including the Building Division, Engineering Division and the Fire Department.

RECOMMENDATIONS:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission adopt the Mitigated Negative Declaration under the California Environmental Quality Act associated with the proposed project, and **approve PC Case No. 2014-01 CUP/DP**, subject to the proposed conditions of approval and/or additional conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

Mitigation Measures

1. **Mitigation Measure No. 1:** Prior to the issuance of a certificate of occupancy, the private school operator shall implement a trip reduction plan that maintains less than 1,050 inbound trips per day (a minimum 11% reduction) for the school. An annual vehicle count shall be performed by the school operator and submitted to the City annually to confirm compliance with the current threshold. Should the threshold change, the applicant shall provide documentation of compliance with the applicable SCAQMD significance threshold applicable at the time.

2. **Mitigation Measure No. 2:** The construction contractor shall water all exposed dirt surfaces at least 3 times per day for fugitive dust suppression.

3. **Mitigation Measure No. 3:** A noise shield consisting of overlapping panels shall be installed along the length of the east and south side of the parking structure prior to the issuance of an occupancy permit for the school or residential units, whichever is first, to reduce noise levels to a maximum of 60 dB at the property line.

4. **Mitigation Measure No. 4:** Small bulldozers only shall operate within 56 feet of the nearest residential structure.

5. **Mitigation Measure No. 5:** Cone-off the ingress access driveway to one lane from E. 61st Street during peak times so that all vehicles entering the school site will be in a position to access the drop-off/pick-up zone and then transition the cones to open the 2nd lane for circulation (prior to the entrance to the parking structure). This will minimize weaving/merging and keep the circulation lane clear of stopped vehicles waiting to access the school curb frontage. During off-peak periods both lanes can be accessed from E. 61st Street.

6. **Mitigation Measure No. 6:** Close the cross-walk over the on-site access road to pedestrians during peak school periods. This is important because vehicle queuing at the drop-off/pick-up zone is anticipated to block sight distance to pedestrians on the school side of the crosswalk. This crossing is not on any pedestrian routes to the school and being closed during student drop-off/pick-up times should not impact students or pedestrians. An alternate measure would be to provide a crossing guard at the crosswalk during school drop-off/ pick-up times if remained open.

7. **Mitigation Measure No. 7:** Prohibit drop-off/pick-up in the parking structure so that students do not cross in front of access road vehicles to access the school. Similarly, prohibit drop-off/pick-up from the circulation lane (lane adjacent to the parking structure).

8. **Mitigation Measure No. 8:** The school shall develop a drop-off/pick-up and parking circulation plan and shared with parents and enforced/monitored by trained school staff maximize safety and efficiency of school traffic circulation on and off-site.

Project Design

9. As part of the development of the school, prior to the issuance of a certificate of occupancy, a recreation area shall be provided, which may consist of blacktop and/or landscaped areas improved with playground equipment or other recreational facilities and equipment.

10. Project plans and drawings shall be submitted to the Los Angeles County Fire Department (LACoFD) for review and recommendations regarding emergency access to buildings and fire hydrant locations, and other applicable requirements. LACoFD approval of the project plans shall be demonstrated to the satisfaction of the Director of Community Development prior to issuance of demolition or grading permits for the project.

11. The following security measures shall be included in the project design for the school:
    a. A minimum of seven before- and after-school monitors shall be posted at the entrances of the school, at the intersection of Carmelita Avenue and 61st Street, at the ingress and egress points of the private street, and at the drop-off/pick-up area

to control traffic ingress and egress to the school property and to ensure that pedestrians and vehicles observe all traffic restrictions.

b. Pathways for all crossings shall be provided and shall be clearly marked.
c. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.

12. 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 authorization to operate.

13. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of Occupancy.

14. That all signs on the site be installed in compliance with the City's sign regulations and/or Sign Program and that approval be obtained through a Sign Design Review prior to installation.

15. That the applicant install 8-foot high decorative block walls along the south and east property lines as approved by the Planning Division.

Aesthetics

16. Building materials shall not be reflective or produce meaningful amounts of glare.

17. Mesh Fencing during Construction - The portions of the project site under construction shall be temporarily concealed from public view through the installation of mesh screening along the perimeter fence.

18. Exterior lighting shall be low-wattage and shall be shielded and directed onto the project site and away from adjacent residential uses. Outdoor lighting will be limited to security lighting of walkways and parking areas. All security lighting will be fitted with side shields and hoods to avoid spill light, glare, and sky glow.

19. That a minimum 10'-0" landscape planter and permanent irrigation be provided along 61st Street and Carmelita Avenue; with the exception of driveways and walkways and that landscaping be provided in areas not used for vehicle parking, vehicle circulation or pedestrian access. A landscape plan designed by a Registered Landscape Architect shall be provided for the entire property showing planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to, and approved by the Planning Division, and such landscaping shall be installed and planted according to such approved plan, prior to issuance of the certificate of occupancy, and shall thereafter be continuously and permanently maintained.

20. That street trees with decorative plastic or permeable concrete grates be installed along the frontages of Carmelita Avenue and 61st Street Rita Avenue at 40-feet on center, or as indicated on approved plans. The trees shall be 24-inch box minimum and the species of trees shall be determined by the City's Public Works Department. Installation and maintenance shall also be per the Public Works Department requirements.

21. That all proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and shall be completely concealed from public view as required by the City prior to issuance of Certificate of Occupancy.

22. That all existing and/or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the structure or property shall be completely shielded/enclosed so as not to be visible from public view 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 the issuance of the Certificate of Occupancy as approved by the Planning Division.

23. That the use be conducted, and 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 the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.

24. That decorative paving be provided and maintained at the driveway entrance along public alley at the rear of the property, as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.

Noise

25. Equipment operational noise shall comply with the City's standard of 50 dBA during daytime operations, and 40 dBA during nighttime operations at any property line.

26. All interior walls shall be designed in accordance with the LAUSD's standards for schools with interior multipurpose rooms and physical education facilities as applicable.

27. Noise generated by the proposed project shall be in compliance with the noise limitations per Section 9-3.507 (Specific Requirements) of Huntington Park's Municipal Code.

Traffic and Circulation

28. That the City, in its discretion, may request the school operator to shift/stagger school start and end times in order to reduce traffic congestion associated to Nimitz Middle School and Huntington Park Elementary School.

29. That the vehicle circulation areas and parking structure be paved and striped as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.

30. That all required off-street parking and loading spaces comply with the minimum dimensions as set forth within the Huntington Park Municipal Code prior to issuance of the Certificate of Occupancy.

31. A School Safety Plan shall be developed to implement a program of student supervision, traffic and pedestrian control, signage, and safety procedures. The Plan will include measures to ensure a high level of pedestrian safety, such as: school warning and speed limit signs, school crossing guards and crosswalks, pavement markings, and clearly marked passenger drop-off zones. The Plan will also include a "Safe Routes to School" map for distribution to all school attendees with clear guidance on safe pedestrian access to school. Furthermore, the Plan shall include an Evacuation Plan outlining procedures and safe evacuation routes in the event of an accident or emergency. The Plan shall be finalized and implemented in coordination with the City. The schools shall provide an orientation on school safety for students at the beginning of each school year and as necessary throughout the year to maintain safe school practices.

32. Prior to issuance of a Certificate of Occupancy, the project applicant shall install a “Stop” signs at the exit/egress point of the private street, subject to approval by the City of Huntington Park.

33. Prior to issuance of a Certificate of Occupancy, the project applicant shall install “Stop” signs at the exit/egress point of the private street, subject to approval by the City of Huntington Park.

34. Prior to issuance of a Certificate of Occupancy, the project applicant shall coordinate with the City to have the pavement marked with the words “KEEP CLEAR” at the egress/exit driveway of the private street located along of Carmelita Avenue.

35. Prior to issuance of a Certificate of Occupancy for Phase I of the project, the applicant shall develop a Comprehensive Parking Plan and shall submit the Plan to the City for review and approval. The Plan shall contain the following elements:
    a. Assigned parking spaces for staff
    b. Written traffic and parking policy for distribution to staff and parents
    c. Traffic and parking monitors
    d. Signage
    e. An event parking plan
    f. A plan for adequate off-street parking that avoids school visitors or staff parking in residential neighborhoods or unauthorized parking on nearby properties.

General Conditions

36. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, 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.

37. 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.

38. 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.

39. That a two separate ninety-six (96) square foot decorative trash enclosure be provided on-site and that a decorative trellis, as approved by the Planning Division, be installed above the required trash enclosure prior to issuance of Certificate of Occupancy. The design and location shall be approved by the Planning Division. Trash bins shall be kept within the approved trash enclosure area only, and trash area shall be kept free of trash overflow and maintained in a clean manner at all times.

40. That a lighting plan be provided 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.

41. That the applicant 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.

42. That the school operator shall obtain a City of Huntington Park Business License prior to commencing business operations.

43. That public improvements be completed per the City Engineer's requirements prior to issuance of the Certificate of Occupancy as follows:

    a. Remove and replace all public improvements damaged by construction per City Engineer's requirements; and

b. Repair and/or replace any abutting substandard or damaged public improvements as required by the City Engineer.
c. Install all new driveways per City Engineer's requirements; and

44. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the issuance of Building Permits to consolidate the existing two (2) parcels, 6318-028-900 and 6318-029-900, into one (1) parcel.

45. That the applicant comply with the requirements of County Sanitation District of Los Angeles.

46. 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.

47. 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.

48. 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.

49. 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.

50. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.

51. 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.

52. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.

53. 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.

54. 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.

55. The applicant and/or school operator shall provide the City with contact information for a designated responsible party at the school responsible for resolution of complaints and operational and permit condition issues. Contact information shall be kept current and the Planning Division shall be notified of any change in contact information.

56. School enrollment shall not exceed 400 students.

57. The schools shall be operated in a manner consistent with the School Charter issued by the LAUSD.

58. That the applicant and property owner agree in writing to the above conditions.

EXHIBITS:

A: Vicinity Map
B: Site Plan
C: School Floor Plans
D: School Elevations
E: Residential Floor Plans
F: Residential Elevations
G: Entitlement Applications/Environmental Assessment Checklist
H: Building Division Conditions of Approval
I: PC Resolution No. 2014-01
J: Mitigated Negative Declaration

RESOLUTION NO. 2014-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT AND THE ADOPTION OF AN ASSOCIATED MITIGATED NEGATIVE DECLARATION IN CONNECTION WITH REAL PROPERTY LOCATED AT 6100 CARMELITA AVENUE, HUNTINGTON PARK, CALIFORNIA

WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California at 6:30 p.m. on July 2, 2014, 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 AMG and Associates, LLC requesting approval of a Conditional Use Permit and a Development Permit to construct and operate a public charter school and 36 affordable dwelling units on a privately-owned property located at 6100 Carmelita Avenue, within the R-H (High-Density Residential) Zone on the following described property:

Assessor's Parcel Nos. 6318-028-900 and 6318-029-900; City of Huntington Park, County of Los Angeles; and

WHEREAS, a Negative Declaration has been prepared in compliance with the provisions of the California Environmental Quality Act (hereinafter "CEQA") (California Public Resources Code Sections 21000 et seq.) and State CEQA guidelines (Sections 15000 et seq.) and made available for public review and comment in accordance with CEQA; 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 proposed project and associated Negative Declaration 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: That in accordance with CEQA and based on the evidence in the Initial Study/Mitigated Negative Declaration (IS/MND), the Planning Commission adopts the findings in said IS/MND and determines that the project could have potential impacts on the environment, however through the incorporation of identified mitigation measures, those impacts can be reduced to a less than significant level and therefore the Planning Commission hereby adopts said IS/MND associated with the proposed project.

SECTION 2: The Planning Commission hereby makes the following Conditional Use Permit findings in connection with Case No. 2014-01 CUP/DP:

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 (Huntington Park Zoning Code Title 9); and
2. The proposed use is consistent with the General Plan; and
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; and
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; and
5. The subject site is physically suitable for the type and density/intensity of the 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.

SECTION 3: The Planning Commission hereby makes the following Development Permit findings in connection with Case No. 2014-01 CUP/DP:

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
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.

SECTION 4: The Planning Commission hereby approves Case No. 2014-01 CUP/DP, subject to the execution and fulfillment of the following conditions:

Mitigation Measures

1. **Mitigation Measure No. 1:** Prior to the issuance of a certificate of occupancy, the private school operator shall implement a trip reduction plan that maintains less than 1,050 inbound trips per day (a minimum 11% reduction) for the school. An annual vehicle count

shall be performed by the school operator and submitted to the City annually to confirm compliance with the current threshold. Should the threshold change, the applicant shall provide documentation of compliance with the applicable SCAQMD significance threshold applicable at the time.

2. **Mitigation Measure No. 2:** The construction contractor shall water all exposed dirt surfaces at least 3 times per day for fugitive dust suppression.

3. **Mitigation Measure No. 3:** A noise shield consisting of overlapping panels shall be installed along the length of the east and south side of the parking structure prior to the issuance of an occupancy permit for the school or residential units, whichever is first, to reduce noise levels to a maximum of 60 dB at the property line.

4. **Mitigation Measure No. 4:** Small bulldozers only shall operate within 56 feet of the nearest residential structure.

5. **Mitigation Measure No. 5:** Cone-off the ingress access driveway to one lane from E. 61st Street during peak times so that all vehicles entering the school site will be in a position to access the drop-off/pick-up zone and then transition the cones to open the 2nd lane for circulation (prior to the entrance to the parking structure). This will minimize weaving/merging and keep the circulation lane clear of stopped vehicles waiting to access the school curb frontage. During off-peak periods both lanes can be accessed from E. 61st Street.

6. **Mitigation Measure No. 6:** Close the cross-walk over the on-site access road to pedestrians during peak school periods. This is important because vehicle queuing at the drop-off/pick-up zone is anticipated to block sight distance to pedestrians on the school side of the crosswalk. This crossing is not on any pedestrian routes to the school and being closed during student drop-off/pick-up times should not impact students or pedestrians. An alternate measure would be to provide a crossing guard at the crosswalk during school drop-off/ pick-up times if remained open.

7. **Mitigation Measure No. 7:** Prohibit drop-off/pick-up in the parking structure so that students do not cross in front of access road vehicles to access the school. Similarly, prohibit drop-off/pick-up from the circulation lane (lane adjacent to the parking structure).

8. **Mitigation Measure No. 8:** The school shall develop a drop-off/pick-up and parking circulation plan and shared with parents and enforced/monitored by trained school staff maximize safety and efficiency of school traffic circulation on and off-site.

Project Design

9. As part of the development of the school, prior to the issuance of a certificate of occupancy, a recreation area shall be provided, which may consist of blacktop and/or landscaped areas improved with playground equipment or other recreational facilities and equipment.

10. Project plans and drawings shall be submitted to the Los Angeles County Fire Department (LACoFD) for review and recommendations regarding emergency access to buildings and

fire hydrant locations, and other applicable requirements. LACoFD approval of the project plans shall be demonstrated to the satisfaction of the Director of Community Development prior to issuance of demolition or grading permits for the project.

11. The following security measures shall be included in the project design for the school:
    a. A minimum of seven before- and after-school monitors shall be posted at the entrances of the school, at the intersection of Carmelita Avenue and 61st Street, at the ingress and egress points of the private street, and at the drop-off/pick-up area to control traffic ingress and egress to the school property and to ensure that pedestrians and vehicles observe all traffic restrictions.
    b. Pathways for all crossings shall be provided and shall be clearly marked.
    c. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.

12. 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 authorization to operate.

13. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of Occupancy.

14. That all signs on the site be installed in compliance with the City's sign regulations and/or Sign Program and that approval be obtained through a Sign Design Review prior to installation.

15. That the applicant install 8-foot high decorative block walls along the south and east property lines as approved by the Planning Division.

Aesthetics

16. Building materials shall not be reflective or produce meaningful amounts of glare.

17. Mesh Fencing during Construction - The portions of the project site under construction shall be temporarily concealed from public view through the installation of mesh screening along the perimeter fence.

18. Exterior lighting shall be low-wattage and shall be shielded and directed onto the project site and away from adjacent residential uses. Outdoor lighting will be limited to security lighting of walkways and parking areas. All security lighting will be fitted with side shields and hoods to avoid spill light, glare, and sky glow.

19. That a minimum 10'-0" landscape planter and permanent irrigation be provided along 61st Street and Carmelita Avenue; with the exception of driveways and walkways and that landscaping be provided in areas not used for vehicle parking, vehicle circulation or pedestrian access. A landscape plan designed by a Registered Landscape Architect shall

be provided for the entire property showing planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to, and approved by the Planning Division, and such landscaping shall be installed and planted according to such approved plan, prior to issuance of the certificate of occupancy, and shall thereafter be continuously and permanently maintained.

20. That street trees with decorative plastic or permeable concrete grates be installed along the frontages of Carmelita Avenue and 61st Street Rita Avenue at 40-feet on center, or as indicated on approved plans. The trees shall be 24-inch box minimum and the species of trees shall be determined by the City's Public Works Department. Installation and maintenance shall also be per the Public Works Department requirements.

21. That all proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and shall be completely concealed from public view as required by the City prior to issuance of Certificate of Occupancy.

22. That all existing and/or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the structure or property shall be completely shielded/enclosed so as not to be visible from public view 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 the issuance of the Certificate of Occupancy as approved by the Planning Division.

23. That the use be conducted, and 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 the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.

24. That decorative paving be provided and maintained at the driveway entrance along public alley at the rear of the property, as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.

Noise

25. Equipment operational noise shall comply with the City's standard of 50 dBA during daytime operations, and 40 dBA during nighttime operations at any property line.

26. All interior walls shall be designed in accordance with the LAUSD's standards for schools with interior multipurpose rooms and physical education facilities as applicable.

27. Noise generated by the proposed project shall be in compliance with the noise limitations per Section 9-3.507 (Specific Requirements) of Huntington Park's Municipal Code.

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28. That the City, in its discretion, may request the school operator to shift/stagger school start and end times in order to reduce traffic congestion associated to Nimitz Middle School and Huntington Park Elementary School.

29. That the vehicle circulation areas and parking structure be paved and striped as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.

30. That all required off-street parking and loading spaces comply with the minimum dimensions as set forth within the Huntington Park Municipal Code prior to issuance of the Certificate of Occupancy.

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34. Prior to issuance of a Certificate of Occupancy, the project applicant shall coordinate with the City to have the pavement marked with the words “KEEP CLEAR” at the egress/exit driveway of the private street located along of Carmelita Avenue.

35. Prior to issuance of a Certificate of Occupancy for Phase I of the project, the applicant shall develop a Comprehensive Parking Plan and shall submit the Plan to the City for review and approval. The Plan shall contain the following elements:
    a. Assigned parking spaces for staff
    b. Written traffic and parking policy for distribution to staff and parents
    c. Traffic and parking monitors
    d. Signage
    e. An event parking plan
    f. A plan for adequate off-street parking that avoids school visitors or staff parking in residential neighborhoods or unauthorized parking on nearby properties.

General Conditions

36. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, 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.

37. 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.

38. 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.

39. That a two separate ninety-six (96) square foot decorative trash enclosure be provided on-site and that a decorative trellis, as approved by the Planning Division, be installed above the required trash enclosure prior to issuance of Certificate of Occupancy. The design and location shall be approved by the Planning Division. Trash bins shall be kept within the approved trash enclosure area only, and trash area shall be kept free of trash overflow and maintained in a clean manner at all times.

40. That a lighting plan be provided 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.

41. That the applicant 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.

42. That the school operator shall obtain a City of Huntington Park Business License prior to commencing business operations.

43. That public improvements be completed per the City Engineer's requirements prior to issuance of the Certificate of Occupancy as follows:

    a. Remove and replace all public improvements damaged by construction per City Engineer's requirements; and
    b. Repair and/or replace any abutting substandard or damaged public improvements as required by the City Engineer.

c. Install all new driveways per City Engineer's requirements; and

44. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the issuance of Building Permits to consolidate the existing two (2) parcels, 6318-028-900 and 6318-029-900, into one (1) parcel.

45. That the applicant comply with the requirements of County Sanitation District of Los Angeles.

46. 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.

47. 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.

48. 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.

49. 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.

50. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.

51. 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.

52. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.

53. 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.

54. 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.

55. The applicant and/or school operator shall provide the City with contact information for a designated responsible party at the school responsible for resolution of complaints and operational and permit condition issues. Contact information shall be kept current and the Planning Division shall be notified of any change in contact information.

56. School enrollment shall not exceed 400 students.

57. The schools shall be operated in a manner consistent with the School Charter issued by the LAUSD.

58. That the applicant and property owner agree in writing to the above conditions.

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

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

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PASSED, APPROVED, AND ADOPTED this 2nd day of July, 2014 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

HUNTINGTON PARK PLANNING COMMISSION

_____

Chairperson

ATTEST:

_____

Secretary

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JULY 2, 2014 PLANNING COMMISION MEETING MINUTES

EXHIBIT C **CASE NO.** 2014-01A CUP/DP

MINUTES

CITY OF HUNTINGTON PARK
PLANNING COMMISSION

Special Meeting
Wednesday, July 2, 2014
6:30 p.m.

Chairperson Herrera called the meeting to order at 6:32 p.m. Present: Commissioner Eddie Benitez, Vice Chair Juan Anaya, Commissioner Eddie Carvajal and Chairperson Laura Herrera. Absent: Commissioner Veronica Lopez (declared excused by Chairperson Herrera). Also present: Planning Manager Albert Fontanez, Assistant Planner Juan Arauz, Planning Intern Rodrigo Pelayo, City Attorney Alisha Patterson, and Recording Secretary Genny Ochoa.

Approval of Minutes

Motion by Commissioner Benitez, seconded by Vice Chair Anaya, to approve the minutes of the special meeting held on June 11, 2014, as presented. The motion carried as follows: Ayes: Commissioner Benitez, Vice Chair Anaya, Commissioner Carvajal, and Chairperson Herrera; Noes: None; Absent: Commissioner Lopez.

Public Appearances

None.

Continued Public Hearings

A. CASE NO 2014-01-CUP/DP – CONDITIONAL USE PERMIT/ DEVELOPMENT PERMIT: Request for a Conditional Use Permit and Development Permit to construct and operate a public charter school and 36 affordable dwelling units on a privately-owned property located at 6100 Carmelita Avenue; and the adoption of an associated Mitigated Negative Declaration under the California Environmental quality Act (CEQA).

Planning Manager Fontanez stated that staff had distributed to the Commissioners eight copies of letters from local parents in support of the proposed project. Mr. Fontanez reviewed staff's report which included the Project Analysis, Site Plans, Recommendations, and Conditions of Approval. Mr. Fontanez stated that the project consisted of the following main points:

i) Demolition of five vacant apartment units
ii) Construction of a 2-story public charter elementary school for 400 K-5 students
iii) Construction of 36-unit, three-story apartment building above a 2-level parking structure with 100 parking spaces for school and residential uses.

Mr. Fontanez summarized project details including:

- The subject site is comprised of two parcels formerly owned by the City's (now dissolved) Redevelopment Agency and sold to a private developer
- Two LAUSD schools (Huntington Park Elementary School and Nimitz Middle School) as well as the City's Freedom Park and Community Center are within the immediate vicinity of the project site
- The first level of the parking structure will be at semi-subterranean level and the second at grade level
- A "private one-way road" will separate the residential use and the school/parking structure and will provide vehicular access to the site as well as a student drop-off and pick-up area
- A Mitigated Negative Declaration (MND) was prepared which determined that through mitigation measures, potential air quality, noise, and transportation and traffic impacts could be reduced to levels considered less than significant.
- Review of the school floor plans and housing floor plans and parking plans
- Housing will consist of 12 1-bedroom, 12 2-bedroom and 12 3-bedroom units with affordable housing opportunities for school staff and teachers, as well as the general public
- The Density Bonus granted for affordable housing will require the units to be maintained at affordable rates for 30 years
- The charter school will include 17 classrooms, a multipurpose room and conference room, a library, faculty room and administration office area, as well as a serving kitchen and storage and utility areas
- Proposed parking will comply with the City's school and residential parking requirements; when school is not in session, residents and visitors will be able to utilize the school's designated parking
- A community meeting on May 21, 2014 addressed the residents' concerns regarding increased traffic and reduced on-street parking availability who were informed that parking and traffic impacts could be reduced through mitigation measures

Mr. Fontanez reviewed the Conditions of Approval, specifically:

Condition No. 11a: the Project Design shall include security measures for the traffic/pedestrian control by before- and after-school monitors;
Condition No. 15: the required 8-foot block walls along the south and east property lines will serve as sound barriers;
Condition No. 28: the City may request staggered school start and end times to reduce traffic congestion associated with nearby schools; and recommendation to modify the condition to include that the applicant shall make an effort to coordinate school schedules with the schools;
Condition No. 35a: the applicant will be required to submit a plan for adequate off-street parking if complaints from residents are received regarding unauthorized parking on nearby properties
Condition No. 44: a Tentative Parcel Map or Lot Line Adjustment application consolidating the two parcels

Mr. Fontanez clarified that the project was not 100% affordable housing as indicated in staff's report, but would have an affordable housing component requiring a density bonus covenant and agreement providing that 5 to 10 percent of the units remain affordable to very low or low income households for not less than 30 years. The agreement shall be recorded with Los Angeles County prior to the issuance of a Certificate of Occupancy. Mr. Fontanez recommended that the conditions of approval be modified by adding a condition stipulating the density bonus agreement requirements.

Mr. Fontanez stated that based on the evidence present, staff recommended the adoption of the MND associated with the proposed project, and the approval of Case No. 2014-01-CUP/DP subject to the modified conditions of approval as recommended by staff.

Chairperson Herrera asked affordable housing qualification requirements for the teachers. Mr. Fontanez stated that the teachers would be given first right to live in the apartment complex.

Chairperson Herrera declared the public hearing open and called for anyone wishing to speak for or against Case No. 2014-01-CUP/DP.

The following individuals came forward to speak in favor:

1) Alexis Gevorgian, (AMG & Associates, 16633 Ventura Blvd., Ste. 1014, Encino, CA 91436), applicant/property owner: Mr. Gevorgian thanked and complemented staff for an "amazing" presentation of the proposed project and stated that after meeting with the community, he wanted to develop a different project by providing student pick-up and drop-off on a one-way street through the school. Mr. Gevorgian stated that the project was not over-developed and the development would be proportional on the site. Mr. Gevorgian further stated that the project included benefits for teachers to live on site. Mr. Gevorgian added that the project included a parking monitor plan.

2) James Wilcox (CEO, Aspire Public Schools): Mr. Wilcox expressed his excitement to bring another charter school to a community that needs the quality education that Aspire provides. Mr. Wilcox stated that 100 percent of Aspire high school graduating students had been accepted by four-year colleges. Mr. Wilcox thank the City for its partnership and requested approval of the project.

3) Michael Pinto (Principal, Osborne Architects): Mr. Pinto gave a brief overview of the project's layout and design concept.

4) Norma Santiago (Aspire parent): Ms. Santiago stated that the charter school was a good school for the children.

5) Yolanda Garcia (parent): Ms. Garcia stated that the Commission would ensure a better future for the children by approving the proposed school.

6) Gabriela Martinez (parent): Ms. Martinez stated that the proposed school would relieve overcrowding at the existing charter school.

7) Salia Hernandez (parent): Ms. Hernandez requested approval of the project.

8) Elizabeth Diaz (parent): Ms. Diaz stated that charter schools are great schools and that the proposed charter school would provide a safe school for the children. Ms. Diaz added that the proposed school would alleviate the overcrowded conditions at Aspire Maria Lugo Academy (AMLA).

The following individuals came forward to speak against Case No. 2014-01-CUP/DP:

1) Amparo Mendoza (employee of Nimitz Middle School): Ms. Martinez reported that school officials (LAUSD) did not receive notification of the proposed project and added that the proposed school would generate excessive traffic in the area. Ms. Martinez asked for help from the City in the communication process. Ms. Mendoza stated that the Police Department and LAUSD did not provide enough parking or police enforcement and expressed concern with drug sales in the surrounding residential area.

2) Raquel Toscano (parent) stated that that she was not against education, however, the proposed school site was not suitable for another school because of the proximity of the other nearby schools.

3) Kerry Porter (3900 E. 61st St., Huntington Park), resident, stated that he lives across the street from the proposed project and that the area already has parking issues and too much traffic congestion.

Ms. Yvonne Correa, (City resident), came forward and suggested the use of the City's Combi transit system by students/parents to help alleviate traffic congestion in the area.

On behalf of the developer, Mr. Fontanez expressed appreciation for the concerns expressed to the Commission. Mr. Fontanez stated that the proposed school was a model school with a unique on-site drop-off and pick-up area, staggered schedules, and a parking ratio of 3:1.

With no one else coming forward to speak for or against Case No. 2014-01-CUP/DP, Chairperson Herrera declared the public hearing closed.

Mr. Phil Martin (Phil Martin & Associates, Inc., 3002 Dow Ave., Ste. 122, Tustin, CA 92780), City consultant for the preparation of the MND, stated that three forms of notification of the MND were made. Mr. Martin briefly summarized the traffic impact analysis which included traffic impacts during peak hours. Mr. Martin stated that the implementation of mitigating measures, including staggered school schedules, would adequately mitigate potential impacts to less than significant levels. Mr. Martin added that an analysis to convert Carmelita Avenue from a two-way street to a one-way street

found that street parking would be eliminated and would not solve the potential for increased traffic.

Keith Rutherfurd (VA Consulting, 46 Discover, Ste., 250, Irvine, CA 92618), traffic consultant, stated that with his 30 years of experience in traffic studies he supported the findings of the traffic study for the proposed project, specifically the traffic impacts during morning and afternoon peak hours.

After a discussion, staff recommended and the Commission approved to modify Conditions No. 26 and 28 to read as follows:

26. All interior walls shall be designed in accordance with the **Department State of Architect and California Department of Education** standards for schools with interior multipurpose rooms and physical education facilities as applicable.
(Modification in **bold** text)

28. That the City, in its discretion, may request the school operator to shift/stagger school start and end times in order to reduce traffic congestion associated to Nimitz Middle School and Huntington Park Elementary School. **The applicant shall make a reasonable effort to coordinate with Nimitz Middle School and Huntington Park Elementary School to avoid traffic congestion associated with overlapping start and end times and special events**.
(Added text in **bold**)

and, **add** the following condition as Condition No. 58 and renumerate the conditions of approval accordingly:

58. That the applicant shall inter into a density bonus covenant and agreement that shall be prepared by the City of Huntington Park and recorded with the County of Los Angeles to ensure that a minimum of 5 to 10 percent of the units remain affordable to very low or low income households for a period not less than 30 years. Such agreement shall be recorded prior to the issuance of the Certificate of Occupancy.

Motion by Commissioner Carvajal, seconded by Commissioner Benitez, to APPROVE CASE NO. 2014-01-CUP/DP, subject to Conditions No. 1-59, as modified. The motion carried as follows: Ayes: Commissioner Benitez, Vice Chair Anaya, Commissioner Carvajal, and Chairperson Herrera; Noes: None; Absent: Commissioner Lopez.

Mr. Fontanez announced that the Commission's decision may be appealed with the City Clerk's office within 15 calendar days.

Chairperson Herrera declared a recess at 8:19 p.m. The meeting reconvened at 8:28 p.m.

Public Hearings

A. CASE NO. 2014-03 CUP – CONDITIONAL USE PERMIT: A request by Jose Duran for a Conditional Use Permit to expand an existing restaurant with the on-sale of alcoholic beverages at 6103 Pacific Boulevard, in the DTSP (Downtown Specific Plan) Zone.

Assistant Planner Juan Arauz reviewed the Administrative Report, which included the Municipal Code Requirements, Required Findings for a Conditional Use Permit, Project Analysis, and Recommendation. Mr. Arauz stated that in February 2012, the applicant was granted a Conditional Use Permit for on-site sales of alcoholic beverages in conjunction with a restaurant and that he now proposed to expand the restaurant by adding seating area, a restroom, and a dance floor. Mr. Arauz further stated that the proposed project was exempt from meeting the off-street parking requirements pursuant to City Council Resolution No. 2010-62, which exempts the first 2,000 square feet of a structure or a proposed structural expansion from meeting the required off-street parking standards when the project is within 500 feet of the DTSP and is within 500 feet of a public parking lot. Mr. Arauz stated that staff recommended the approval of Case No. 2014-03 CUP, subject to the Conditions of Approval outlined in staff's report.

Planning Manager Albert Fontanez stated that the applicant would be required to obtain a dance and entertainment permit from the City's Finance Department which would ultimately be considered for approval by the City Council.

Chairperson Herrera declared the public hearing open and called for anyone wishing to speak for or against Case No. 2014-03 CUP. Mr. Jose Duran (1603 Hart St., Van Nuys, CA 91406), applicant, came forward to speak in favor of the request. Mr. Duran stated that he was in the restaurant business and had restaurants in the cities of San Pedro, South Gate, and Los Angeles. Mr. Duran requested approval of the Conditional Use Permit.

James Allnut, representing the property owner, came forward and spoke in favor of Case No. 2014-03 CUP.

With no one else coming forward to speak for or against Case No. 2014-03 CUP, Chairperson Herrera closed the public hearing.

Motion by Commissioner Carvajal, seconded by Commissioner Benitez, to APPROVE CASE NO. 2014-03 CUP, subject to the Conditions of Approval, as outlined in staff's report. The motion carried as follows: Ayes: Commissioner Benitez, Vice Chair Anaya, Commissioner Carvajal, and Chairperson Herrera; Noes: None; Absent: Commissioner Lopez.

Mr. Fontanez announced that the Commission's decision may be appealed with the City Clerk's office within 15 calendar days.

New Business

None.

Information Items

None.

Staff Comments

None.

Planning Commission Comments

Commissioner Carvajal thanked City staff for the pothole repairs he requested in front of 3376 Flower Street.

Chairperson Herrera reported that the signal lights at each corner of the Salt Lake Avenue and Florence Avenue intersection were extremely dim and difficult to determine the color displayed, creating a traffic and pedestrian hazard. Mr. Fontanez stated that he would report her concerns to the City's Public Works Superintendent.

The Commission requested that the "welcome" signs throughout the City, specifically the sign located at Florence Avenue and Salt Lake Avenue, be preserved by the City.

Adjournment

There being no further business, Chairperson Herrera declared the meeting adjourned at 8:43 p.m.

_____
Laura Herrera, Chairperson

ATTEST:

_____
Albert G. Fontanez, Secretary

PROPOSED TRAFFIC CONGESTION RELIEF PLAN

EXHIBIT D **CASE NO.** 2014-01A CUP/DP

TO: Huntington Park Traffic Authority

MEETING DATE: February 11, 2016

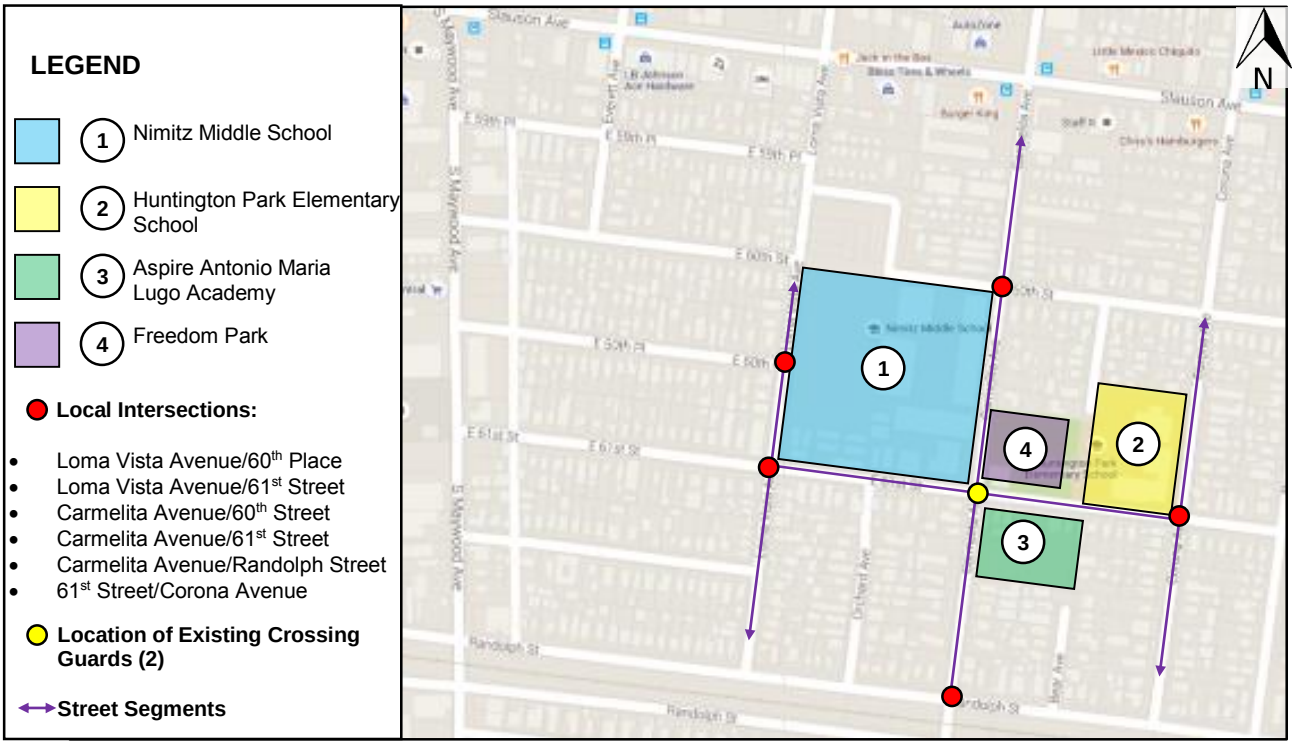
PREPARED BY: Transtech Engineers, Inc. (Traffic Authority Consultant Staff)

SUBJECT: TRAFFIC CIRCULATION ASSESSMENT AT NIMITZ MIDDLE SCHOOL, HUNTINGTON PARK ELEMENTARY SCHOOL, AND ASPIRE ANTONIO MARIA LUGO ACADEMY

INTRODUCTION

On behalf of the City of Huntington Park and, at the request of residents and school staff from Nimitz Middle School, Huntington Park Elementary School, and Aspire Antonio Maria Lugo Academy, engineering consulting staff has completed an assessment of traffic circulation at streets surrounding these schools to evaluate and recommend measures to alleviate congestion, parking concerns and pedestrian safety near the school campuses during the peak AM drop-off and AFT pick-up times. *Figure 1: School Site Vicinity Map* below shows the location of each of the schools and affected intersections and street segments.

FIGURE 1: SCHOOL SITE VICINITY MAP



BACKGROUND

The City received a request in late August from the community to assess traffic and circulation during the AM drop-off and AFT pick-up times around Nimitz Middle School, Huntington Park Elementary School, and Aspire Antonio Maria Lugo Academy. All three schools are located within a couple blocks of each other with start and end times 15 minutes apart. Parents are competing with each other to travel surrounding streets to drop off and pick up students and to find parking. This often means long queues of traffic at intersections controlled by stop signs and illegal parking. To better understand the concerns of the community as well as challenges experienced at each school, during these times, the City hosted a public community meeting on September 1, 2015 to better understand the problems and identify key concerns. Stakeholders attending the meeting included parents, residents, school principals, city officials and law enforcement. LAUSD District offices were unable to attend. Although there are many issues that concern parents, this meeting focused on "traffic" related concerns surrounding each school centering on; vehicle circulation at drop off points, parking along streets and in front of residents homes and safety of pedestrians walking to and from school.

COMMUNITY MEETING

In response to community members expressing their concern of the congestion around all three schools, the City hosted a community meeting on September 1, 2015. The meeting took place at Freedom Park near the school sites as identified in purple as item 4 in the vicinity map in *Figure 1: School Site Vicinity Map.*

The purpose of the meeting was to discuss with residents and parents "traffic" related concerns during the AM drop-off and AFT pick-up times. The meeting provided a forum for the local community to voice their concerns and offer their solutions to the problems.

The meeting was attended by Mayor Karina Macias, Council Member Johnny Pineda, City Engineer Mike Ackerman, City Planning Personnel, and Chief of Police Lozano, as well as the principals from each of the schools. There were also approximately 50 community members (parents and residents) in attendance.

At the meeting a map was provided, shown below as *Exhibit 1: Community Meeting Handout Map* to each community member which showed the proximity of each school to each other as well as the bell start and end times and the surrounding streets and drop off locations.

Exhibit 1: Community Meeting Handout Map



During the meeting, community members were able to voice their concerns about the traffic congestion, parking surrounding the site. One of the main themes was that Nimitz Middle School, Huntington Park Elementary School, and Aspire Antonio Maria Lugo Academy were causing major traffic congestion along Carmelita Avenue and 61st Street during school drop-off and pick-up times.

City staff recorded on a whiteboard the concerns expressed by attendees and had an open dialogue of the type of improvements the community would like to see implemented. The concerns are shown below in summary form and also depicted on *Exhibit 2: Community Meeting Concerns and Mitigation Measures List* on the following page.

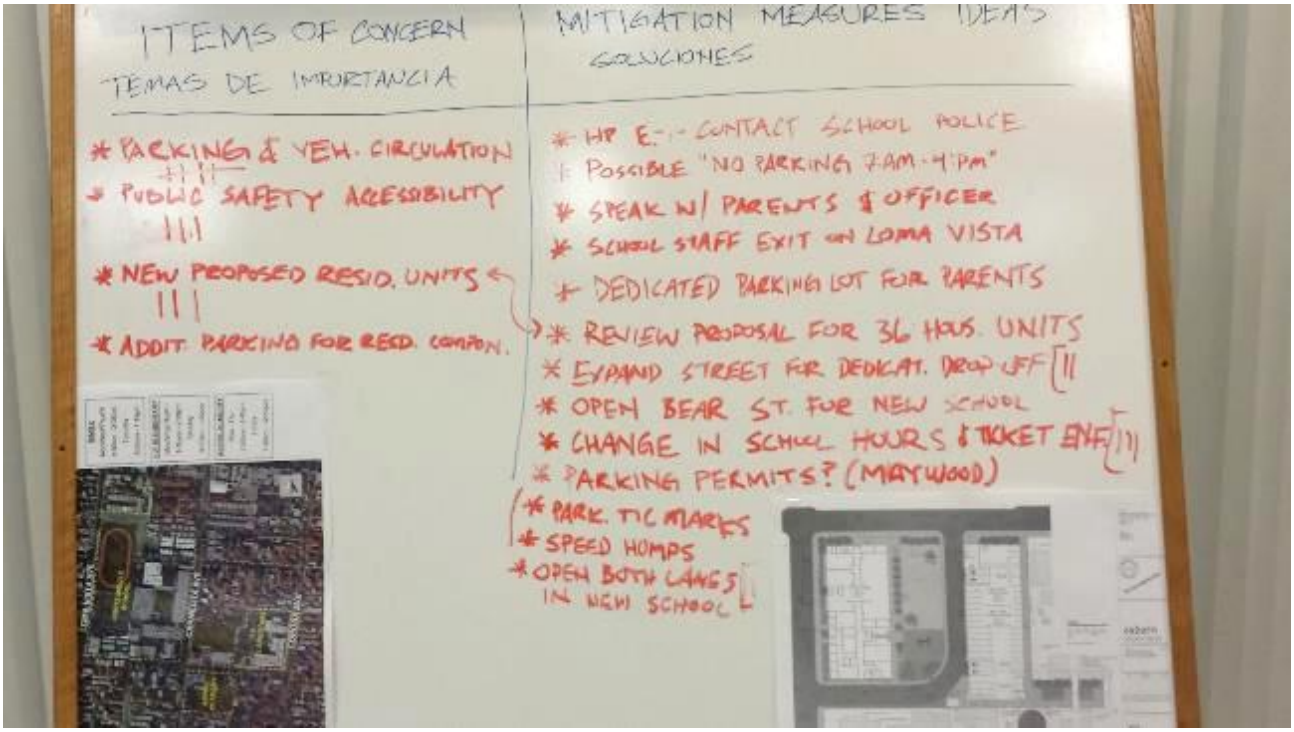
Below is a list of items of concerns that community members brought up during the meeting:

- Parking and Vehicle Circulation
- Public Safety Accessibility
- Proposed Residential Units
- Additional Parking for Residential Units

Through discussion, below is a list of possible solutions expressed by community members during the meeting:

- Increased police enforcement through LAUSD and HPPD
- Parking regulations during school days and hours
- Education of parents at each school the best practices for drop-off and pick-up
- For Nimitz Middle School, school staff should utilize the Loma Vista exit instead of using Carmelita Avenue
- Designation of a dedicated parking lot for parents
- Review of a proposal for 36 housing units that is proposed at Aspire (parking guidelines)
- Utilization of Bear Street for Aspire Antonio Maria Lugo Academy to use
- Widening the streets in front of the schools for dedicated drop-off and pick-up curb lanes
- Modify school start and end times to allow for school traffic to clear from one school before traffic picks up again for another school (stagger times)
- Require parking permits
- Install parking tick marks (Parking T's)
- Install Speed Humps
- Require Aspire Antonio Maria Lugo Academy to use both drop-off and pick-up lanes on site during the AM and AFT peak times
- Did city staff consider the impacts on vehicle circulation prior to approving the construction of the Aspire Academy. Staff informed them that a traffic study was prepared, including a proposal for converting part of Carmelita Ave into a one-way street. The project went through the channels for approvals (Planning Commission and Council approvals)

Exhibit 2: Community Meeting Concern and Mitigation Measures List



EXISTING CONDITIONS ASSESSMENT

As a result of the community meeting and public input, the City directed Traffic Engineering Consulting staff to conduct an assessment of existing conditions and come up with recommendations that would alleviate the traffic congestion during the peak AM drop-off and AFT pick-up times.

Communities often tailor a combination of strategies including engineering, enforcement, education, and encouragement to address specific needs of each school as well as other stakeholders. In order to come up with the most appropriate and suitable solution it is important to identify the root cause of the congestion surrounding these schools. Today there is a significant decline in the amount of students walking to school. Forty years ago about half of all students walked to school[1], now fewer than 15%[2] of all school trips are by walking or bicycling. This has a serious effect on traffic congestion as well as air quality around schools. Studies have shown that kids today are leading more inactive lifestyles which puts them at risk for obesity and diabetes[3].

[1] *"Transportation Characteristics of School Children," Report No. 4, Nationwide Personal Transportation Study, Federal Highway Administration (FHWA), Washington D.C., July 1972.*
[2] *"2001 National Household Travel Survey" data conducted by Federal Highway Administration (FHWA)*
[3] *"Fact Sheet for Physical Activity and the Health of Young People," U.S. Centers of Disease Control (CDC) & Prevention Fact Sheet, 2004.*

Some parents are reluctant to allow their children to walk or bicycle to school due to the traffic congestion and "perceived" traffic danger during student arrival and dismissal times. This often results in more parents driving their children to school, thus adding extra congestion and safety problems at the school, creating an increasing cycle of more traffic problems and less walking. Safety issues are a big concern for parents.[4] Cities are often not consulted prior to construction of schools and are faced with the effects of school district decisions such as layout of the schools, location of schools, on-site parking and location of drop off and pick up areas. Cities must scramble to provide residents and parents with resources to protect and provide for safe travel to and from schools.

The development of a successful school circulation program requires community support and input as well as the support of school district representatives and decision makers to ensure that all stakeholders are represented. The outreach efforts for this project were diversified in order to reach a large audience and included the City reaching out to both LAUSD as well as the Aspire Public School administrations. While school traffic during the peak drop-off and pick-up times is unavoidable, there are mitigation measures that can be implemented to ease the traffic congestions and improve the safety and circulation for parents driving to and from each school and to encourage more students to walk to school. It is also important to educate community members of which mitigation measures are appropriate and why other improvements may not be successful for this particular scenario.

Streets serve multiple users and modes of transportation including passenger cars, pedestrians, bicycles, buses, and Emergency Service vehicles. As a result, any tool used to affect the way vehicles operate on a street may also affect other users. Potential impacts to other modes of travel need to be considered to minimize or prevent unintended consequences.

EXISTING CONDITIONS

The City directed Traffic Engineering Consulting staff to conduct an assessment of existing conditions the assessment included an analysis and observation of the existing drop-off and pick-up process, parking and traffic conditions along Carmelita Avenue, 61st Street, Corona Avenue and Loma Vista Avenue and overall school circulation between the three campuses during the morning and afternoon periods.

In order to find out what was happening along these streets, observations were taken over several periods and days. Staff observed what was happening in front of each school, how parents picked up dropped off students, where they parked, the queues, how they walked

[4] *"Barriers to Children Walking and Biking to School," Centers of Disease Control (CDC), 2005*

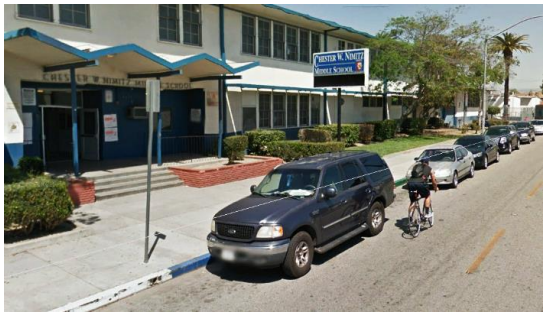
to and from each campus. As a result of initial observations, actual field counts of vehicles, parking, and pedestrians were conducted at the following intersections and roadway segments:

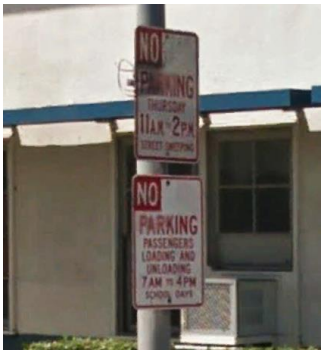
- Carmelita Avenue
- Loma Vista Avenue
- 61st Street
- Corona Avenue
- 60th Place
- 60th Street
- Randolph Street

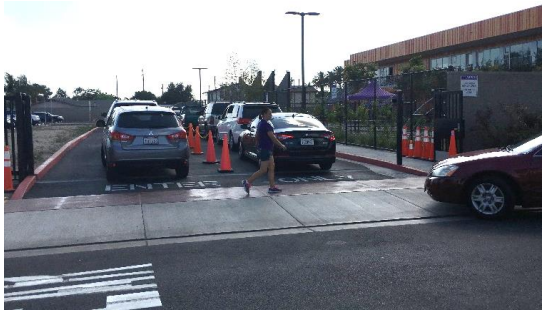
Field observations took place in October 2015 and November 2015 while each school was in session and on regular schedules before the winter break.

Carmelita Avenue: Carmelita Avenue is approximately 30' (feet) in width with one lane in each direction divided by a centerline and a speed limit of 25 mph. The sidewalk is approximately 10' (feet) wide on both sides of Carmelita Avenue. The intersections of Carmelita Avenue at 60th Street, at 61st Street, and at Randolph Street are all stop controlled. There is a designated drop off and pick up area for students attending Nimitz Middle School along the west side of Carmelita Avenue south of 60th Street and north of 61st Street, there is approximately 416' feet of curb space available, approximately 112' feet of green curb available for a 20-minute zone, and approximately 22' feet of blue curb for handicap parking. Parking in front of Nimitz is limited to loading and unloading 7:00am to 4:00 pm on school days. There is no parking on the east side of the street from 60th Street to 61st Street during school days from 7:00am to 4:00pm and on street sweeping days on Wednesday from 9:00am to 12:00pm. There is a gated entrance leading to Nimitz Middle School on-site parking lot at the west leg of the intersection of Carmelita Avenue and 60th Street. The lot also has access thru Loma Vista Avenue approximately 68' feet south of 59th Street and is only used by school staff. There are two entrances to Nimitz Middle School along Carmelita Avenue, the main entrance which is approximately 176' feet south of 60th Street and a gated entrance approximately 224' feet north of 61st Street. The







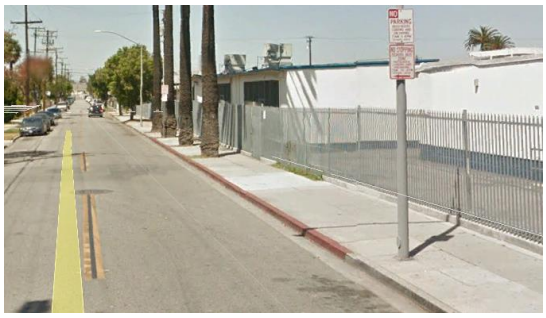


school also has a gate on Loma Vista at 60th Place which leads from the blacktop playground area. Aspire Antonio Maria Lugo Academy is located on the southeast corner of Carmelita Avenue and 61st Street with a gated pedestrian entrance to the school as well as a gated driveway exiting Aspire drop off and pick up aisle. Exiting vehicles from Aspire are allowed to turn left or right onto Carmelita Avenue. Freedom park is located at the northeast corner of Carmelita Avenue and 61st Street with a gated entrance to the park's three parking spaces. The entrance is approximately 78' feet north of 61st Street.

Carmelita Avenue from Randolph Street to 61st Street is heavily used by parents from all three schools to get to and from pick up and drop off areas making long traffic queues at each of the stop controlled intersections of Carmelita Avenue at 60th St, 61st Street, and at Randolph Street. Land use along Carmelita Avenue is classified as High Density Residential with Freedom Park classified as Open Space and Nimitz Middle School as Public Facilities.

61st Street: 61st Street is approximately 30' (feet) in width with one lane in each direction divided by a centerline and a posted speed limit of 25 mph. The sidewalk is approximately 10' (feet) wide on both sides of 61st Street. The intersections of 61st Street at Loma Vista Avenue, at Carmelita Avenue, and at Corona Avenue are all stop controlled. Street sweeping is scheduled on the north side of 61st Street on Wednesday from 8:00am to 11:00am and on the south side of 61st Street on Thursdays from 11:00am to 2:00pm. Nimitz Middle School, Aspire Antonio Maria Lugo, Huntington Park Elementary School and Freedom park can all be accessed through 61st Street.

On 61st Street between Loma Vista Avenue and Carmelita Avenue, there is approximately 420' feet of curb space available, with approximately 130' feet of red curb dedicated for a bus zone. Parking is prohibited during school days from 7:00am to 4:00pm for passenger loading and unloading.



Aspire Antonio Maria Lugo Academy is located on the southeast corner of Carmelita Avenue and 61st Street with a pedestrian gate and gated vehicle entrance to the school's on-site drop off/pick up lanes and staff parking lot.

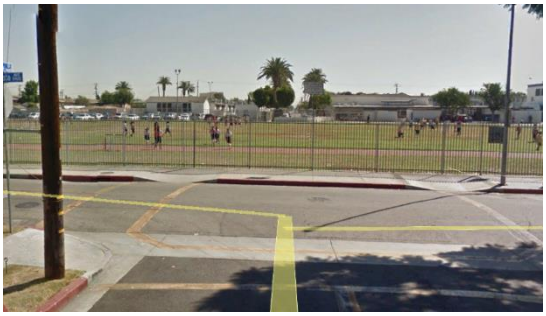
Freedom park is located on the northeast corner of Carmelita Avenue and 61st Street with a gated entrance to the park's playground area located on the north side of 61st Street, approximately 70' feet east of Carmelita Avenue.

Huntington Park Elementary School is located on the northwest corner of Corona Avenue and 61st Street. There is a 10' feet wide curb cut out in front of Huntington Park Elementary for the WB travel direction designated as a drop off and pick up area with approximately 208' feet of curb space available. Parking is prohibited along the curb cut out during school days from 7:00am to 2:30pm.



Land use along 61st Street on most of the surrounding area is classified as High Density Residential.

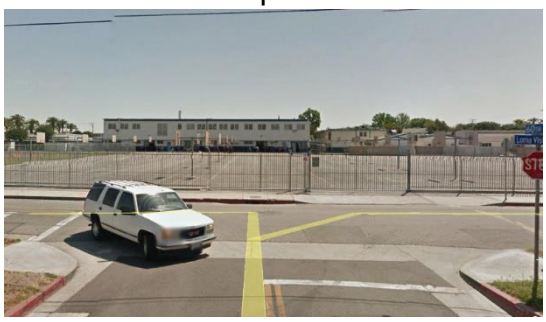
60th Street: 60th Street is approximately 30' (feet) in width with one lane in each direction divided by a centerline with a speed limit of 25 mph. The sidewalk is approximately 10' (feet) wide on both sides of 60th Street. 60th Street runs on both sides of Nimitz Middle school. The intersections of 60th Street at Loma Vista Avenue, at Carmelita Avenue, and at Corona Avenue are all stop controlled.





There are parking T's on both sides of 60th Street east of Carmelita Avenue and west of Loma Vista Avenue with available parking on both sides of 60th Street except for street sweeping days on Thursdays from 11:00am to 2:00pm on the north side of the street and on Wednesdays from 8:00am to 11:00am on the south side of the street. Land use along 60th Street on the north and south side and most of the surrounding area is classified as High Density Residential.

60th Place: 60th Place dead ends at Loma Vista Avenue and Maywood Avenue and is approximately 30' (feet) in width with one lane in each direction divided by a centerline and a speed limit of 25 mph. The sidewalk is approximately 10' (feet) wide on both sides of 60th Place. The intersection of 60th Place and Loma Vista Avenue is stop controlled. Nimitz Middle School is located east of the intersection of 60th Place and Loma Vista Avenue. There is a gated entrance for students to the Nimitz Middle School playground area east of the intersection of 60th Place and Loma Vista Avenue. There is a yellow school crosswalk in the south leg of the intersection. There are parking T's on both sides of 60th Place with available parking on both sides of the street except for street sweeping days on Wednesdays from 9:00am to 12:00pm on the north side of the street and on Thursdays from 11:00am to 2:00pm on the south side of the street. Land use along 60th Place on the north and south side and most of the surrounding area is classified as High Density Residential.



Randolph Street: Randolph Street runs in an east/west direction and is located on both sides of the railroad tracks. Both intersections with Carmelita Ave are stop controlled. North Randolph Street is approximately 36' (feet) in width with one lane in each direction divided by a centerline and a speed limit of 25 mph. On the north side of N Randolph Street there is a sidewalk of approximately 10' (feet) wide and on the south side there is a train track with no sidewalk. The intersection of Carmelita Avenue and N Randolph Street is all-way stop controlled with crosswalks in all legs. The intersections of N Randolph Street at Loma Vista Avenue and at Corona Avenue are stop controlled in the southbound direction. There is available parking on the north side of the street with the exception of street sweeping days on Thursday from 12:00pm to 3:00pm. Land use along Randolph Street is classified as High Density Residential.

Loma Vista Avenue: Loma Vista Avenue is approximately 30' (feet) in width with one lane in each direction divided by a centerline with a speed limit of 25 mph. The sidewalk is approximately 10' (feet) wide on both sides of Loma Vista Avenue. The intersections of Loma Vista Avenue at 59th Street, at 60th Street, at 60th Place, at 61st Street, at 61st Place, and at Randolph Street are all stop controlled. There is a designated drop off and pick up area for students attending Nimitz Middle School along the east side of Loma Vista Avenue from 59th Street to 61st Street where there is approximately 640' feet of available curb space. There is no parking on the east side of the street on Thursdays from 11:00am to 2:00pm



for street sweeping and from 59th Street to 61st Street during school days from 7:00am to 4:00pm for passenger loading and unloading. Parking on the west side of the street is available except for street sweeping days on Wednesday from 9:00am to 12:00pm. There is also a gated entrance to the Nimitz Middle School parking lot on the east side of Loma Vista Avenue approximately 68' feet south of 59th Street which also leads out to Carmelita Avenue and 60th Street. There is a gate to the Nimitz Middle School playground area at 60th Place, there is also another smaller entrance for students to the Nimitz Middle School playground area approximately 115' feet north of 61st Street. Land use along Loma Vista Avenue is classified as High Density Residential.



Corona Avenue: Corona Avenue is approximately 30' (feet) in width with one lane in each direction divided by a centerline and a speed limit of 25 mph. The sidewalk is approximately 10' (feet) wide on both sides of Corona Avenue. The intersections of Corona Avenue at 60th Street, at 61st Street, and at Randolph Street are all stop controlled. There is a 10' feet wide curb cut out in front of Huntington Park Elementary for the SB travel direction designated as a drop off and pick up area for students. There is approximately 224' feet of curb space available, with approximately 20' feet for handicap access. Parking on the west side of Corona Ave is limited on Wednesday from 9:00am to 12:00pm for street sweeping and directly in front of Huntington Park Elementary School during school days from 7:00am to 4:00pm for passenger loading and unloading. Parking is available on the east side of the street except for street sweeping days on Thursdays from 11:00am to 2:00pm. The main entrance to Huntington Park Elementary School is located approximately 58' feet north of Corona Avenue and 61st Street. Land use along Corona Avenue is classified as High Density Residential.





Below are the school profiles including grades served, school address, approximate number of students, and the bell schedule.

Huntington Park Elementary School

- Serves K through 5th Grades
- School Address: 6055 Corona Ave, Huntington Park, CA 90255
- Approx. Number of Students: 463 (K-5th Grades) / 40 (PK)
- **BELL SCHEDULE**
  - Mon, Wed, Thu, Fri: 8:11am to 2:30pm
  - Tuesday: 8:11am to 1:30pm
- Drop-off and Pick-up Locations:
  1. Corona Avenue drop off curb lane
  2. 61st Street curb cut out lane

Nimitz Middle School

- Serves 6th through 8th Grades
- School Address: 6021 Carmelita Ave, Huntington Park, California 90255
- Approx. Number of Students: 2,000 students
- **BELL SCHEDULE**
  - Mon, Wed, Thu, Fri: 7:50am to 2:38pm
  - Tue: 7:50am to 1:14pm
- Drop-off and Pick-up Locations:
  1. Carmelita Avenue loading zone curb lane (between 60th Street and 61st Street)
  2. Loma Linda Avenue curb lane (between 60th Place and 61st Street)

Aspire Antonio Maria Lugo Academy

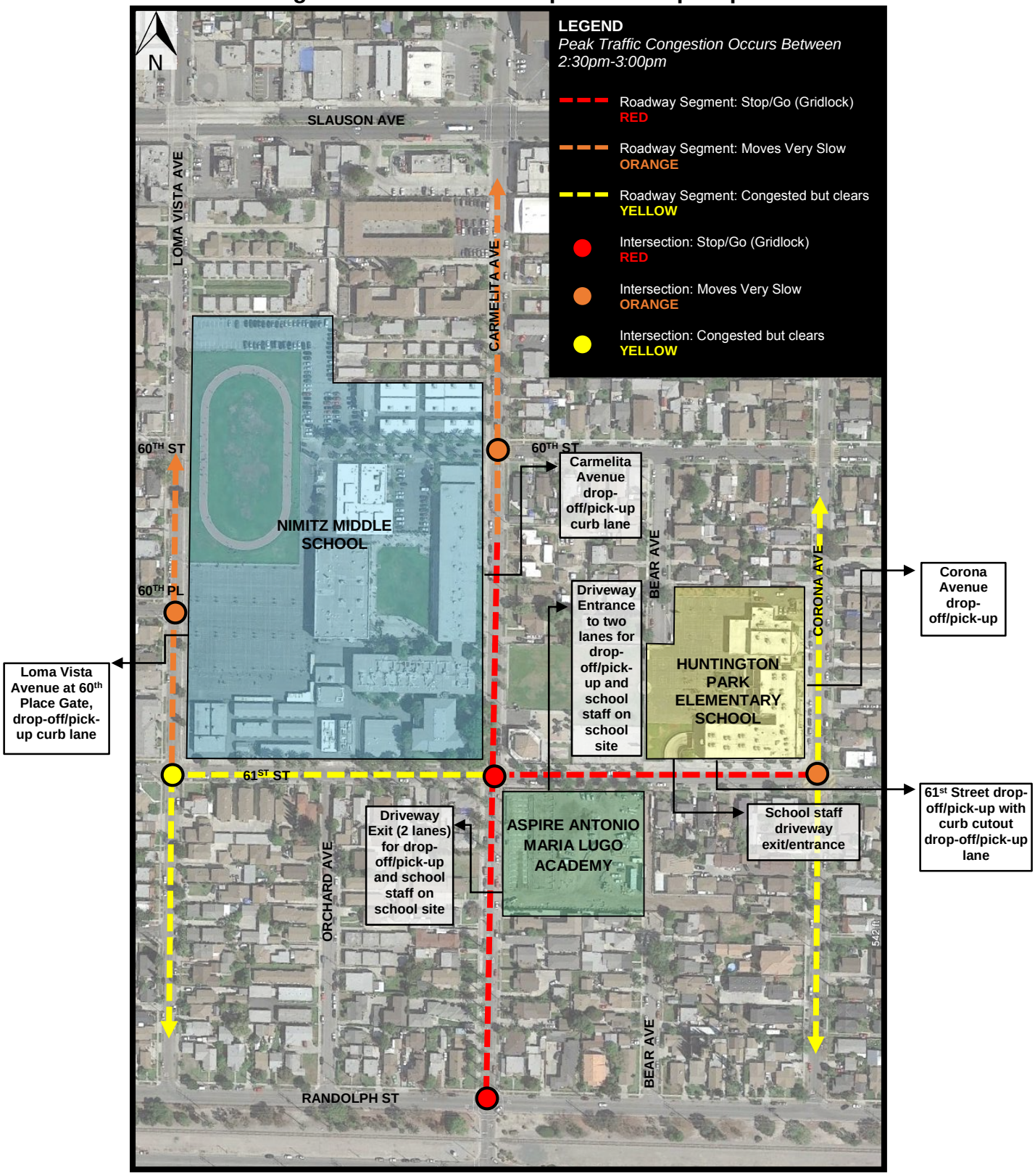
- Serves K through 5th Grades
- School Address: 6100 Carmelita Avenue, Huntington Park, CA 90255
- Approx. Number of Students: 431 Students
- **BELL SCHEDULE**
  - Mon-Thur: 7:45am to 2;45pm
  - Friday: 7:45am to 12:45pm
- Drop-off and Pick-up Locations:
  1. 61st Street Driveway Entrance (on school site)
  2. Carmelita Avenue Driveway Exit (on school site)

SCHOOL SITE DROP-OFF AND PICK UP LOCATIONS

All three campuses contribute to the traffic congestion; a review of how the three schools together impact certain key intersections and roadway segments was undertaken. The peak times of congestion around the schools were over a 30-minute period during the AFT drop-off periods between 2:30pm to 3:00pm. By 3:05pm most of the school traffic has cleared.

Figure 2: School Site Drop-off/Pick-up Map shows the school locations in which parents are dropping off and picking up the students, including staff driveways and parking areas as well as a depiction of the peak traffic congestion occurring at roadway segments and intersections. The red zones along street segments indicate long queues and delay.

Figure 2: School Site Drop-off/Pick-up Map



FIELD OBSERVATIONS

Based on field counts and observations, it was concluded that there are two main bottleneck intersections that are contributing to the overall congestion in the area. These intersections include:

1. **Carmelita Avenue at 61st Street**: This intersection is all way stop controlled with marked crosswalks in all legs. During the morning drop-off and afternoon pick-up times there are two designated crossing guards at this location who direct pedestrians. This intersection is one of the main routes between the three schools.

2. **Carmelita Avenue at N. Randolph Street**: This intersection is all way stop controlled with marked crosswalks in all legs. There are no crossing guards at this location. This intersection serves as one of the "exit" points for vehicles leaving the area.

There are several factors that contribute to the congestion at these two intersection which are detailed below:

1. **Carmelita Avenue between 60th Street and 61st Street (Nimitz Middle School):** During the student let out time, it was observed that starting at approximately 2:15pm parents began to park their vehicles on the west side of Carmelita Avenue waiting for their child to get out of school. Since there is no clear designated "drop-off/pick-up lane" vehicles are sporadically parking along the curb where there is available space. The peak parking happens between about 2:30pm to 2:40pm, with vehicles lessening as students are let out at 2:38pm and find their vehicle and load. It was observed that a few vehicles were parking on the east side of Carmelita Avenue even with restricted parking during school days and hours.

   During the field observation there was an LAUSD Police Officer patrolling the area and citing vehicles who were parked on the east side. Some vehicles were observed traveling NB on Carmelita Avenue and making a U-turn in front of Nimitz Middle School to be able to park along the west curb. At approximately 2:45pm queuing of vehicles began at the Carmelita Avenue and 61st Street intersection. Between 2:45pm and 2:55pm there were on average 10-14 vehicles queued on Carmelita Avenue waiting to either pass through, make a left turn or make a right turn at 61st Street. The queue is in part due to the 2:45pm school end time for Aspire Antonio Maria Lugo Academy. It was observed that there is a mixture of parents picking up their child from Nimitz Middle School trying to exit the area via Carmelita Avenue to Randolph Street as well as parents coming in via 61st Street or Carmelita Avenue to pick up their child from Aspire Antonio Maria Lugo Academy. Many

parents using Carmelita Avenue decided to avoid the queue and make a SB left turn or waited to make a left onto 61st Street, further adding to the queue. It was also observed that while the crossing guards assist pedestrians at the 61st Street intersection there was no coordination between the two crossing guards, so pedestrians were crossed in every leg as soon as they arrived not allowing vehicles to clear the intersection. Thus long queues.






2. **Huntington Park Elementary School:** The AFT pick-up time is where the most congestion takes place for all three of the schools. A site visit was conducted during the AFT pick-up period to observe the current circulation patterns aroud Huntington Park Elementary School. During the field visit it was obeserved that parents start arriving by 2:10pm and begin parking along the curb cut out on the north side of 61st Street and on the west side of Corona Avenue where it is designated as a passenger loading and unloading zone. It was also observed that vehicles are parking along the east side of Corona Avenue and on the south side of 61st street where ever they could find available parking even if there was still available space in the designated loading and unloading zone. Some vehicles would park in front of driveway entrances, blocking the residents from coming in and out of their property. By 2:30pm more pedestrian traffic was observed and the designated loading and unloading zone along the north side of 61st Street was full at which point vehicles would double park to wait for their child. Vehicles were also observed making 3-point u-turns along Corona Avenue and 61st Street to avoid the traffic on Carmelita and 61st Street or to find parking on the opposite side of the street. By 2:33pm students were let out of classes. It was also observed that parents and students are not always using the crosswalks when crossing the street to get to their vehicle on the opposite side. At 2:30pm a small bus arrived and double parked on the west side of Corona Avenue, blocking vehicles parked in the drop off area. By 2:44pm pedestrian and vehicle traffic starts to clear up. By 3:00 pm traffic heading EB on 61st Street to Corona Avenue was flowing during the AFT pick-up period with little to no queing.





3. **Crossing Guards:** There are two crossing guards assigned to the intersection of Carmelita Avenue and 61st Street. In the afternoon they begin to monitor the intersection at around 2:15pm, which is approximately 15 minutes before the first school gets out (Huntington Park Elementary 2:30pm, Nimitz Middle School 2:38pm, and Aspire Antonio Maria Lugo Academy 2:45pm). When pedestrians arrive at the intersection they are immediately crossed. There was no clustering of pedestrians. This is in part due to the student or adult pedestrian not listening or waiting for the crossing guard and crossing themselves, in which the crossing guard is forced to stop traffic and catch up to the pedestrian to ensure they cross safely, and also in part due to additional training needed

for the crossing guards to know when to wait for multiple pedestrians and crossing them in a pack. Communication between the crossing guards is also very important to the functionality of the intersection. For example, it was observed that while some vehicles are trying to make a SB left turn on Carmelita Avenue they are forced to wait until the pedestrian cross in the east leg, but instead of allowing for the car to turn at the next "cycle" the crossing guard is then crossing a pedestrian through the north leg, prohibiting any vehicular movement.

4. **Aspire Antonio Maria Lugo Academy Entrance Driveway:** There are two designated lanes on site that are used as the drop-off and pick-up lanes for parents. During the AM drop-off times vehicles are directed by school staff into one of the drop off lanes, while the other lane is closed off to parents and dedicated to teachers coming into the campus. During the AFT pick-up time parents are permitted to use both lanes to queue and wait for their child. During the AM drop-off time traffic moves relatively quickly with parents pulling into entrance driveway via 61st Street, dropping of their child and exiting through the exit driveway via Carmelita Avenue. It is during the AFT pick-up time that more congestion was observed. The official school end time is at 2:45pm.



The above photos show the congestion during the AFT pick-up time for Aspire Antonio Maria Lugo Academy at the entrance driveway on 61st Street. As can be seen both lanes on-site are full to capacity and vehicles are forced to wait on 61st street, further adding to the congestion at the Carmelita Avenue and 61st Street intersection.

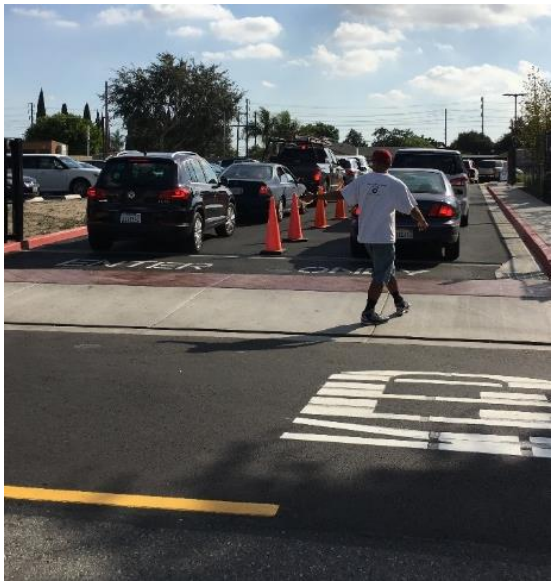
It was observed that at around 2:30pm, 15 minutes before school let out at 2:45pm, vehicles begin to queue inside the school, occupying both lanes, by 2:40pm both lanes on site are filled and vehicles waiting to turn in to the entrance driveway are queuing on 61st Street waiting for vehicles to exit to allow for more room. This impacts the Carmelita Avenue and 61st Street intersection and creates a bottleneck. For example, if just one vehicle in the

Carmelita Avenue queue at 61st Street needs to make a SB left turn, then the vehicles must wait for the traffic on 61st Street to clear before they can make the movement.









5. **Aspire Antonio Maria Lugo Academy Exit Driveway:** This exit driveway directly impacts the Carmelita Avenue and Randolph Street intersection and creates heavy congestion on Carmelita Avenue between 61st Street and Randolph Street. This is worse during the AFT pick-up times. School staff was observed directing traffic out of the driveway, stopping the through traffic on Carmelita Avenue and letting multiple vehicles exit from the driveway to allow for more vehicles to queue inside the school to pick up their child. This is creating a bottleneck situation for the Carmelita Avenue and 61st Street intersection, essentially



vehicles between 61st Street and the exit driveway are unable to move forward, therefore vehicles waiting in the queue to pass the intersection cannot make a movement without blocking the intersection completely.

6. **School Start and End Times:** Separation of arrival and departure times may be useful to alleviating the congestion during the peak AM drop-off and AFT pick-up times. Staggered bell times for groups of students or different schools within close proximity to each other help to disperse the traffic peak at schools during the relatively short drop-off and pick-up periods. Staggered bell times are most applicable for schools with a large student population or when two or more schools are in close proximity to each other.

   The current school start and end times between the three campuses do not allow for enough clearing of vehicles. The AFT pick-up time is when most of the congestion happens. For example, while one school gets out and parents are trying to clear the area, parents from a different school are already waiting for their child to get out. Due to the close proximity of the three campuses there needs to be enough time in-between the pick-up times to allow for better circulation. Please refer to *Table 1: Proposed School Time Changes* shown below. Since Aspire was the last school to be opened and has a smaller student population it may be easier to change. Any changes would have to come at the start of the school year and with District approvals.

Table 1: Proposed School Time Changes

School	Existing Start Time / End Time	Ideal Start Time / End Time
Huntington Park Elementary School	Monday through Friday (except for Tuesday): 8:11am to 2:30pm Tuesday: 8:11am to 1:30pm	Monday through Friday (except for Tuesday): 8:11am to 2:30pm Tuesday: 8:11am to 1:30pm
Nimitz Middle School	Monday through Friday (except for Tuesday): 7:50am to 2:38pm Tuesday: 7:50am to 1:14pm	Monday through Friday (except for Tuesday): 7:50am to 2:38pm Tuesday: 7:50am to 1:14pm
Aspire Antonio Maria Lugo Academy	Monday through Thursday: 7:45am-2:45pm Friday: 7:45am-12:45pm	Monday through Thursday: 8:15am-3:15pm Friday: 8:15am-1:15pm

FIELD COUNTS

To determine the volume of traffic on each street 24-hour tube counts were taken along each of the local streets in the study area while all three schools were in session and on a regular hour bell day (not on minimum school day) on December 10th and 17th, 2015. What the volume indicates is that several streets serve not only school traffic but also commuters traveling to and from work. This is seen in heavy PM volumes on Carmelita Avenue during the 5:00 to 6:00 pm period which is during typical commute traffic periods of (4:00 to 6:00 pm). The other streets have heaviest traffic flows during school hours in the morning and afternoon. This must be considered when determining the appropriate traffic control improvements.

Main Street	Location	Average Daily Traffic	AM Peak 1 Hour		Afternoon Peak 1 Hour		PM Peak 1 Hour	
			Time	Vol	Time	Vol	Time	Vol
Carmelita Ave	North of 60th St	2,361	7-8am	423	2-3pm	295	5-6pm	339
Carmelita Ave	North of 61st St	1,862	7-8am	278	2-3pm	209	5-6pm	316
Carmelita Ave	South of 61st St	1,768	7-8am	234	2-3pm	207	5-6pm	275
61st St	West of Loma Vista	1,247	7-8am	248	2-3pm	147	5-6pm	165
61st St	Loma Vista to Carmelita	1,785	7-8am	436	2-3pm	345	5-6pm	207
61st St	Carmelita to Corona	1,288	7-8am	368	2-3pm	295	5-6pm	228
Loma Vista Ave	North of 60th St	600	7-8am	159	2-3pm	132	5-6pm	75
Loma Vista Ave	North of 61st St	1,585	7-8am	317	2-3pm	244	5-6pm	200
Corona Ave	North of 61st St	1,346	7-8am	278	2-3pm	251	5-6pm	179
Corona Ave	South of 61st St	938	7-8am	166	2-3pm	192	5-6pm	94
60th St	East of Carmelita	755	7-8am	268	2-3pm	151	5-6pm	101

In addition to 24-hour daily volume counts, pedestrian counts as well as back of queue and driveway counts were conducted and the results summarized. A summary of information can be found on Figures 5 and 6, AM and Afternoon conditions at drop off and pick up, respectively.

ACCIDENT DATA

Accident data was obtained from the computerized accident records system maintained by the State of California Statewide Integrated Traffic Records System (SWITRS). An accident review of the streets surrounding all three schools was conducted between the years 2010-2015, this included the segments of 60th Street, 61st Street, Carmelita Avenue, Loma Vista Avenue, and Corona Avenue.

There were a total of 23 accidents over a 5-year period. 4 accidents were pad/bike related.

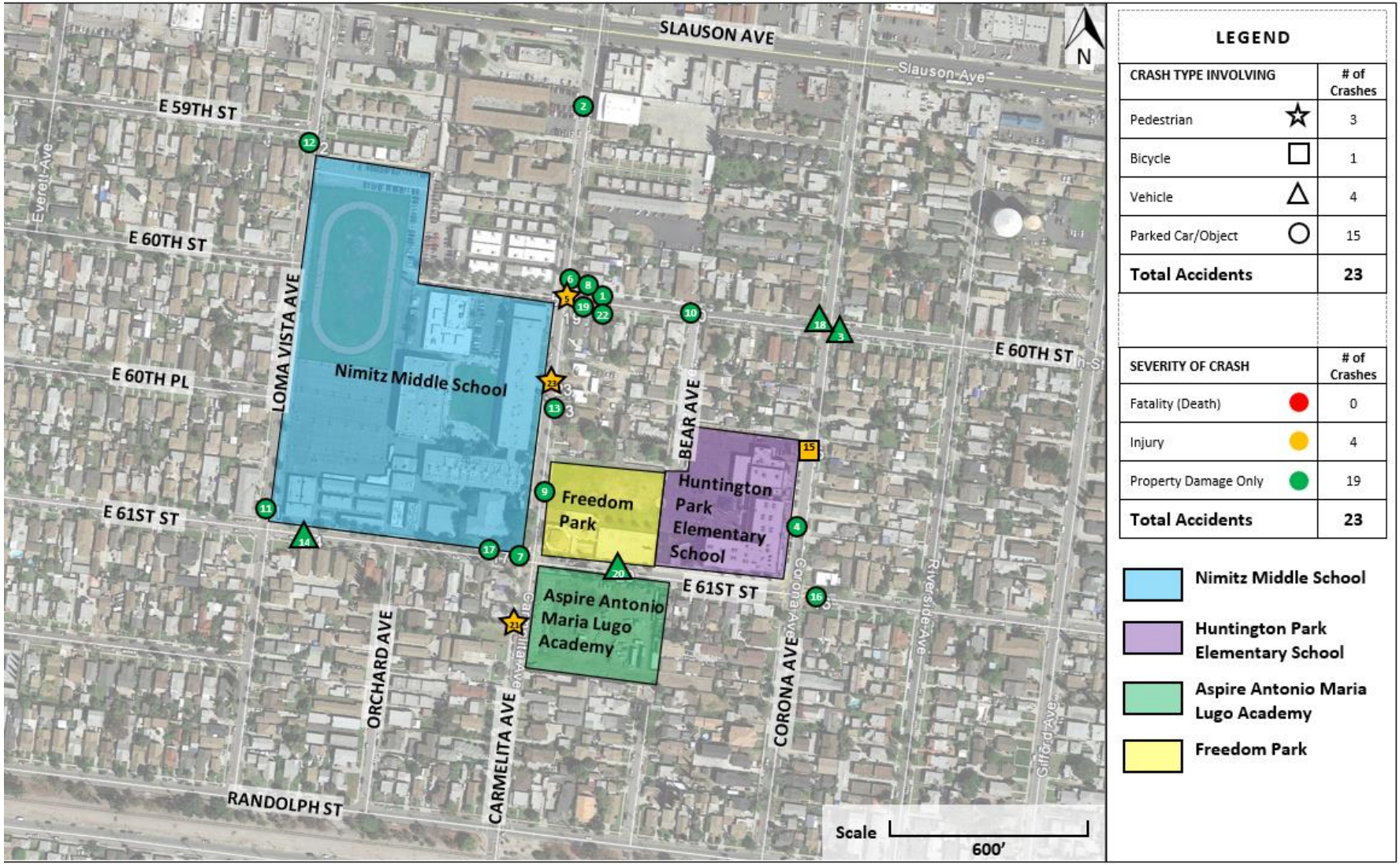
- **2015: 4** recorded accidents
- **2014: 4** recorded accidents (1 of the 4 were ped/bike related accident)
- **2013: 3** recorded accidents
- **2012: 4** recorded accidents (1 of the 4 were ped/bike related accident)
- **2011: 4** recorded accidents
- **2010: 4** recorded accidents (2 of the 4 were ped/bike related accidents)

Please refer to a detailed list of all accidents that took place between this time period in *Table 2: Collison History* List as well as a corresponding collision diagram as *Figure 3: Collision Diagram.*

TABLE 2: ACCIDENT HISTORY LIST

ACCIDENT HISTORY											
No	**Date**	**Primary Road**	**Secondary Road**	**Dist.**	**Dir.**	**Time**	**Day or Night**	**Collision Type**	**Severity**	**Factor**	**PCF Violation**
1	2/21/2015	60TH ST	CARMELITA AV	83	E	8:19	DAY	SIDESWIPE		WB THRU VEH HIT WB PARKED VEH (X2)	08 - IMPROPER TURNING
2	1/31/2015	CARMELITA AV	SLAUSON AV	150	S	0:05	NIGHT	SIDESWIPE		SB THRU VEH HIT SB PARKED VEH (X2)	22 - OTHER IMPROPER DRIVING
3	1/15/2015	60TH ST	CORONA AV	7	E	20:17	NIGHT	BROADSIDE		SB LT VEH HIT EB THRU VEH	09 - AUTOMOBILE RIGHT OF WAY
4	1/4/2015	CORONA AV	61ST ST	138	N	3:50	NIGHT	SIDESWIPE		SB THRU VEH HIT SB PARKED VEH (X2)	08 - IMPROPER TURNING
5	**12/2/2014**	**CARMELITA AV**	**60TH ST**	**0**		**7:00**	**DAY**	**PED/BIKE**	**INJ (COMP PN)**	**WB SLOWING VEH HIT SB THRU PED**	**00 - UNKNOWN**
6	6/1/2014	CARMELITA AV	60TH ST	0		17:16	DAY	HEAD ON		NB VEH RAN OFF RD AND HIT OBJ	03 - UNSAFE SPEED
7	3/15/2014	61ST ST	CARMELITA AV	0		15:40	DAY	HEAD ON		EB LT VEH HIT WB PARKED VEH	01 - DRIVING OR BICYCLING UNDER THE INFLUENCE OF ALCOHOL OR DRUG
8	1/19/2014	60TH ST	CARMELITA AV	80	E	19:05	NIGHT	REAR END		NB BACKING VEH HIT WB PARKED VEH	21 - UNSAFE STARTING OR BACKING
9	9/3/2013	61ST ST	CARMELITA AV	155	N	13:45	DAY	SIDESWIPE		EB UNS TURN VEH HIT EB PARKED VEH	08 - IMPROPER TURNING
10	8/28/2013	60TH ST	BEAR AV	3	W	15:17	DAY	HIT OBJECT	INJ (COMP PN)	NB THRU VEH HIT OBJ	18 - OTHER THAN DRIVER (OR PEDESTRIAN)
11	3/3/2013	LOMA VISTA AV	61ST ST	37	N	12:05	NIGHT	SIDESWIPE		SB UNS TURN VEH HIT SB PARKED VEH	08 - IMPROPER TURNING
12	8/20/2012	LOMA VISTA AV	59TH PL	15	S	19:19	NIGHT	SIDESWIPE		SB THRU VEH HIT SB PARKED VEH (X2)	08 - IMPROPER TURNING
13	4/16/2012	CARMELITA AV	61ST ST	372	N	19:55	DAY	HIT OBJECT		NB THRU VEH HIT OBJ	03 - UNSAFE SPEED
14	3/28/2012	61ST ST	LOMA VISTA AV	81	E	14:45	DAY	SIDESWIPE		EB VEH ENT TRAF HIT EB THRU VEH AND EB PARKED VEH	21 - UNSAFE STARTING OR BACKING
15	**1/29/2012**	**CORONA AV**	**61ST ST**	**317**	**N**	**14:15**	**DAY**	**PED/BIKE**	**INJ (COMP PN)**	**WB THRU VEH HIT SB THRU BIKE HIT**	**05 - WRONG SIDE OF ROAD**
16	11/12/2011	61ST ST	CORONA AV	29	E	22:33	NIGHT	REAR END		EB LT VEH HIT EB PARKED VEH (X2)	03 - UNSAFE SPEED
17	10/13/2011	61ST ST	CARMELITA AV	81	W	7:32	DAY	SIDESWIPE		WB THRU VEH HIT WB PARKED VEH	08 - IMPROPER TURNING
18	2/17/2011	CORONA AV	60TH ST	0		23:21	NIGHT	SIDESWIPE		SB THRU VEH HIT NB LT VEH	01 - DRIVING OR BICYCLING UNDER THE INFLUENCE OF ALCOHOL OR DRUG
19	2/10/2011	60TH ST	CARMELITA AV	23	E	7:45	DAY	SIDESWIPE		EB RT VEH HIT EB PARKED VEH	08 - IMPROPER TURNING
20	12/17/2010	61ST ST	CARMELITA AV	200	E	12:45	DAY	SIDESWIPE		WB THRU VEH HIT EB THRU VEH	- - NOT STATED
21	**9/17/2010**	**CARMELITA AV**	**61ST ST**	**138**	**S**	**7:10**	**DAY**	**PED/BIKE**	**INJ (SEVERE)**	**WB PED HIT BY SB THRU VEH**	**11 - PEDESTRIAN VIOLATION**
22	4/17/2010	60TH ST	CARMELITA AV	76	E	14:09	DAY	SIDESWIPE		EB LT VEH HIT EB AND WB PARKED VEH	08 - IMPROPER TURNING
23	**2/2/2010**	**CARMELITA AV**	**60TH ST**	**204**	**S**	**13:43**	**DAY**	**PED/BIKE**	**INJ (COMP PN)**	**EB PED HIT BY NB THRU VEH**	**11 - PEDESTRIAN VIOLATION**

FIGURE 3: COLLISION DIAGRAM



**Please refer to Collision List for corresponding collision/crash information for each ID number listed in the Collision Diagram above.*

TRAFFIC CONGESTION RELIEF TEST

Observations during AM and afternoon periods found that the main choking point for traffic was on Carmelita Avenue between 61st St and Randolph Street with traffic held between two stop controlled intersections. The closely spaced stop controlled intersections at Randolph St on either side of the tracks coupled with heavy traffic in all directions and pedestrians crossing in all legs was preventing Carmelita Ave southbound traffic from clearing and pushing the gridlock further north to 61st Street. City staff in talks with the police department decided to conduct a TEST to see if clearing the traffic through the intersection at Randolph St would ease the gridlock on Carmelita Avenue in front of Nimitz and Aspire schools. On Wednesday December 16, 2015 the Police Department in conjunction with City Engineering closed off Carmelita Avenue at Randolph Street between the railroad tracks. All southbound Carmelita Ave traffic was directed either to the east or west along Randolph Street to Maywood Avenue and Gifford Avenue. Northbound traffic would all have to proceed to Maywood Ave or Gifford Ave to Randolph St to access Carmelita Avenue. At first vehicles continued to each stop at the intersection and then proceeded but it became obvious that with pedestrians crossing and heavy east west Randolph traffic that PD would need to step in and direct traffic allowing groups of 5 to 8 vehicles to clear the intersection at a time. This allowed PD to clear the long southbound queues of traffic opening up the Aspire School driveway and the queues north of 61st St. Officers closed off Randolph between the tracks at approximately 2:00 p.m. 30-minutes before the first group of students was released for the day and continued until a little before 3:00 pm.







All traffic was being directed from Carmelita Avenue to Randolph Street in the eastbound and westbound directions. Maywood Avenue to the west is controlled by a traffic signal at Randolph Street on both sides of the tracks. Once PD started directing traffic, westbound traffic on Randolph Street started to stack up approaching Maywood Avenue since the green phase for the signal only allowed 4 or 5 vehicles to clear. If this was a chosen alternative,

then engineering would need to allot more green time and synchronize both signals in order to clear westbound queues in the afternoon.

While PD was directing traffic at Randolph Street and Carmelita Avenue a vehicle and pedestrian count was taken at the intersection of Carmelita Avenue and 61st Street. The most significant information was that during a 15-minute period from 2:30pm to 2:45pm 377 pedestrians crossed the intersection in all directions with 158 pedestrians crossing between 2:45pm and 3:00pm.

Time	Pedestrian Count December 16, 2015				
	North Leg	South Leg	East Leg	West Leg	Total Per Hour
2:15-2:30 PM	21	13	14	3	**51**
2:30-2:45 PM	156	27	99	95	**377**
2:45-3:00 PM	44	24	39	51	**158**
Total	**221**	**64**	**152**	**149**	**586**

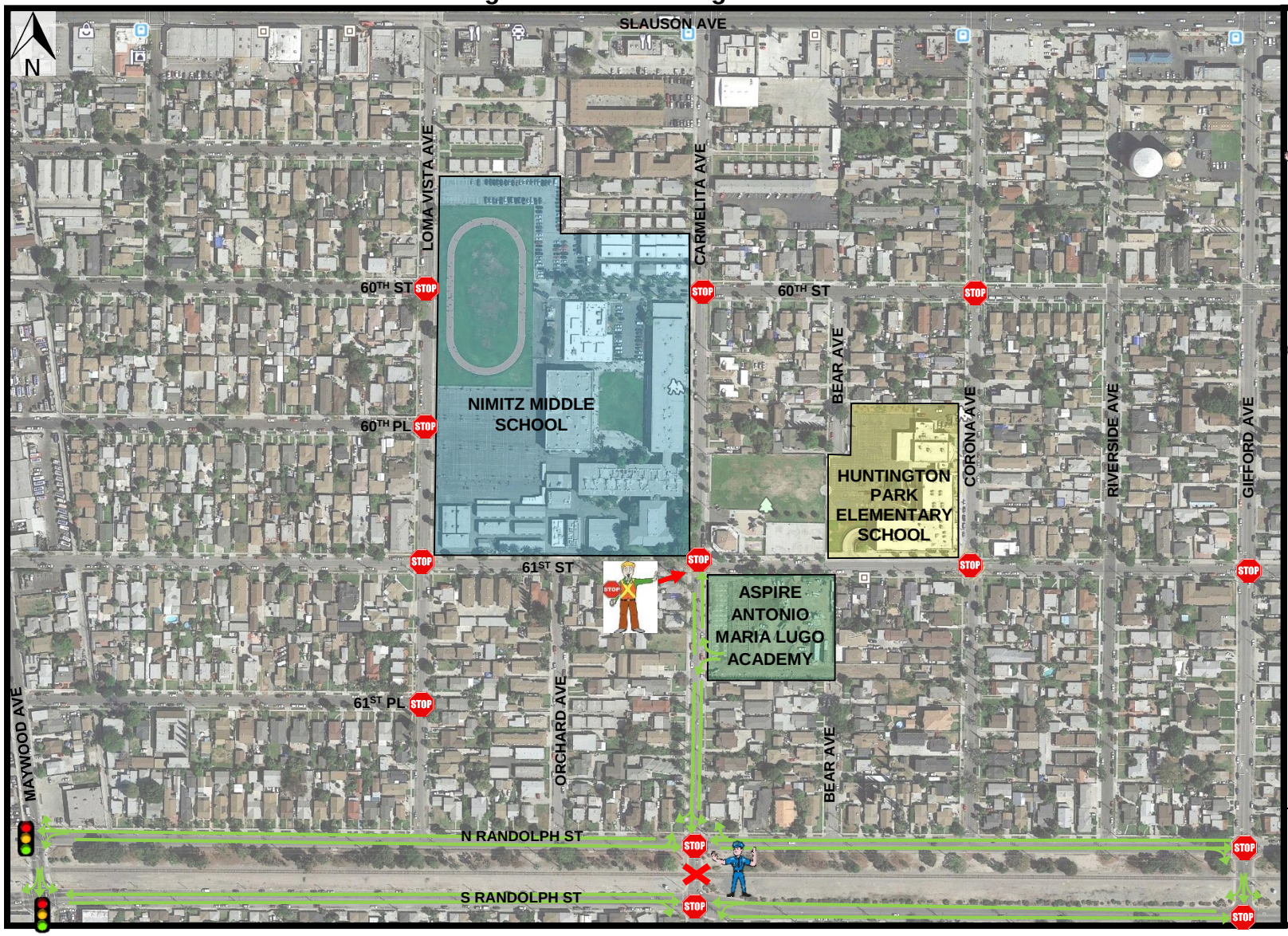








Figure 4: Traffic Congestion Relief Test Conducted



LEGEND

- Blocked northbound and southbound at Carmelita Avenue and S Randolph Street between the railroad tracks. Forced all traffic to use N Randolph from Maywood Ave to Gifford Ave.
- During the test Police officers directed traffic coming southbound on Carmelita Ave onto N Randolph St in the east and west direction. Officers cleared 5 to 6 vehicles in a queue in each direction.
- All-way Stop Intersection
- Traffic Light Controlled Intersection
- Two Adult Crossing Guards

Observations

Pros	Cons
- Traffic queue along Carmelita between 61st and Randolph cleared - Traffic exiting from Aspire was able to join SB traffic - Traffic entering Aspire from 61st moved quicker due to vehicles able to exit onto Carmelita	-Traffic Signal's at Maywood and Randolph doesn't give enough time to clear traffic along Randolph - Traffic backed up along Randolph - More green time would need to be assigned to WB Randolph in order to clear queues - Signals at N Randolph and S Randolph at Maywood Ave would need to be synchronized - Traffic along Carmelita north of 61st still had queueing

School Let Out Times:
Nimitz Middle School: 2:38 PM
HP Elementary School: 2:30 PM
Aspire Antonio Maria Lugo: 2:45 PM

Figure 5: AM Peak Conditions 7:00 am to 8:00 am

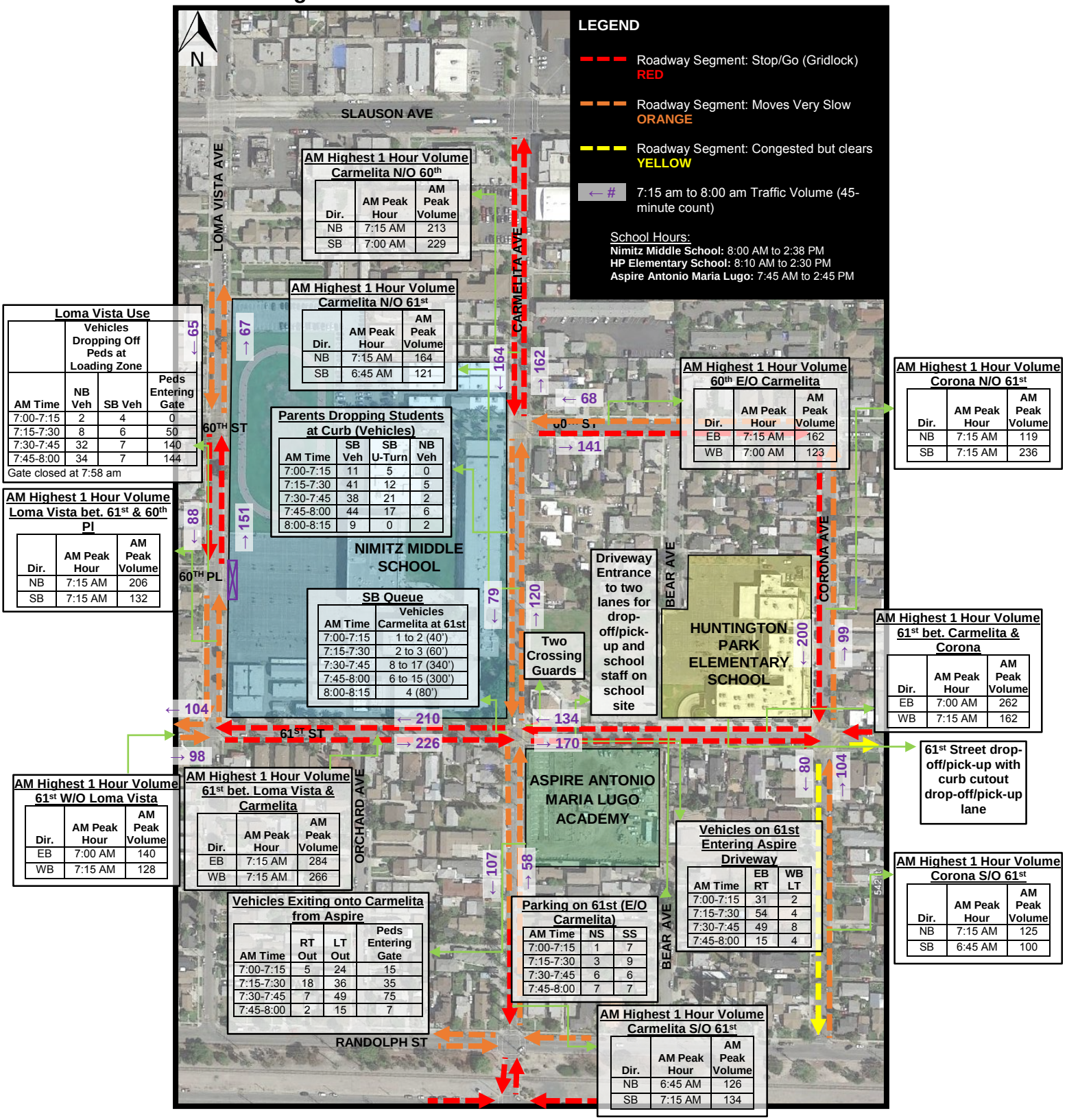
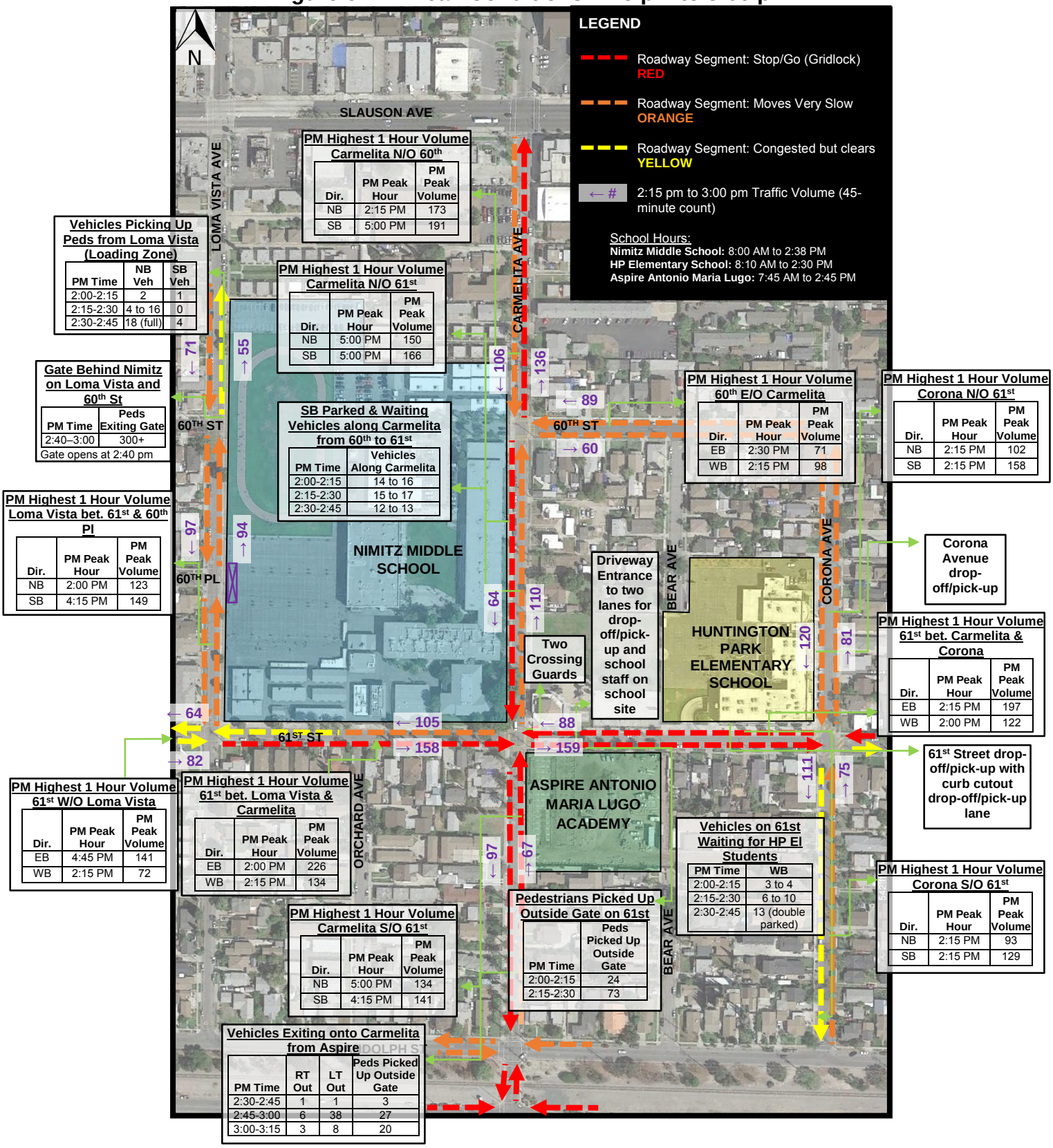


Figure 6: PM Peak Conditions 2:15 pm to 3:00 pm



PM Highest 1 Hour Volume Carmelita N/O 60th

Dir.	PM Peak Hour	PM Peak Volume
NB	2:15 PM	173
SB	5:00 PM	191

PM Highest 1 Hour Volume Carmelita N/O 61st

Dir.	PM Peak Hour	PM Peak Volume
NB	5:00 PM	150
SB	5:00 PM	166

Vehicles Picking Up Peds from Loma Vista (Loading Zone)

PM Time	NB Veh	SB Veh
2:00-2:15	2	1
2:15-2:30	4 to 16	0
2:30-2:45	18 (full)	4

Gate Behind Nimitz on Loma Vista and 60th St

PM Time	Peds Exiting Gate
2:40–3:00	300+

Gate opens at 2:40 pm

SB Parked & Waiting Vehicles along Carmelita from 60th to 61st

PM Time	Vehicles Along Carmelita
2:00-2:15	14 to 16
2:15-2:30	15 to 17
2:30-2:45	12 to 13

PM Highest 1 Hour Volume 60th E/O Carmelita

Dir.	PM Peak Hour	PM Peak Volume
EB	2:30 PM	71
WB	2:15 PM	98

PM Highest 1 Hour Volume Corona N/O 61st

Dir.	PM Peak Hour	PM Peak Volume
NB	2:15 PM	102
SB	2:15 PM	158

PM Highest 1 Hour Volume Loma Vista bet. 61st & 60th Pl

Dir.	PM Peak Hour	PM Peak Volume
NB	2:00 PM	123
SB	4:15 PM	149

PM Highest 1 Hour Volume 61st bet. Carmelita & Corona

Dir.	PM Peak Hour	PM Peak Volume
EB	2:15 PM	197
WB	2:00 PM	122

PM Highest 1 Hour Volume 61st W/O Loma Vista

Dir.	PM Peak Hour	PM Peak Volume
EB	4:45 PM	141
WB	2:15 PM	72

PM Highest 1 Hour Volume 61st bet. Loma Vista & Carmelita

Dir.	PM Peak Hour	PM Peak Volume
EB	2:00 PM	226
WB	2:15 PM	134

Vehicles on 61st Waiting for HP El Students

PM Time	WB
2:00-2:15	3 to 4
2:15-2:30	6 to 10
2:30-2:45	13 (double parked)

PM Highest 1 Hour Volume Corona S/O 61st

Dir.	PM Peak Hour	PM Peak Volume
NB	2:15 PM	93
SB	2:15 PM	129

PM Highest 1 Hour Volume Carmelita S/O 61st

Dir.	PM Peak Hour	PM Peak Volume
NB	5:00 PM	134
SB	4:15 PM	141

Pedestrians Picked Up Outside Gate on 61st

PM Time	Peds Picked Up Outside Gate
2:00-2:15	24
2:15-2:30	73

Vehicles Exiting onto Carmelita from Aspire

PM Time	RT Out	LT Out	Peds Picked Up Outside Gate
2:30-2:45	1	1	3
2:45-3:00	6	38	27
3:00-3:15	3	8	20

RECOMMENDATIONS:

The following recommendations are the result of community outreach, background research, fieldwork, engineering judgement, and experience with safe routes to school programs and plans. After each step a Measure of Effectiveness should be taken to determine to what degree these efforts have succeeded and how responses might be modified to produce the intended results. Finding an effective solution that can be implemented will involve not only city resources and police but also will rely on the leadership and cooperation of school staff, teachers, students and parents.

Prior to implementing Step 1 of the Congestion Relief Plan, the results and recommendations should be presented to all of the Stakeholders. Any changes to circulation at each school, drop off pick up areas and changes in school hours will depend heavily on approvals from LAUSD, the Charter School District and local schools themselves.

Measures of Effectiveness:

- Fewer Vehicles Around Schools
- Improved Perception of Congestion Among Parents and Staff
- Reduced Time Spent by Parents Dropping off and Picking up Children
- Fewer Complaints Received by the Police Department and City Staff about Traffic
- Fewer Vehicle, Pedestrian Crashes Around the Schools
- Higher Percentage of Students Walking to School
- Fewer Traffic Violations Around Schools

TRAFFIC CONGESTION RELIEF
STEP 1: (FIGURE 7)

1. Stagger start/end times by 30 minutes
   A. Aspire school change hours from 7:45am to 8:15am and from 2:45pm to 3:15pm.
2. Install red curb areas on 61st St between Carmelita Ave to Corona Ave
   A. Red curb on south side of 61st St from Carmelita Ave to Aspire driveway and from Aspire driveway to property line.
3. All vehicles must enter Aspire school from both east and west directions to move queuing off of 61st St.
4. Aspire to allow the use of both lanes in their site for student drop-off/pick-up and install a crosswalk inside of drive aisles to allow students to safely cross with a school attendant.
5. Install painted “stand back lines” at crosswalk at Carmelita Avenue and 61st St to allow crossing guards to control the movement of pedestrians in the crosswalk. “crossing in groups” allowing vehicles to clear intersection.

6. Nimitz to encourage parents to drop off and pick up students on Loma Vista Ave. Nimitz to assign certain grades to drop-off/pick-up on Loma Vista-reducing traffic queues on Carmelita Ave.
7. Nimitz to encourage staff to exit parking lot on Loma Vista Ave instead of on Carmelita Ave.
8. Additional signage:
    a. No U turns on Carmelita Ave, Loma Vista Ave, Corona Ave and 61st St
    b. New pedestrian school signs around schools
    c. Replace any signs that are non-reflective, faded or graffiti (Stop, school, speed limit signs)
9. Repaint all faded crosswalk markings with yellow ladder where appropriate.
10. Education of parents – all schools to provide brochures on the new circulation pattern and procedures of drop off and pick up at each of the three schools – as well as rules of pedestrian movement at crosswalks.
11. Remove the existing crosswalk from the south leg at the intersection of Carmelita Avenue and N. Randolph.
12. Provide training for School Crossing Guards – Police Department to work with crossing guards to minimize pedestrian "free for all" at the intersection and direct pedestrians in groups.
13. Added PD Enforcement around schools for parking and circulation.

STEP 2.1: (FIGURE 8)
If step 1 fails to reduce congestion, and parking impacts then the additional following measures may be instituted:

1. Permanently close off Carmelita Avenue at Rail Road Tracks between N. And S. Randolph Street.
2. Install splitter island at Carmelita Ave and N. Randolph intersection so SB traffic on Carmelita Ave will be forced to make a right turn only movement, yielding to traffic on N. Randolph St. Traffic heading EB and WB on N Randolph St will be stop controlled.
3. Adjust green time at Maywood Ave and N. Randolph signals to allow for WB queues to clear.
4. Signal synchronization between signals at Maywood Ave and N. And S. Randolph St.

STEP 2.2: (FIGURE 9)
OPTION:

1. Instead of restricting SB traffic to right turns only a roundabout would be installed at the intersection of Carmelita Ave and N Randolph St so traffic would have full movement.

STEP 2.3: (FIGURE 10)
OPTION:

1. Instead of installing a splitter island or a roundabout to allow traffic coming southbound from Carmelita Ave to move continuously Carmelita Ave from Slauson Avenue to Randolph Avenue would be changed into a southbound one-way street with all-way stop at Randolph St and Carmelita Ave. (This recommendation would require additional environmental and traffic impact analysis)

STEP 2.3.1: (FIGURE 11)
If step 2.3 fails to mitigate congestion, then the additional following measures may be instituted:

1. Assign a LAUSD police officer to direct traffic at the intersection of Carmelita Ave and N Randolph St during the am and pm peak hours clearing 5 to 6 vehicles in a queue in each direction. (this recommendation would require a commitment for funding of manpower at the intersection)

Figure 7: Step 1 Traffic Congestion Solution Diagram

(Staggered Time, Parent Education, Added Police Enforcement, Re-paint all School Legends (Crosswalks, Ped Ahead), Paint Stand-back Lines, Re-paint Stop Bars, Add Additional School Warning Assembly Signs, At Nimitz Middle School Encourage Drop-off/Pick-up on Loma Vista

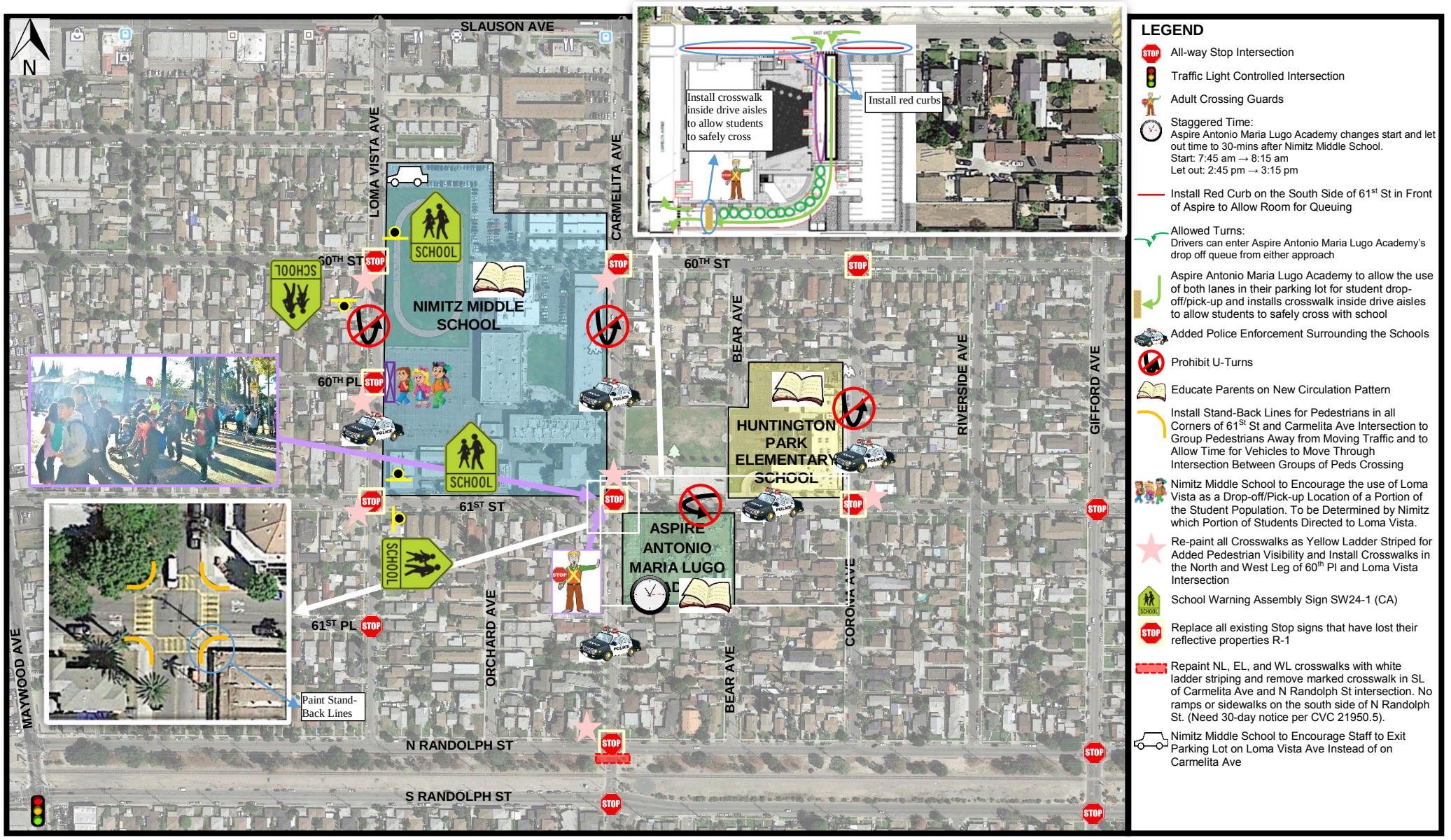


Figure 8: Step 2.1 Traffic Congestion Solution Diagram

(Staggered Time, Parent Education, Added Police Enforcement, Re-paint all School Legends (Crosswalks, Ped Ahead), Paint Stand-back Lines, Re-paint Stop Bars, Add Additional School Warning Assembly Signs, At Nimitz Middle School Encourage Drop-off/Pick-up on Loma Vista, Close Off Randolph St and Carmelita Ave Intersection Between Railroad Tracks, Install a Splitter Island at Carmelita Ave and N Randolph St intersection)

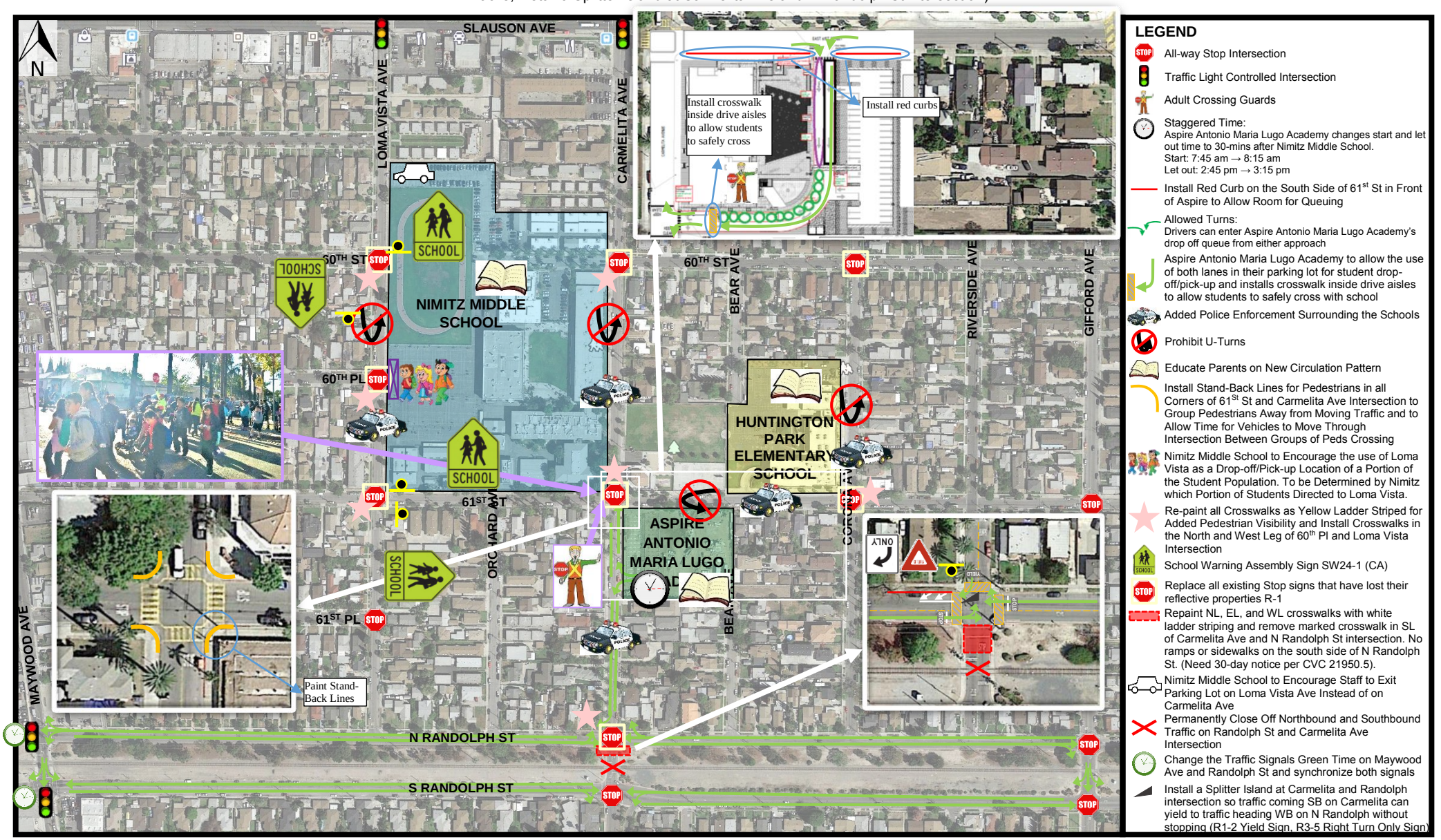


Figure 9: Step 2.2 Traffic Congestion Solution Diagram

(Staggered Time, Parent Education, Added Police Enforcement, Re-paint all School Legends (Crosswalks, Ped Ahead), Paint Stand-back Lines, Re-paint Stop Bars, Add Additional School Warning Assembly Signs, At Nimitz Middle School Encourage Drop-off/Pick-up on Loma Vista, Close Off Randolph St and Carmelita Ave Intersection Between Railroad Tracks, Install a Roundabout at Carmelita Ave and N Randolph St intersection)

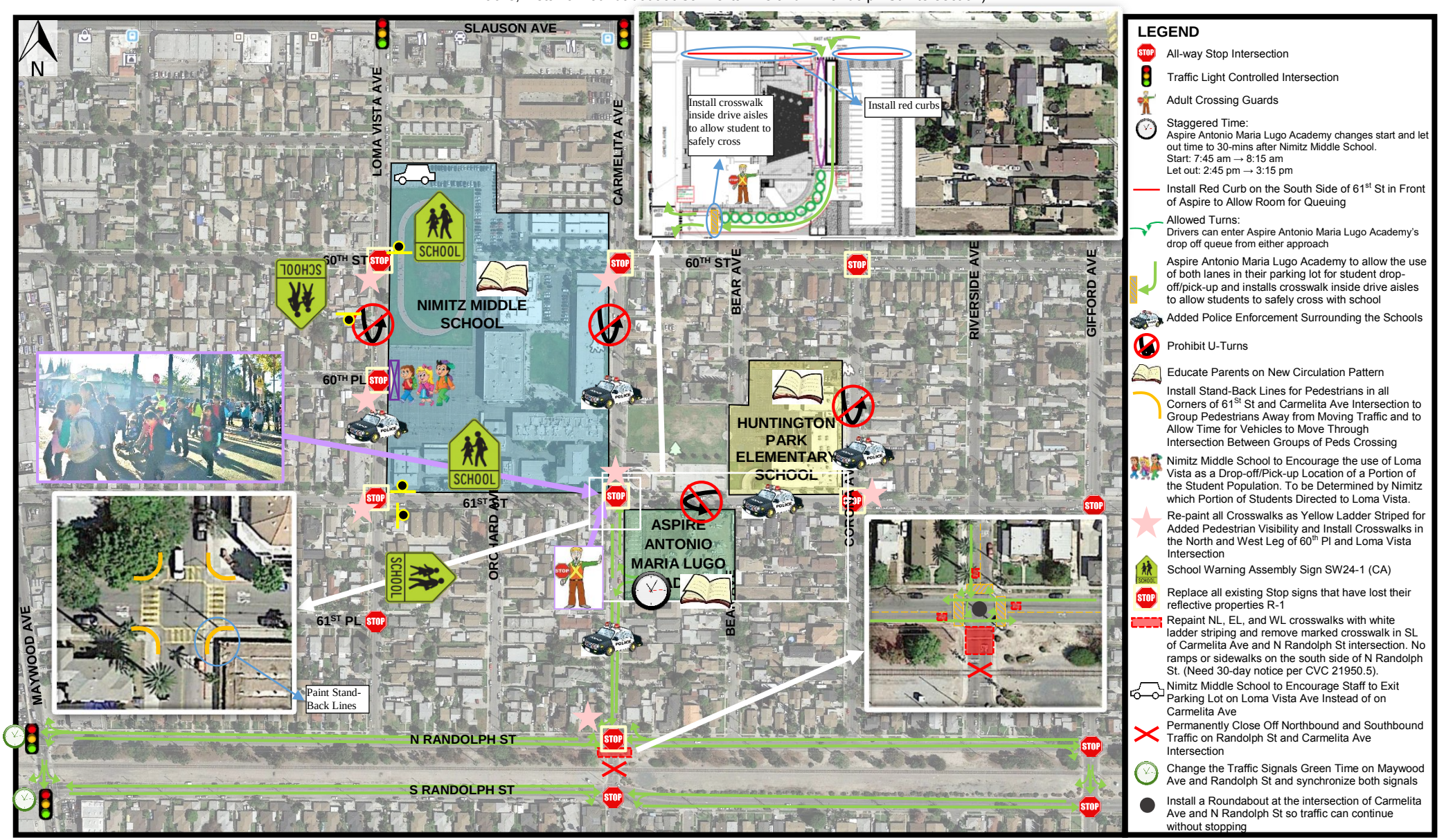


Figure 10: Step 2.3 Traffic Congestion Solution Diagram

(Staggered Time, Parent Education, Added Police Enforcement, Re-paint all School Legends (Crosswalks, Ped Ahead), Paint Stand-back Lines, Re-paint Stop Bars, Add Additional School Warning Assembly Signs, At Nimitz Middle School Encourage Drop-off/Pick-up on Loma Vista Ave, Close Off Randolph St and Carmelita Ave Intersection Between Railroad Tracks, Change Carmelita Ave to a One-way Street)

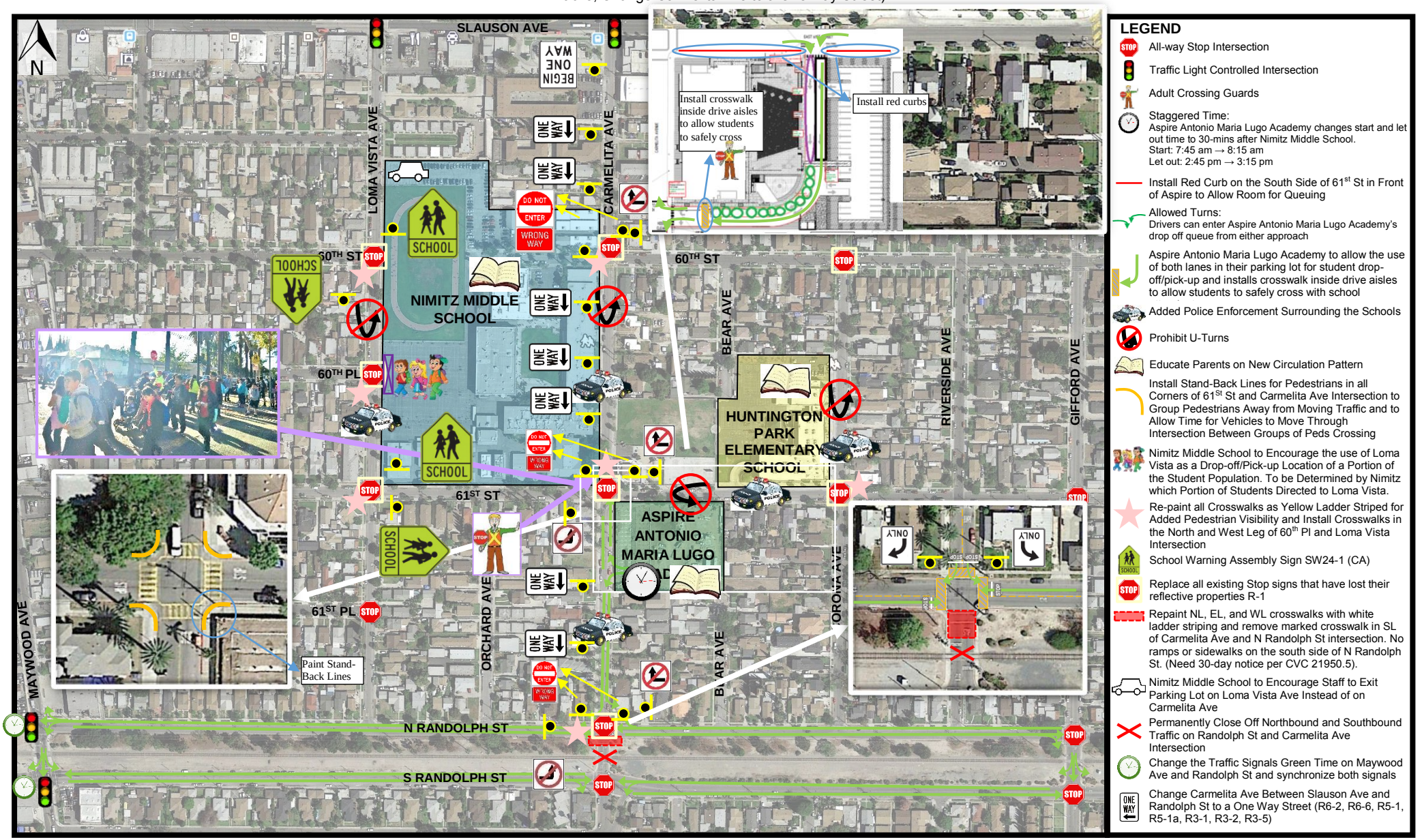
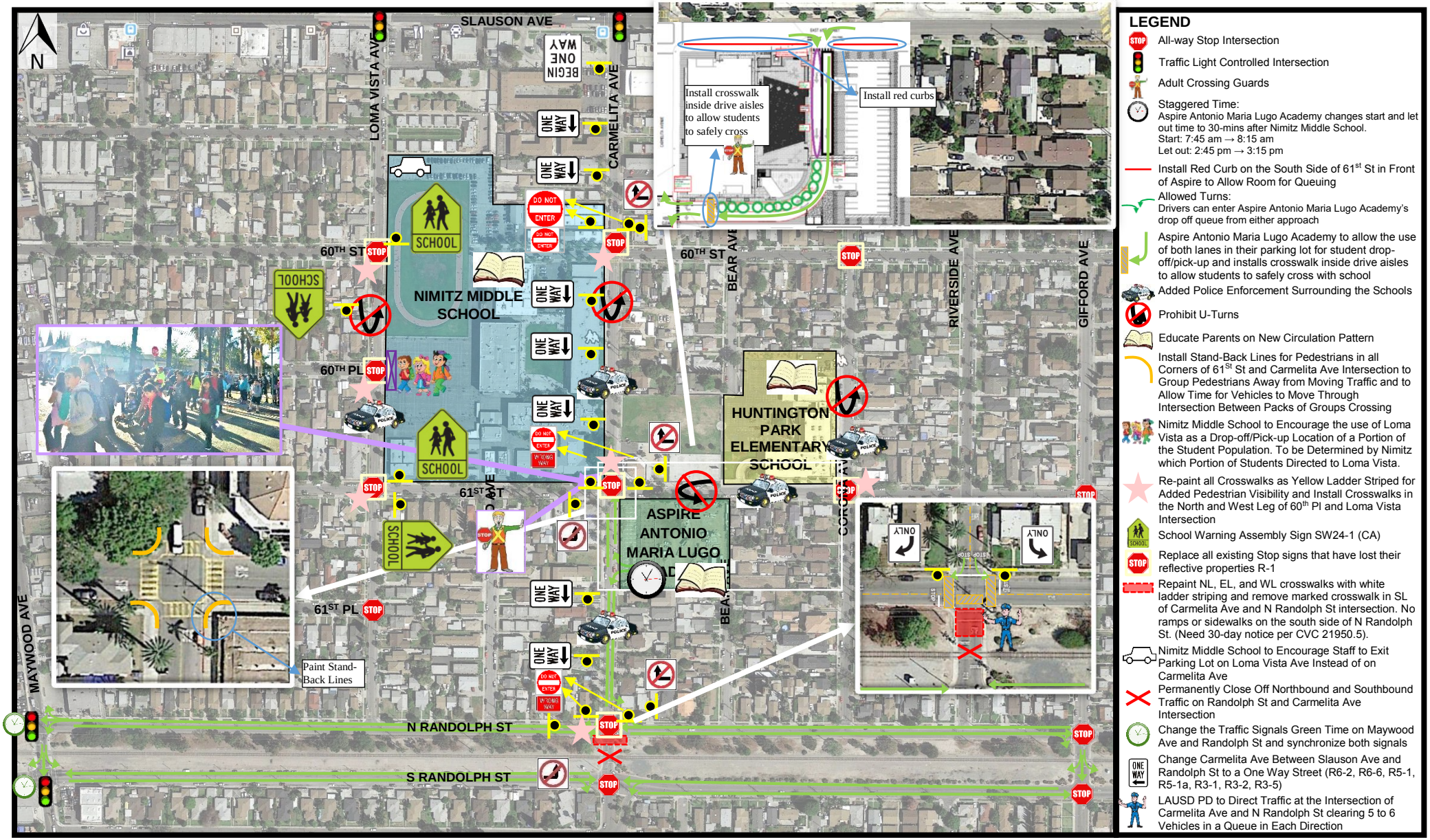


Figure 11: Step 2.3.1 Traffic Congestion Solution Diagram

(Staggered Time, Parent Education, Added Police Enforcement, Re-paint all School Legends (Crosswalks, Ped Ahead), Paint Stand-back Lines, Re-paint Stop Bars, Add Additional School Warning Assembly Signs, At Nimitz Middle School Encourage Drop-off/Pick-up on Loma Vista Ave, Close Off Randolph St and Carmelita Ave Intersection Between Railroad Tracks, Change Carmelita Ave to a One-way Street, Assign a LAUSD PD to Direct Traffic at the Intersection of Carmelita Ave and N Randolph St)



RECOMMENDATIONS:

The following recommendations are the result of community outreach, background research, fieldwork, engineering judgement, and experience with safe routes to school programs and plans. After each step a Measure of Effectiveness should be taken to determine to what degree these efforts have succeeded and how responses might be modified to produce the intended results. Finding an effective solution that can be implemented will involve not only city resources and police but also will rely on the leadership and cooperation of school staff, teachers, students and parents.

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Measures of Effectiveness:

- Fewer Vehicles Around Schools
- Improved Perception of Congestion Among Parents and Staff
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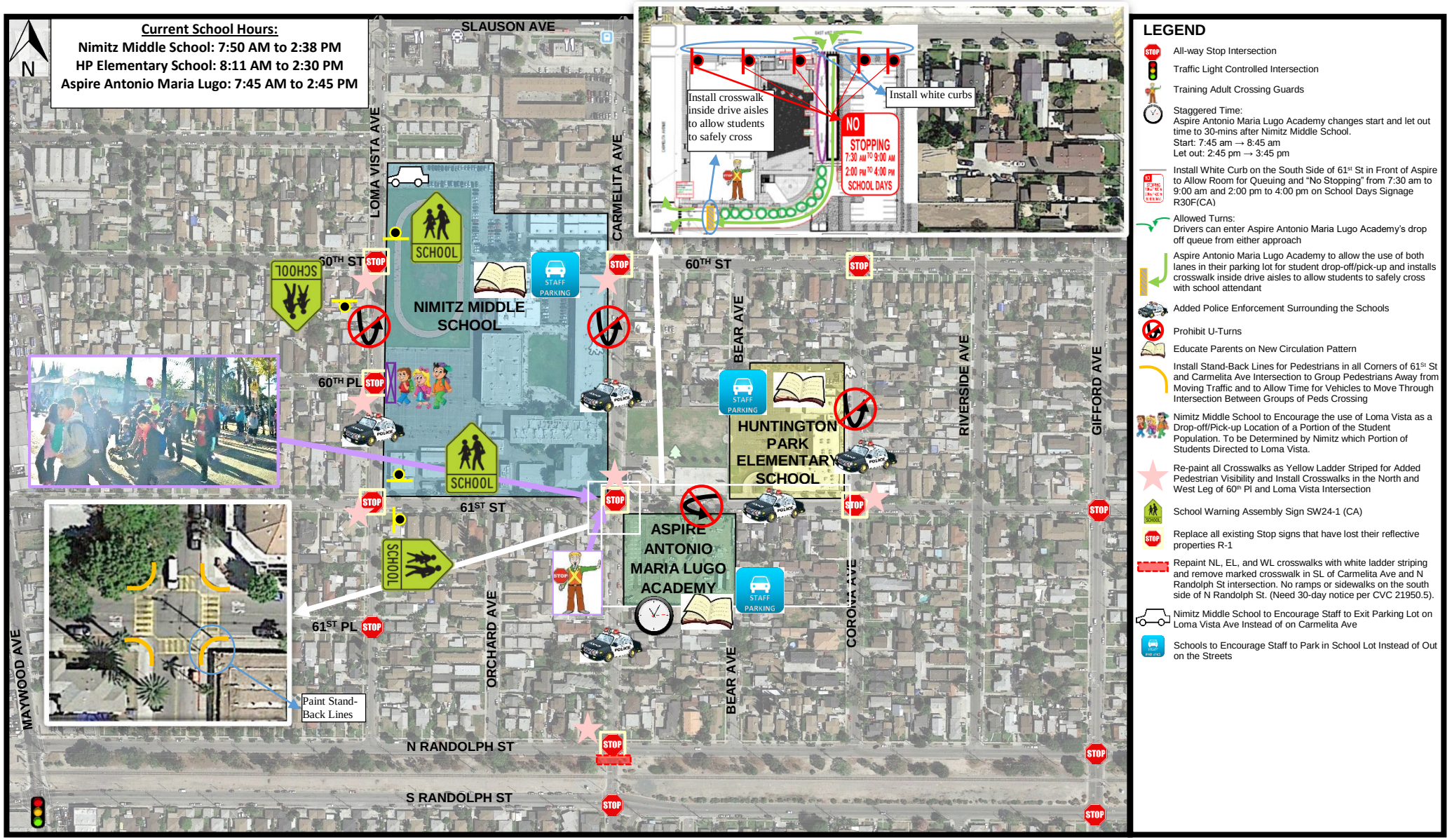
TRAFFIC CONGESTION RELIEF
STEP 1: (FIGURE 7)

1. Stagger start/end times by 30 minutes
   A. Aspire school change hours from 7:45am to 8:45am and from 2:45pm to 3:45pm.
2. Install white curb areas on 61st St between Carmelita Ave to Corona Ave and “No Stopping” from 7:30 am to 9:00 am and 2:00 pm to 4:00 pm on School Days Signage R30F(CA)
   A. White curb on south side of 61st St from Carmelita Ave to Aspire driveway and from Aspire driveway to property line.
3. All vehicles must enter Aspire school from both east and west directions to move queuing off of 61st St.
4. Aspire to allow the use of both lanes in their site for student drop-off/pick-up and install a crosswalk inside of drive aisles to allow students to safely cross with a school attendant.

5. Install painted “stand back lines” at crosswalk at Carmelita Avenue and 61st St to allow crossing guards to control the movement of pedestrians in the crosswalk. “crossing in groups” allowing vehicles to clear intersection.
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7. Nimitz to encourage staff to exit parking lot on Loma Vista Ave instead of on Carmelita Ave.
8. Schools to encourage staff to park in school lot instead of out on the streets.
9. Additional signage:
    a. No U turns on Carmelita Ave, Loma Vista Ave, Corona Ave and 61st St
    b. New pedestrian school signs around schools
    c. Replace any signs that are non-reflective, faded or graffiti (Stop, school, speed limit signs)
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SANTEC MEMO DATED MARCH 2016

EXHIBIT E **CASE NO.** 2014-01A CUP/DP

March 2016

Aspire Antonio Maria Lugo Academy Updated Circulation Plan (March 18, 2016)

A Drop-Off/Pick-Up and Parking Circulation plan was created for the school prior to opening. However, during the operation of the school there are some improvements currently recommended and some off-site traffic issues. Stantec staff visited the site in February 2016 to observe operation conditions and observe traffic flow. Updated recommendations are outlined below.

The current access road remains unchanged. The road is one-way only with the entrance on E 61st Street and an exit on Carmelita Avenue providing two lanes.

The original recommendation was for the entering driveway to be a right-turn only access, requiring drivers to approach from the west and the City required placement of cones to narrow the access point to one lane off of 61st Street. However, this caused undue congestion at the intersection of Carmelita Avenue and 61st Street. Therefore, the school should allow vehicles to approach from both the east and west, making both left and right turns into the access roadway. The school made modifications to address the congestion and removed the cones to widen the entrance to the drop-off zone to two lanes. This allowed vehicles to enter the site from both directions and reduced the congestion leading up to the access road entrance. It is now recommended that the City remove Mitigation measure No. 5 requiring the coning off of the ingress access driveway to allow full use of both lanes.

It was also recommended that student drop-off and pickup occur only in the right lane, to avoid students walking between cars to the left lane. The school is now allowing drop-off and pick-up in both lanes, with students accompanied by staff members to make sure they are crossing to their vehicles safely. This has caused the on-site operations to run very efficiently and has removed the back-up onto 61st Street. The queue for pick up never exceeded the capacity on-site during the afternoon pick up period. While the queue did extend to the end of the driveway, it did not spill onto 61st Street, as shown in Figure 1.



March 2016

Parking is allowed along 61st Street, and was not observed to be over capacity. Allowing parents to parking along 61st Street is recommended, to make sure that a back-up does not occur out of the site.

Although on-site operations are very efficient, there is heavy congestion during school hours in the immediate area. This is due to traffic from three schools all within close proximity, the Aspire School, Huntington Park Elementary School on the northwest corner of Corona Avenue and 61st Street and Nimitz Middle School on the northwest corner of Carmelita Avenue and 61st Street. The schools have similar start and end times and therefore traffic in the area is heavy during these time periods.

The area with the most congestion is the intersection of Carmelita Avenue and 61st Street. The cause of the congestion was heavy pedestrian volumes, and the inability of motor vehicles to pass through the intersection due to the crossing pedestrians, as shown in Figure 2. Most of the pedestrians appeared to be from the Nimitz Middle school located on the northwest corner of the intersection. The crossing guards were having a difficult time controlling the heavy flow of both traffic and pedestrians. Additional training for the crossing guards is recommended. Pedestrian counts were taken by the City at this location, and the southern leg of the crosswalk was the least heavily used. Congestion can also be improved by removing this southern crosswalk, and adding "Crossing Prohibited – Use North Side" signs, if crossing guard training does not achieve the desired results.



The original recommendations also suggested that parents turn left onto Carmelita Avenue when exiting the access road to lessen congestion at 61st Street. Although there was some congestion along 61st Street south of Carmelita Avenue and the Aspire school, this is still recommended as the best route for exiting the school.

We feel that the current conditions on the school are adequate, and no additional improvements are necessary.

MITIGATION MEASURE
AND
CONDITIONS OF APPROVAL
STATUS TABLE

EXHIBIT F **CASE NO.** 2014-01A CUP/DP

Mitigation Measure	Status	Modifications	Comments
Mitigation Measure No. 1: □ Trip reduction plan that maintains less than 1,050 inbound trips per day for the school. □ An annual vehicle count. □ Should the threshold change, the applicant must provide documentation of compliance with the applicable SCAQMD significance threshold applicable at the time.	Completed	None Proposed	Continue to request information on an annual basis.
Mitigation Measure No. 2: □ Construction contractor shall water all exposed dirt surfaces at least 3 times per day for fugitive dust suppression.	Completed	None Proposed	Measure was required for construction of the site
Mitigation Measure No. 3: □ A noise shield shall be installed, to reduce noise levels.	Pending	Proposed to be removed	This measure was required as a result of the construction of the parking structure. Noise generated from vehicles was proposed to be mitigated by shields; however, since no structure is proposed, this measure is recommended for removal
Mitigation Measure No. 4: □ Small bulldozers only shall operate within 56 feet of the nearest residential structure.	Completed	None Proposed	Measure was required for construction of the site

Mitigation Measure	Status	Modifications	Comments
Mitigation Measure No. 5: • Cone-off the ingress access driveway to one lane from E. 61st Street during peak times. • During off-peak periods both lanes can be accessed from E. 61st Street.	Pending	Proposed to be removed	This measure was required as a result of the construction of the parking structure; however, since no structure is proposed, this measure is recommended for removal
Mitigation Measure No. 6: • Close the cross-walk over the on-site access road to pedestrians during peak school periods. • An alternate measure would be to provide a crossing guard at the crosswalk during school drop-off/ pick-up times if remained open.	Completed	None Proposed	The applicant has provided crossing guards.
Mitigation Measure No. 7: • Prohibit drop-off/pick-up in the parking structure. • Prohibit drop-off/pick-up from the circulation lane.	Pending	Proposed to be removed	This measure was required as a result of the construction of the parking structure; however, since no structure is proposed, this measure is recommended for removal
Mitigation Measure No. 8: • The school shall develop a drop-off/pick-up and parking circulation plan and shared with parents and enforced/monitored by trained school staff .	Pending	None proposed	Applicant shall submit the parking and circulation within 30 days of modification approval.

Conditions of Approval	Status	Modification	Comments
Project Design **9)** A recreation area with playground equipment or other recreational facilities and equipment.	Completed	None proposed	
10) Project plans and drawings shall be submitted to the Los Angeles County Fire Department (LACoFD) for review and recommendations regarding emergency access.	Completed	None proposed	
11) Following measures a. A minimum of seven before- and after-school monitors at the intersection of Carmelita Ave and 61st St b. Pathways for crossings c. Any graffiti, shall be diligently removed.	Pending	None proposed	It is recommended that these conditions remain in place. 11a. Shall be required at the start of the next school year. 11.b. Shall be completed within 30 days of modification approval. 11.c. On-going condition.
12) That the property owner shall grant the right of entry to remove graffiti from structures.	On-going	None proposed	On-going condition that is required when graffiti occurs on the subject site.
13) That the property comply with the City's Standards for Exterior Colors.	Completed	None proposed	
14) That all signs on the site be installed in compliance with the City's sign regulations and/or Sign Program and that approval be obtained through a Sign Design Review.	Completed	None proposed	

Conditions of Approval	Status	Modification	Comments
15) That the applicant install 8-foot high decorative block walls along the south and east property lines as approved by the Planning Division.	Completed	Add second sentence requiring a block wall 30-inches in height along the front and street side yard setbacks of the southerly and easterly property lines.	Applicant has initiated and completed this requirement in anticipation of required condition of approval.
Aesthetics **16)**Building materials shall not be re reflective or produce meaningful amounts of glare.	Completed	None proposed	
17) Construction shall be temporarily concealed from public view through the installation of mesh screening along the perimeter fence.	Completed	None proposed	
18) Exterior lighting shall be low-wattage and shall be shielded and directed onto the project site and away from adjacent residential uses. Outdoor lighting will be limited to security lighting of walkways and parking areas. All security lighting will be fitted with side shields and hoods to avoid spill light, glare, and sky glow.	Completed	None proposed	
19) That a minimum 10'-0" landscape planter and permanent irrigation be provided along 61st Street and Carmelita Avenue. A landscape plan designed by a Registered Landscape Architect.	Completed	None proposed	
20) That street trees with decorative plastic or permeable concrete grates be installed along the frontages of Carmelita Avenue and 61st Street Rita Avenue.	Completed	None proposed	

Conditions of Approval	Status	Modification	Comments
21) That all proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and shall be completely concealed from public view.	Completed	None proposed	
22) That all existing and/or proposed mechanical equipment and appurtenances, be completely shielded/enclosed so as not to be visible from public view and/or adjacent properties. Shall be of compatible design.	Completed	None proposed	
23) That the use be conducted, and 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 the Huntington Park Municipal Code.	On-going	None proposed	
24) That decorative paving be provided and maintained at the driveway entrance along public alley at the rear of the property.	Completed	None proposed	
Noise **25)**Equipment operational noise shall comply with the City's standard of 50 dBA during daytime operations, and 40 dBA during nighttime operations at any property line.	On-going	None proposed	

Conditions of Approval	Status	Modification	Comments
26) All interior walls shall be designed in accordance with the California Division of the State Architect and California Department of Education's standards for schools with interior multipurpose rooms and physical education facilities as applicable.	Completed	None proposed	
27) Noise generated by the proposed project shall be in compliance with the noise limitations of Huntington Park's Municipal Code.	On-going	None proposed	
Traffic and Circulation **28)**That the City may request the school operator to shift/stagger school start and end times in order to reduce traffic congestion. The applicant shall make a reasonable effort to coordinate with Nimitz Middle School and Huntington Park Elementary School to avoid traffic congestion associated with overlapping start and end times and special events.	On-going	Request that staggered start and end times be implanted per the recommended Traffic Congestion Management Plan.	Staggered start and end times shall be implemented at the start of the upcoming school year.
29) That the vehicle circulation areas and parking structure be paved and striped.	Pending	Remove "parking structure" reference only.	Parking structure language not required if parking structure is not built.
30) That all required off-street parking and loading spaces comply with the minimum dimensions as set forth within the Huntington Park Municipal Code.	Completed	None proposed	

Conditions of Approval	Status	Modification	Comments
33) The project applicant shall install "Stop" signs at the exit/egress point of the private street, subject to approval by the City.	Completed	None proposed	
34) The project applicant shall coordinate with the City to have the pavement marked with the words "KEEP CLEAR" at the egress/exit driveway of the private street located along Carmelita Avenue.	Completed	None proposed	
35) The applicant shall develop a Comprehensive Parking Plan and shall submit the Plan to the City for review and approval. The Plan shall contain the following elements: a. Assigned parking spaces for staff b. Written traffic and parking policy for distribution to staff and parents c. Traffic and parking monitors d. Signage e. An event parking plan f. A plan for adequate off-street parking that avoids school visitors or staff parking in residential neighborhoods or unauthorized parking on nearby properties.	Pending	None proposed	Applicant shall submit a Parking Plan for review within 30 days of modification approval. Parking plans shall also satisfy the proposed Traffic Congestion Relief Plan.
General Conditions **36)** That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, 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.	On-going	None proposed	

Conditions of Approval	Status	Modification	Comments
37) 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.	Completed	None proposed	
38) 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.	Completed	None proposed	
39) That a two separate ninety-six (96) square foot decorative trash enclosure be provided on-site and that a decorative trellis, as approved by the Planning Division, be installed above the required trash enclosure .	Pending	Remove the requirement to build 2 enclosures. Only one enclosure will be required for the site.	The existing trash enclosure is adequate for the existing school. No additional trash enclosures shall be required.
40) That a lighting plan be provided for all outdoor areas of the property per HPMC Section 9-3.809(6).	Completed	None proposed	
41) That the applicant 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.	Completed	None proposed	
42) That the school operator shall obtain a City of Huntington Park Business License prior to commencing business operations.	Completed	None proposed	

Conditions of Approval	Status	Modification	Status
43) That public improvements be completed per the City Engineer's requirements prior to issuance of the Certificate of Occupancy as follows: a. Remove and replace all public improvements damaged by construction per City Engineer's requirements; and b. Repair and/or replace any abutting substandard or damaged public improvements as required by the City Engineer. c. Install all new driveways per City Engineer's requirements; and	Completed	None proposed	
44) That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the issuance of Building Permits to consolidate the existing two (2) parcels, 6318-028-900 and 6318-029-900, into one (1) parcel.	Completed	None proposed	
45) That the applicant comply with the requirements of County Sanitation District of Los Angeles.	Completed	None proposed	
46) 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.	Completed	None proposed	

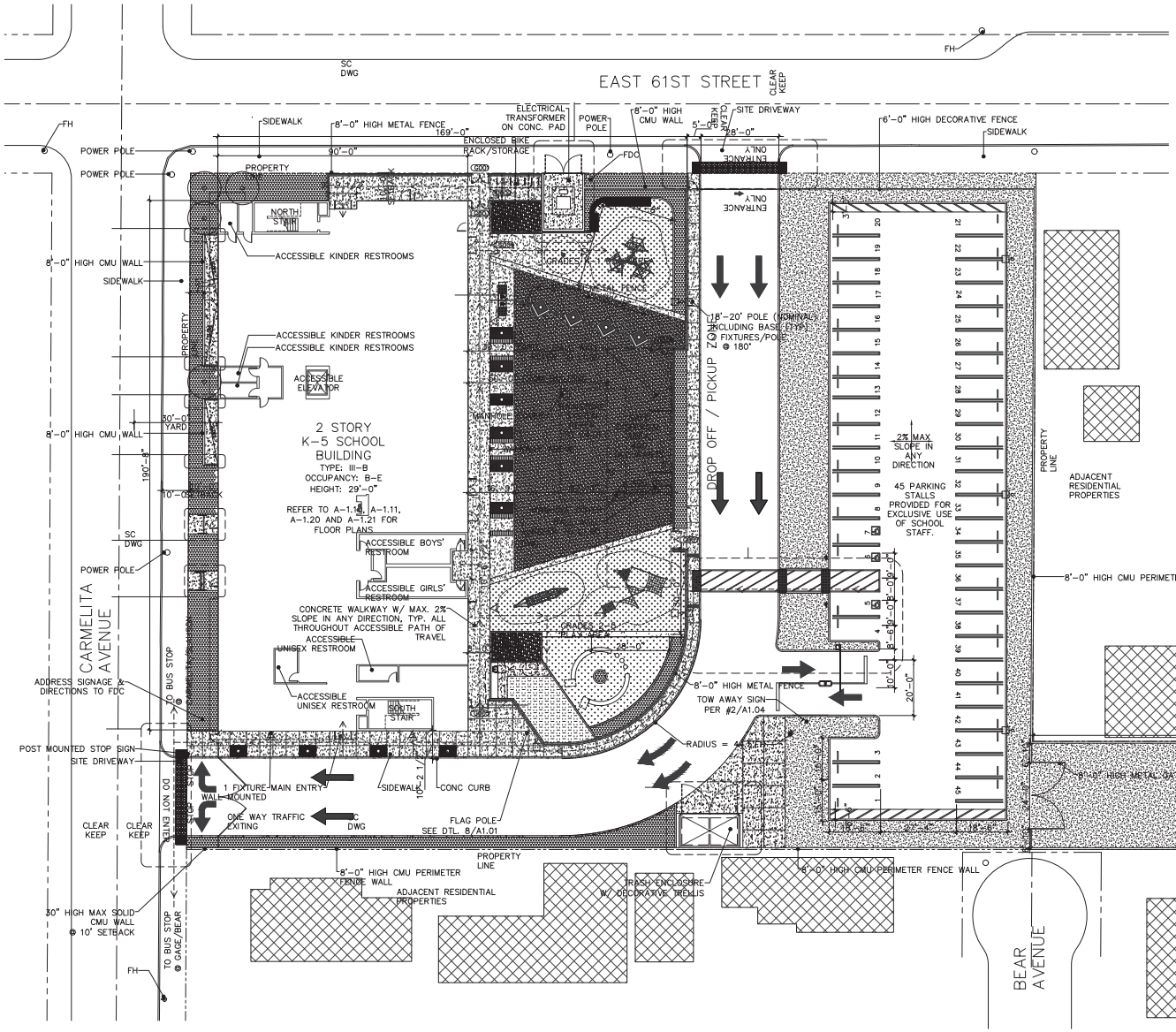
Conditions of Approval	Compliance	Modification	Status
47) That the Conditional Use Permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.	On-going	None proposed	
48) That the entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.	On-going	None proposed	
49) 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.	On-going	None proposed	
50) That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.	On-going	None proposed	
51) 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.	On-going	None proposed	
52) That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.	On-going	None proposed	

Conditions of Approval	Status	Modification	Comments
53) 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.	On-going	None proposed	
54) 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.	On-going	None proposed	
55) The applicant and/or school operator shall provide the City with contact information for a designated responsible party at the school responsible for resolution of complaints and operational and permit condition issues. Contact information shall be kept current and the Planning Division shall be notified of any change in contact information.	Pending	None proposed	Applicant shall submit requested information as soon as possible.
56) School enrollment shall not exceed 400 students.	On-going	None proposed	
57) The school shall be operated in a manner consistent with the School Charter issued by the Los Angeles County Office of Education.	On-going	None proposed	

Conditions of Approval	Status	Modification	Comments
58) That the applicant shall enter into a density bonus covenant and agreement that shall be prepared by the City of Huntington Park and recorded with the County of Los Angeles to ensure that a minimum of 5 to 10 percent of the units remain affordable to very low or low income households for a period not less than 30 years. Such agreement shall be recorded prior to the issuance of the Certificate of Occupancy.	Pending	Remove the condition	Removal of this condition in its entirety is proposed due to the fact that the density bonus was only required as a result of the proposed apartments.
59) That the applicant and property owner agree in writing to the above conditions.	Completed	None proposed	

SITE PLANS

EXHIBIT G **CASE NO.** 2014-01A CUP/DP



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

SITE PLAN LEGEND

- GRASS
- PLANTING AREA
- CONCRETE PAVING (FINISH – SEE LANDSCAPE ARCHITECT DRAWINGS)
- ASPHALT PAVING
- SYNTHETIC TURF
- RESILIENT SYNTHETIC TURF
- MORTARED COBBLE
- ENGINEERED WOOD MULCH, 3" DEPTH
- STEEL FENCING, SEE A1.06
- STEEL GATE, SEE A1.06
- GXXX GATE TYPE, SEE A1.06
- ACCESSIBLE ROUTE: PATH OF TRAVEL (P.O.T) AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX. SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX., AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%, UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

PARKING

45 PARKING STALLS PROVIDED FOR THE SITE

42 – STANDARD CAR PARKING STALL
1 – VAN ACCESSIBLE PARKING STALL
2 – STANDARD ACCESSIBLE PARKING STALL

♦ FIRE HYDRANT
o FDC

APPLICANT:
ASPIRE PUBLIC SCHOOLS
1001 22ND AVENUE
OAKLAND, CA 94606
510-434-5000

CONTACT:
CAROLYN CHOY
ASPIRE PUBLIC SCHOOLS
510-434-5507
CAROLYN.CHOY@ASPIREPUBLICSCHOOLS.ORG

NAC ARCHITECTURE
nacarchitecture.com
837 SPRING STREET | THIRD FLOOR
LOS ANGELES CA 90012
P:323.475.8075

NAC NO 162-14008

DRAWN

CHECKED

DATE: DECEMBER 22, 2015

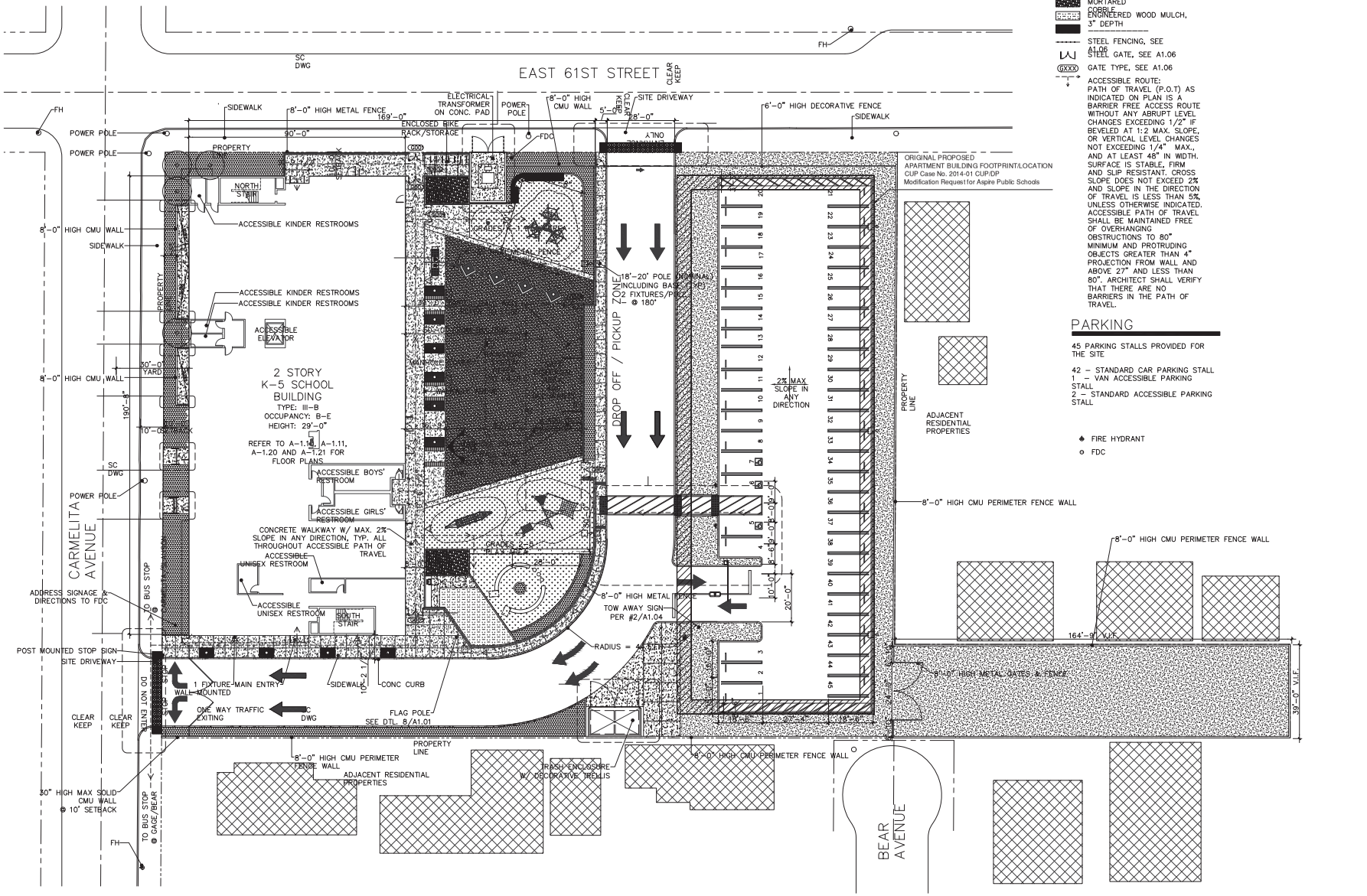
PROJECT:

CUP CASE NO.
2014-01-CUP/DP
MODIFICATION REQUEST
FOR ASPIRE PUBLIC
SCHOOLS

EXISTING

A1.00
SITE PLAN

015 NAX 17Z



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

SITE PLAN LEGEND

- GRASS
- PLANTING AREA
- CONCRETE PAVING (FINISH – SEE LANDSCAPE ARCHITECT DRAWINGS)
- ASPHALT PAVING
- SYNTHETIC TURF
- RESILIENT SYNTHETIC TURF
- MORTARED COBBLE
- ENGINEERED WOOD MULCH, 3" DEPTH
- STEEL FENCING, SEE A1.06
- STEEL GATE, SEE A1.06
- GXXX GATE TYPE, SEE A1.06
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PARKING

45 PARKING STALLS PROVIDED FOR THE SITE

42 – STANDARD CAR PARKING STALL
1 – VAN ACCESSIBLE PARKING STALL
2 – STANDARD ACCESSIBLE PARKING STALL

◆ FIRE HYDRANT
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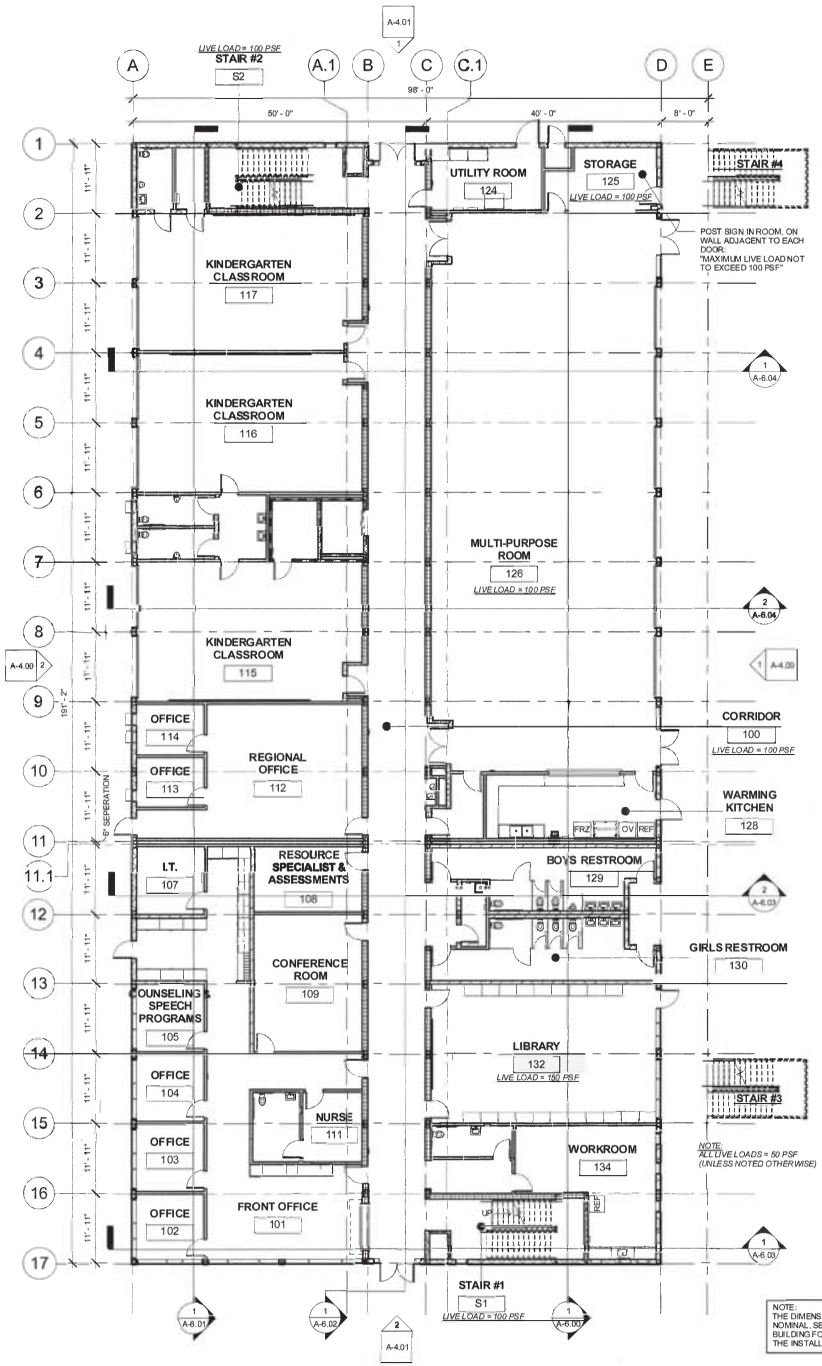
AS APPROVED

A1.00 A
SITE PLAN

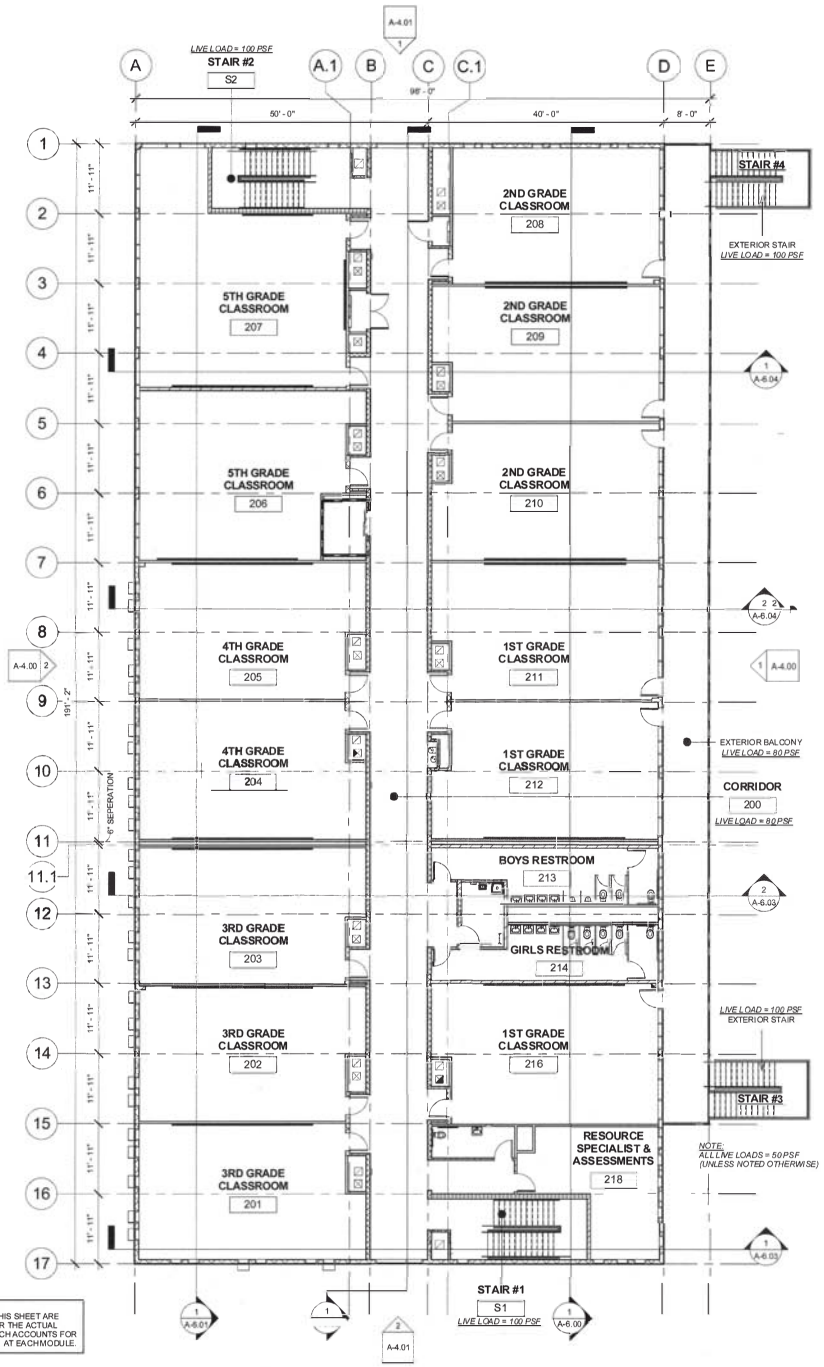
2015 NAX 172

FLOOR PLANS

EXHIBIT H **CASE NO.** 2014-01A CUP/DP



KEY PLAN - LEVEL 1 (FLOOR PLAN)
3/32" = 1'-0"



KEY PLAN - LEVEL 2 (FLOOR PLAN)
3/32" = 1'-0"

NOTE:
THE DIMENSIONS SHOWN ON THIS SHEET ARE NOMINAL. SEE SHEET F-1.00 FOR THE ACTUAL BUILDING FOOTPRINT SIZE WHICH ACCOUNTS FOR THE INSTALLATION TOLERANCE AT EACH MODULE.

APPLICANT:
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510.434.5000

CONTACT:
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NAC NO 162-14008

DRAWN

CHECKED

DATE: DECEMBER 22, 2015

PROJECT:
CUP CASE NO.
2014-01-CUP/DP
MODIFICATION REQUEST
FOR ASPIRE PUBLIC
SCHOOLS

EXISTING

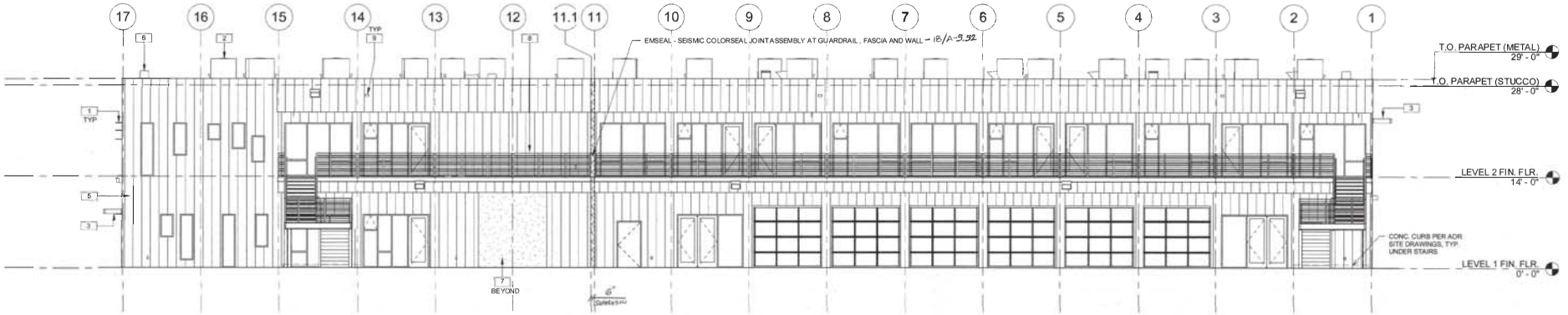
A2.00
FLOOR PLANS

915 NAX

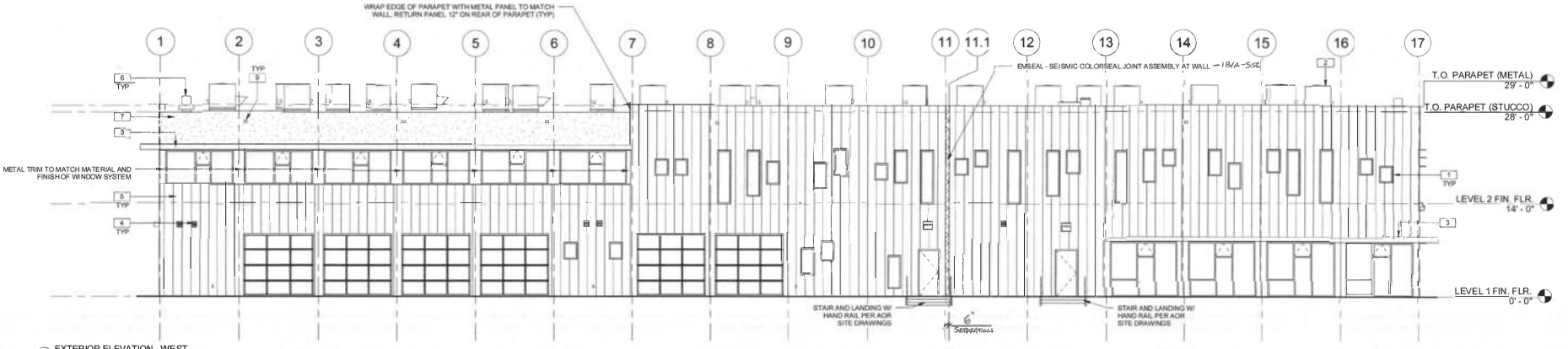
ELEVATION PLANS

EXHIBIT I **CASE NO.** 2014-01A CUP/DP

KEYNOTE LEGEND	
1	PAINTED 16 GA METAL WINDOW SHADE DEVICE, SEE DTLS 19, 20/A-5.51
2	HVAC UNIT, SEE MECHANICAL
3	STEEL CANOPY, SEE SHEET S-2.30
4	WALL MOUNTED EXHAUST WALL CAP / HOOD (PAINTED), WEIGHT LESS THAN 10 #, FASTEN EACH CORNER w/(1) #d NAIL
5	METAL SIDING, C/ WATER BARRIER, SEE SHEET A-5.51
6	EXHAUST FAN, SEE MECHANICAL
7	EXTERIOR STUCCO FINISH C/ WALL PER PLAN, SEE SHEET A-5.50
8	GUARD RAIL, SEE 13/S-7.90
9	8"x4" OVERFLOW SCUPPER THRU PARAPET TO MATCH WALL PANEL, SEE 9/A-3.60



1 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



2 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

APPLICANT:
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NAC NO 162-1-4008

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DATE DECEMBER 22, 2015

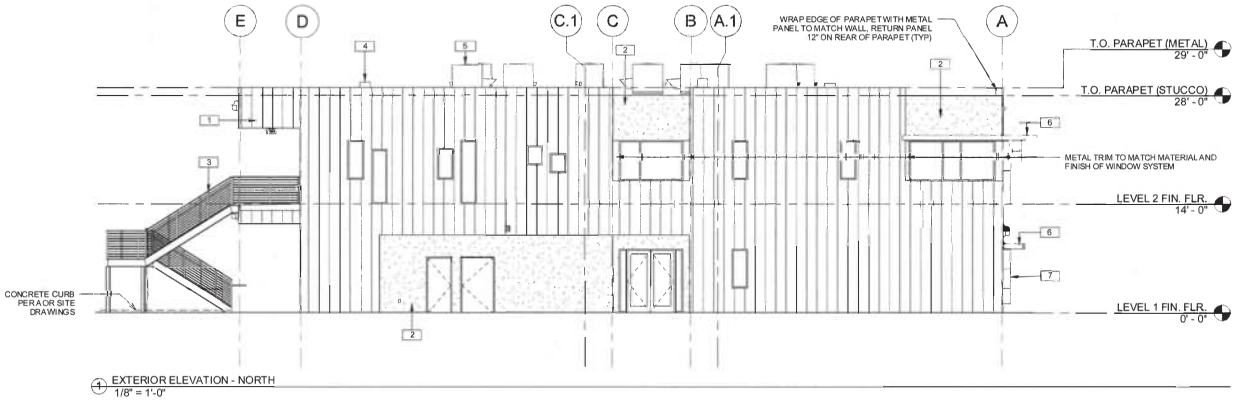
PROJECT:
CUP CASE NO.
2014-01-CUP/DP
MODIFICATION REQUEST
FOR ASPIRE PUBLIC
SCHOOLS

EXISTING

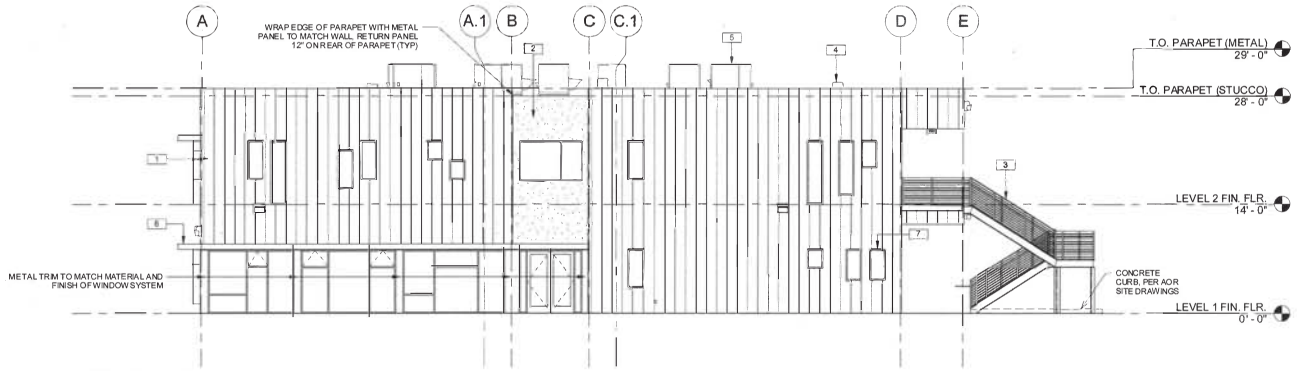
A3.00
ELEVATIONS

915 NAX 5TH

KEYNOTE LEGEND	
1	METAL SIDING, O/ WATER BARRIER, SEE SHEET A-5.51
2	EXTERIOR STUCCO FINISH O/ WALL PER PLAN, SEE SHEET A-5.50
3	GUARD RAIL, SEE 13/S-7.90
4	EXHAUST FAN, SEE MECHANICAL
5	HVAC UNIT, SEE MECHANICAL
6	STEEL CANOPY, SEE SHEET S-2.30
7	PAINTED 16 GA METAL WINDOW SHADE DEVICE, SEE DTLS 19, 20/A-5.51



1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

APPLICANT:
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OAKLAND, CA 94606
510-434-5000

CONTACT:
CARYOLYN CHOY
ASPIRE PUBLIC SCHOOLS
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CAROLYN.CHOY@ASPIREPUBLICSCHOOLS.ORG

NAC ARCHITECTURE
nacarchitecture.com
837 SPRING STREET | THIRD FLOOR
LOS ANGELES CA 90012
P:323.475.8075

NAC NO: 162-14008

DRAWN

CHECKED

DATE: DECEMBER 22, 2015

PROJECT:
CUP CASE NO.
2014-01-CUP/DP
MODIFICATOIN REQUEST FOR ASPIRE PUBLIC SCHOOLS

EXISTING

A3.01
ELEVATIONS

2015 NAC ARCHITECTURE

ENTITLEMENT APPLICATIONS/ ENVIORNMENTAL ASSESSMENT CHECKLIST

EXHIBIT J **CASE NO.** 2014-01A CUP/DP

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:*_____ *File No.:*_____ *Fee/Receipt No.:*_____ *Initials:*_____

PROJECT INFORMATION

Project Address: 6100 Carmelita Avenue, Huntington Park, CA

General Location: East Huntington Park

Assessors Parcel Number (APN): 6318-028-900; 6318-029-900

APPLICANT'S INFORMATION

Applicant: Aspire Public Schools, Attn: Carolyn Choy

Mailing Address: 1001 22nd Avenue, Suite 100, Oakland, CA 94606

Phone 1: 510-434-5507 Phone 2: _____ Fax: 510-434-5010

PROPERTY OWNER'S INFORMATION

Property Owner: Aspire Public Schools

Mailing Address: Same as above

Phone 1: _____ Phone 2: _____ Fax: _____

REQUEST

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

The applicant requests an amendment to Case No. 2014-01-CUP/DP, approved in July 2014, to **remove** the inclusion of a two-level parking structure and three levels of rental apartments (100 total parking spaces, 36 total apartments, in a 5-story structure). A two-story 34,000 sqft school building was constructed on the western portion of the site as planned and opened in August 2015. In the location of the approved structured parking garage and residential development, the school has built a surface parking lot with 45 parking spaces, including 3 handicapped accessible parking spaces.

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)

Aspire is requesting the **removal** of the residential component of the approved project because we believe, and have heard from neighbors, that it would be detrimental to both the school and the neighborhood to move forward with the residential phase, due to the inconvenience of the construction phase, the height of the proposed 5-story garage and residential building and its impact on neighboring homes, and the additional traffic and parking challenges that an additional 36 residences would add.

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 request to **remove** the residential component will not generate any additional traffic; it will reduce the traffic impact from what was studied for the currently approved scenario.

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

The request to **remove** the 5-story residential and parking structure will reduce the impact upon adjacent uses, buildings, or structures compared to the scenario that was previously approved.

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

The school use that has already been built is a conditionally permitted use in the high density residential zone (RH).

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.

Carolyn Choy

Applicant Signature (Required)

Date 12/18/15

CAROLYN CHOY

Print Name

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

Property Owner Signature (Required)

Date

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: Aspire Public Schools

   Address: 1001 22nd Ave, Ste 100, Oakland, CA 94606

   Telephone: 510.434.5507 Fax: 510.434.5010

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

   Name: Carolyn Choy

   Address: Same as above

   Telephone: _____ Fax: _____

3. **Address of project**: 6100 Carmelita Avenue, Huntington Park, CA

4. **Assessor's Parcel Number (APN)**: 6318-028-900 & 6318-029-900

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**: RH - High Density Residential

8. **Proposed use of site**: Public charter school (existing); remove 36 units of residential and associated parking approved in Case No. 2014-01-CUP/DP in July 2014.

9. **Site size** (lot dimensions and square footage):
80,855 sqft

10. **Project size**:

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

Total square footage of structure(s): No additions; removal of 89,600 sqft of residential

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

Existing: 2 floors (charter school building)

Proposed: Removal of 5 floors, parking (2) and residential (3)

12. **Parking**:

Amount required: 1 for every 10 students = 400/10 = 40

Amount provided: 45

13. **Anticipated time scheduling of project**: n/a, school project is complete and operational

14. **Proposed phasing of development**: Charter school construction complete in August 2015;
Removal of residential phase of development requested

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

REMOVAL of 36 units - 12 one-bedrooms, 12 two-bedrooms, 12 three-bedrooms

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

n/a

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

n/a

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

n/a

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

A) Potentially Significant Impact	B) Potentially Significant Impact Unless Mitigation Incorporated	C) Less than Significant Impact	D) No Impact

AESTHETICS

19. **Would the proposed project:**

a. Affect a scenic vista? D

b. Have a demonstrable negative aesthetic effect? D

c. Create light or glare? D

AIR QUALITY

20. **Would the proposed project:**

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

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

c. Create objectionable odors? D

BIOLOGICAL RESOURCES

21. Would the proposed project:

a. Remove of any existing trees or landscaping? D

CULTURAL RESOURCES:

22. Would the proposed project:

a. Affect historical resources? D

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

GEOLOGY AND SOILS

23. Would the proposed project:

a. Result in erosion, changes in topography or unstable soil conditions from excavation, grading or fill? D

b. Be located on expansive soils? D

c. Result in unique geologic or physical features? D

HAZARDS

24. Would the proposed project:

a. Create a risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? D

b. The use or disposal of potentially hazardous materials (i.e. toxic or flammable substances)? D

c. The creation of any health hazard or potential health hazard? D

d. Exposure of people to existing sources of potential health hazards? D

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

a. Change water drainage patterns? D

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

c. Impact groundwater quality? D

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

LAND USE AND PLANNING

26. Would the proposed project:

a. Conflict with the Zoning or General Plan designation? D

b. Be incompatible with existing land use in the vicinity? D

c. Disrupt or divide the physical arrangement of an established community? D

MINERAL AND ENERGY RESOURCES

27. Would the proposed project:

a. Conflict with the conservation of water? D

b. Use non-renewable resources in a wasteful and/or inefficient manner? D

c. Substantially increase energy consumption (i.e. electricity, oil, natural gas, etc.)? D

NOISE

28. Would the proposed project result in:

a. Increase to existing noise levels? D

b. Exposure of people to severe noise levels? D

POPULATION AND HOUSING

29. Would the proposed project:

a. Induce substantial growth in an area either directly or indirectly (i.e. through population growth or infrastructure use)? D

b. Displace existing housing, especially affordable housing? D

PUBLIC SERVICES

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

a. Fire protection? D

b. Police protection? D

c. Schools? D

d. Maintenance of public facilities, including roads? D

e. Other governmental services? D

RECREATION

31. Would the proposed project:

a. Increase the demand for neighborhood or regional parks or other recreational facilities? D

b. Affect existing recreational opportunities? D

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

a. Increase vehicle trips or traffic congestion? D

b. Increase hazards to safety from design features (i.e. sharp curves or dangerous intersections)? D

c. Inadequate access to nearby uses? D

d. Insufficient on-site parking capacity? D

e. Hazards or barriers for pedestrians or bicyclists? D

UTILITIES AND SERVICE SYSTEMS

33. Would the proposed project result in a need for new systems or supplies, or alterations to the following utilities:

a. Power or natural gas? D

b. Communications systems? D

c. Local or regional water treatment or distribution facilities? D

d. Sewer or septic tanks? D

e. Storm water drainage? D

f. Solid waste disposal? D

g. Local or regional water supplies? D

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

The site is made up of two parcels that total 80,855 sqft in area. It is developed with a 2-story 34,000 public charter school building with outdoor play space and a surface parking lot restricted for school staff with 45 parking spaces. There is a two-lane internal drive for dropoff/pickup queuing on site.

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 requested amendment would remove the multi-family residential development and a 2-story structured parking garage (5-story total structure) previously approved in Case No. 2014-01-CUP/DP.

CERTIFICATION: I hereby certify that the statements furnished above and in the attached plans present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Applicant (Signature)

12/18/15
Date

ADDENDUM TO MITIGATED NEGATIVE DECLARATION

EXHIBIT K **CASE NO.** 2014-01A CUP/DP

Conditional Use Permit and Development Permit Modification Case No. 2014-01A

ADDENDUM TO MITIGATED NEGATIVE DECLARATION PREVIOUSLY PREPARED FOR the Private K-5 School and 36 Affordable Apartments (CUP/DP Case No. 2014-01)

Prepared By:
CITY OF Huntington Park
PLANNING DIVISION
COMMUNITY DEVELOPMENT
6550 Miles Avenue
Huntington Park, CA 90255

APRIL 2016

I. INTRODUCTION

A. PURPOSE

On July 2, 2014, the City of Huntington Park ("City") adopted the Mitigated Negative Declaration for the Private K-5 School and 36 Affordable Apartments ("Mitigated Negative Declaration"). The Initial Study and Mitigated Negative Declaration evaluated the projects associated with the development of a private K-5 school and a 5-story structure consisting of 100 off-street parking spaces and 36 affordable apartments ("Project"). The Project area encompasses approximately 1.86 acres and is located within the City of Huntington Park, California. The Project is located at 6100 Carmelita Avenue, which is at the southeast corner of Carmelita Avenue and E. 61st Street. The Project has undergone modifications since the City adopted the Mitigated Negative Declaration.

Since 2014, the Project site has been developed with the private K-5 school, landscaping, and an off-street parking lot. The private K-5 school was built and completed in the summer of 2015. The school has been operating since August of 2015. However, the applicant has requested to remove the construction request of the 5-story structure consisting of 100 off-street parking spaces and 36 affordable apartments. The applicant will not be building the parking structure and apartments.

This Addendum addresses the potential impacts related to the proposed Project modifications.

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT REQUIREMENTS

Under the California Environmental Quality Act ("CEQA"), an Addendum to a previously approved mitigated negative declaration may be necessary if minor technical changes or modifications to a project occur. (CEQA Guidelines Section 15164.) Preparation of an Addendum to a previously approved Mitigated Negative Declaration is appropriate unless subsequent changes are proposed in the project, physical circumstances have changed on the subject property, or new information of substantial importance becomes available and these changes result in new significant impacts or a substantial increase in the severity of previously identified significant impacts. (CEQA Guidelines Section 15162.)

CEQA does not require circulation of an Addendum for public review. (CEQA Guidelines Section 15164(c).) An Addendum is to be considered by the decision making body prior to making a decision on the revised project. (CEQA Guidelines Section 15164(d).)

This Addendum demonstrates that the environmental analysis, impacts and mitigation requirements identified in the Mitigated Negative Declaration remain substantively unchanged by the proposed Project revisions described herein. The Addendum supports the finding that the revised Project does not result in any new impacts and does not exceed the level of impacts identified in the Mitigated Negative Declaration due either to project modifications, physical changes on the property or new information.

C. INTENDED USES OF ADDENDUM MITIGATED NEGATIVE DECLARATION

This Addendum is an informational document which is intended to inform City decision makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed removal of the request to build a 5-story structure consisting of 100 off-street parking spaces and 36 affordable apartments. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts. While CEQA requires that consideration be given

to avoiding environmental damage, the City of Huntington Park (Lead Agency) and other responsible public agencies must balance adverse environmental effects against other public objectives, including economic and social goals.

The City is designated as the Lead Agency, in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the principal responsibility for approving the necessary environmental clearances and analyses for any project in the City.

D. SUMMARY AND FINDINGS

In preparing this Addendum, all of the potential impacts studied in the previously adopted Mitigated Negative Declaration were considered. Specifically, the following environmental issues were evaluated in the previously adopted Mitigated Negative Declaration:

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems

For all impact areas, staff's review indicates that the proposed request to remove the construction and development of the 5-story structure, consisting of 100 off-street parking spaces and 36 affordable apartments, will reduce the Project related impacts to the community. In addition, staff has determined that the proposed Project will be less intensive than the previously approved Project due to the fact that the Project will not be as dense. The proposed Project will result in fewer vehicle trips to and from the site than previously anticipated. City staff has determined that the proposed Project will not result in physical changes to the property site that would change the environmental analysis. Similarly, City staff has not received any new information that would change the environmental analysis.

The Mitigated Negative Declaration also included various mitigation measures in order to ensure that the project did not have any significant impacts. Specifically, mitigation measure numbers 3, 5, and 7 addressed noise and circulation for the project. Mitigation measure number 3 stated "A noise shield consisting of overlapping panels shall be installed along the length of the east and south side of the parking structure prior to the issuance of an occupancy permit for the school or residential units, whichever is first, to reduce noise levels to a maximum of 60dB at the property line." Due to the fact that the project will not be building the parking structure and the apartments, staff has determined that this mitigation measure is not required.

Mitigation measure number 5 stated "Cone-off the ingress access driveway to one lane from E. 61st Street during peak times so that all vehicles entering the school site will be in a position to access the drop-off/pick-up zone and then transition the cones to open the 2nd lane for circulation (prior to the entrance to the parking structure). This will minimize

weaving/merging and keep the circulation lane clear of stopped vehicles waiting to access the school curb frontage. During off-peak periods both lanes can be accessed from E. 61st Street." This mitigation measure has been reviewed by the City staff and the City's Traffic Consultant and has determined that better circulation can be created if both driveway lanes remain open and accessible. This recommendation was determined after the City's Traffic Consultant studied the subject site and conducted vehicle counts on at least four (4) separate occasions. Due to the fact that City staff is recommending that both lanes remain open, it has been determined that this mitigation measure be removed.

Mitigation measure number 7 stated "Prohibit drop-off/pick-up in the parking structure so that students do not cross in front of access road vehicles to access the school. Similarly, prohibit drop-off/pick-up from the circulation lane (lane adjacent to parking structure). This mitigation measure was required as a result of the construction of the parking structure; however, since no parking structure will be built, the measure will be removed.

Therefore, the Project would have no new impact(s) not already identified and analyzed in the Mitigated Negative Declaration, nor would it result in a substantial increase in the severity of previously identified significant impacts. In summary, the analysis concludes that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR or Mitigated Negative Declaration have occurred, and thus an Addendum to the Mitigated Negative Declaration is appropriate to satisfy CEQA requirements for the Project.

This Addendum is written as an addition to the Mitigated Negative Declaration, adopted by the City on July 2, 2014. A copy of this Addendum is available for review at the City of Huntington Park Planning Division, 6550 Miles Avenue, Huntington Park, CA 90255.

ASPIRE RESPONSE LETTER

EXHIBIT L **CASE NO.** 2014-01A CUP/DP

ASPIRE PUBLIC SCHOOLS
College for Certain

To: Carlos Luis, Senior Planner, City of Huntington Park

From: Carolyn Choy, Manager, Finance & Real Estate, Aspire Public Schools

CC: Sandra Kim & Liliana Garcia, Co-Principals, Aspire Antonio Maria Lugo Academy

Date: 5/9/2016

Re: Aspire response to items/issues raised at April 20, 2016 Planning Commission meeting

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Traffic Congestion

- Aspire submitted a memo from Stantec dated March 2016 to the City of Huntington Park summarizing observations and recommendations regarding traffic congestion around the school. Key points include:
    - On-site pickup operations are very efficient; the queue for pickup never exceeded the on-site capacity and did not overflow onto 61st St
        - At the April 20, 2016 Planning Commission meeting, Co-Principal Sandra Kim provided a detailed description of the student pickup procedure that enables the school to keep the pickup queue moving efficiently
    - Parking along 61st St, which is currently allowed, was not observed to be over capacity
    - Heavy traffic congestion does exist at the intersection of Carmelita Ave and 61st St, due in large part to heavy pedestrian and vehicular traffic from all three schools, and crossing guards that are unable to manage the intersection
        - *As Aspire has hired and paid for the crossing guards at this intersection, Aspire has reached out to the company to provide additional training and support to their crossing guards*
        - *Aspire supports having HPPD work with the crossing guards to improve their ability to manage the high volume of pedestrian and vehicular traffic*
- Aspire acknowledges that current school schedules are exacerbating the neighborhood congestion, and believes that if dismissal times are staggered by 30 minutes, this will improve neighborhood congestion
    - All three schools currently dismiss within 15 minutes of each other (2:30, 2:38, and 2:45) on Mondays, Wednesdays, and Thursdays
    - *Note*: Aspire reached out to Nimitz and H.P. Elementary last year to try to coordinate schedules for the 2015-16 school year, but unfortunately did not receive final schedules from the other schools before we had to set our schedule
    - For the upcoming 2016-17 school year, all three schools are a part of a process being facilitated by Transtech to address neighborhood congestion, with a primary goal being to stagger Aspire's dismissal time by at least 30 minutes from the other schools'

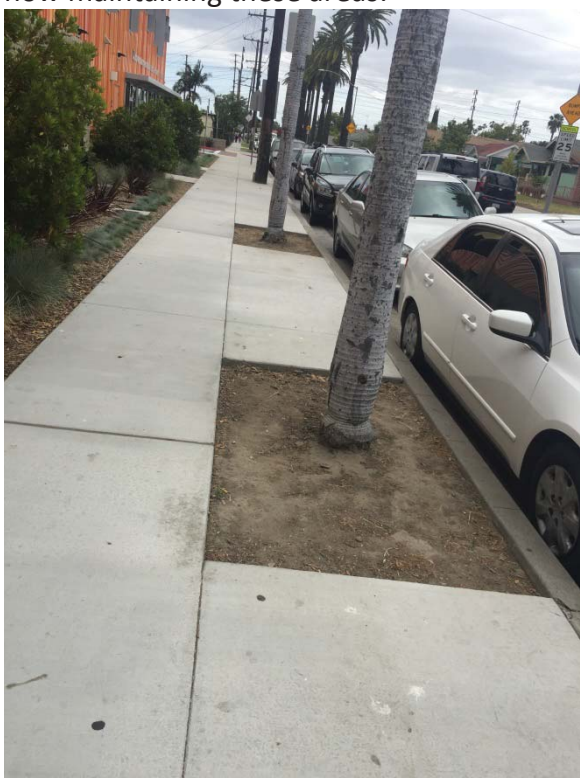
- *Aspire is committed to participating in the ongoing Transtech process, and believes that process (which includes the two other neighborhood schools) is best equipped to address neighborhood congestion issues as a whole*
- *Aspire agrees with City Staff's recommendation to approve the CUP amendment with a condition of approval related to Transtech's recommendations*

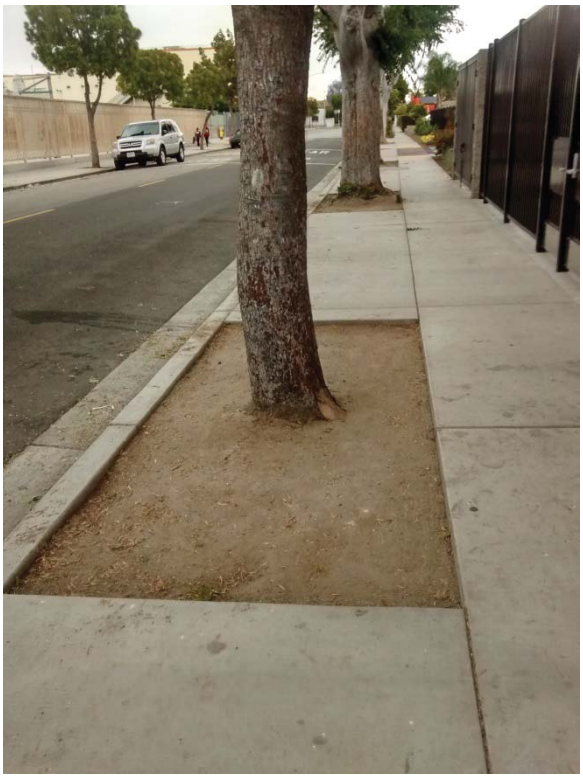
School Security

- Aspire is submitting to the City their Emergency Response Plan that includes procedures in the event of an earthquake, fire, or lockdown situation (see attachment, following memo)
- Aspire is submitting to the City an overview and description of the Sonitrol security system that has been installed to protect the campus (see attachment, following memo)

Property/Landscape maintenance (public right-of-way areas)

- Prior to the April 20, 2016 Planning Commission meeting, Aspire was not aware of our responsibility for the weeding and maintenance of the street trees in the public right-of-way, but Aspire has now changed our operating procedures to include maintenance of these areas
- The following photos showing both Carmelita Ave and 61st St, respectively, showing that Aspire is now maintaining these areas:





Additional open space in the vacant area (east of the parking lot)

- Aspire currently does not have plans for active use on this piece of the property, and the area will remain gated except for periodic maintenance, as needed
- *To address the dust issue that has been raised, Aspire proposes the following work:*
    - *Install weed barrier with ¾" gravel on top*
    - *Periodic maintenance, as required to reduce weed growth*

ASPIRE PUBLIC SCHOOLS
College for Certain

ATTACHMENTS

- Aspire Antonio Maria Lugo Academy's Emergency Response Plan
- Aspire Antonio Maria Lugo Academy's Sonitrol system

EMERGENCY RESPONSE PLAN

Aspire Antonio Maria Lugo Academy

The BIG THREE:

- EARTHQUAKE
- FIRE.
- LOCKDOWN.



Objectives of the plan are to:

- Protect the safety and welfare of students, employees and staff.
- Provide for a safe and coordinate response to emergencies.
- Restore normal conditions with minimal confusion in the shortest time possible.
- Provide the interface and coordinate between the school and the city Emergency Operation Center in Los Angeles.



Earthquake



Evacuation Procedure:

1) Utilize desk and tables for cover from falling objects and debris. Turn away from windows. When initial shaking stops please evacuate the building and follow emergency procedures.

2 Classes exit classrooms quickly, led by student line leaders to the designated line-up position in the emergency evacuation area (blacktop). Teachers are last to leave classrooms, taking emergency kits **(red bags)** and ensuring that classrooms are clear of all students.

3) If a student is trapped, unconscious, cannot move, he/she is to be left in the classroom. The red window cover is posted on your window by the teacher before leaving the classroom.

4) Students line up quietly in the emergency evacuation area while teachers take roll from emergency kit rosters (blacktop area)

5) When all students are counted and present, teacher holds up the green card from the emergency kit. If students are missing or left in classrooms, teacher completes the injury and missing persons report and holds up the red card.

FIRE

At sign of a fire, smoke, or at the sound of the fire alarm, begin school evacuation procedures immediately

1) Classes exit classrooms quickly, led by student line leaders to the designated line-up position in the emergency evacuation area. Teachers are last to leave classrooms, taking emergency kits (red bags) and ensuring that classrooms are clear of all mobile students.

2) If a student is trapped, unconscious, cannot move, he/she is to be left in the classroom. The red window cover is posted on your window by the teacher before leaving the classroom.

3) Students line up quietly in the emergency evacuation area while teachers take roll from emergency kit rosters.

4) When all students are counted and present, teacher holds up the green card from the emergency kit. If students are missing or left in classrooms, teacher completes the injury and missing persons report and holds up the red card.



Lock Down Procedures

In the event that student safety is compromised on campus, the office will instruct teachers to begin lock-down procedures through the school intercom.

1) Teachers lock classroom doors immediately. Supervision staff will clear all hallways of students.



2) Blinds are drawn on classrooms with exterior-facing windows, students move away from exterior-facing windows.

3) Hallway door windows are covered with Velcro window cards:
- Green side of card faces hallway = class is safe
- Red side of card faces hallway = danger / injured student

4) During lock-down, doors are not to be opened for any reason, and should only be opened when the lock-down ends.

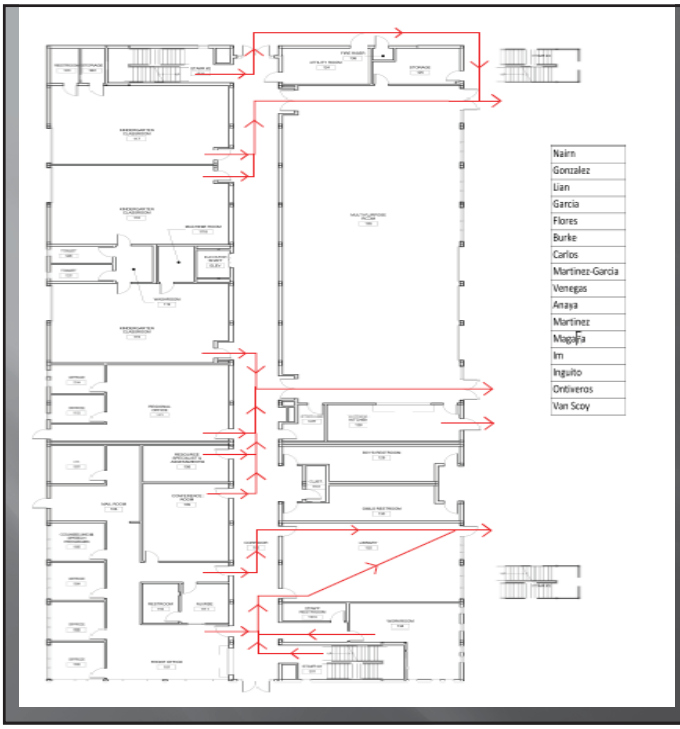
5) Office staff will signal the end of lock-down through an announcement on the school intercom.

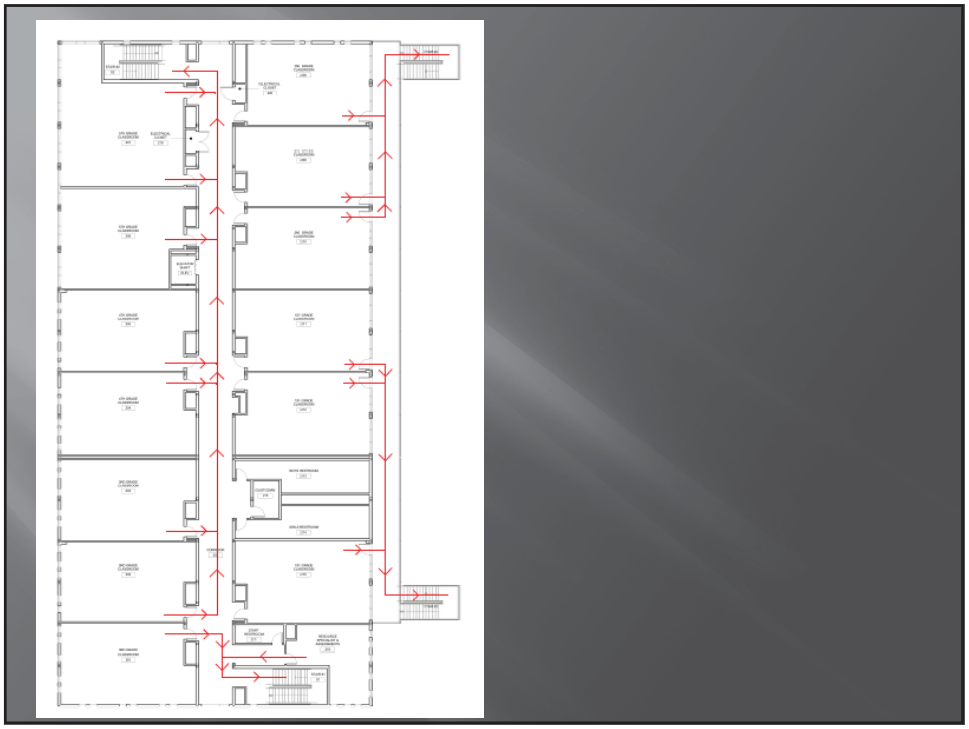
ASPIRE PUBLIC SCHOOLS

Drill Schedule

School: Antonio Maria Lugo Academy

Month	Drill Type	Day, Date
Example	*Fire Drill* *Lockdown Drill*	*Friday, 15th* *Tuesday, 26th*
August		
September	Fire Drill	September 18th, 2015
October	Earthquake Drill	October 7th, 2015
November	Lockdown Drill	November 18th, 2015
December		
January	Fire Drill	January 13th, 2016
February	Earthquake Drill	February 10th, 2016
March	Lockdown Drill	March 9th, 2016
April	Fire Drill	April 13th, 2016
May		
June	Earthquake Drill	June 8th, 2016





SONITROL
VERIFIED ELECTRONIC SECURITY

SONITROL of

N/W Los Angeles County
Ventura County
9520 Topanga Canyon Blvd.,
Unit 104
Tel: (888) SONITROL
Fax: (661)322-4485
www. Sonitrolsecurity.com

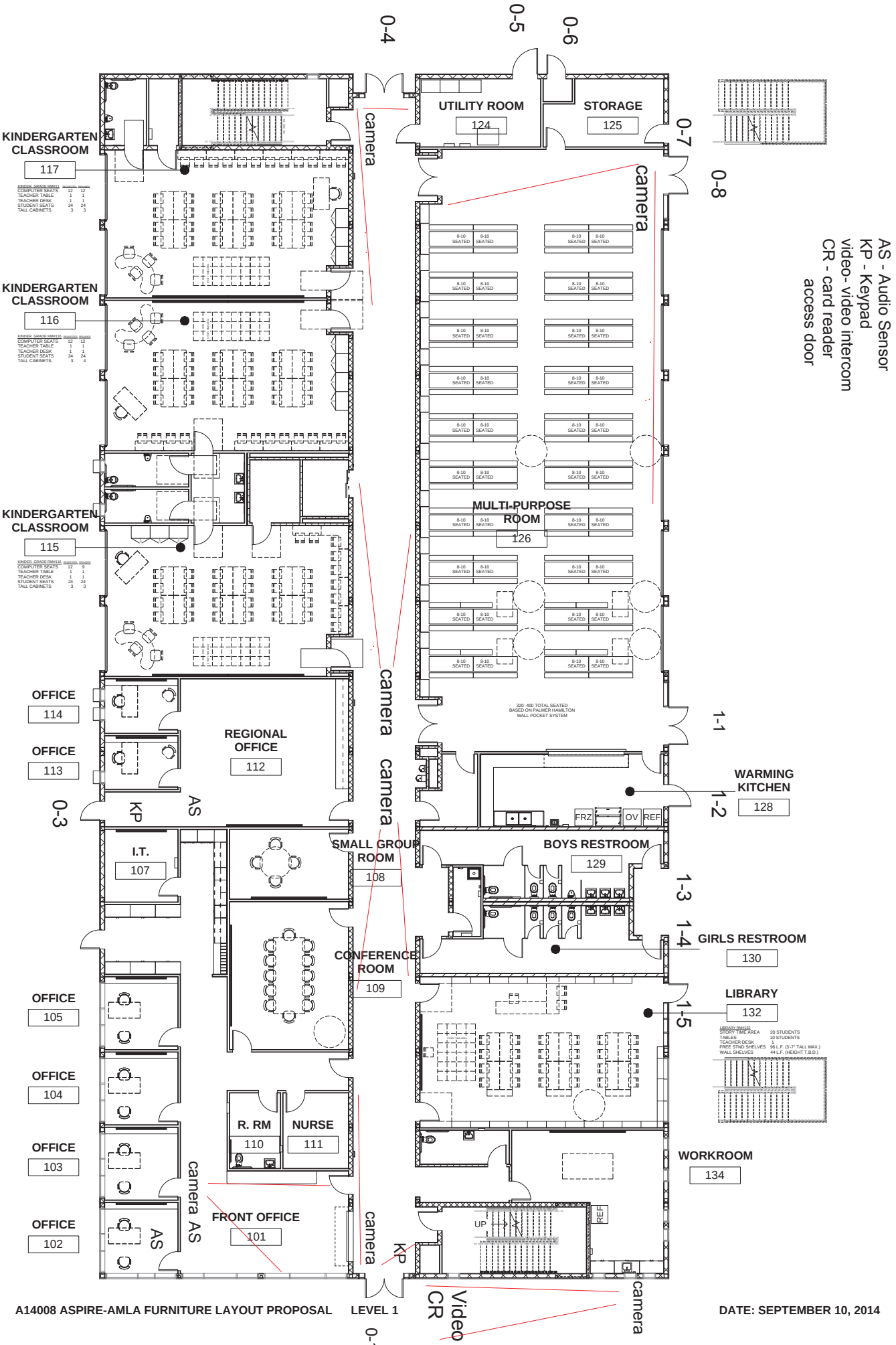
May 5th, 2016

Ms. Carolyn Choy
Aspire Public Schools – AMLA
6100 Carmelita
Huntington Park, CA 90255

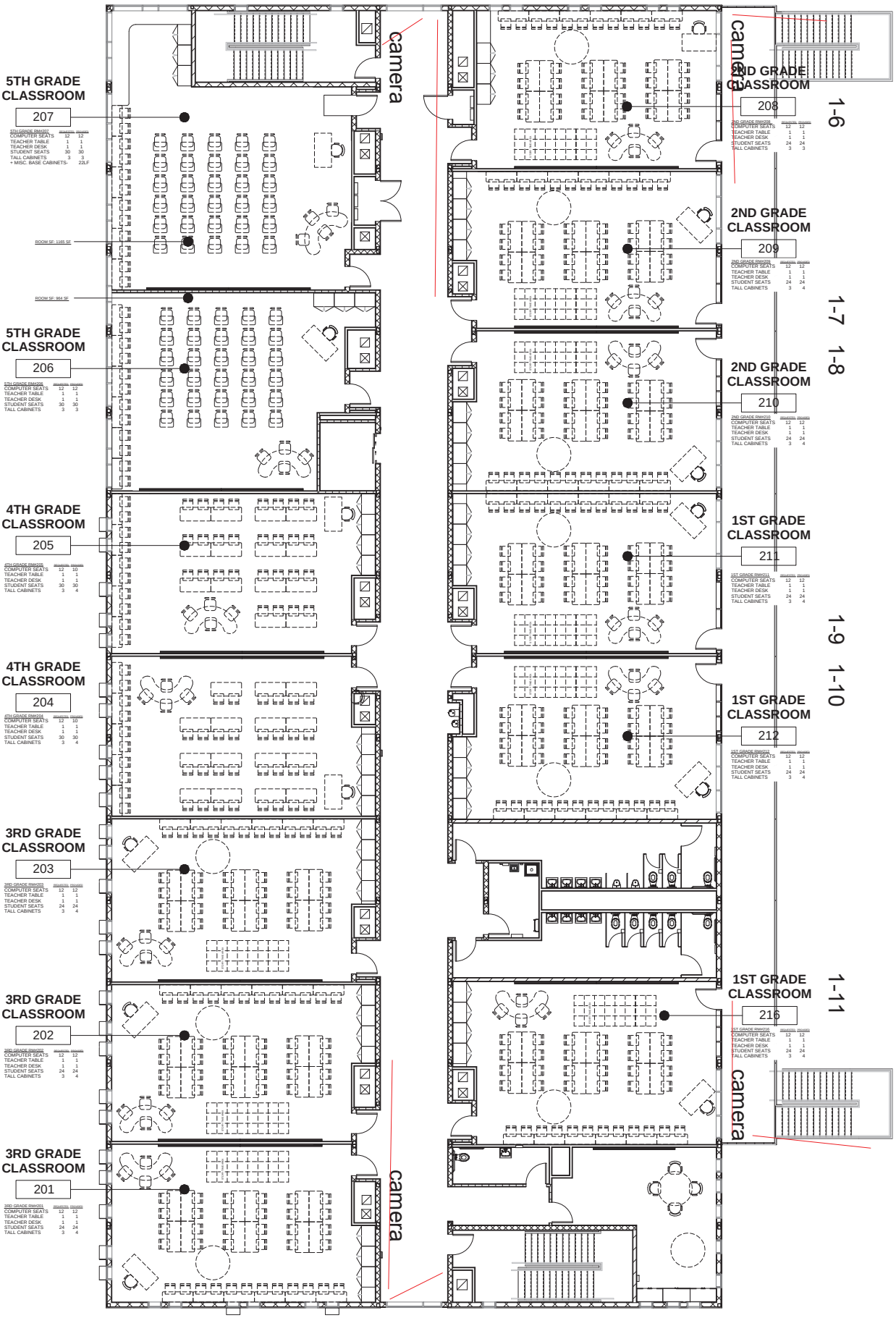
RE: AMLA Security Systems Design and Function

1) Perimeter Electronic Security – All perimeter doors have sensors to detect entry when the system is armed
2) Panic System – Verified Audio system for emergency or panic situation. System has wireless panic buttons used to initiate live audio to our central station to assess and dispatch law enforcement in the event of an emergency situation. The audio detectors are located in the Office, Principal's Office, and the Regional Office.
3) Access Control – Front door uses electronic locks and a card reader to control entry into the building. The system is programmed to be locked 24/7. Access is only permitted to authorized individuals with a FOB credential or someone granted access after using the Video Intercom System to alert school staff as to who and why they need to enter. This system ensures that no unauthorized individuals can walk into the student area without staff being aware.
4) Video Surveillance – 1st and 2nd Floor hallways, Multi-Purpose and office have video cameras. The Cameras passively record 24/7 and when the system is armed after hours use analytics to detect entry or breach of property. If a breach is detected when the system is armed, the cameras will send an alert with corresponding video to our central station to assess and dispatch law enforcement.
5) Fire Alarm System – Fire Alarm is a UL Rated, DSA Approved fire alarm system. In the event of a fire, the system will send activation to our central station to dispatch appropriate authorities.

This system includes reporting of arm/disarm and individual FOB access to the front door.



A14008 ASPIRE-AMLA FURNITURE LAYOUT PROPOSAL LEVEL 1 DATE: SEPTEMBER 10, 2014


5TH GRADE CLASSROOM
207
5TH GRADE CLASSROOM
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4TH GRADE CLASSROOM
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4TH GRADE CLASSROOM
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3RD GRADE CLASSROOM
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3RD GRADE CLASSROOM
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2ND GRADE CLASSROOM
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1ST GRADE CLASSROOM
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MAY 18, 2016 STAFF REPORT

EXHIBIT M **CASE NO.** 2014-01A CUP/DP

CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: MAY 18, 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. 2014-01A CUP / DP CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT MODIFICATION AND AN ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION (CONTINUED FROM THE APRIL 20, 2016 PLANNING COMMISSION MEETING)**

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 CONSISTING OF 100 OFF-STREET PARKING SPACES AND 36 APARTMENTS AND REPLACING IT WITH 45 OFF-STREET PARKING SPACES FOR THE USE OF THE EXISTING CHARTER SCHOOL AND AN ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION**

APPLICANT: Carolyn Choy of Aspire Public Schools
1001 22nd Avenue, Suite 100
Oakland, CA 94606

PROPERTY OWNER: Aspire Public Schools
1001 22nd Avenue, Suite 100
Oakland, CA 94606

PROJECT LOCATION: 6100 Carmelita Avenue

ASSESSOR'S PARCEL NUMBER: 6318-028-900 and 6318-029-900

PRESENT USE: Charter School

PROJECT SIZE:	34,280 square foot (Existing Charter School) Residential: 89,600 sq. ft. (To be removed)
SITE SIZE:	6318-028-900: 74,420 sq. ft. (1.71 acres) 6318-029-900: 6,435 sq. ft. (0.15 acres) Total: 80,855 sq. ft. (1.86 acres)
GENERAL PLAN:	Residential High-Density
ZONE:	R-H (High-Density Residential)
SURROUNDING LAND USES:	North: Public Park/Community Center/Public School (O-S and P-F) West: Residential (R-H) South: Residential (R-H) East: Residential (R-H)

MUNICIPAL CODE REQUIREMENTS FOR A CONDITIONAL USE PERMIT:

Pursuant to Huntington Park Municipal Code (HPMC), the construction and operation of a private school/charter school requires 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;

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.

MUNICIPAL CODE REQUIREMENTS FOR A DEVELOPMENT PERMIT:

Pursuant to Huntington Park Municipal Code (HPMC), the construction of multi-family housing requires a Development Permit. Per HPMC Section 9-2.1005, each Development 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 Development Permit shall be reviewed by the Director prior to determination by the Planning Commission.

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 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 Review Authority 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

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:

An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQ). An addendum to the Mitigated Negative Declaration has been prepared for the proposed project as

allowed by Section 15164 (Addendum to an EIR or Negative Declaration) of the CEQA Guidelines.

PROJECT BACKGROUND:

- ***April 20, 2016 Planning Commission Meeting***

During the Planning Commission meeting, several issues of concern were raised by the Commission and members of the public. The issues raised included the following:

1. Traffic congestion;
2. School security;
3. Property/Landscape maintenance (public right-of-way); and
4. Additional open space in the vacant area (east of parking lot)

- ***May 9, 2016 Applicant Response***

On May 9, 2016, the applicant submitted a response letter (Exhibit L) to the issues of concern that were raised during the meeting. In the letter, the applicant maintains that their current on-site operation is working effectively. The applicant has also noted that parking along 61st Street does not exceed capacity. Lastly, the applicant acknowledges the concerns with congestion in the surrounding area and notes that the problem is due to heavy pedestrian and vehicular traffic from all three schools in the area.

As stated in the letter, Aspire is in agreement in implementing the Traffic Congestion Relief Plan and is prepared to initiate the proposed “steps” as necessary.

Aspire has also submitted the school’s security plan, which contains the school’s Emergency Response Plan (ERP). The ERP is implemented by school staff in the event of an emergency such as an earthquake, fire, or lockdown. According to the ERP, school officials are trained to respond, evacuate/lockdown, and document emergency incidents. It is worth noting that all Aspire Public Schools implement this ERP.

The school’s security plan also consists of electronic security. Security measures include, perimeter sensors, panic systems, controlled access, video surveillance, and

fire alarm systems. These security measures are monitored by Sonitrol. A copy of Sonitrol's services and layout is attached as Exhibit L.

Landscape maintenance within the public right-of-way was raised during the Planning Commission meeting. According to the letter, Aspire has since taken action to remedy the overgrown vegetation within the public right-of-way and has updated their maintenance agreement with maintenance staff.

Lastly, the applicant included a proposal to install a weed barrier and gravel in the vacant area located along the south east portion of the property. According to Aspire, they have no plans on utilizing the area at this time.

- ***Site Information***

The subject site is located on the southeast corner of Carmelita Avenue and 61st Street. The subject site measures approximately 80,855 square feet. The subject site is currently developed with a charter school operated by Aspire Public Schools. The site is also developed with a playground, landscaping, and an off-street parking lot.

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

A total of 45 off-street parking spaces exist on the subject site. Three (3) of the 45 spaces are handicap accessible. The existing parking lot is exclusively utilized by the staff of the charter school.

The subject site is served by two driveways. Vehicles enter the subject site off of the driveway located along 61st street and exit off of the driveway located Carmelita Avenue. The driveway is a two-lane driveway that measures approximately 28 feet in width. The vehicular circulation on the subject site is one directional.

- ***Project Description***

The applicant is requesting modification to CUP / DP Case No. 2014-01, by removing the request to build a 5-story structure consisting of 100 parking spaces and 36

apartments. In lieu of the structure, the applicant is proposing to maintain the existing 45 surface parking lot.

- ***Past Planning Commission and Other Agency Approvals***

On July 2, 2014, the Planning Commission approved Conditional Use Permit and Development Permit Case No. 2014-01 allowing for the construction and operation of a public charter school and a 5-story structure consisting of 100 parking spaces and 36 apartments. Prior to the Planning Commission, a Community Meeting was held on May 21, 2014. During the meeting, residents expressed concerns regarding:

  - Increased traffic
  - Reduced on-street parking

The project was subsequently approved by the Division of the State Architect (DSA) and construction permits were issued by the DSA. Construction of the charter school was completed in August of 2015. The school commenced operation at the opening of the 2015-2016 academic year. Construction activity was never initiated on the 5-story structure (parking and apartments) and instead a surface parking lot was constructed.

- ***Environmental Review***

A Mitigated Negative Declaration was prepared for the proposed project that identified several mitigation measures relating to air quality, noise, transportation and traffic. The mitigation measures were required in order to attempt to reduce negative impacts to the categories listed above. The mitigation measures were ultimately included as conditions of approval (Exhibit B).

An addendum to the Mitigated Negative Declaration has been prepared for this project. The addendum has determined that due to the removal of the request to construct 36 apartments and a parking structure, the project's intensity will be reduced. It is reasonable to expect that the elimination of the 5-story structure will result in a reduction of impacts associated with the project. As a result, some of the mitigation measures will also be removed or

modified.

PROJECT ANALYSIS:

- ***CUP / DP Modification***

The proposed modification request to eliminate the construction of the 5-story structure consisting of 100 parking spaces and 36 apartments, will result in a less intensive project. The removal of 36 additional residential units to the area will help reduce challenges associated with density (i.e. crowding, additional parking demands, traffic, etc.). In addition, a Density Bonus was required to allow the residential component; however, since the removal of the units is being requested, there will be no need for a Density Bonus if the modification is approved. Additionally, the Density Bonus approved a reduced off-street parking requirement for the school in exchange for the 36 units. Since the Density Bonus will no longer be required, compliance with the off-street parking requirements will be required for the school.

The removal of the 5-story structure would also minimize visual impacts to the surrounding neighborhood. The neighborhood is comprised of single and 2-story homes. Specifically, privacy for the properties located along the easterly portion of the subject site will be preserved. Neighborhood compatibility in the form of mass and scale will also be preserved if the proposed removal of the 5-story structure is approved.

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

When the project was originally approved, off-street parking was calculated as follows:

STANDARD OFF-STREET PARKING CALCULATION		
Type	**Required**	**Provided**
School	1 per 10 students (400 students/10)	40 spaces
Residential 1 bdrm unit 2 bdrm unit 3 bdrm unit	 12 units x 1 space 12 units x 2 spaces 12 units x 2 spaces	60 spaces
Total	**60 spaces**	**100 spaces**

Since the request is to remove the residential and parking structure the following off-street parking is required:

STANDARD OFF-STREET PARKING CALCULATION		
Type	**Required**	**Provided**
School	1 per 10 students (400 students/10)	**45 spaces**
Total	**40 spaces**	**45 spaces**

A total of 40 parking spaces are required for the existing charter school. This was calculated utilizing the ratio of 1 parking space for every 10 students. The applicant previously identified a maximum enrollment of 400 students for the school. The applicant has confirmed that enrollment will remain at 400 students. As a result, 40 spaces are required, which is 60 less than previously required.

Although there is a reduction of a total of 60 spaces less than originally anticipated, the neighborhood has still experienced significant issues with traffic congestion. Specifically, at peak times of student drop-off and pick-up, the residential streets become significantly congested. This congestion has led to several meetings between the community and City Staff. In addition, staff has met with representatives of all surrounding schools in efforts to come up with potential solutions to the congestion problem.

The City's traffic consultant, TransTech, has recommended a tiered level plan in efforts to address the congestion problem. The program was derived after a thorough review and analysis of existing conditions in the area, community input, and fieldwork. TransTech determined that all three (3)

schools contribute to the congestion and parking problem. Other issues such as the reduction of students walking or biking to school and proximity of start and end times of each school contribute to the congestion problem.

After meeting with all neighboring school representatives, TransTech proposes the following measure, referred to as "Step 1" as a potential first attempt to reduce vehicular congestion:

1. Stagger start/end times by 30 minutes
    a. Originally, it was proposed to establish set start/end times for Aspire; however, after discussion with Aspire, City Staff, and TransTech, it has been determined that "Step 1" include the requirement to stagger start/end times by 30 minutes since the exact times may have to be adjusted by Aspire. This will provide flexibility for Aspire in the event that times need to be adjusted to stagger with neighboring schools.
2. Install white curb areas on 61st Street between Carmelita Avenue to Corona Avenue and "No Stopping" from 7:30 a.m. to 9:00 a.m. and 2:00 p.m. to 4:00 p.m. on school days.
    a. White curb on south side of 61st Street from Carmelita Avenue to Aspire driveway and from Aspire driveway to property line.
3. All vehicles must enter Aspire school from both east and west directions to move queuing off of 61st Street.
4. Aspire to allow the use of both lanes on their site for student drop-off/pick-up and install a crosswalk inside of the drive aisles to allow students to safely cross with a school attendant.
5. Install painted "stand back lines" at crosswalk at Carmelita Avenue and 61st Street to allow crossing guards to control the movement of pedestrians in the crosswalk. "Crossing groups" allowing vehicles to clear intersection.

Other measures recommended as "Step 1" by TransTech, but not directly associated with Aspire School are:

6. Nimitz to encourage parents to drop off and pick up students on Loma Vista Avenue. Nimitz to assign certain

grades to drop-off/pick-up on Loma Vista-reducing traffic queues on Carmelita Avenue.

7. Nimitz to encourage staff to exit parking lot on Loma Vista Avenue instead of on Carmelita Avenue.
8. Schools to encourage staff to park in school lot instead of out on the streets.
9. Additional signage:
    a. No U turns on Carmelita Avenue, Loma Vista Avenue, Corona Avenue, and 61st Street.
    b. New pedestrian school signs around schools.
    c. Replace any signs that are non-reflective, faded, or graffiti (i.e. Stop, School, Speed Limit, etc).
10. Repaint all faded crosswalk markings with yellow ladder where appropriate.
11. Education of parents – all schools to provide brochures on the new circulation pattern and procedures of drop-off/pick-up at each of the three (3) schools – as well as rules of pedestrian movement at crosswalks.
12. Remove the existing crosswalk from the south leg at the intersection of Carmelita Avenue and N. Randolph Street.
13. Provide training for School Crossing Guards – Police Department (PD) to work with crossing guards to minimize pedestrian "free for all" at the intersection and direct pedestrians in groups.
14. Added PD enforcement around schools for parking and circulation.

In the event that "Step 1" does not provide relief in traffic congestion and circulation, TransTech has prepared a "Step 2" plan, which can be found as Exhibit C. It is worth noting that within "Step 2," there are four (4) options that can take place. Each step may be considered more intense or require additional funding, staffing, monitoring, etc.

For this request, conditions of approval have been incorporated for Aspire relating to items 1-5 noted in "Step 1," as they specifically pertain to Aspire School.

The applicant's Traffic Engineer has provided a response memo dated March 2016 which provides for alternatives to TransTech's proposed plan. According to the engineer, Aspire proposes to allow vehicles to approach from both the east and west, making both left and right turns into the access driveway, which is located along 61st Street versus

coning off the access point and only allowing right turns onto the subject site off 61st Street. The engineer states that limiting access to one lane has caused undue congestion at the intersection of Carmelita Avenue and 61st Street. According to the memo, Aspire has made the modification and removed the cones to widen the entrance and created two (2) lanes. This has allowed vehicles to enter the site from both directions and recued congestion leading up to the access road. As a result, the applicant's traffic engineer is requesting that the City remove Mitigation measure No. 5, which required the coning off of the ingress access driveway.

The applicant's engineer is also recommending that student drop-off and pick-up occur only in the right lane (of the driveway) to avoid students walking between cars to the left lane. By allowing two (2) lanes, the engineer states that on-site operations have ran very efficiently and have removed the back up onto 61st Street. The applicant's engineer also recommends that parking be allowed along 61st street, which will allow parents to drop-off their children attending the Aspire School.

Another recommendation by the applicant's engineer is to have additional training for the crossing guards. According to their observations, at the peak of traffic and pedestrian congestion, the crossing guards had a difficult time controlling the high volumes of vehicles and pedestrians. The engineer has noted that the high volumes are a result of the proximity of three (3) schools in the area. In the event that the additional training is not successful, a recommendation to remove the southern crosswalk and adding "Crossing Prohibited – Use North Side" signs is proposed.

TransTech has evaluated the applicant's engineer's proposal and has determined that "Step 1" of TransTech plan will properly address the issues identified by Santec. In some instances, both Santec and TransTech are in agreement as to what methods will work best to alleviate congestion; however, TransTech does not agree on removing any crosswalks or agree that no other conditions or improvements are necessary. Again, the implementation of "Step 1" plan should yield some relief and the applicant has stated that they will be in agreement in implementing the necessary steps of the plan.

- ***Existing Conditions of Approval (Resolution No. 2014-1)***

When the project was originally approved, conditions of approval were required in order to ensure that the project would not have a negative impact on the surrounding area. Conditions were included regarding noise, air quality, traffic, circulation, construction, school operation, etc.

As part of this request, the following conditions are proposed to be removed/modified due to the fact that the parking structure and apartments are no longer being built:

3. A noise shield consisting of overlapping panels shall be installed along the length of the east and south side of the parking structure prior to the issuance of an occupancy permit for the school or residential units, whichever is first, to reduce noise levels to a maximum of 60dB at the property line. **– Remove in its entirety.**

5. Cone-off the ingress access driveway to one lane from E. 61st Street during peak times so that all vehicles entering the school site will be in a positions to access the drop-off/pick-up zone and then transition the cones to open the 2nd lane for circulation (prior to the entrance to the parking structure). This will minimize weaving/merging and keep the circulation lane clear of stopped vehicles waiting access the school curb frontage. During off-peak periods both lanes can be accessed from E. 61st Street. – **Remove in its entirety.**

7. Prohibit drop-off/pick-up in the parking structure so that students do not cross in from of access road vehicles to access the school. Similarly, prohibit drop-off/pick-up from the circulation lane (lane adjacent to the parking structure). **– Remove in its entirety.**

15. That the applicant shall install 8-foot high decorative block walls along the south and east property lines as approved by the Planning Division. A block wall measuring 30 inches in height shall be installed along the 10'-0" front and street side yard setback, as measured from the property line. – **Add second sentence requiring a block 30-inch high block wall along front and street side yard setback.**

29. That the vehicle circulation areas and parking structure be paved and striped as approved by the Planning Division, prior to issuance of the Certificate of Occupancy. – **Remove "parking structure" reference.**

39. That two separate ninety-six (96) square foot decorative trash enclosure be provided on-site and that a decorative trellis, as approved by the Planning Division, be installed above the required enclosure prior to issuance of Certificate of Occupancy. The design and location shall be approved by the Planning Division. Trash bins shall be kept free of trash overflow and maintained in a clean manner at all times. **– Remove requirement of two enclosures.**

58. That the applicant shall enter into a density bonus covenant and agreement that shall be prepared by the City of Huntington Park and recorded with the County of Los Angeles to ensure that a minimum of 5 to 10 percent of the units remain affordable to very low or low income households for a period not less than 30 years. Such agreement shall be recorded prior to the issuance of the Certificate of Occupancy. – **Remove in its entirety.**

The Planning Commission has the discretion of adding or modifying any conditions as they deem necessary.

Also attached as Exhibit E is a table identifying the status of the existing conditions, which also identifies if any modifications are being requested.

- ***Additional Conditions of Approval***

After evaluating the pertinent information, staff recommends the following as additional conditions of approval for the project:

1. Aspire Public Schools shall work together with the City to minimize impacts to off-site parking and circulation and shall implement "Step 1" of the City's Traffic Congestion Relief Plan. All modifications to the City's Traffic Congestion Relief Plan shall be implemented by Aspire upon notification from the City.

2. If additional "Steps" are necessary, as stipulated in the City's Traffic Congestion Relief Plan, Aspire School shall

implement additional requirements to the satisfaction of the City.

3. All school staff shall park in the on-site parking lot. This shall include part time staff.

4. To help alleviate traffic and parking congestion the school shall stagger their start and end times 30 minutes apart from Nimitz Middle School and Huntington Park Elementary. Start and End times shall be filed with the City Engineer every other year and at the satisfaction of the City.

5. Aspire Public Schools shall encourage the use of both drop off lanes on school site. Aspire School shall provide staff to assist students exiting/entering vehicles from both drop off lanes in order to ensure pedestrian safety. City engineer shall review the design of the on-site drop off lanes for improvements to pedestrian safety. All improvements and measures shall be to the satisfaction of the City.

6. A parking management plan shall be filed with the City estimating the amount of parents parking and walking students to the campus by grade and identify where they will park. The plan shall be submitted to the City and task completed to the satisfaction of the City.

7. School shall provide private crossing guards, as approved by the City, at two intersection locations:
    a. Carmelita Ave at 61st St
    b. Corona Ave at 61st St

8. Crossing guard services shall be provided by a company, with experience in the crossing guard industry, to the satisfaction of the City. Copies of crossing guard contracts shall be submitted to the City.

9. School shall work with Huntington Park PD to provide training for the crossing guards at the above locations. The amount and level to be at the satisfaction of the City.

10. Aspire Public School shall participate with Nimitz Middle School and Huntington Park Elementary school in educating parents and students on pedestrian and vehicle safety and "Rules of the Road" with emphasis on parking, walking and drop off and pick-up procedures. This will include the preparation of handouts, brochures and training materials to distribute to every student and parent at the start of each school year with reference on the school's web site. Materials must be submitted to the City Engineer to show conformance with this task. Task materials must be to the satisfaction of the City.

11. To allow for the flow of two-way traffic as well as queuing into the school drop off lanes from 61st Street, No Stopping Signs with painted white curbs restricting stopping/parking for an hour to hour and a half encompassing school start and let out times shall be posted on the south side of 61st Street along the school frontage. Ex. (7:30 to 8:30am and 2:00 to 3:30pm). Or any combination of hours to the satisfaction of the City.

- ***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. All previous conditions of approval are required.

RECOMMENDATIONS:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **approve PC Case No. 2014-01A CUP/DP**, subject to all pervious conditions stipulated in PC Resolution No. 2014-01, unless modified and subject to the proposed conditions of approval and/or additional conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

Mitigation Measures

1. **Mitigation Measure No. 1:** Prior to the issuance of a certificate of occupancy, the private school operator shall implement a trip reduction plan that maintains less than 1,050 inbound trips per day (a minimum 11% reduction) for the school. An annual vehicle count shall be performed by the school operator and submitted to the City annually to confirm compliance with the current threshold. Should the threshold change, the applicant shall provide documentation of compliance with the applicable SCAQMD significance threshold applicable at the time.

2. **Mitigation Measure No. 2:** The construction contractor shall water all exposed dirt surfaces at least 3 times per day for fugitive dust suppression.

3. **Mitigation Measure No. 3:** Small bulldozers only shall operate within 56 feet of the nearest residential structure.

4. **Mitigation Measure No. 4:** Close the cross-walk over the on-site access road to pedestrians during peak school periods. This is important because vehicle queuing at the drop-off/pick-up zone is anticipated to block sight distance to pedestrians on the school side of the crosswalk. This crossing is not on any pedestrian routes to the school and being closed during student drop-off/pick-up times should not impact students or pedestrians. An alternate measure would be to provide a crossing guard at the crosswalk during school drop-off/ pick-up times if remained open.

5. **Mitigation Measure No. 5:** The school shall develop a drop-off/pick-up and parking circulation plan and shared with parents and enforced/monitored by trained school staff maximize safety and efficiency of school traffic circulation on and off-site.

Project Design

6. As part of the development of the school, prior to the issuance of a certificate of occupancy, a recreation area shall be provided, which may consist of blacktop and/or landscaped areas improved with playground equipment or other recreational facilities and equipment.

7. Project plans and drawings shall be submitted to the Los Angeles County Fire Department (LACoFD) for review and recommendations regarding emergency access to buildings and fire hydrant locations, and other applicable requirements. LACoFD approval of the project plans shall be demonstrated to the satisfaction of the Director of Community Development prior to issuance of demolition or grading permits for the project.
8. The following security measures shall be included in the project design for the school:
    a. A minimum of seven before- and after-school monitors shall be posted at the entrances of the school, at the intersection of Carmelita Avenue and 61st Street, at the ingress and egress points of the private street, and at the drop-off/pick-up area

to control traffic ingress and egress to the school property and to ensure that pedestrians and vehicles observe all traffic restrictions.

b. Pathways for all crossings shall be provided and shall be clearly marked.
c. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.

9. 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 authorization to operate.

10. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of Occupancy.

11. That all signs on the site be installed in compliance with the City's sign regulations and/or Sign Program and that approval be obtained through a Sign Design Review prior to installation.

12. That the applicant shall install 8-foot high decorative block walls along the south and east property lines as approved by the Planning Division. A block wall measuring 36 inches shall be installed along the 10'-0" front and street side yard setback, as measured from the property line.

Aesthetics

13. Building materials shall not be reflective or produce meaningful amounts of glare.

14. Mesh Fencing during Construction - The portions of the project site under construction shall be temporarily concealed from public view through the installation of mesh screening along the perimeter fence.

15. Exterior lighting shall be low-wattage and shall be shielded and directed onto the project site and away from adjacent residential uses. Outdoor lighting will be limited to security lighting of walkways and parking areas. All security lighting will be fitted with side shields and hoods to avoid spill light, glare, and sky glow.

16. That a minimum 10'-0" landscape planter and permanent irrigation be provided along 61st Street and Carmelita Avenue; with the exception of driveways and walkways and that landscaping be provided in areas not used for vehicle parking, vehicle circulation or pedestrian access. A landscape plan designed by a Registered Landscape Architect shall be provided for the entire property showing planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to, and approved by the Planning Division, and such landscaping shall be installed and

planted according to such approved plan, prior to issuance of the certificate of occupancy, and shall thereafter be continuously and permanently maintained.

17. That street trees with decorative plastic or permeable concrete grates be installed along the frontages of Carmelita Avenue and 61st Street Rita Avenue at 40-feet on center, or as indicated on approved plans. The trees shall be 24-inch box minimum and the species of trees shall be determined by the City's Public Works Department. Installation and maintenance shall also be per the Public Works Department requirements.

18. That all proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and shall be completely concealed from public view as required by the City prior to issuance of Certificate of Occupancy.

19. That all existing and/or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the structure or property shall be completely shielded/enclosed so as not to be visible from public view 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 the issuance of the Certificate of Occupancy as approved by the Planning Division.

20. That the use be conducted, and 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 the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.

21. That decorative paving be provided and maintained at the driveway entrance along public alley at the rear of the property, as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.

Noise

22. Equipment operational noise shall comply with the City's standard of 50 dBA during daytime operations, and 40 dBA during nighttime operations at any property line.

23. All interior walls shall be designed in accordance with the California Division of the State Architect and California Department of Education's standards for schools with interior multipurpose rooms and physical education facilities as applicable.

24. Noise generated by the proposed project shall be in compliance with the noise limitations per Section 9-3.507 (Specific Requirements) of Huntington Park's Municipal Code.

Traffic and Circulation

25. That the City, in its discretion, may request the school operator to shift/stagger school start and end times in order to reduce traffic congestion associated to Nimitz Middle School and

Huntington Park Elementary School. The applicant shall make a reasonable effort to coordinate with Nimitz Middle School and Huntington Park Elementary School to avoid traffic congestion associated with overlapping start and end times and special events.

26. That the vehicle circulation areas be paved and striped as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.

27. That all required off-street parking and loading spaces comply with the minimum dimensions as set forth within the Huntington Park Municipal Code prior to issuance of the Certificate of Occupancy.

28. A School Safety Plan shall be developed to implement a program of student supervision, traffic and pedestrian control, signage, and safety procedures. The Plan will include measures to ensure a high level of pedestrian safety, such as: school warning and speed limit signs, school crossing guards and crosswalks, pavement markings, and clearly marked passenger drop-off zones. The Plan will also include a "Safe Routes to School" map for distribution to all school attendees with clear guidance on safe pedestrian access to school. Furthermore, the Plan shall include an Evacuation Plan outlining procedures and safe evacuation routes in the event of an accident or emergency. The Plan shall be finalized and implemented in coordination with the City. The schools shall provide an orientation on school safety for students at the beginning of each school year and as necessary throughout the year to maintain safe school practices.

29. Prior to issuance of a Certificate of Occupancy, the project applicant shall install a “Stop” signs at the exit/egress point of the private street, subject to approval by the City of Huntington Park.

30. Prior to issuance of a Certificate of Occupancy, the project applicant shall install “Stop” signs at the exit/egress point of the private street, subject to approval by the City.
31. Prior to issuance of a Certificate of Occupancy, the project applicant shall coordinate with the City to have the pavement marked with the words “KEEP CLEAR” at the egress/exit driveway of the private street located along of Carmelita Avenue.

32. Prior to issuance of a Certificate of Occupancy for the project, the applicant shall develop a Comprehensive Parking Plan and shall submit the Plan to the City for review and approval. The Plan shall contain the following elements:
    a. Assigned parking spaces for staff
    b. Written traffic and parking policy for distribution to staff and parents
    c. Traffic and parking monitors
    d. Signage
    e. An event parking plan
    f. A plan for adequate off-street parking that avoids school visitors or staff parking in residential neighborhoods or unauthorized parking on nearby properties.

33. Aspire Public Schools shall work together with the City to minimize impacts to off-site parking and circulation and shall implement "Step 1" of the City's Traffic Congestion Relief Plan. All modifications to the City's Traffic Congestion Relief Plan shall implemented by Aspire upon notification from the City.

34. If additional "Steps" are necessary, as stipulated in the City's Traffic Congestion Relief Plan, Aspire School shall implement additional requirements to the satisfaction of the City.

35. All school staff shall park in the on-site parking lot. This shall include part time staff.

36. To help alleviate traffic and parking congestion the school shall stagger their start and end times 30 minutes apart from Nimitz Middle School and Huntington Park Elementary. Start and End times shall be filed with the City Engineer every other year and at the satisfaction of the City.

37. Aspire Public Schools shall encourage the use of both drop off lanes on school site. Aspire School shall provide staff to assist students exiting/entering vehicles from both drop off lanes in order to ensure pedestrian safety. City engineer shall review the design of the on-site drop off lanes for improvements to pedestrian safety. All improvements and measures shall be to the satisfaction of the City.

38. A parking management plan shall be filed with the City estimating the amount of parents parking and walking students to the campus by grade and identify where they will park. The plan shall be submitted to the City and task completed to the satisfaction of the City.

39. School shall provide private crossing guards, as approved by the City, at two intersection locations:
    a. Carmelita Ave at 61st St
    b. Corona Ave at 61st St

40. Crossing guard services shall be provided by a company, with experience in the crossing guard industry, to the satisfaction of the City. Copies of crossing guard contracts shall be submitted to the City.

41. School shall work with Huntington Park PD to provide training for the crossing guards at the above locations. The amount and level to be at the satisfaction of the City.

42. Aspire Public School shall participate with Nimitz Middle School and Huntington Park Elementary school in educating parents and students on pedestrian and vehicle safety and "Rules of the Road" with emphasis on parking, walking and drop off and pick-up procedures. This will include the preparation of handouts, brochures and training

materials to distribute to every student and parent at the start of each school year with reference on the school's web site. Materials must be submitted to the City Engineer to show conformance with this task. Task materials must be to the satisfaction of the City.

43. To allow for the flow of two-way traffic as well as queuing into the school drop off lanes from 61st Street, No Stopping Signs with painted white curbs restricting stopping/parking for an hour to hour and a half encompassing school start and let out times shall be posted on the south side of 61st Street along the school frontage. Ex. (7:30 to 8:30am and 2:00 to 3:30pm). Or any combination of hours to the satisfaction of the City.

General Conditions

44. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, 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.

45. 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.

46. 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.

47. That a two separate ninety-six (96) square foot decorative trash enclosure be provided on-site and that a decorative trellis, as approved by the Planning Division, be installed above the required trash enclosure prior to issuance of Certificate of Occupancy. The design and location shall be approved by the Planning Division. Trash bins shall be kept within the approved trash enclosure area only, and trash area shall be kept free of trash overflow and maintained in a clean manner at all times.

48. That a lighting plan be provided 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.

49. That the applicant 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.

50. That the school operator shall obtain a City of Huntington Park Business License prior to commencing business operations.

51. That public improvements be completed per the City Engineer's requirements prior to issuance of the Certificate of Occupancy as follows:

    a. Remove and replace all public improvements damaged by construction per City Engineer's requirements; and
    b. Repair and/or replace any abutting substandard or damaged public improvements as required by the City Engineer.
    c. Install all new driveways per City Engineer's requirements; and

52. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the issuance of Building Permits to consolidate the existing two (2) parcels, 6318-028-900 and 6318-029-900, into one (1) parcel.

53. That the applicant comply with the requirements of County Sanitation District of Los Angeles.

54. 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.

55. 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.

56. 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.

57. 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.

58. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.
59. 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.

60. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.

61. 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.

62. 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.

63. The applicant and/or school operator shall provide the City with contact information for a designated responsible party at the school responsible for resolution of complaints and operational and permit condition issues. Contact information shall be kept current and the Planning Division shall be notified of any change in contact information.

64. School enrollment shall not exceed 400 students.

65. The school shall be operated in a manner consistent with the School Charter issued by the Los Angeles County Office of Education.

66. That the applicant and property owner agree in writing to the above conditions.

EXHIBITS:

A: PC Resolution No. 2014-01A
B: July 2, 2014 Staff Report and Resolution No. 2014-01
C: July 2, 2014 Planning Commission Meeting Minutes
D: Proposed Traffic Congestion Relief Plan
E: Santec Memo dated March 2016
F: Mitigation Measure and Conditions of Approval Status Table
G: Site Plans
H: Floor Plans
I: Elevation Plans
J: Entitlement Applications/Environmental Assessment Checklist
K: Addendum to Mitigated Negative Declaration
L: Aspire Response Letter

ASPIRE MEMOS

EXHIBIT N **CASE NO.** 2014-01A CUP/DP

ASPIRE PUBLIC SCHOOLS
College for Certain

To: Carlos Luis, Senior Planner, City of Huntington Park

From: Carolyn Choy, Manager, Finance & Real Estate, Aspire Public Schools
D'Lonra Ellis, General Counsel, Aspire Public Schools

CC: Sandra Kim & Liliana Garcia, Co-Principals, Aspire Antonio Maria Lugo Academy
Shiraz Tangri, Meyers Nave Riback Silver & Wilson

Date: June 8, 2016

Re: Aspire Antonio Maria Lugo Academy – 6100 Carmelita Avenue
CUP/DP Conditions of Approval – Planning Case No. 2014-01A CUP/DP

This memorandum is submitted in support of the application to amend the existing Conditional Use Permit/Development Permit ("CUP") for Aspire Antonio Maria Lugo Academy ("AMLA") located in the City of Huntington Park. At the May 18, 2016 Planning Commission hearing, some questions were raised regarding compliance with conditions of approval for the current CUP. As requested by the City Planning Commission, Aspire hereby provides information relevant to the status of all conditions of approval issued in 2014 in connection with the CUP. In addition, we attach several key reports, plans and other documentation confirming our compliance with the 2014 CUP conditions applicable to the school facility. We appreciate the opportunities to discuss these issues with the City, including in the telephonic meetings on May 24 and May 25, 2016, and the meeting at City Hall on June 2, 2016.

A. Status of 2014 CUP Conditions Of Approval

Per the Planning Commission's direction and in cooperation with City staff, Aspire reviewed the status of the 59 mitigation measures and conditions of approval issued when the City granted the CUP in 2014. As set forth in the table attached at Tab 1, Aspire has completed and/or will be in substantial compliance with any ongoing conditions applicable to the school facility.

Although we are substantially in compliance with the 59 mitigation measures and conditions, we propose to update the mitigation measures and conditions for clarity and to better align them with the completed project. It is our understanding that City Planning agrees with these requested changes.

Specifically, there are six measures and conditions that are applicable to the unbuilt residential units and/or related parking structure. Aspire applied for the CUP amendment to remove the housing and related parking structure from the project scope. Accordingly, Aspire agrees with City Planning that Mitigation Measures Nos. 3 (requiring a parking structure noise shield), 5 (restricting driveway access) and 7 (restricting use of the parking structure and circulation lanes for pick up and drop off), and Condition 58 (providing for a density bonus related to the affordability of the housing component) should be deleted. Conditions 29 (requiring paving and striping of the parking structure) and 39 (requiring two decorative trash enclosures, one for the housing project) should be modified.

Additionally, as previously discussed at our June 2, 2016 meeting, Aspire also requests minor language changes to Mitigation Measure No. 8. The proposed modification to Mitigation Measure No. 8 would clarify that Aspire must submit its circulation plans and any material updates to the City for review. Aspire further seeks modifications to Conditions 15 (to include an extension of the block wall), 20 (to remove a stray reference to "Rita St") and 24 (to clarify the location of the driveway entrance) to ensure that the conditions are accurate and consistent with built conditions approved by the Planning Division. Finally, Aspire requests the deletion of Condition 32, which is substantially duplicative of Condition 33.

Note that the proposed deletions and modifications are incorporated within a second memorandum submitted to the City on June 8, 2016 entitled Aspire Antonio Maria Lugo Academy – 6100 Carmelita Avenue; Proposed CUP Amendment – Planning Case No. 2014-01A CUP/DP that also includes new conditions of approval proposed by City staff.

B. 2014 CUP Compliance Plans and Reports

As reflected in Tab 1, Aspire has complied with the reporting obligations set forth in the conditions of approval for the 2014 CUP. To assist the City in reviewing compliance with the 2014 CUP, Aspire attaches hereto additional copies of the reports, plans and other documentation confirming compliance with the Mitigation Measures and Conditions of Approval relating to the school facility (Tab 2). The table below summarizes the attached material, and provides the date when the information was first submitted to the City. Although much of this material was provided to the City previously, we are attaching it hereto for your convenience.

Exhibit	Condition	Document	Date
A pp. 1-11	MM1	Trip Reduction Plan Transportation Survey, Transportation Options Letter Annual Traffic Count	9/8/2015 6/8/2016 10/27/2015
B pp. 12-27	MM8	Drop-Off/Pick-Up Circulation Plan (Fall 2015) Drop-Off/Pick-Up Circulation Plan (June 2016 update)	6/8/2016 6/8/2016
C pp. 28-37	C11	Drop-Off/Pick-Up Staffing Plan (Spring 2016 update)	6/8/2016
D pp. 38-45	C15	Planning Approval for CMU block wall	2/9/2015

Exhibit	Condition	Document	Date
E pp. 46-94	C31	School Safety Plan, including Evacuation Plan Safe Routes to School Map	9/28/2015 9/28/2015
F pp. 95-108	C35	Comprehensive Parking Plan (Fall 2015) Comprehensive Parking Plan (June 2016 update)	9/28/2015 6/8/2016

* * * * *

We appreciate your consideration of the above information and related attachments in connection with the 2014 CUP.

Please let us know if you have additional questions ahead of the June 15, 2016 Planning Commission hearing on the amendment of the AMLA CUP. Thank you.

ATTACHMENTS

Tab 1: Aspire Comments on Mitigation Measures/Conditions of Approval Status Table
Tab 2: Aspire Compliance Plans and Reports (See above table)

Mitigation Measure / Condition	Status	Aspire Comments
Mitigation Measure No. 1:	On-going (In Compliance)	
· Trip reduction plan that maintains less than 1,050 inbound trips per day for the school.	Completed	Trip Reduction Plan submitted to Juan Arauz at City of HP on September 8, 2015
· An annual vehicle count shall be performed by the school operator and submitted to the City anually to confirm compliance with the current threshold.	On-going (In Compliance)	Traffic Count conducted October 2015, report submitted to Carlos Luis at City of HP on October 27, 2015
· Should the threshold change, the applicant must provide documentation of compliance with the applicable SCAQMD significance threshold applicable at the time.	On-going (In Compliance)	
Mitigation Measure No. 2:	Completed	
Construction contractor shall water all exposed dirt surfaces at least 3 times per day for fugitive dust suppression.		
Mitigation Measure No. 3:	REMOVE	Rationale: Mitigation Measure was recommended to minimize nuisance noise impacts under MND section "Parking Structure Noise". No longer applicable given absence of 2-story parking structure. The construction of the block wall along the eastern and southern project boundaries will reduce and minimize noise levels (MND p. 46).
A noise shield shall be installed along the length of the east and south side of the parking structure, to reduce noise levels.		
Mitigation Measure No. 4:	Completed	
Small bulldozers only shall operate within 56 feet of the nearest residential structure.		
Mitigation Measure No. 5:	REMOVE	Rationale: By leaving both lanes open, this allows more cars to queue in the on-site access road, helping to alleviate the traffic congestion on E. 61st St. TransTech recommends in the Traffic Congestion Relief plan for Aspire to "use both lanes in their site for student drop-off/pick-up" (Traffic Authority Meeting report p. 37). Note: The parking lot driveway is being addressed in proposed condition around use of both drop-off lanes (Proposed Condition #37)
· Cone-off the ingress access driveway to one lane from E. 61st Street during peak times.		
· During off-peak periods both lanes can be accessed from E. 61st Street.		

Mitigation Measure / Condition	Status	Aspire Comments
Mitigation Measure No. 6:	On-going (In Compliance)	Aspire has closed the cross-walk from parking lot to school site during peak school periods when vehicle queuing occurs.
· Close the cross-walk over the on-site access road to pedestrians during peak school periods.		
· An alternate measure would be to provide a crossing guard at the crosswalk during school drop-off/ pick-up times if remained open.		
Mitigation Measure No. 7:	REMOVE	
· Prohibit drop-off/pick-up in the parking structure.		Rationale: No parking structure exists, so first clause is not applicable.
· Prohibit drop-off/pick-up from the circulation lane.		Rationale: TransTech recommends in the Traffic Congestion Relief plan for Aspire to "use both lanes in their site for student drop-off/pick-up" (Traffic Authority Meeting report p. 37).
Mitigation Measure No. 8:	MODIFY (Completed)	An Operational Plan was developed and implemented.
· The school shall develop a drop-off/pick- up and parking circulation plan shared with parents and enforced/monitored by trained school staff .		Add Language: "School shall submit plan, and material updates, to City for review."
Project Design		
9) A recreation area with playground equipment or other recreational facilities and equipment.	Completed	
10) Project plans and drawings shall be submitted to the Los Angeles County Fire Department (LACoFD) for review and recommendations regarding emergency access.	Completed	
11) Following measures should be included in the prroject design for the school:	Completed	
a. A minimum of seven before- and after-school monitors at the entrances of the school, at the intersection of Carmelita Ave and 61st St, at the ingress and egress points of the private street, and at the drop-off/pick-up area to control traffic ingress and egress to the school property and to ensure that pedestrians and vehicles observe all traffic restrictions	Completed	
b. Pathways for crossings shall be provided and shall be clearly marked	Completed	
c. Any graffiti, shall be diligently removed.	On-going (In Compliance)	

Mitigation Measure / Condition	Status	Aspire Comments
12) That the property owner shall grant the right of entry to remove graffiti from structures.	On-going (In Compliance)	
13) That the property comply with the City's Standards for Exterior Colors.	Completed	
14) That all signs on the site be installed in compliance with the City's sign regulations and/or Sign Program and that approval be obtained through a Sign Design Review.	Completed	
15) That the applicant install 8-foot high decorative block walls along the south and east property lines as approved by the Planning Division.	MODIFY (Completed)	Aspire upgraded from Precision (smooth) to Splitface CMU blocks for 8-foot wall and obtained Planning Division approval; construction completed to City's satisfaction at the time (February 9, 2015 email from Albert Fontanez, accepting fencing and CMU revision plans). Add language: "A block wall measuring 30 inches in height shall be installed along the 10'-0" front and street side yard setbacks, as measured from the property line."
Aesthetics		
16) Building materials shall not be re reflective or produce meaningful amounts of glare.	Completed	
17) Construction shall be temporarily concealed from public view through the installation of mesh screening along the perimeter fence.	Completed	
18) Exterior lighting shall be low-wattage and shall be shielded and directed onto the project site and away from adjacent residential uses. Outdoor lighting will be limited to security lighting of walkways and parking areas. All security lighting will be fitted with side shields and hoods to avoid spill light, glare, and sky glow.	Completed	
19) That a minimum 10'-0" landscape planter and permanent irrigation be provided along 61st Street and Carmelita Avenue. A landscape plan designed by a Registered Landscape Architect.	Completed	
20) That street trees with decorative plastic or permeable concrete grates be installed along the frontages of Carmelita Avenue and 61st Street Rita Avenue.	MODIFY (Completed)	Remove stray reference to "Rita Avenue"
21) That all proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and shall be completely concealed from public view.	Completed	
22) That all existing and/or proposed mechanical equipment and appurtenances, be completely shielded/enclosed so as not to be visible from public view and/or adjacent properties. Shall be of compatible design.	Completed	

Mitigation Measure / Condition	Status	Aspire Comments
23) That the use be conducted, and 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 the Huntington Park Municipal Code.	On-going (In Compliance)	
24) That decorative paving be provided and maintained at the driveway entrance along public alley at the rear of the property.	MODIFY (Completed)	Text should read: That decorative paving be provided and maintained at the driveway entrance along 61st St ~~public alley at the rear of the property~~, as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.
Noise		
25) Equipment operational noise shall comply with the City's standard of 50 dBA during daytime operations, and 40 dBA during nighttime operations at any property line.	On-going (In Compliance)	
26) All interior walls shall be designed in accordance with the California Division of the State Architect and California Department of Education's standards for schools with interior multipurpose rooms and physical education facilities as applicable.	Completed	
27) Noise generated by the proposed project shall be in compliance with the noise limitations of Huntington Park's Municipal Code.	On-going (In Compliance)	
Traffic and Circulation		
28) That the City may request the school operator to shift/stagger school start and end times in order to reduce traffic congestion. The applicant shall make a reasonable effort to coordinate with Nimitz Middle School and Huntington Park Elementary School to avoid traffic congestion associated with overlapping start and end times and special events.	On-going (In Compliance)	Aspire reached out to both Nimitz Middle School and Huntington Park Elementary School last year to try to coordinate schedules, but both schools were unable to confirm their schedules until the end of the summer after Aspire had already set their schedule.
29) That the vehicle circulation areas and parking structure be paved and striped.	MODIFY (Completed)	Could also change reference from parking "structure" to parking "lot".
30) That all required off-street parking and loading spaces comply with the minimum dimensions as set forth within the Huntington Park Municipal Code.	Completed	

Mitigation Measure / Condition	Status	Aspire Comments
31) School Safety Plan shall be developed to implement a program of student supervision, traffic and pedestrian control, signage, and safety procedures. Plan will also include a "Safe Routes to School" map for distribution to all school attendees. The Plan shall include an Evacuation Plan. School shall provide an orientation on school safety for students at the beginning of each school year and as necessary throughout the year to maintain safe school practices.	Completed	Submitted to the Juan Arauz at City on 9/28/15 by Carolyn Choy; did not receive a request for additional information or modifications from City in response.
32) The project applicant shall install a "Stop" signs at the exit/egress point of the private street, subject to approval by the City of Huntington Park.	REMOVE	Rationale: Duplicate of Condition #33.
33) The project applicant shall install “Stop” signs at the exit/egress point of the private street, subject to approval by the City.	Completed	
34) The project applicant shall coordinate with the City to have the pavement marked with the words “KEEP CLEAR” at the egress/exit driveway of the private street located along Carmelita Avenue.	Completed	
35) The applicant shall develop a Comprehensive Parking Plan and shall submit the Plan to the City for review and approval. The Plan shall contain the following elements:	Completed	Submitted to the Juan Arauz at City on 9/8/2015 by Casey Hoffman and on 9/28/15 by Carolyn Choy, did not receive a request for additional information or modifications from City in response.
a. Assigned parking spaces for staff	Completed	
b. Written traffic and parking policy for distribution to staff and parents	Completed	
c. Traffic and parking monitors	Completed	
d. Signage	Completed	
e. An event parking plan	Completed	
f. A plan for adequate off-street parking that avoids school visitors or staff parking in residential neighborhoods or unauthorized parking on nearby properties.	Completed	
General Conditions		
36) That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney’s fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, 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.	On-going (In Compliance	

Mitigation Measure / Condition	Status	Aspire Comments
37) 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.	Completed	
38) 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.	Completed	
39) That a two separate ninety-six (96) square foot decorative trash enclosure be provided on- site and that a decorative trellis, as approved by the Planning Division, be installed above the required trash enclosure .	MODIFY (Completed)	Change text to "That one ninety-six (96) square foot decorative trash enclosure be provided on-site…"
40) That a lighting plan be provided for all outdoor areas of the property per HPMC Section 9-3.809(6).	Completed	
41) That the applicant 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.	Completed	
42) That the school operator shall obtain a City of Huntington Park Business License prior to commencing business operations.	Completed	
43) That public improvements be completed per the City Engineer's requirements prior to issuance of the Certificate of Occupancy as follows:	Completed	
a. Remove and replace all public improvements damaged by construction per City Engineer's requirements; and	Completed	
b. Repair and/or replace any abutting substandard or damaged public improvements as required by the City Engineer.	Completed	
c. Install all new driveways per City Engineer's requirements; and	Completed	
44) That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the issuance of Building Permits to consolidate the existing two (2) parcels, 6318- 028-900 and 6318-029-900, into one (1) parcel.	Completed	Lot Merger Complete (recorded in November 2015)
45) That the applicant comply with the requirements of County Sanitation District of Los Angeles.	Completed	

Mitigation Measure / Condition	Status	Aspire Comments
46) 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.	Completed	
47) 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.	On-going (In Compliance	
48) 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.	On-going (In Compliance	
49) 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.	On-going (In Compliance	
50) That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.	On-going (In Compliance	
51) 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.	On-going (In Compliance	
52) That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.	On-going (In Compliance	
53) 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.	On-going (In Compliance	
54) 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.	On-going (In Compliance	

Mitigation Measure / Condition	Status	Aspire Comments
55) The applicant and/or school operator shall provide the City with contact information for a designated responsible party at the school responsible for resolution of complaints and operational and permit condition issues. Contact information shall be kept current and the Planning Division shall be notified of any change in contact information.	On-going (In Compliance	Aspire submitted designated responsible party to Carlos Luis on 6/6/2016.
56) School enrollment shall not exceed 400 students.	On-going	Aspire has set a cap on enrollment at 400 for the upcoming 2016-17 school year. To confirm compliance with the condition, Aspire will submit written documentation of the student enrollment at AMLA by October 1 of each year.
57) The school shall be operated in a manner consistent with the School Charter issued by the Los Angeles County Office of Education.	On-going (In Compliance	
58) That the applicant shall enter into a density bonus covenant and agreement that shall be prepared by the City of Huntington Park and recorded with the County of Los Angeles to ensure that a minimum of 5 to 10 percent of the units remain affordable to very low or low income households for a period not less than 30 years. Such agreement shall be recorded prior to the issuance of the Certificate of Occupancy.	REMOVE	Rationale: This was only required in relation to the planned housing units.
59) That the applicant and property owner agree in writing to the above conditions.	Completed	

EXHIBIT A

1. **Mitigation Measure No. 1:** Prior to the issuance of a certificate of occupancy, the private school operator shall implement a trip reduction plan that maintains less than 1,050 inbound trips per day (a minimum 11% reduction) for the school. An annual vehicle count shall be performed by the school operator and submitted to the City annually to confirm compliance with the current threshold. Should the threshold change, the applicant shall provide documentation of compliance with the applicable SCAQMD significance threshold applicable at the time.

Stantec

Draft Trip Reduction Plan

In order to comply with Mitigation Measure No. 1, which specifies a maximum amount of inbound trips per day for the school, trips will be counted after the start of school in September and submitted to the City to confirm that the Aspire AMLA School achieves the goal of maintaining fewer than 1,050 inbound trips per day.

If the annual count reveals that the trip cap has been exceeded, and there are more than 1050 inbound trips per day, the school will work to reduce the number of trips to and from the school. In that case, the following Trip Reduction Plan can be implemented:

1. The school will identify groups of students who live near each other and provide names/phone numbers to parents to organize carpools.

2. The school will provide "Suggested Routes to School" map to parents and encourage students to walk or bike to school.

3. The school will encourage parents to organize a "Walking School Bus" program in which parents supervise groups of children as they walk to school together.

4. The school will provide subsidies for students to ride Metro to the school. A bus stop is located at the intersection of Carmelita Avenue and Slauson Avenue.

5. Arrival and dismissal times will be staggered from nearby schools to minimize the impacts of Aspire AMLA school trips on the neighborhood.

6. The school will provide incentives for participating in trip-reducing activities.

TRANSPORTATION SURVEY MAY 2015

TO: Parents and Guardians of AMLA and HPC

FROM: Sandra Kim and Lily Garcia

INFORMATION: The new AMLA campus is located in a busy residential area across the street from a large middle school, a large elementary school, and a community center/park all near the intersection of Slauson and Carmelita. As part of the process to approve and build AMLA, the City of Huntington Park did a traffic study, and school bus transportation was not approved. Also, there is very little parking available on the streets around the school and definitely NOT enough room on the street for school bus loading or unloading. With this in mind, we would like to ask you a few questions so that we can understand your needs and interests.

1. Name of Parent(s) _____
2. How many children do you have enrolled in AMLA for next year? What are their names and ages? _____

   _____
3. What is your current address? _____
4. Have you arranged transportation for your child for next year? _____
   If YES, please tell us how you are planning to transport your child:

   _____

   If NO, the next few questions have to do with other means of transporting students besides private family car:

5. Are you interested in being part of a carpool system, either driving OR having your child(ren) be passengers? _____
   Please describe what you need: _____
6. Are you interested in being part of a walking pool, where parents who live near each other organize together and take turns walking with students to school and home?

   _____
7. Are you interested in finding our more about options for the city bus system such as ticket prices, discounts, stops, etc.?

   _____

8. What else would you like us to know or consider about transportation to and from the AMLA campus? _____
_____

TRANSPORTE ENCUESTA mayo 2015

PARA: Padres y Tutores de AMLA y HPC
DE: Sandra Kim y Lily García

INFORMACIÓN: El nuevo campus AMLA está situado en una concurrida zona residencial en la calle de una gran escuela secundaria, una escuela primaria grande, y un centro comunitario/ parque todo cerca de la intersección de Slauson y Carmelita. Como parte del proceso para aprobar y construir AMLA, la ciudad de Huntington Park hizo un estudio de tráfico, y transporte escolar no fue aprobado. Además, hay muy poco aparcamiento disponible en las calles alrededor de la escuela y, definitivamente, no hay suficiente espacio en la calle para la carga o descarga del autobús escolar. Con esto en mente, nos gustaría hacerte unas preguntas para que podamos comprender mejor sus necesidades e intereses.

1. Nombre del Padre(s) _____

2. ¿Cuántos hijos tienen ustedes se ha inscrito en AMLA para el próximo año? ¿Cuáles son sus nombres y edades? _____
_____

3. ¿Cuál es su dirección actual? _____

4. ¿Ha organizó el transporte para su hijo para el próximo año? _____

En caso afirmativo, por favor díganos cómo usted está planeando para el transporte de su hijo:
_____
Si no, las siguientes preguntas tienen que ver con otros medios de transporte de los estudiantes, además de coche privado de la familia:

5. ¿Estás interesado en formar parte de un sistema de transporte colectivo, ya sea conduciendo o que su hijo (a) ser pasajeros? _____
Por favor describa lo que necesita: _____

6. ¿Está usted interesado en ser parte de un grupo a pie, donde los padres que viven cerca unos de otros organizan juntos y se turnan para caminar con los estudiantes a la escuela y el hogar?
_____

7. ¿Estás interesado en la búsqueda de nuestra más sobre las opciones para el sistema de autobuses de la ciudad, como los precios de las entradas, descuentos, paradas, etc.?
_____

8. ¿Qué más podría usted nos gustaría saber o considerar sobre el transporte hacia y desde el campus de AMLA? _____
_____

August 3, 2015

Dear AMLA and (former HPC) Parents and Guardians,

School starts on Monday, August 10, at our new campus, and we are very, very excited to welcome you to our brand new, state-of-the art, permanent home at 6100 Carmelita Avenue. Since this is a new location and AMLA is located in a busy residential area, we promised you some information on transportation options. (The City of Huntington Park did not approve school buses due to the narrow streets and busy traffic in the area.) Most of you will be traveling to AMLA by personal car, but here are some other good choices for you:

1. **CITY BUS**: Metro Transport, Bus #108 goes all along Slauson, east and west.
   The best stop for AMLA is at Slauson and Carmelita. Fares are $1.00 per ride, but monthly passes are available at $.

2. **HP BUS**: The "Combi Bus" (formerly run by The Oldtimers Foundation) service is offered by the City of Huntington Park. The Combi offers 20-seater buses, running every 20 minutes on a short route through Huntington and Walnut Parks. The cost of the fare is $0.75 per ride. The nearest Combi stop to AMLA is four blocks away from the site, on Slauson and Loma Vista Avenue. **Here is a link to show you a map of the route.**

3. **CARPOOL:** SAVE TIME AND MONEY! Metro Transport can help parents at AMLA to Carpool by **creating a parent carpool directory** and **matching parents with similar schedules** (for free!). Carpooling is a very effective way to save money on gas and reduce traffic and pollution in the neighborhood. Groups of parents can create an **AMLA parent carpool directory**. Just sign up here, and Metro will help with the rest, including matching parent schedules and destinations. **These services are free!** They even have a Rewards Program that offer lots of discounts and special offers. rewards@metro.net

Other options also include walking and bicycling. With these alternatives, we are confident that AMLA students and parents can get to our beautiful new school site safely.

Sincerely,

Kate Ford, LA Area Superintendent

Stantec Consulting Services Inc.
38 Technology Drive Suite 100, Irvine CA 92618-5312

October 27, 2015
File: 2073009380

Attention: Carolyn Choy
Aspire Public Schools
1001 22nd Avenue
Oakland, CA 94606

Dear Ms. Choy,

Reference: Aspire AMLA Trip Reduction Plan -2015-2016 School Year Annual Trip Count

Mitigation Measure No. 1 of the Aspire Antonio Maria Lugo Academy (AMLA) specifies that, prior to the issuance of the certificate of occupancy, the school must implement a Trip Reduction Plan that maintains less than 1,050 inbound trips per day. An annual vehicle count shall be performed by the school operator and submitted annually to the City of Huntington Park to confirm compliance with the current vehicle trip threshold. A Trip Reduction Plan was prepared in August 2015 (attached). The school has since opened for its first year of instruction; therefore, the school must submit a count of the total daily inbound trips to the City.

The driveway on Carmelita Avenue was counted for three consecutive weekdays in October to fulfill the annual trip count requirement for 2015 and to determine if the school complies with the trip threshold. Even though the trip threshold specifies the amount of inbound trips, the driveway on Carmelita Avenue is the outbound driveway for the school. Since the inbound trips must exit through the Carmelita Avenue driveway, the count of outbound trips satisfies the requirement to determine the amount of inbound trips.

Table 1 summarizes the inbound trips per day (actual count data is attached). As this table shows, the maximum amount of inbound trips is 583 trips per day, with an average of 573 trips per day over the three day count period. The amount of vehicle trips is less than the threshold defined in Mitigation Measure No. 1.

Table 1 October 2015 Driveway Count Summary

Driveway	Tuesday 10/6/15	Wednesday 10/7/15	Thursday 10/8/15	Average
Carmelita Avenue (outbound)	555	583	582	573

The Aspire AMLA School complies with the trip threshold of Mitigation Measure No. 1, and the School should continue employing the trip reduction methods that it is currently using.

Sincerely,

Stantec Consulting Services Inc.

Cathy Lawrence, PE
Phone: (949) 923-6064
Cathy.Lawrence@stantec.com

Melissa Dugan, PTP, ENV SP
(949) 923-6216
Melissa.Dugan@stantec.com

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Design with community in mind

Stantec

Draft Trip Reduction Plan

In order to comply with Mitigation Measure No. 1, which specifies a maximum amount of inbound trips per day for the school, trips will be counted after the start of school in September and submitted to the City to confirm that the Aspire AMLA School achieves the goal of maintaining fewer than 1,050 inbound trips per day.

If the annual count reveals that the trip cap has been exceeded, and there are more than 1050 inbound trips per day, the school will work to reduce the number of trips to and from the school. In that case, the following Trip Reduction Plan can be implemented:

1. The school will identify groups of students who live near each other and provide names/phone numbers to parents to organize carpools.

2. The school will provide "Suggested Routes to School" map to parents and encourage students to walk or bike to school.

3. The school will encourage parents to organize a "Walking School Bus" program in which parents supervise groups of children as they walk to school together.

4. The school will provide subsidies for students to ride Metro to the school. A bus stop is located at the intersection of Carmelita Avenue and Slauson Avenue.

5. Arrival and dismissal times will be staggered from nearby schools to minimize the impacts of Aspire AMLA school trips on the neighborhood.

6. The school will provide incentives for participating in trip-reducing activities.

Counts Unlimited, Inc
PO Box 1178
Corona, CA 92878
Phone: 951-268-6268
email: counts@countsunlimited.com

City of Huntington Park
School Driveway
E/ Camelita Avenue
24 Hour Directional Volume Count

HTPDRWYECA
Site Code: 206-15554

Start Time	06-Oct-15 Tue	Westbound Morning	Westbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Hour Totals Morning	Hour Totals Afternoon	Combined Totals Morning	Combined Totals Afternoon	Morning	Afternoon
12:00		0	3			0	0				
12:15		0	5			0	0				
12:30		0	1			0	0				
12:45		0	0	0	9	0	0	0	0	0	9
01:00		0	0			0	0				
01:15		0	4			0	0				
01:30		0	2			0	0				
01:45		0	1	0	7	0	0	0	0	0	7
02:00		0	0			0	0				
02:15		0	1			0	0				
02:30		0	0			0	0				
02:45		0	**78**	0	79	0	0	0	0	0	79
03:00		0	**18**			0	0				
03:15		0	**7**			0	0				
03:30		0	**8**			0	0				
03:45		0	3	0	36	0	0	0	0	0	36
04:00		0	4			0	0				
04:15		0	5			0	0				
04:30		0	8			0	0				
04:45		0	8	0	25	0	0	0	0	0	25
05:00		0	3			0	0				
05:15		0	5			0	0				
05:30		0	34			0	0				
05:45		0	33	0	75	0	0	0	0	0	75
06:00		1	0			0	0				
06:15		0	3			0	0				
06:30		0	8			0	0				
06:45		1	1	2	12	0	0	0	0	2	12
07:00		**50**	0			0	0				
07:15		**96**	0			0	0				
07:30		**111**	0			0	0				
07:45		**25**	0	282	0	0	0	0	0	282	0
08:00		1	0			0	0				
08:15		0	0			0	0				
08:30		1	0			0	0				
08:45		0	0	2	0	0	0	0	0	2	0
09:00		2	1			0	0				
09:15		2	0			0	0				
09:30		4	0			0	0				
09:45		2	0	10	1	0	0	0	0	10	1
10:00		1	0			0	0				
10:15		0	0			0	0				
10:30		0	0			0	0				
10:45		2	0	3	0	0	0	0	0	3	0
11:00		0	0			0	0				
11:15		1	0			0	0				
11:30		2	0			0	0				
11:45		9	0	12	0	0	0	0	0	12	0
Total		311	244	311	244	0	0	0	0	311	244
Combined Total		555		555		0		0		555	
AM Peak	-	07:00	-	-	-	-	-	-	-	-	-
Vol.	-	282	-	-	-	-	-	-	-	-	-
P.H.F.		0.635									
PM Peak	-	-	02:45	-	-	-	-	-	-	-	-
Vol.	-	-	111	-	-	-	-	-	-	-	-
P.H.F.			0.356								
Percentage		56.0%	44.0%			0.0%	0.0%				

Counts Unlimited, Inc
PO Box 1178
Corona, CA 92878
Phone: 951-268-6268
email: counts@countsunlimited.com

City of Huntington Park
School Driveway
E/ Camelita Avenue
24 Hour Directional Volume Count

HTPDRWYECA
Site Code: 206-15554

Start Time	07-Oct-15 Wed	Westbound Morning	Westbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Hour Totals Morning	Hour Totals Afternoon	Combined Totals Morning	Combined Totals Afternoon	Morning	Afternoon
12:00		0	3			0	0				
12:15		0	2			0	0				
12:30		0	2			0	0				
12:45		0	0	0	7	0	0	0	0	0	7
01:00		0	0			0	0				
01:15		0	3			0	0				
01:30		0	0			0	0				
01:45		0	4	0	7	0	0	0	0	0	7
02:00		0	5			0	0				
02:15		0	1			0	0				
02:30		0	2			0	0				
02:45		0	**63**	0	71	0	0	0	0	0	71
03:00		0	**21**			0	0				
03:15		0	**8**			0	0				
03:30		0	**5**			0	0				
03:45		0	5	0	39	0	0	0	0	0	39
04:00		0	1			0	0				
04:15		0	6			0	0				
04:30		0	6			0	0				
04:45		0	2	0	15	0	0	0	0	0	15
05:00		0	9			0	0				
05:15		0	3			0	0				
05:30		0	2			0	0				
05:45		1	48	1	62	0	0	0	0	1	62
06:00		2	1			0	0				
06:15		0	2			0	0				
06:30		0	4			0	0				
06:45		0	4	2	11	0	0	0	0	2	11
07:00		**53**	0			0	0				
07:15		**123**	0			0	0				
07:30		**125**	0			0	0				
07:45		**22**	0	323	0	0	0	0	0	323	0
08:00		3	0			0	0				
08:15		0	0			0	0				
08:30		2	0			0	0				
08:45		3	0	8	0	0	0	0	0	8	0
09:00		2	0			0	0				
09:15		0	0			0	0				
09:30		0	0			0	0				
09:45		0	0	2	0	0	0	0	0	2	0
10:00		4	3			0	0				
10:15		1	0			0	0				
10:30		1	0			0	0				
10:45		1	0	7	3	0	0	0	0	7	3
11:00		4	0			0	0				
11:15		0	0			0	0				
11:30		0	0			0	0				
11:45		21	0	25	0	0	0	0	0	25	0
Total		368	215	368	215	0	0	0	0	368	215
Combined Total		583		583		0		0		583	
AM Peak	-	07:00	-	-	-	-	-	-	-	-	-
Vol.	-	323	-	-	-	-	-	-	-	-	-
P.H.F.		0.646									
PM Peak	-	-	02:45	-	-	-	-	-	-	-	-
Vol.	-	-	97	-	-	-	-	-	-	-	-
P.H.F.			0.385								
Percentage		63.1%	36.9%			0.0%	0.0%				

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City of Huntington Park
School Driveway
E/ Camelita Avenue
24 Hour Directional Volume Count

HTPDRWYECA
Site Code: 206-15554

Start Time	08-Oct-15 Thu	Westbound Morning	Westbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Hour Totals Morning	Hour Totals Afternoon	Combined Totals Morning	Combined Totals Afternoon	Morning	Afternoon
12:00		0	2			0	0				
12:15		0	0			0	0				
12:30		0	**7**			0	0				
12:45		0	**66**	0	75	0	0	0	0	0	75
01:00		0	**25**			0	0				
01:15		0	**9**			0	0				
01:30		0	3			0	0				
01:45		0	3	0	40	0	0	0	0	0	40
02:00		0	2			0	0				
02:15		0	3			0	0				
02:30		0	3			0	0				
02:45		0	9	0	17	0	0	0	0	0	17
03:00		0	0			0	0				
03:15		0	3			0	0				
03:30		0	5			0	0				
03:45		0	3	0	11	0	0	0	0	0	11
04:00		0	6			0	0				
04:15		0	3			0	0				
04:30		0	6			0	0				
04:45		0	5	0	20	0	0	0	0	0	20
05:00		0	4			0	0				
05:15		0	5			0	0				
05:30		0	4			0	0				
05:45		0	9	0	22	0	0	0	0	0	22
06:00		1	9			0	0				
06:15		0	12			0	0				
06:30		1	4			0	0				
06:45		2	1	4	26	0	0	0	0	4	26
07:00		**42**	4			0	0				
07:15		**110**	9			0	0				
07:30		**105**	0			0	0				
07:45		**47**	0	304	13	0	0	0	0	304	13
08:00		2	0			0	0				
08:15		5	0			0	0				
08:30		4	0			0	0				
08:45		2	0	13	0	0	0	0	0	13	0
09:00		0	0			0	0				
09:15		0	0			0	0				
09:30		2	0			0	0				
09:45		2	0	4	0	0	0	0	0	4	0
10:00		1	0			0	0				
10:15		0	0			0	0				
10:30		4	0			0	0				
10:45		2	0	7	0	0	0	0	0	7	0
11:00		3	0			0	0				
11:15		3	0			0	0				
11:30		1	0			0	0				
11:45		19	0	26	0	0	0	0	0	26	0
Total		358	224	358	224	0	0	0	0	358	224
Combined Total		582		582		0		0		582	
AM Peak	-	07:00	-	-	-	-	-	-	-	-	-
Vol.	-	304	-	-	-	-	-	-	-	-	-
P.H.F.		0.691									
PM Peak	-	-	00:30	-	-	-	-	-	-	-	-
Vol.	-	-	107	-	-	-	-	-	-	-	-
P.H.F.			0.405								
Percentage		61.5%	38.5%			0.0%	0.0%				
ADT/AADT		ADT 573		AADT 573							

EXHIBIT B

8. **Mitigation Measure No. 8:** The school shall develop a drop-off/pick-up and parking circulation plan and shared with parents and enforced/monitored by trained school staff maximize safety and efficiency of school traffic circulation on and off-site.

Aspire Antonio Maria Lugo Academy

OPERATIONAL PLAN

Goals:

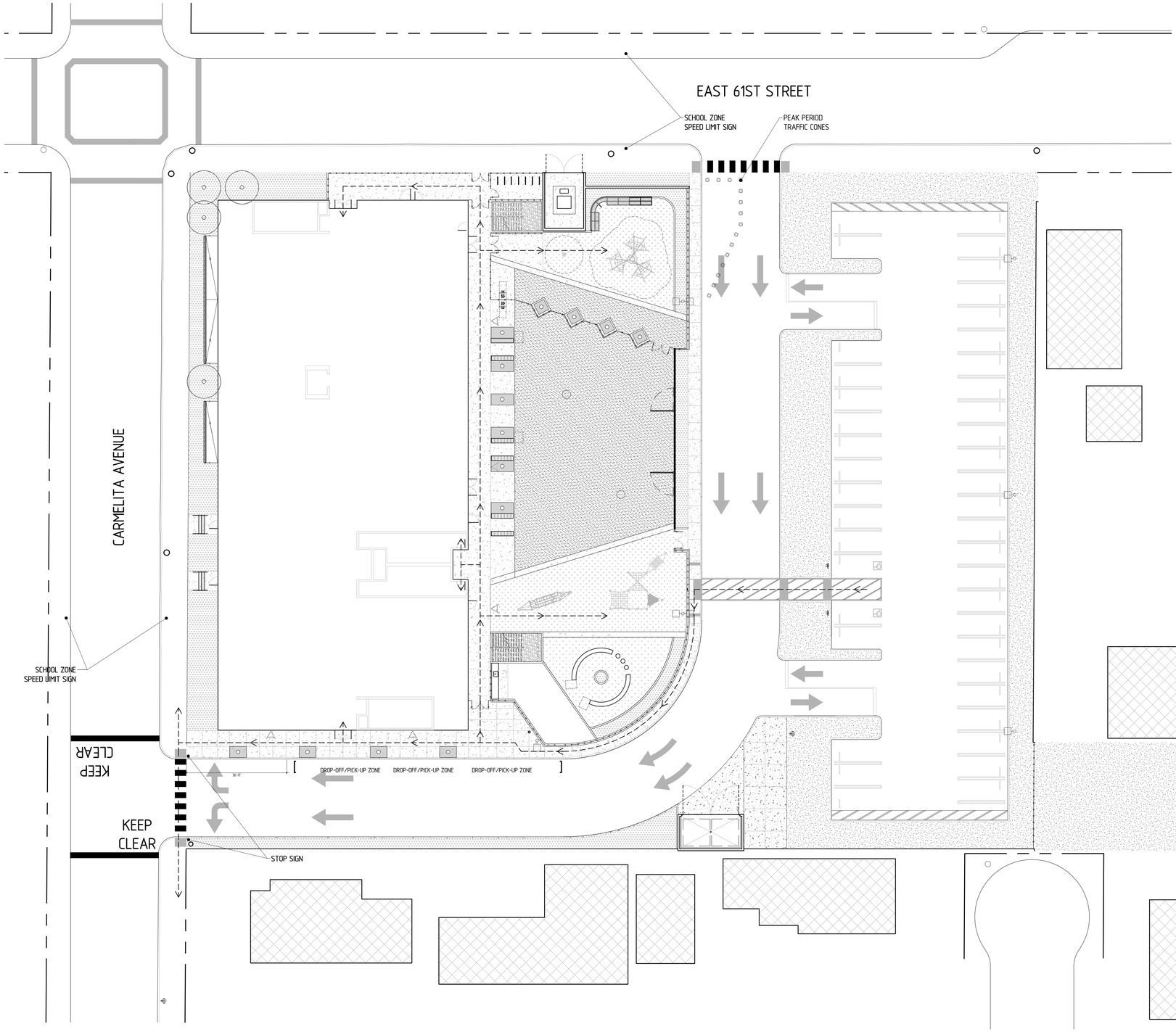
- Maximize safety for all students, families, staff, and community members, regardless of transportation mode and route to school
- Maximize efficiency of school traffic circulation, on- and off-site
    - Minimize weaving/merging and keep the circulation clear of stopped vehicles waiting to access the school curb frontage

General:

- Pathways for all crossings shall be provided and clearly marked
- Vehicle circulation and parking areas to be paved and striped as approved by the Huntington Park Planning Division
- Other signage:
    - School warning signs
    - Speed limit signs
    - Stop signs at access road egress
    - Clearly marked passenger drop-off zone
- Security Lighting shall be provided for walkways and parking areas
- "Safe Routes to School" map to be developed and distributed for safe pedestrian access
- Reasonable efforts shall be made to coordinate with Hunting Park Elementary School and Nimitz Middle School to avoid traffic congestion associated with overlapping start and end times and special events

Peak periods:

- Ingress access driveway will be coned off to one lane from E. 61st Street so that all vehicles entering the school site will be in a position to access the drop-off/pick-up zone.
- Cones will then transition to open the 2nd lane for circulation prior to the entrance to the parking structure.
- Drop-off/pick-up is prohibited from the circulation lane and in the parking structure/lot
- A minimum of seven monitors shall be posted at the following locations for student supervision and monitoring/enforcement of traffic and pedestrian control:
    - Entrances of the school
    - Intersection of Carmelita Avenue and E. 61st Street
    - Ingress of access road at E. 61st Street
    - Egress of access road at Carmelita Avenue
    - Drop-off/pick-up area off the access road, south of the school building
    - Crossing guards will be stationed at the cross-walks over the on-site access road
- "Drop-Off/Pick-Up and Parking Circulation Plan" to be shared with parents and enforced/monitored by trained school staff



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

1

N

APPLICANT

AMG & ASSOCIATES, LLC
16633 VENTURA BOULEVARD, SUITE 1014
ENCINO, CA 91436
T: 818.380.2600
F:

ARCHITECT

OSBORN
320 EAST HARVARD STREET
GLENDALE, CA 91205
T: 818.246.3112
F: 818.246.3567

CONSULTANTS

CLASSROOM BUILDING CONSTRUCTION
SILVER CREEK
T: 951.943.5393
F: 951.940.9232

CIVIL ENGINEER
BRANDOW & JOHNSTON, INC
T: 213.596.4500
F: 213.596.4599

ELECTRICAL ENGINEER
TURPIN & RATTAN
T: 818.249.0444
F: 818.249.1467

LANDSCAPE ARCHITECT
SALT
T: 323.333.6333
F: 323.210.7044

REGISTERED ARCHITECT
TIMOTHY A. BALLARD
No. C 21424
Exp. 8/31/15
STATE OF CALIFORNIA

IDENTIFICATION STAMP
DIVISION OF STATE ARCHITECT
OFFICE OF REGULATION SERVICES
FILE NO. 41-ASP
APPLICATION NO. 03-115762
AC _____ FLS _____ SS _____
DATE _____

KEY PLAN
SCALE: NTS

1
N

osborn
320 East Harvard Street / Glendale, CA 91205
Telephone (818) 246 3112 / Fax (818) 246 3567

PROJECT A14008.04
ASPIRE LA K-5 CHARTER SCHOOL

6100 CARMELITA AVENUE
HUNTINGTON PARK, CA 90255

NO.	DESCRIPTION	DATE
A14008	DSA SUBMITTAL	5/29/14

SITE DIAGRAM

OCTOBER 1, 2014

AMLA 2015-16 : **Arrival and Dismissal Procedures**

Arrival and Dismissal Procedures

Arrival Procedures

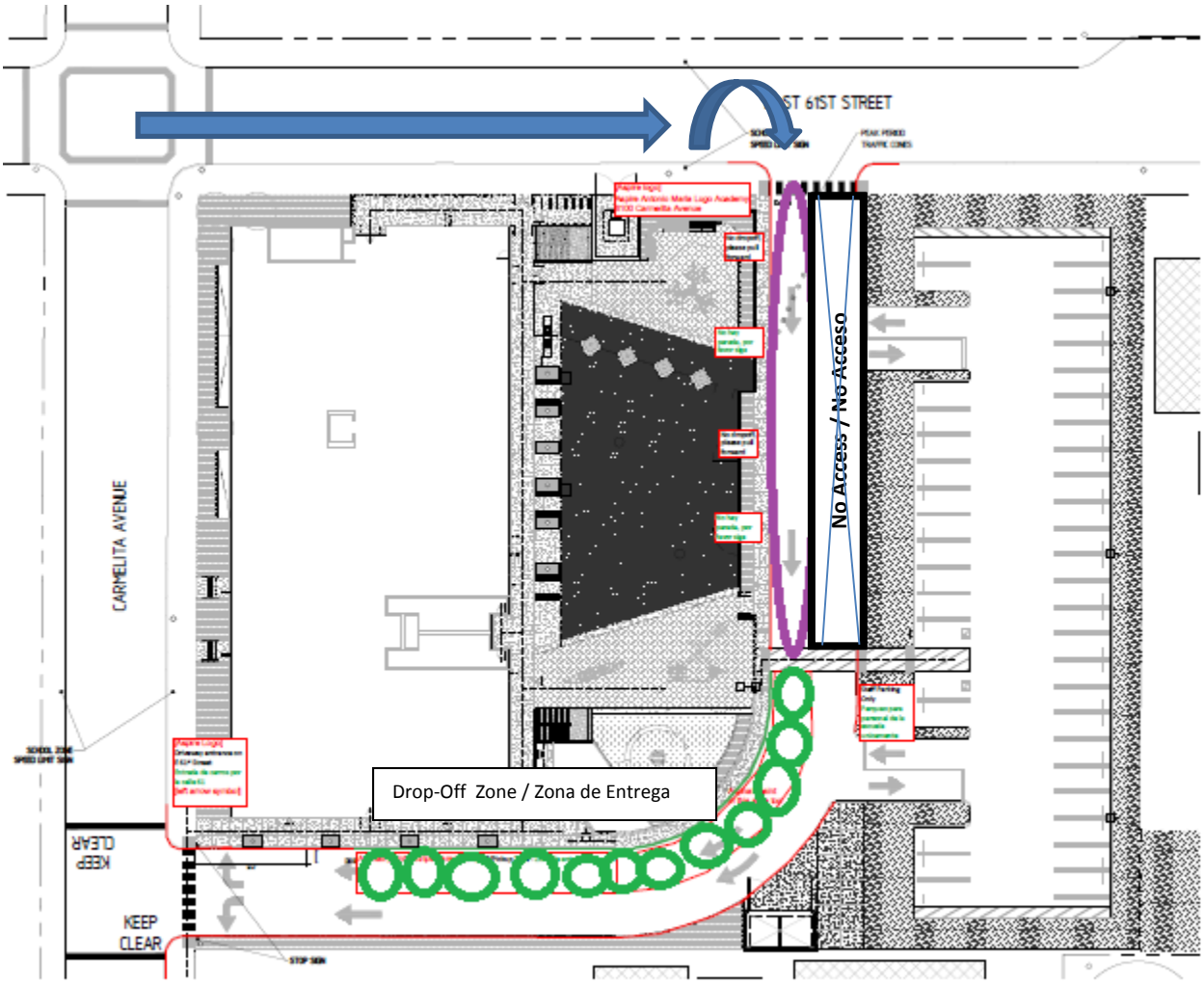
- All students will enter through the AMLA main entrance and walk directly to the U-HALL for breakfast or morning meeting
- Students will sit in their assigned seating until morning meeting begins

Dismissal Procedures

- **GRADES K-3: Classroom/ U-Hall**
  - Classrooms located on the first floor are dismissed from class (unless they have an older sibling)
    - Dismissal from Class:
      - Ms. Martinez (Gr. K)
      - Ms. Anaya (Gr. K)
      - Ms. Magana (Gr. 1)
  - Upstairs classrooms: Grades 1-3 are dismissed from the U-HALL
      - Ms. Ontiveros (Gr. K)
      - Ms. Inguito (Gr. 2)
      - Ms. Im (Gr. 2)
      - Ms. Scoy (Gr. 2)
      - Ms. Martinez (Gr. 3)
      - Mrs. Carlos (Gr. 3)
      - Mrs. Venegas (Gr. 3)
  - Families will enter the building from the North side of the school through the black gate entrance.
  - Families will park their cars and enter on foot
- **GRADES 4/5 + younger siblings**
  - Grades 4/5 and any younger siblings will be picked up from the Drop off/pick up zone near the school's main entrance
      - Mrs. Gonzalez (Gr. 4)
      - Mr. Narin (Gr. 4)
      - Ms. Lian (Gr. 4)
      - Mrs. Burke (Gr. 5)
      - Mr. Flores (Gr. 4)
      - Ms. Garcia (Gr. 5)
  - 4/5 Families will receive an entrance permit to enter the school. Each family will receive 2 permits a year. For safety reasons, without this permit on the dashboard, cars will not be allowed to the school.

AMLA SCHOOL TRAFFIC ARRIVAL ROUTE / La Ruta de Trafico de AMLA Para la entrega de Estudiantes

NO LEFT TURN INTO THE SCHOOL ENTRANCE OFF OF 61ST street / NO SE PERMITEN DAR UNA VUELTA HACIA LA IZQUIERDA POR LA CALLE 61.









ASPIRE PUBLIC SCHOOLS

College for Certain

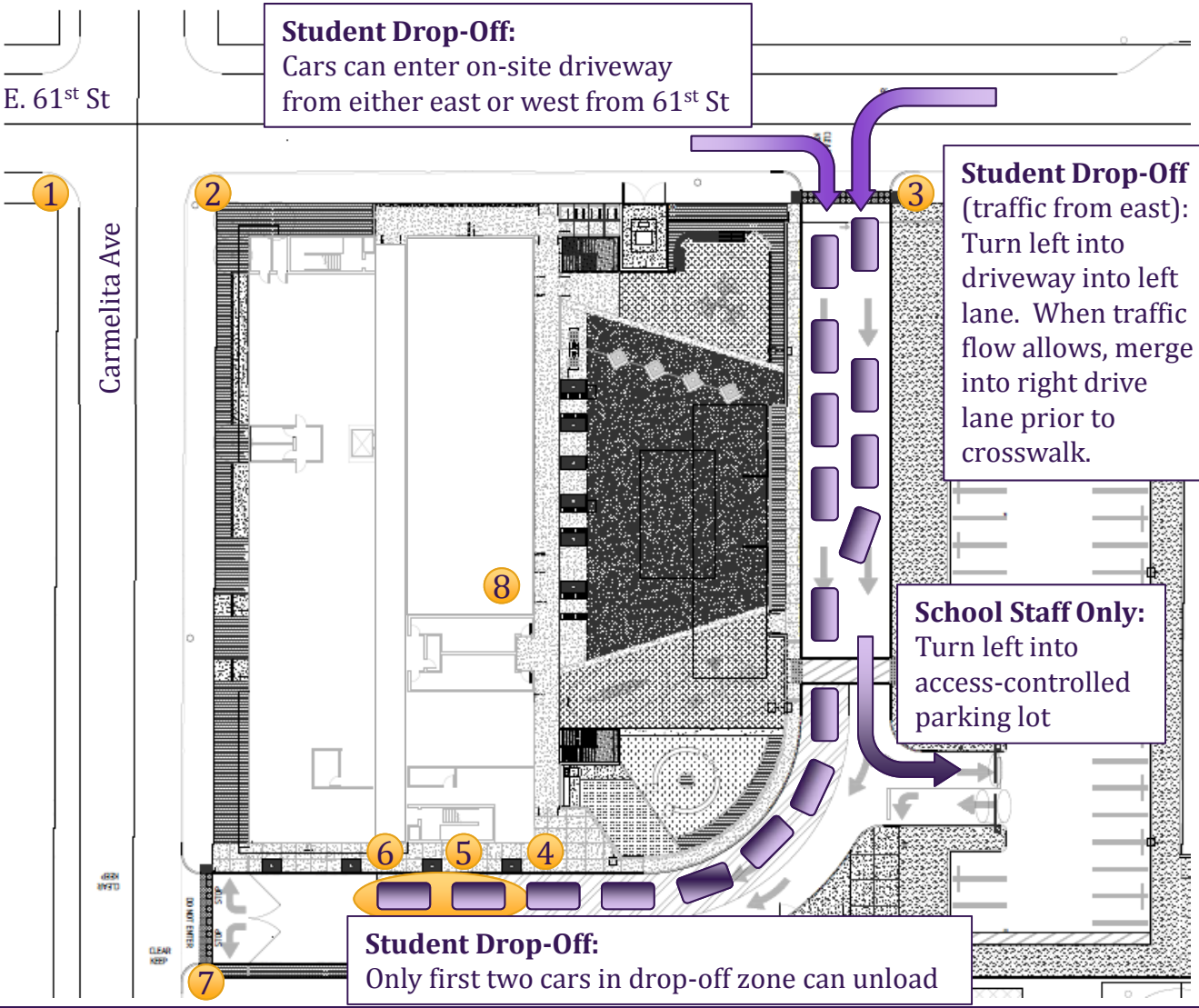
Aspire AMLA

Drop-Off/Pick-Up Plan

June 2016 update

* Working Draft *

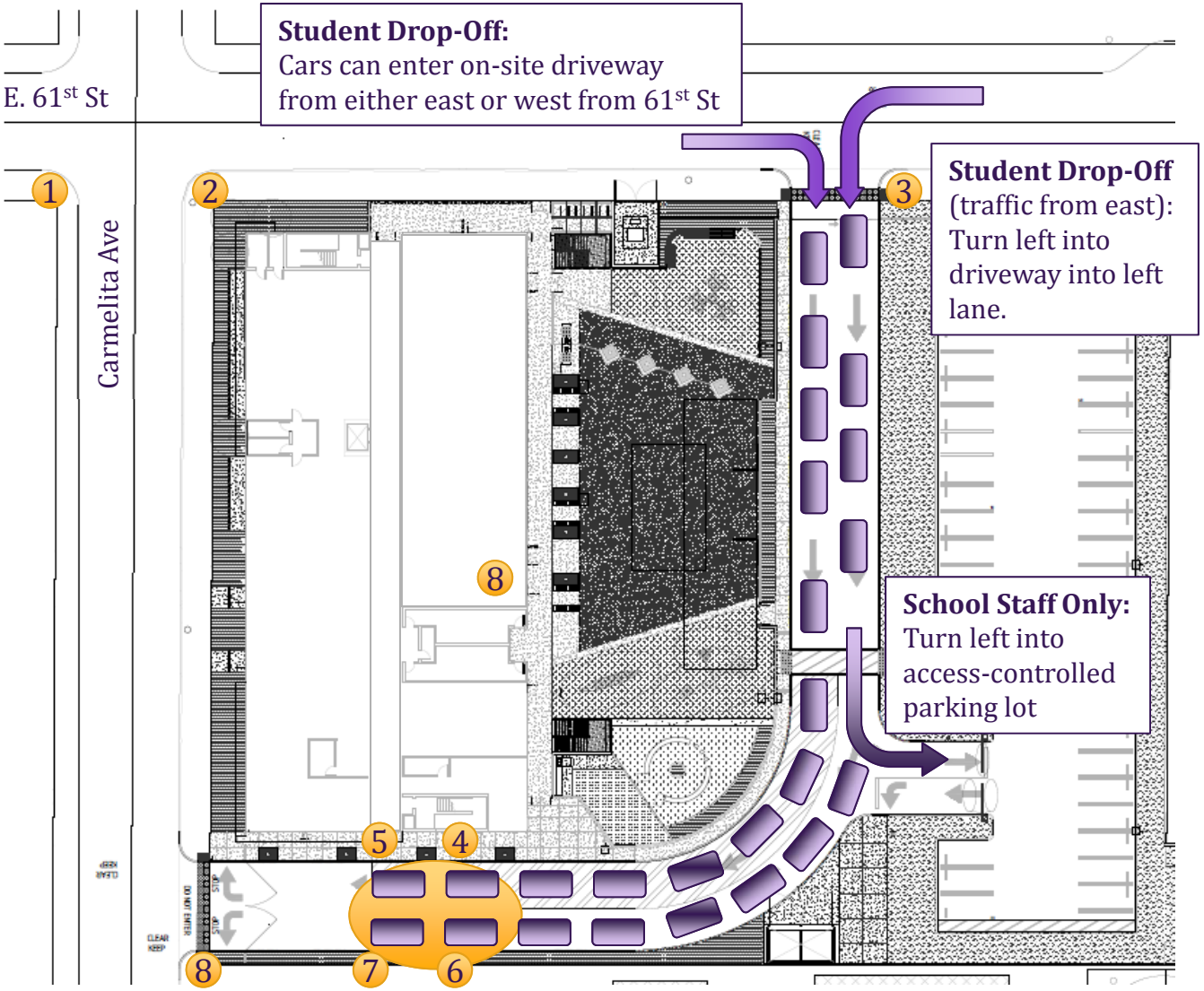
MORNING DROP-OFF PROCEDURE – OPTION 1



Notes for Parents:

- Drop-Off starts at 7:10 am (start of breakfast)
- School starts at 7:45 am
- Vehicles can enter on-site driveway from either direction from E. 61st St
- Drop-Off is only allowed for the first two cars in the drop-off zone from the right-hand lane

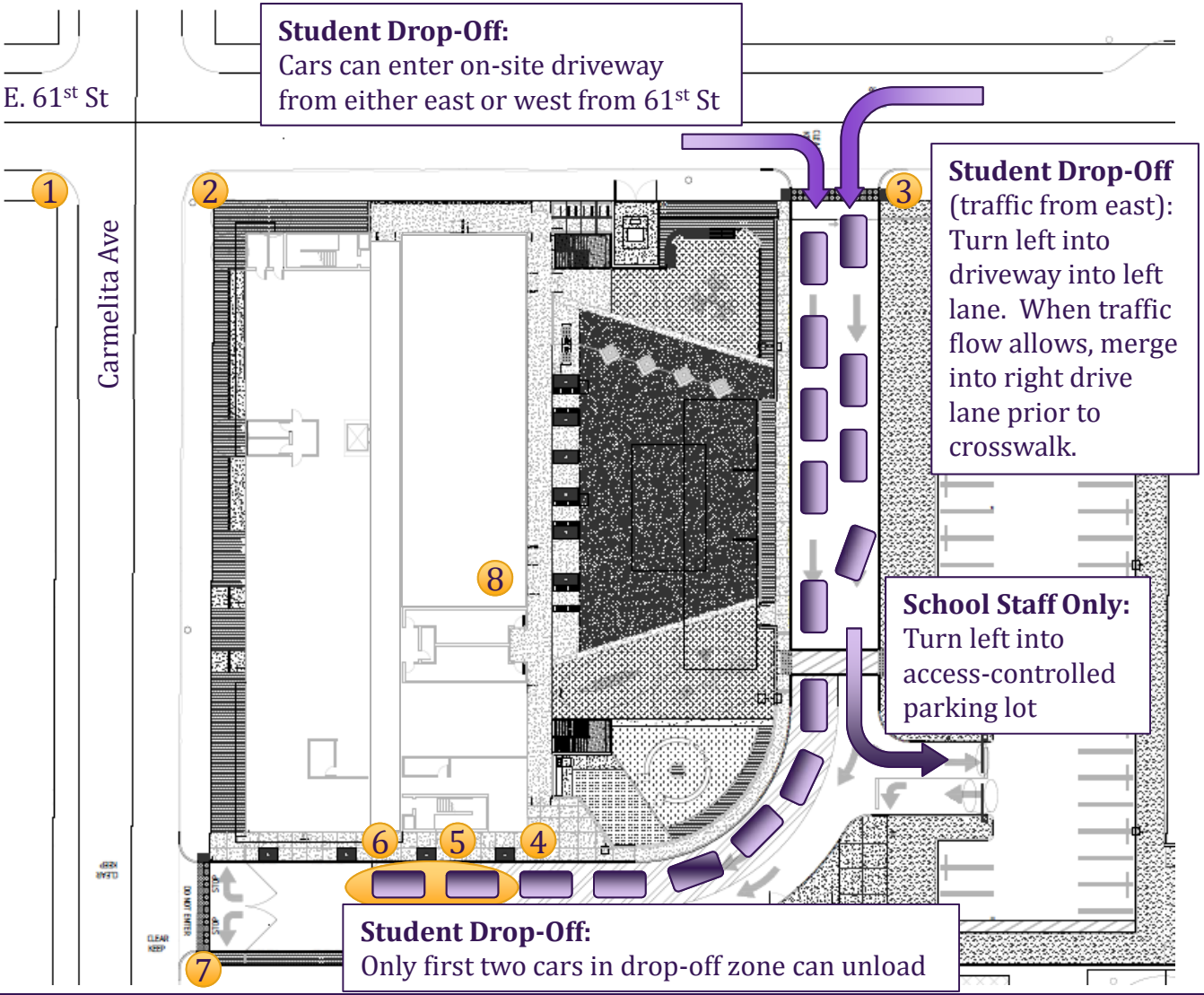
MORNING DROP-OFF PROCEDURE – OPTION 2



Notes for Parents:

- Drop-Off starts at 7:10 am (start of breakfast)
- School starts at 7:45 am
- Vehicles can enter on-site driveway from either direction from E. 61st St
- Drop-Off is only allowed for the first two cars in lane. Cars in left lane, please unload on left side of car.

MORNING DROP-OFF PROCEDURE & STAFFING



STAFFING

1. Crossing Guard (for E. 61st St)
2. Crossing Guard (for Carmelita Ave)
3. Campus Monitor
4. Campus Monitor
5. Teacher
6. Campus Monitor
7. Campus Monitor
8. Teacher

MORNING DROP-OFF PROCEDURE & STAFFING

STAFFING

1. **Crossing Guard**
   (for E. 61st St)

2. **Crossing Guard**
   (for Carmelita Ave)

3. **Campus Monitor** – Stationed at driveway entrance at 61st St, assisting with merge into right lane

4. **Campus Monitor** – Stationed at school entrance, assisting with unloading from vehicles

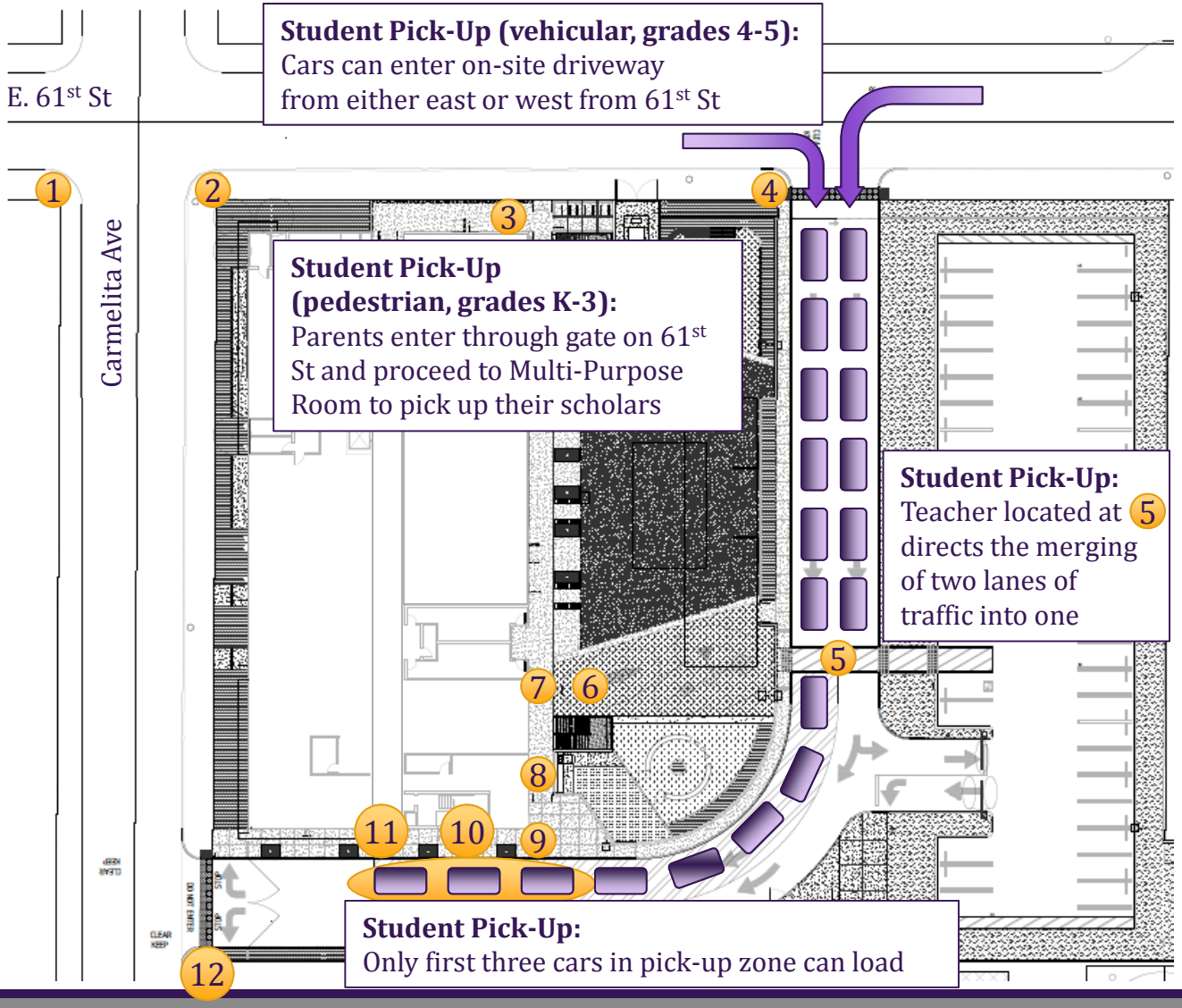
5. **Teacher** – Stationed at school entrance, assisting with unloading from vehicles

6. **Campus Monitor** – Stationed at school entrance, assisting with unloading from vehicles

7. **Campus Monitor** – Stationed at driveway exit at Carmelita Ave, helping to direct traffic

8. **Teacher** – Stationed in Multi-Purpose Room to supervise arrival of scholars

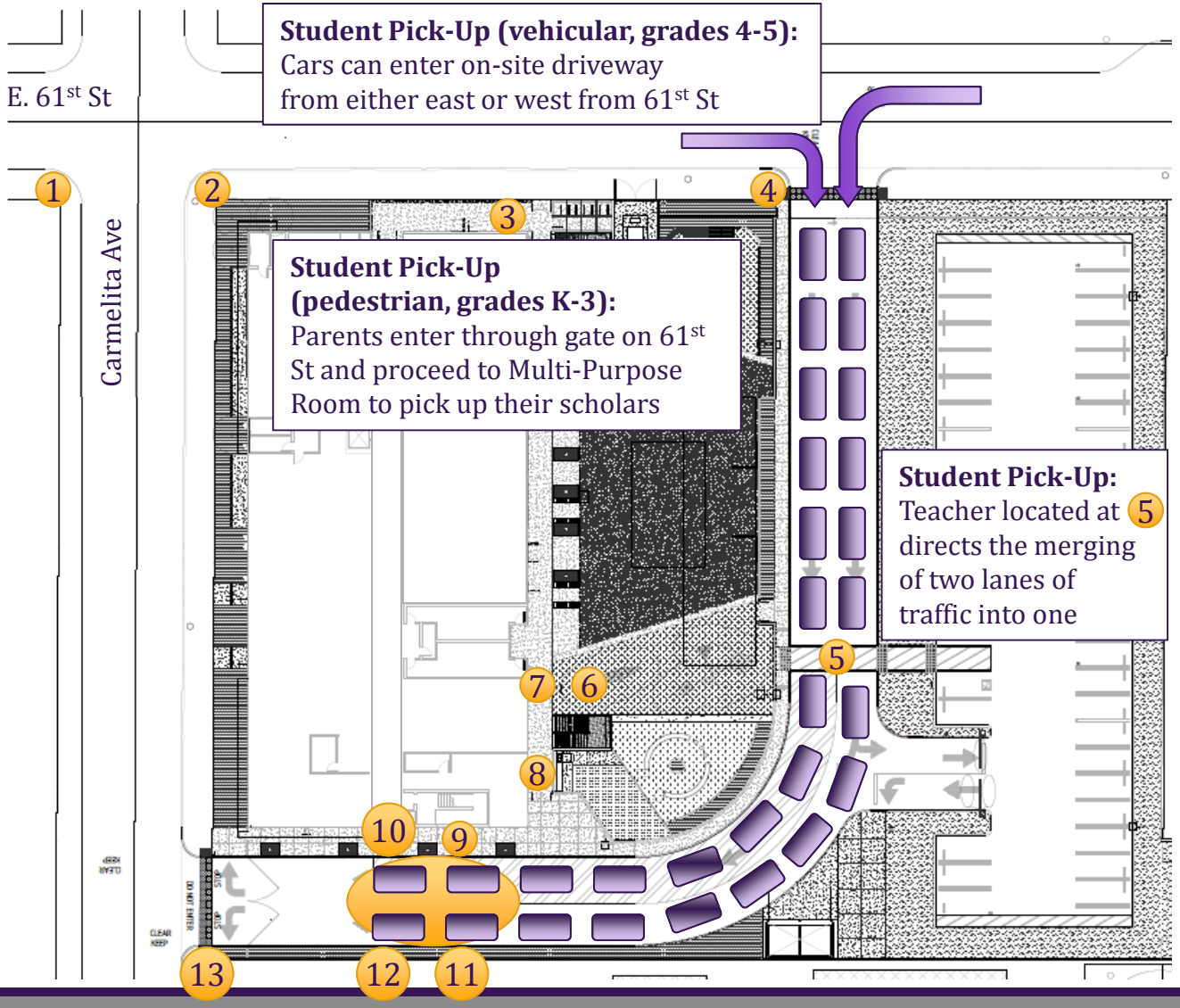
AFTERNOON PICK-UP PROCEDURE – OPTION 1



Notes for Parents:

- Grades K-3 have to walk in through gate on E. 61st St at 3 to pick up their scholars – gate open at 2:45
- Grades 4-5 and their siblings can be picked up by vehicle – gate open at 2:30, pick-up starts at 2:45
- Vehicles can enter on-site driveway from either direction from E. 61st St
- Vehicles must have their dashboard sign with their scholar's name and grade to enter driveway
- Pick-Up is only allowed for the first three cars in the pick-up zone from the right-hand lane
- If a scholar is not ready to be picked up, the car must circle around and get in the back of the queue

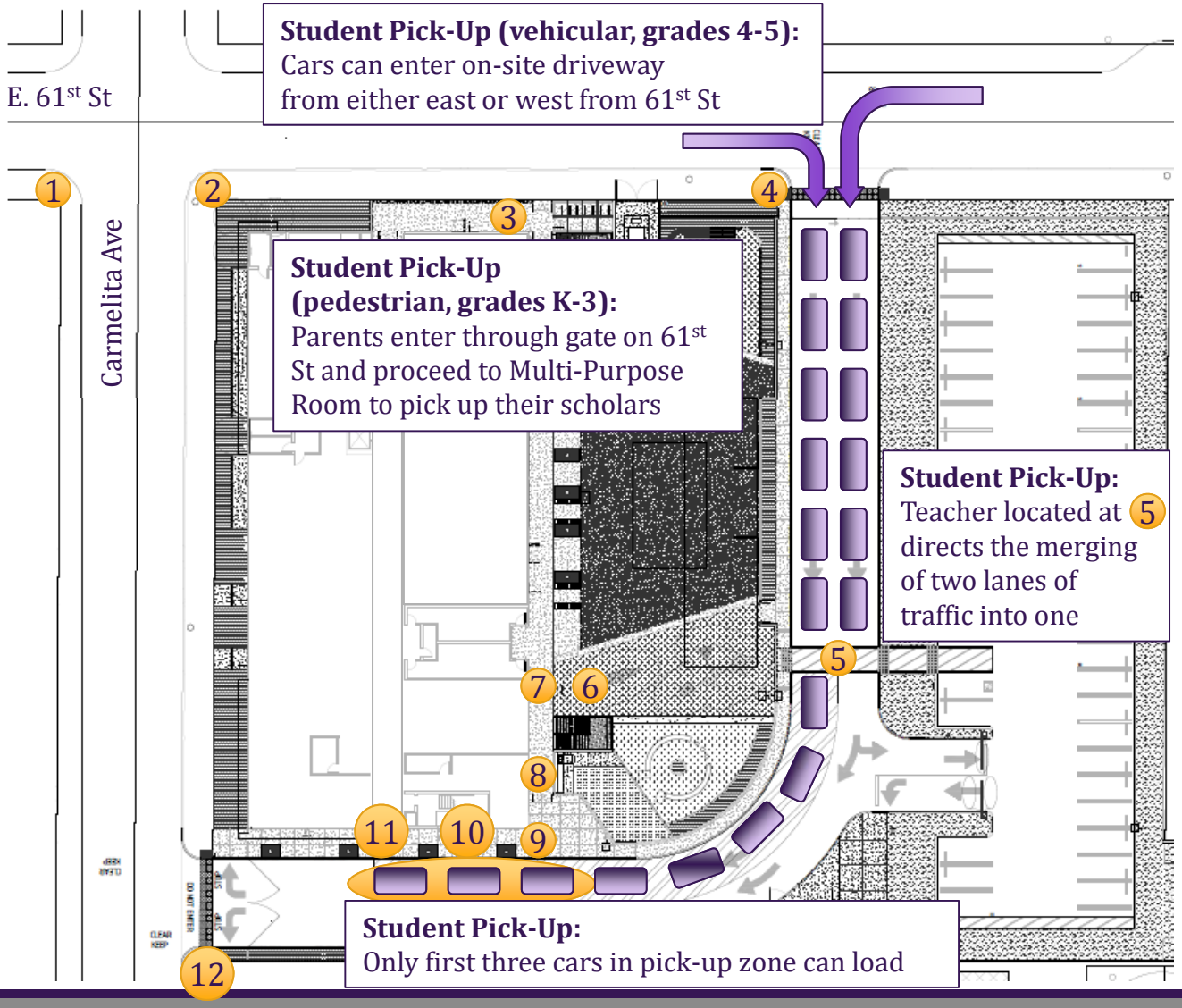
AFTERNOON PICK-UP PROCEDURE – OPTION 2



Notes for Parents:

- Grades K-3 have to walk in through gate on E. 61st St at 3 to pick up their scholars – gate open at 2:45
- Grades 4-5 and their siblings can be picked up by vehicle – gate open at 2:30, pick-up starts at 2:45
- Vehicles can enter on-site driveway from either direction from E. 61st St
- Vehicles must have their dashboard sign with their scholar's name and grade to enter driveway
- Pick-Up is only allowed for the first two cars in the pick-up zone in each lane
- If a scholar is not ready to be picked up, the car must circle around and get in the back of the queue

AFTERNOON PICK-UP PROCEDURE & STAFFING



STAFFING

1. Crossing Guard (for E. 61st St)
2. Crossing Guard (for Carmelita Ave)
3. Campus Monitor
4. Teacher
5. Teacher
6. Teacher
7. Teacher
8. Teacher
9. Teacher
10. Teacher
11. Teacher
12. Campus Monitor

AFTERNOON PICK-UP PROCEDURE & STAFFING

STAFFING

1. **Crossing Guard**
(for E. 61st St)

2. **Crossing Guard**
(for Carmelita Ave)

3. **Campus Monitor** – Stationed at 61st St to open gate for pedestrian pick-up from Multi-Purpose Room; 80% of parents in and out in less than 5 minutes, 20% of parents take up to 10 minutes

4. **Teacher** – Stationed at driveway entrance at 61st St to guide traffic into both lanes and assist pedestrian crossing

5. **Teacher** – Stationed at crosswalk, with walkie talkie to read out names on dashboard signs, also directing merging of traffic from two lanes to one; starts calling out names at 2:40 to form ordered list for pick-up of scholars

6. **Teacher** – Stationed by play structure, with walkie talkie to line up scholars in the order called by 5

7. **Teacher** – Stationed by play structure, with walkie talkie to line up scholars in the order called by 5

8. **Teacher** – Stationed at playground gate, directing scholars to Cone 1, 2, or 3 for pick-up

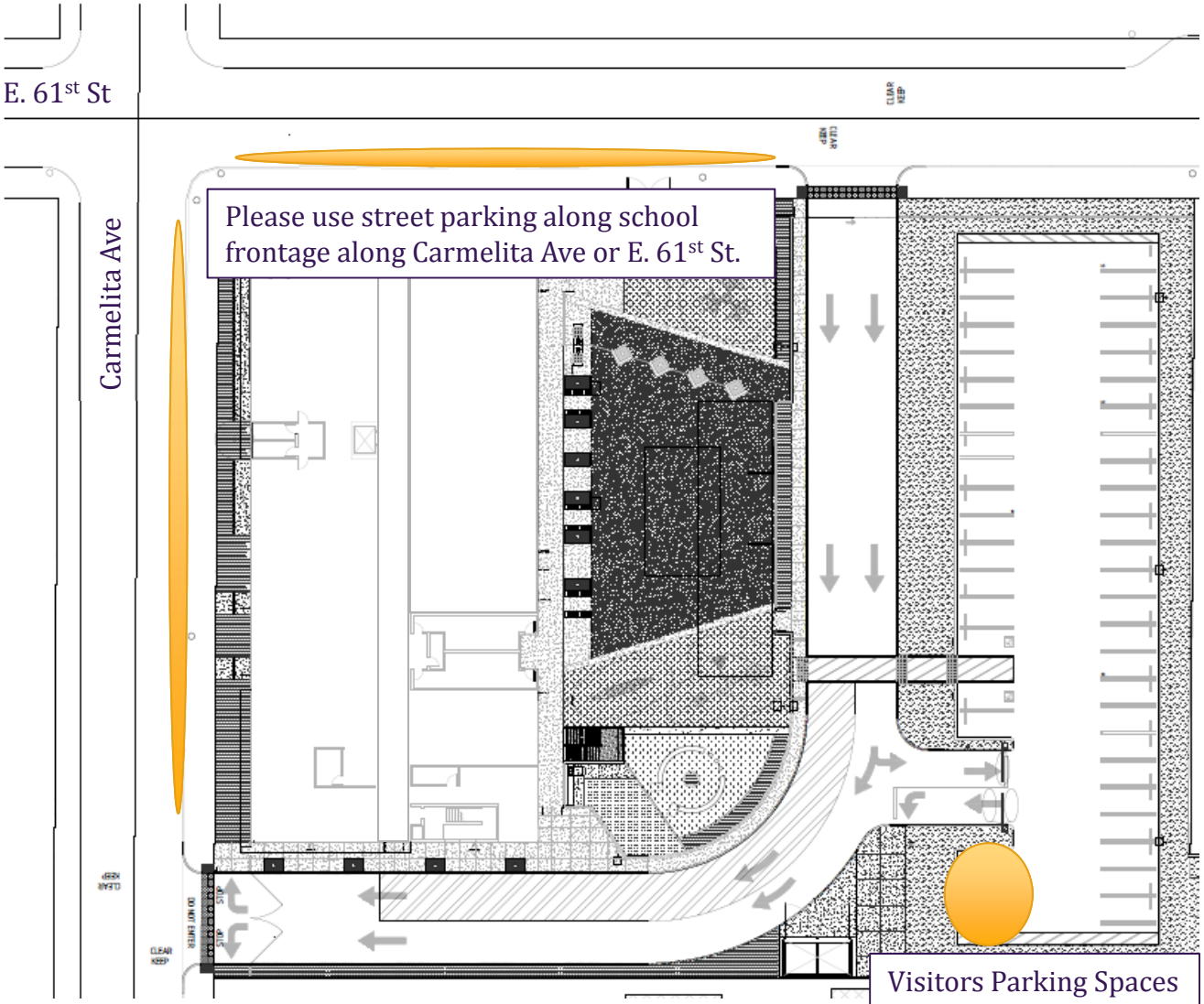
9. **Teacher** – Stationed at Cone 1, opening car door and loading scholars in vehicles

10. **Teacher** – Stationed at Cone 2, opening car door and loading scholars in vehicles

11. **Teacher** – Stationed at Cone 3, opening car door and loading scholars in vehicles

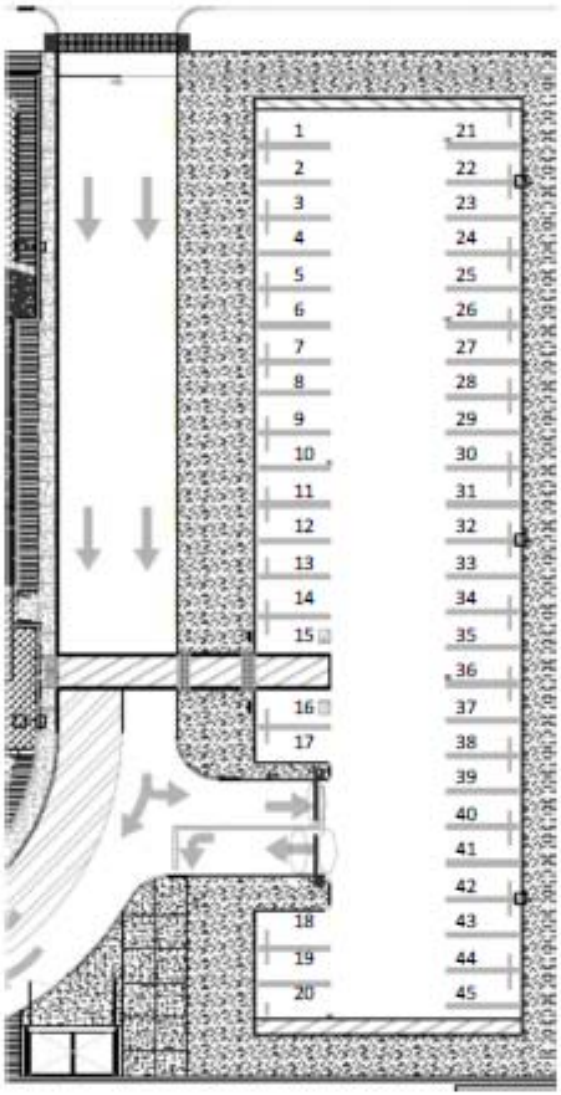
12. **Campus Monitor** – Stationed at driveway exit at Carmelita Ave to assist with vehicular exit and pedestrian crossing

PARKING PLAN - PARENTS AND VISITORS



- If you need to park and enter the school, please use the street parking in front of the school along Carmelita Ave (~8 cars) or along E. 61st St (~10 cars). Please note the restricted hours along E. 61st St.
- Additionally there are three Visitor parking spaces in the controlled-access parking lot on site (only available during non-peak hours). Please use intercom at gate to contact front office for access.
- Parking is never allowed along the on-site access road – this is for emergency vehicle access.
- Double parking, or parking in front of residents' driveways is never allowed.

PARKING PLAN – SCHOOL STAFF



- All staff must park in on-site parking lot
- Please see below for parking space assignments by position:

1-10: Campus Monitors/IAs
11: Cafeteria Manager
12: Building Manager
13: Office Assistant
14: Office Manager
15: Counselor
16: Principal
17: Dean
18-20: Visitor Parking
21-40: Teachers
41-45: After School Staff

EXHIBIT C

11. The following security measures shall be included in the project design for the school:
    a. A minimum of seven before- and after-school monitors shall be posted at the entrances of the school, at the intersection of Carmelita Avenue and 61st Street, at the ingress and egress points of the private street, and at the dropoff/pick-up area to control traffic ingress and egress to the school property and to ensure that pedestrians and vehicles observe all traffic restrictions.
    b. Pathways for all crossings shall be provided and shall be clearly marked.
    c. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.







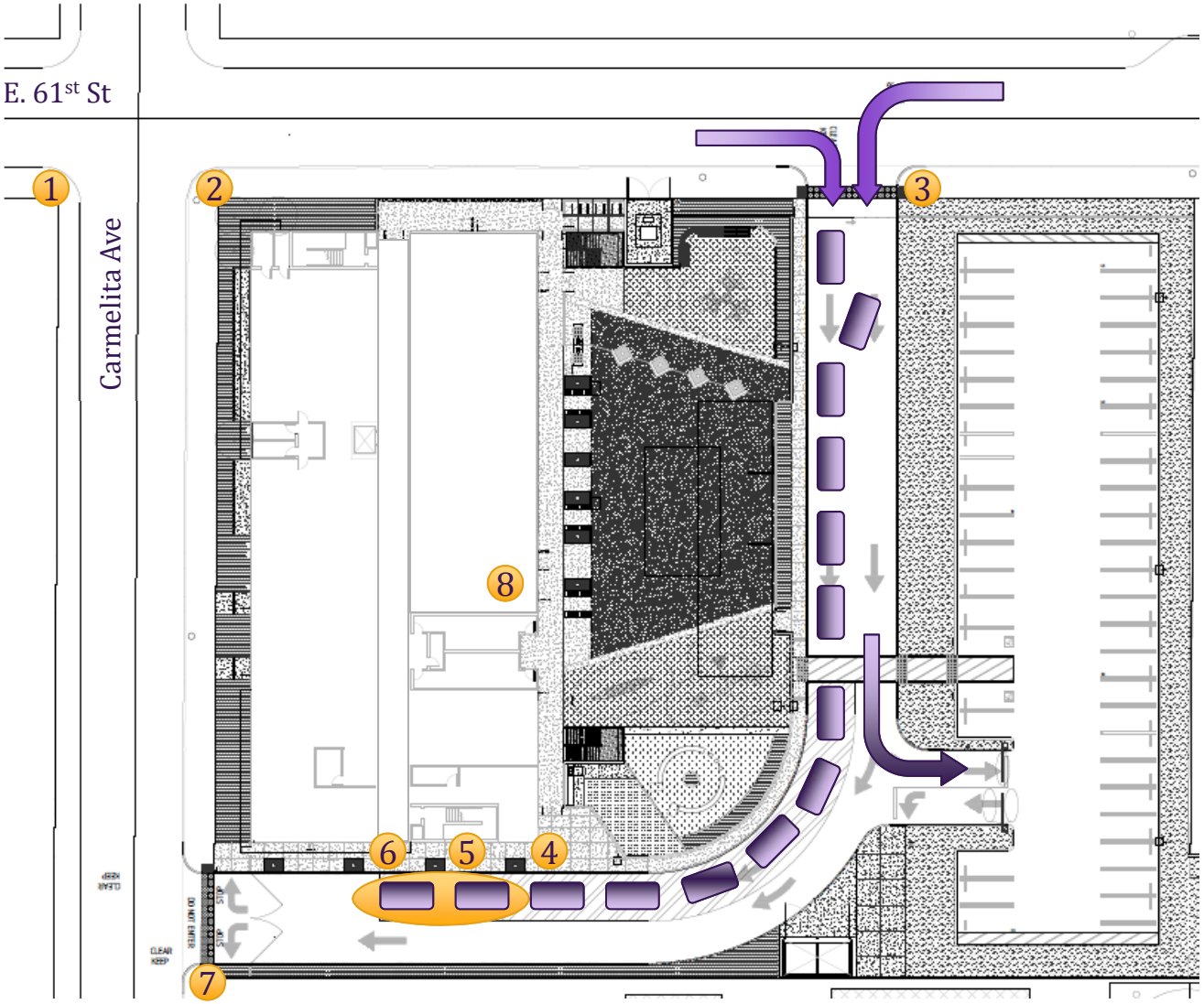
ASPIRE PUBLIC SCHOOLS

College for Certain

Aspire AMLA

Drop-Off/Pick-Up Staffing
Spring 2016, updated

MORNING DROP-OFF PROCEDURE & STAFFING



STAFFING

1. Crossing Guard (for E. 61st St)
2. Crossing Guard (for Carmelita Ave)
3. Campus Monitor
4. Campus Monitor
5. Teacher
6. Campus Monitor
7. Campus Monitor
8. Teacher

MORNING DROP-OFF PROCEDURE & STAFFING

STAFFING

1. **Crossing Guard**

2. **Crossing Guard**

3. **Campus Monitor** – Stationed at driveway entrance at 61st St, assisting with merge into right lane



MORNING DROP-OFF PROCEDURE & STAFFING

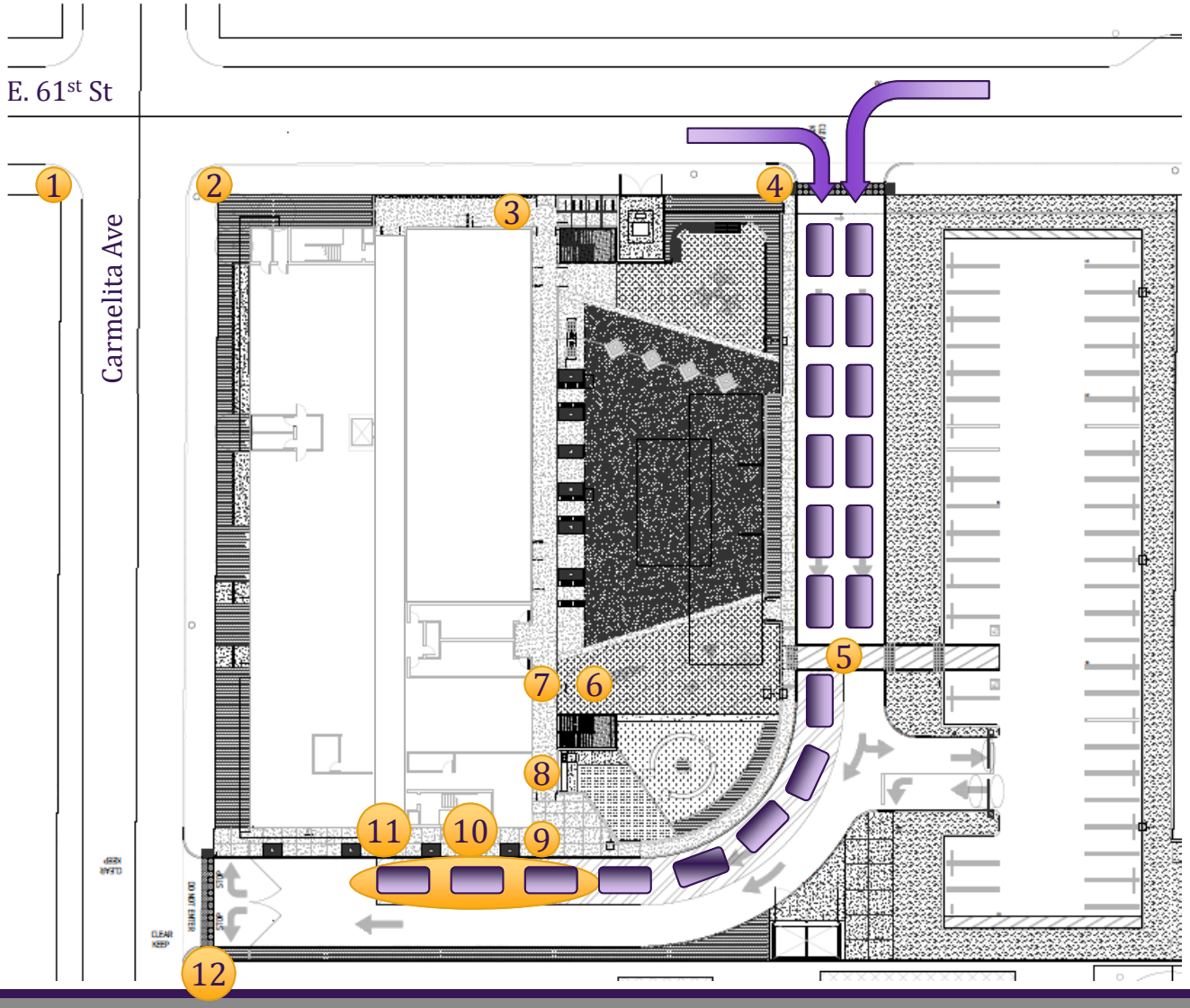
STAFFING

4. **Campus Monitor** – Stationed at school entrance, assisting with unloading from vehicles
5. **Teacher** – Stationed at school entrance, assisting with unloading from vehicles
6. **Campus Monitor** – Stationed at school entrance, assisting with unloading from vehicles
7. **Campus Monitor** – Stationed at driveway exit at Carmelita Ave, helping to direct traffic





AFTERNOON PICK-UP PROCEDURE & STAFFING



STAFFING

1. Crossing Guard (for E. 61st St)
2. Crossing Guard (for Carmelita Ave)
3. Campus Monitor
4. Teacher
5. Teacher
6. Teacher
7. Teacher
8. Teacher
9. Teacher
10. Teacher
11. Teacher
12. Campus Monitor

AFTERNOON PICK-UP PROCEDURE & STAFFING

STAFFING

1. **Crossing Guard**

2. **Crossing Guard**

3. **Campus Monitor** – Stationed at 61st St to open gate for pedestrian pick-up from Multi-Purpose Room; 80% of parents in and out in less than 5 minutes, 20% of parents take up to 10 minutes





AFTERNOON PICK-UP PROCEDURE & STAFFING

STAFFING

4 **Teacher** – Stationed at driveway entrance at 61st St to guide traffic into both lanes and assist pedestrian crossing

5 **Teacher** – Stationed at crosswalk, with walkie talkie to read out names on dashboard signs, also directing merging of traffic from two lanes to one; starts calling out names at 2:40 to form ordered list for pick-up of scholars





AFTERNOON PICK-UP PROCEDURE & STAFFING

STAFFING

6 **Teacher** – Stationed by play structure, with walkie talkie to line up scholars in the order called by 5

7 **Teacher** – Stationed by play structure, with walkie talkie to line up scholars in the order called by 5

8 **Teacher** – Stationed at playground gate, directing scholars to Cone 1, 2, or 3 for pick-up





AFTERNOON PICK-UP PROCEDURE & STAFFING

STAFFING

9 **Teacher** – Stationed at Cone 1, opening car door and loading scholars in vehicles

10 **Teacher** – Stationed at Cone 2, opening car door and loading scholars in vehicles

11 **Teacher** – Stationed at Cone 3, opening car door and loading scholars in vehicles

12 **Campus Monitor** – Stationed at driveway exit at Carmelita Ave to assist with vehicular exit and pedestrian crossing





EXHIBIT D

15. That the applicant install 8-foot high decorative block walls along the south and east property lines as approved by the Planning Division.

Carolyn Choy

From: Fontanez, Albert <afontanez@hpca.gov>
Sent: Monday, February 09, 2015 2:47 PM
To: Bradford Brewer
Cc: Sean Buran; Leticia Ochoa
Subject: RE: 162-14008 Aspire AMLA-

Thank you.

ALBERT G. FONTANEZ | Planning Manager | City of Huntington Park
Community Development Department | Planning Division
6550 Miles Avenue | Huntington Park, CA 90255
Office: (323) 584-6250 | Mobile: (323) 683-4879
afontanez@hpca.gov | www.hpca.gov

Please Note: My email address has changed to afontanez@hpca.gov

Office Hours: Monday to Thursday, 7:00 a.m. – 5:30 p.m.
Counter Hours: Monday to Thursday, 7:00 a.m. – 3:00 p.m.

To ensure availability, we kindly request that when possible, you please schedule visits by appointment. Thank you for your cooperation.

Please consider the environment before printing this email.

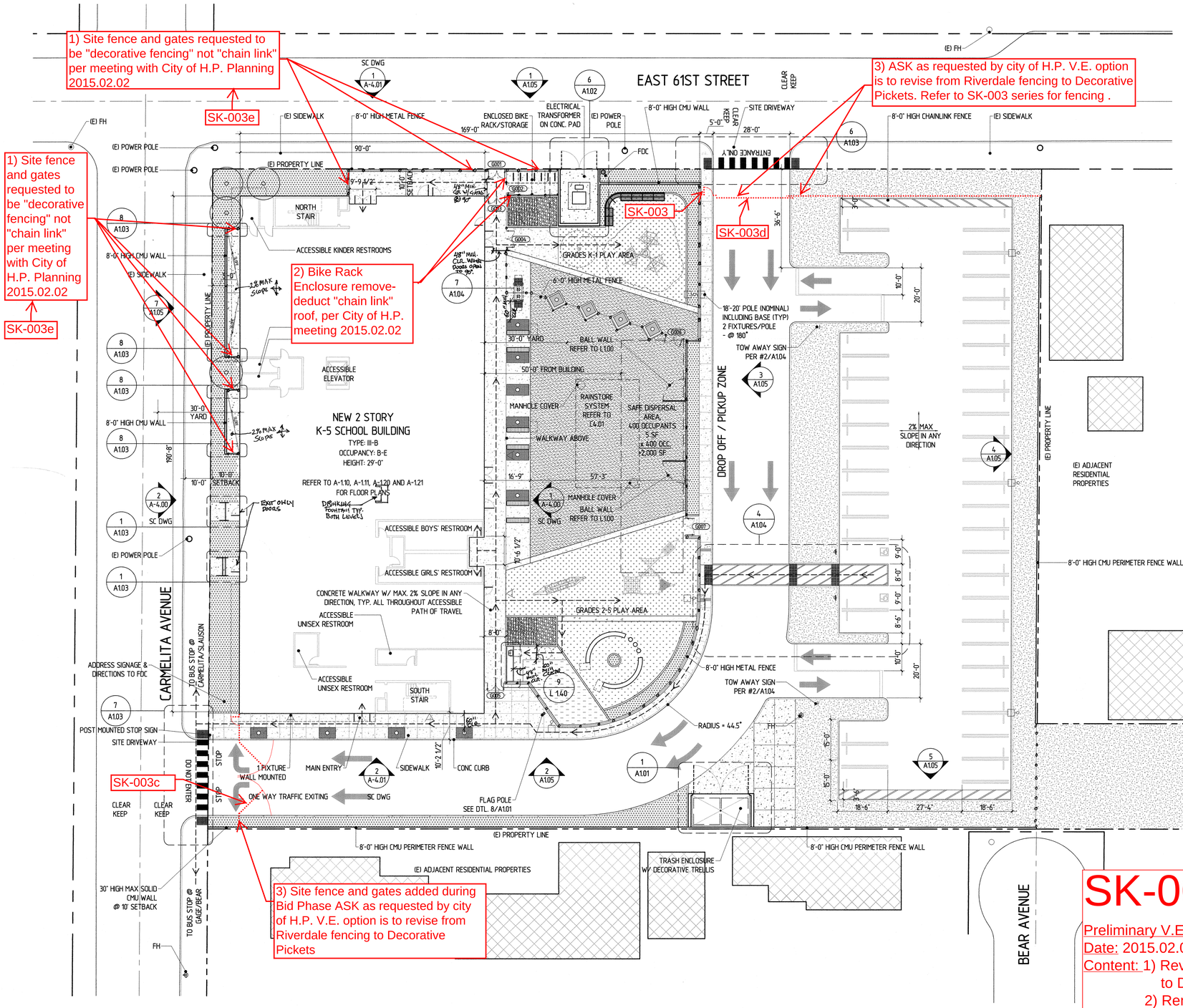
From: Bradford Brewer [mailto:BBrewer@nacarchitecture.com]
Sent: Monday, February 09, 2015 1:56 PM
To: Fontanez, Albert
Cc: Sean Buran; Leticia Ochoa
Subject: 162-14008 Aspire AMLA-

Albert,
We have produced the attached exhibits addressing the revisions as requested on 2/2/2015. The attached are how we are proceeding based on your request 2/2/2015.

1. SK-003 shows the revised Decorative Steel Fencing
    a. Decorative Steel Fencing replaced previous Riverdale Fencing which was too much like chain-link
    b. Decorative Steel Fencing replaced the Chain link fence by Kindergarten yards on Carmelita and along E. 61st Street
2. SK-004 addresses CMU Block faces and location.

Please let us know if you have any questions.

NAC | ARCHITECTURE
Bradford Brewer
www.nacarchitecture.com
P 323 475-8075
D 323 475-8023



SITE PLAN

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

SITE PLAN LEGEND

- GRASS
- PLANTING AREA
- CONCRETE PAVING (FINISH - SEE LANDSCAPE ARCHITECT DRAWINGS)
- ASPHALT PAVING
- SYNTHETIC TURF
- RESILIENT SYNTHETIC TURF
- MORTARED COBBLE
- ENGINEERED WOOD MULCH, 3" DEPTH
- STEEL FENCING, SEE A1.06
- STEEL GATE, SEE A1.06
- GXXX GATE TYPE, SEE A1.06
- ACCESSIBLE ROUTE: PATH OF TRAVEL (P.O.T) AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX. SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX., AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%, UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
- FIRE HYDRANT
- FDC

SITE WORK NOTES

(321723) PAVEMENT MARKINGS:
PAINTED LINES AND MARKINGS ON PAVEMENT SHALL BE 3" MIN. WIDE AND BLUE IN COLOR EQUAL TO COLOR NO. 15090 PER FEDERAL STANDARD 595B.
PARKING SPACES FOR THE DISABLED SHALL BE MARKED ACCORDING TO CBC SECTION 1129B.4.
TACTILE WARNING LINES SHALL BE IN CONFORMANCE TO CBC SECTION 1133B.8.3 AND 1133B.8.4

(323113) FENCES, GATES AND HARDWARE:
GATES IN PATH OF TRAVEL MUST COMPLY WITH EXIT DOOR REQUIREMENTS. (CBC SECTION 1003.3.2) SPECIFY HARDWARE THAT DOES NOT REQUIRE PINCHING, GRASPING, OR TWISTING MOTION TO OPERATE AND PROVIDE SOLID KICK PLATES 10" MIN. HIGH 3" MAX. FROM THE PAVING ON BOTH SIDES OF THE GATE, SLBS. MAX. OPENING PRESSURE AND DOOR MANEUVERING CLEARANCES. ALL GATES SHALL COMPLY WITH APPLICABLE DOOR CLEARANCE REQUIREMENTS, INCLUDING CLEARANCES, AS SET FORTH IN 2013 CBC 11B-404.

(09614.0) DETECTABLE/TACTILE WARNING SURFACES:
SPECIAL WARNINGS FOR DISABLED PERSONS SHALL COMPLY WITH CBC SECTIONS 113B.8.5. PROVIDE MIN. 5 YEAR WARRANTY PER DSA BULLETIN.

(321313) CONCRETE PAVING:
CONCRETE PAVING AND CONCRETE FINISHES ALONG ACCESSIBLE ROUTES OF TRAVEL TO BE SLIP RESISTANT PER 2013 CBC 11B-403 & 11B-302

ACCESSIBLE ROUTE & SITE SIGNAGE:
ACCESSIBLE ROUTE & SITE SIGNAGE SHALL COMPLY WITH 2013 CBC 11B-206, 11B-216, 11B-402, & 11B-703.

(221000) SITE PLUMBING:
A) HEIGHT OF ACCESSIBLE FIXTURES TO BE COORDINATED AS INDICATED IN THE DRAWINGS
B) LEVER OPERATED HANDLES SHALL BE USED ON SITE FAUCETS AND COMPLY WITH 2013 CBC 11B-606.4
C) FORCE TO ACTIVE CONTROLS SHALL BE NO GREATER THAN 5 lbf COMPLY WITH 2013 CBC 11B-606.4
D) INSTALL INSULATION ON DRAINPIPES UNDER ACCESSIBLE SITE SINKS IN COMPLIANCE WITH 2013 CBC 11B-606.5
E) ACCESSIBLE SITE SINK TO BE MAX. 6 1/2" DEEP IN COMPLIANCE WITH 2013 CBC 11B-606.7

PARKING

42 PARKING STALLS PROVIDED FOR THE SITE

40 - STANDARD CAR PARKING STALL
1 - VAN ACCESSIBLE PARKING STALL
1 - STANDARD ACCESSIBLE PARKING STALL

EXPANSION ANCHOR TESTING REQUIREMENTS:
TORQUE TEST ALL EXPANSION ANCHORS FOR COMPLIANCE WITH EVALUATION REPORTS. IF ANY ANCHOR FAILS DURING TESTING, THEN ALL ANCHORS OF THE SAME TYPE BY THE SAME TRADE SHALL BE TESTED UNTIL TWENTY (20) CONSECUTIVE ANCHORS PASS. ONLY THEN MAY THE INITIAL TEST FREQUENCY BE RESUMED.

TORQUE TEST EXPANSIONS ANCHORS PER THE MANUFACTURER'S RECOMMENDED INSTALLATION TORQUE BASED ON APPROVED TEST REPORTS. FOR HILTI KB-TZ ANCHORS (ICC ESR-1917) THE TORQUE REQUIREMENTS ARE AS FOLLOWS: 3/8" DIAMETER - 50 FT-LBS, 1/2" DIAMETER - 65 FT-LBS, 5/8" DIAMETER - 100 FT-LBS, " DIAMETER - 150 FT-LBS. FOR HILTI KB-3 ANCHORS (ICC ESR-1385), THE TORQUE REQUIREMENTS ARE AS FOLLOWS: 3/8" DIAMETER - 15 FT-LBS, 1/2" DIAMETER - 25 FT-LBS, 5/8" DIAMETER - 65 FT-LBS, " DIAMETER - 120 FT-LBS. INSTALLER TO VERIFY SPECIFIED TORQUE LIMITS WITH CURRENT TEST REPORT PRIOR TO INSTALLATION.

TEST 50% OF ANCHORS USED FOR NON-STRUCTURAL APPLICATIONS SUCH AS EQUIPMENT ANCHORAGE. TEST 100% OF ALL OTHER EXPANSION ANCHORS. TESTING SHALL BE PERFORMED USING A CALIBRATED TORQUE WRENCH AND ANCHORS MUST ATTAIN SPECIFIED INSTALLATIONS TORQUES WITHIN 1/2 TURN OF A NUT (1/4 TURN FOR 3/8" DIAMETER ANCHORS). REFER TO APPROVED TEST REPORT AND CBC 1913A.7.4 FOR FURTHER INFORMATION REGARDING ACCEPTANCE CRITERIA.

SK-003a

Preliminary V.E. Packet
Date: 2015.02.05
Content: 1) Revise from PVC Coated Chain link fencing to Decorative 'picket' fencing.
2) Remove PVC Coated Chain link fencing roof from bike rack enclosure. Leave open.
3) Revise "Riverdale" site fencing added during Bid Phase to Decorative 'picket' fencing. Refer to SK-003 series of V.E. Sketches.

APPLICANT

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ENCINO, CA 91436
T: 818.380.2600

ARCHITECT

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LOS ANGELES, CA 90063-1608
T: 323.475.8075

CONSULTANTS

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F: 213.596.4599

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F: 818.249.1467

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F: 323.210.7044

REGISTERED ARCHITECT TIMOTHY A. BROWN LIC. C-31408 Exp. 08/31/15 STATE OF CALIFORNIA

IDENTIFICATION STAMP
DIVISION OF STATE ARCHITECT
OFFICE OF REGULATION SERVICES

FILE NO.: 41- ASPIRE PUBLIC SCHOOL
APPLICATION NO.: 03-115762
AC SL FLS CO SS GH
DATE 11 25 14

KEY PLAN
SCALE: NTS

osborn
3951 Medford Street / Los Angeles, CA 90063-1608
Telephone (323) 475-8075

PROJECT A14008.04
ASPIRE LA K-5 CHARTER SCHOOL

6100 CARMELITA AVENUE
HUNTINGTON PARK, CA 90255

NO.	DESCRIPTION	DATE
A14.008	DSA SUBMITTAL	5/29/14
A14.008	DSA APPROVAL	11/05/14

FOR CONSTRUCTION SET
NOVEMBER 05, 2014

A1.00
SITE PLAN

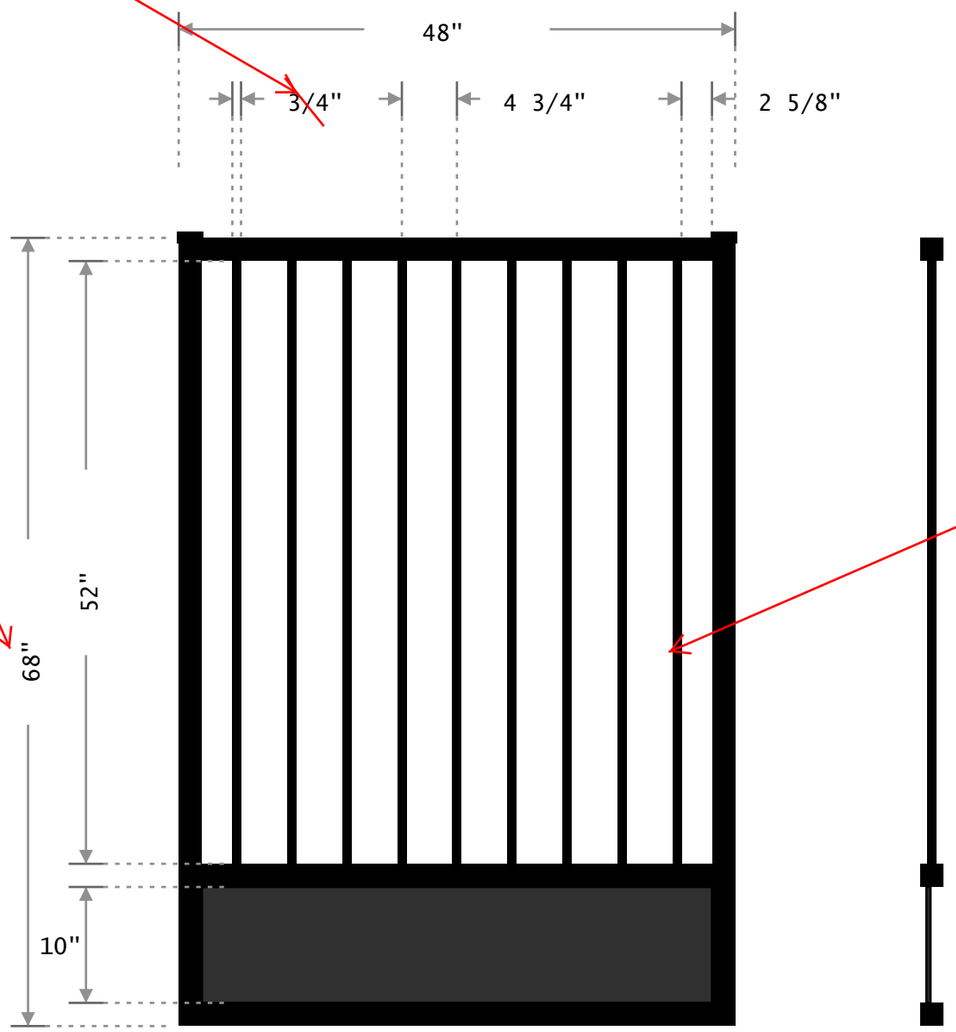
SK-003b

Preliminary V.E. Packet
Date: 2015.02.05
Content: Removal of Riverdale Fencing. Decorative Picket fence used instead

This section is small, please revise to 1" SQ, 11 GA Thickness

Fence at School is 8'-0" tall

Account for tamper deterrent "mesh" at any hardware for operable person gates...



Monroe Single Gate Specifications

Secure Weld Monroe Commercial
Top Rail: 2" SQ. X 24' PRE-GALV 14 GA RAIL
Bottom Rail: 2" SQ. X 24' PRE-GALV 14 GA RAIL
Pickets: 3/4" SQ. X 24' PRE-GALV 16 GA PICKET
O.C. Picket Space: 4-3/4"

End Spacing: 2-5/8"
Gate Upright: 2" SQ. X 24' PRE-GALV 14 GA GATE UPRIGHT
Gate Upright Cap: 2" SQ. P.S. BLACK POST CAP
Pickets Cut and Welded

Coating: BLACK POWDER COATING W/PRIMER
Option: 1/8" X 10" X 39.5" HOT ROLLED PLATE (One Side)
Kick Plate Rail: 2" SQ. X 24' PRE-GALV 14 GA RAIL

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Merchants Metals®
the first name in fence solutions

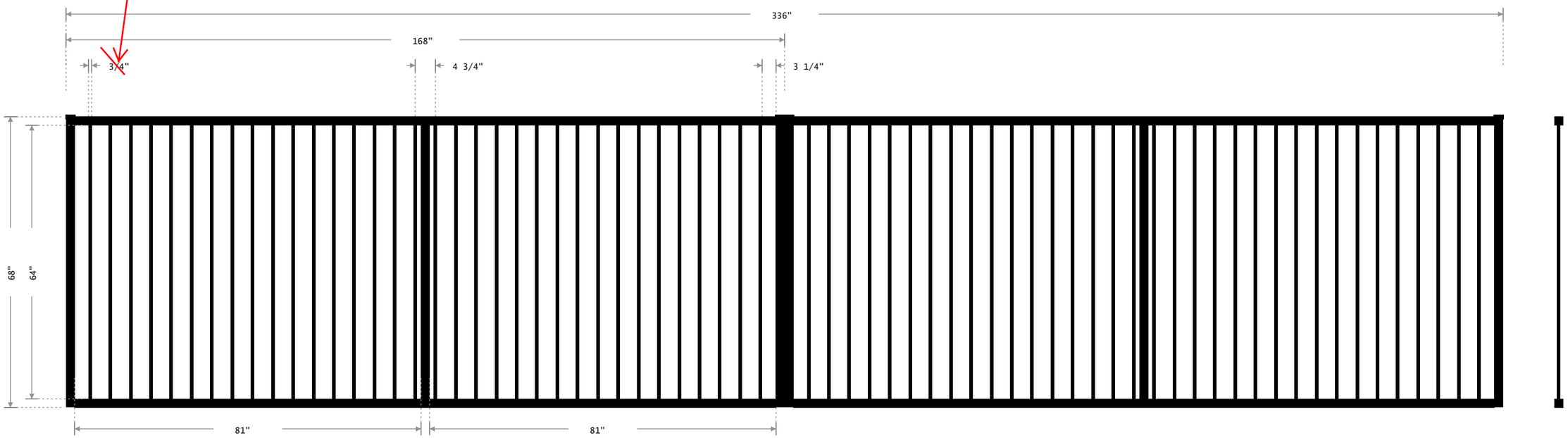
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Title:	By:	Cust #:
Desc:	Date: 2/4/2015	Job #: 41

SK-003c

Preliminary V.E. Packet
Date: 2015.02.05
Content: Removal of Riverdale Fencing. Decorative Picket fence used instead

This section is small, please revise to 1" SQ, 11 GA Thickness



Monroe Double Gate Specifications

Secure Weld Monroe Commercial
Top Rail: 2" SQ. X 24' PRE-GALV 14 GA RAIL
Bottom Rail: 2" SQ. X 24' PRE-GALV 14 GA RAIL
Pickets: 3/4" SQ. X 24' PRE-GALV 16 GA PICKET

O.C. Picket Space: 4-3/4"
End Spacing: 3-1/4"
Gate Upright: 2" SQ. X 24' PRE-GALV 14 GA GATE UPRIGHT

Gate Upright Cap: 2" SQ. P.S. BLACK POST CAP
Pickets Cut and Welded
Coating: BLACK POWDER COATING W/PRIMER
Option: Oversized

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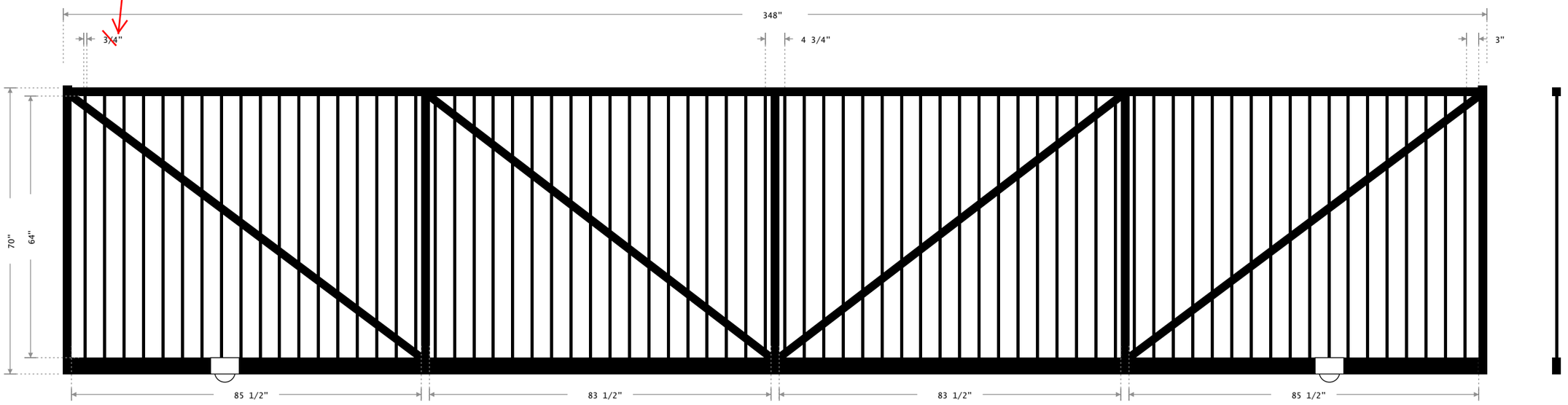
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Title:	By:	Cust #:
Desc:	Date: 2/4/2015	Job #: 42

SK-003d

Preliminary V.E. Packet
Date: 2015.02.05
Content: Removal of Riverdale Fencing. Decorative Picket fence used instead

This section is small, please revise to 1" SQ, 11 GA Thickness



Monroe Rolling Gate Specifications

Secure Weld Monroe Commercial
Top Rail: 2" SQ. X 20' PRE-GALV 11 GA RAIL
Bottom Rail: 2" X 4" X 20' PRE-GALV 11 GA RAIL
Pickets: 3/4" SQ. X 24' PRE-GALV 16 GA PICKET
O.C. Picket Space: 4-3/4"

End Spacing: 3"
Gate Upright: 2" SQ. X 24' PRE-GALV 11 GA GATE UPRIGHT
Gate Upright Cap: 2" SQ. P.S. BLACK POST CAP
Bracing: 3/16" X 2" X 1' FLAT BAR

Wheel Box: 4" X 7" WHEEL BOX
Pickets Cut and Welded
Coating: BLACK POWDER COATING W/PRIMER
Option: Oversized

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Title:	By:	Cust #:
Desc:	Date: 2/4/2015	Job #: 43

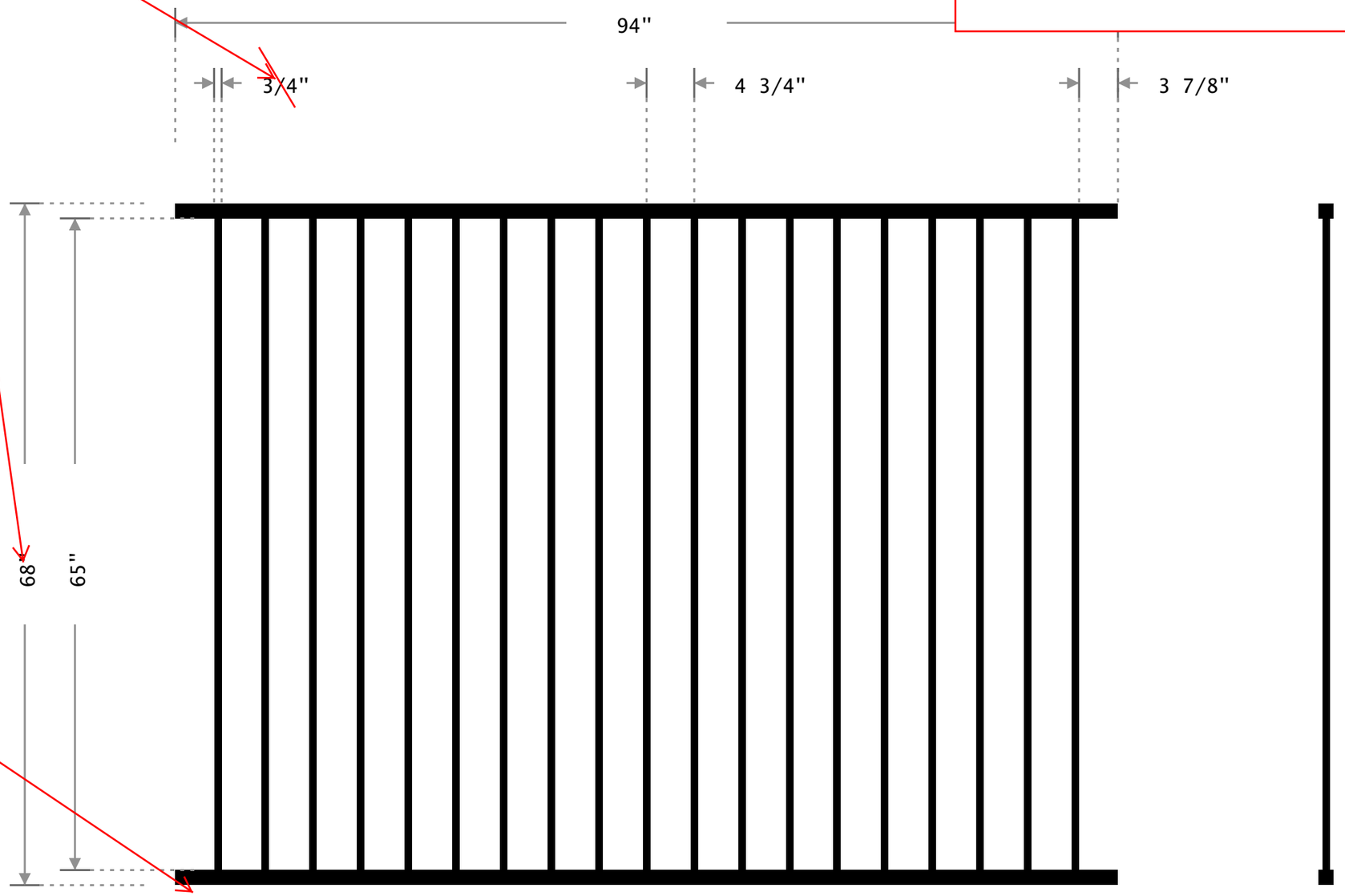
SK-003e

Preliminary V.E. Packet
Date: 2015.02.05
Content: Removal of Riverdale Fencing. Decorative Picket fence used instead

This section is small, please revise to 1" SQ, 11 GA Thickness

Fence at School is 8'-0" tall

IS there gap at bottom (distance above grade)?



Monroe Panel Specifications

Secure Weld Monroe Commercial
Top Rail: 1 1/2" SQ. X 94" PRE-GALV 14 GA RAIL
Bottom Rail: 1 1/2" SQ. X 94" PRE-GALV 14 GA RAIL

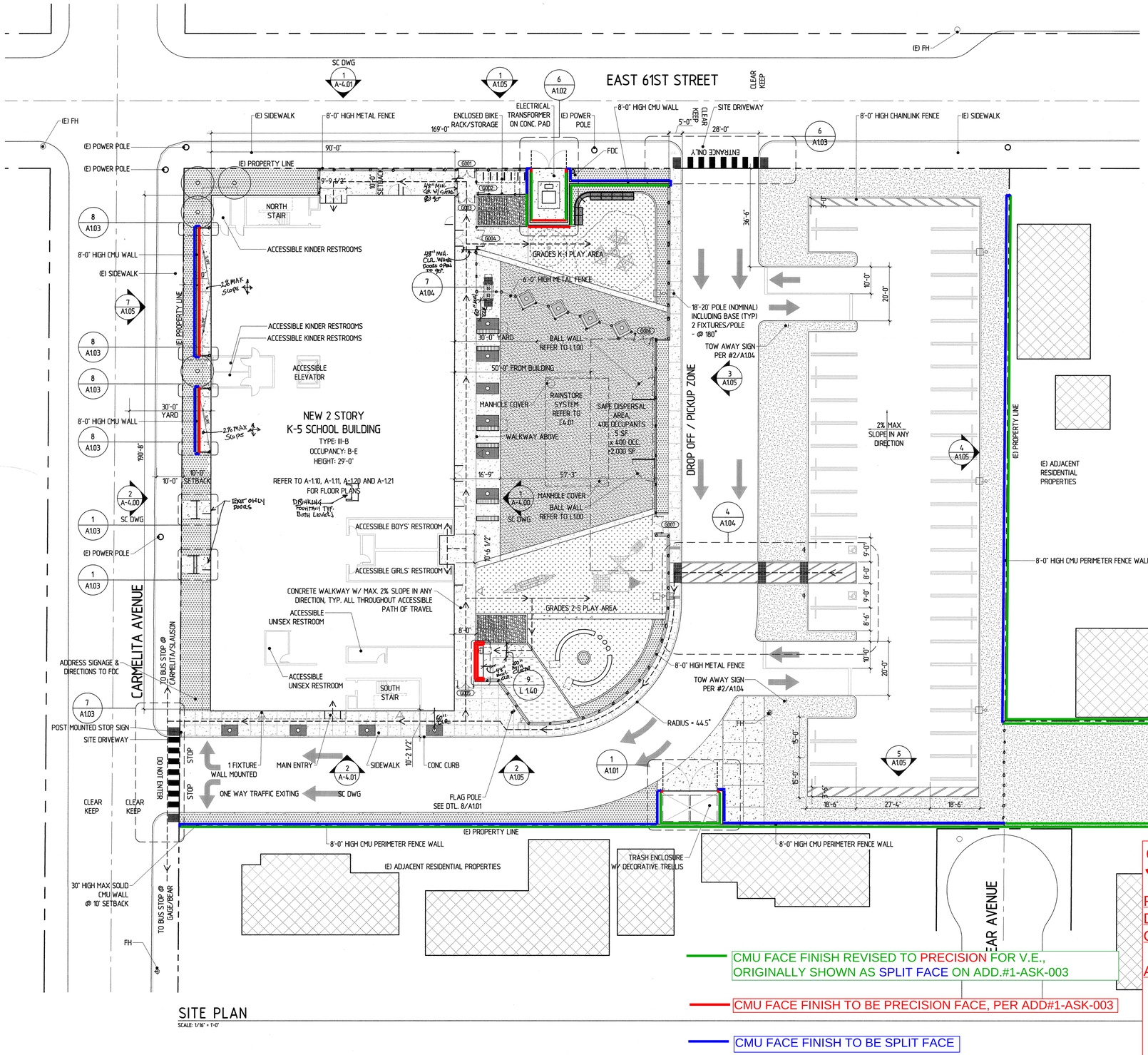
Pickets: 3/4" SQ. X 24' PRE-GALV 16 GA PICKET
O.C. Picket Space: 4-3/4"

End Spacing: 3-7/8"
Pickets Cut and Welded
Coating: BLACK POWDER COATING W/PRIMER

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Copyright 2013 Merchants Metals

Title:	By:	Cust #:
Desc:	Date: 2/4/2015	Job #: 44



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

SITE PLAN LEGEND

- GRASS
- PLANTING AREA
- CONCRETE PAVING (FINISH - SEE LANDSCAPE ARCHITECT DRAWINGS)
- ASPHALT PAVING
- SYNTHETIC TURF
- RESILIENT SYNTHETIC TURF
- MORTARED COBBLE
- ENGINEERED WOOD MULCH, 3" DEPTH
- ——————
- STEEL FENCING, SEE A1.06
- STEEL GATE, SEE A1.06
- GXXX GATE TYPE, SEE A1.06
- ACCESSIBLE ROUTE: PATH OF TRAVEL (P.O.T) AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX. SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX., AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%, UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
- FIRE HYDRANT
- FDC

SITE WORK NOTES

(321723) PAVEMENT MARKINGS:
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(09614.0) DETECTABLE/TACTILE WARNING SURFACES:
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(321313) CONCRETE PAVING:
CONCRETE PAVING AND CONCRETE FINISHES ALONG ACCESSIBLE ROUTES OF TRAVEL TO BE SLIP RESISTANT PER 2013 CBC 11B-403 & 11B-302

ACCESSIBLE ROUTE & SITE SIGNAGE:
ACCESSIBLE ROUTE & SITE SIGNAGE SHALL COMPLY WITH 2013 CBC 11B-206, 11B-216, 11B-402, & 11B-703.

(221000) SITE PLUMBING:
A) HEIGHT OF ACCESSIBLE FIXTURES TO BE COORDINATED AS INDICATED IN THE DRAWINGS
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E) ACCESSIBLE SITE SINK TO BE MAX. 6 1/2" DEEP IN COMPLIANCE WITH 2013 CBC 11B-606.7

PARKING

42 PARKING STALLS PROVIDED FOR THE SITE

40 - STANDARD CAR PARKING STALL
1 - VAN ACCESSIBLE PARKING STALL
1 - STANDARD ACCESSIBLE PARKING STALL

EXPANSION ANCHOR TESTING REQUIREMENTS:
TORQUE TEST ALL EXPANSION ANCHORS FOR COMPLIANCE WITH EVALUATION REPORTS. IF ANY ANCHOR FAILS DURING TESTING, THEN ALL ANCHORS OF THE SAME TYPE BY THE SAME TRADE SHALL BE TESTED UNTIL TWENTY (20) CONSECUTIVE ANCHORS PASS. ONLY THEN MAY THE INITIAL TEST FREQUENCY BE RESUMED.

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TEST 50% OF ANCHORS USED FOR NON-STRUCTURAL APPLICATIONS SUCH AS EQUIPMENT ANCHORAGE. TEST 100% OF ALL OTHER EXPANSION ANCHORS. TESTING SHALL BE PERFORMED USING A CALIBRATED TORQUE WRENCH AND ANCHORS MUST ATTAIN SPECIFIED INSTALLATIONS TORQUES WITHIN 1/2 TURN OF A NUT (1/4 TURN FOR 3/8" DIAMETER ANCHORS). REFER TO APPROVED TEST REPORT AND CBC 1913A.7.4 FOR FURTHER INFORMATION REGARDING ACCEPTANCE CRITERIA.

SK-004

Preliminary V.E. Packet
Date: 2015.02.05
Content: Revise CMU Wall finishes from Split Face to Precision, confirm with City of H.P.
Additional: Possible coating to protect Split Face and CMU walls from Graffiti
*Decision will be dependent upon Sean Buran's discussion with Albert at City of H.P. Planning and acceptance by City of H.P.

APPLICANT

AMG & ASSOCIATES, LLC
1663 VENTURA BOULEVARD, SUITE 1014
ENCINO, CA 91436
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ARCHITECT

OSBORN
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CONSULTANTS

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CIVIL ENGINEER
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ELECTRICAL ENGINEER
TURPIN & RATTAN
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F: 818.249.1467

LANDSCAPE ARCHITECT
SALT
T: 323.333.6333
F: 323.210.7044

REGISTERED ARCHITECT TIMOTHY A. BRANDOW LIC. C-31406 Exp. 08/31/15 STATE OF CALIFORNIA

IDENTIFICATION STAMP
DIVISION OF STATE ARCHITECT
OFFICE OF REGULATION SERVICES

FILE NO.: 41- ASPIRE PUBLIC SCHOOL
APPLICATION NO.: 03-115762
AC SL FLS GO SS GH
DATE 11 25 14

KEY PLAN
SCALE: NTS

osborn

3951 Medford Street / Los Angeles, CA 90063-1608
Telephone (323) 475-8075

PROJECT A14008.04
ASPIRE LA K-5 CHARTER SCHOOL

6100 CARMELITA AVENUE
HUNTINGTON PARK, CA 90255

NO.	DESCRIPTION	DATE
A14.008	DSA SUBMITTAL	5/29/14
A14.008	DSA APPROVAL	11/05/14

FOR CONSTRUCTION SET
NOVEMBER 05, 2014

A1.00
SITE PLAN

EXHIBIT E

31. A School Safety Plan shall be developed to implement a program of student supervision, traffic and pedestrian control, signage, and safety procedures. The Plan will include measures to ensure a high level of pedestrian safety, such as: school warning and speed limit signs, school crossing guards and crosswalks, pavement markings, and clearly marked passenger drop-offs. The Plan will also include a "Safe Routes to School" map for distribution to all school attendees with clear guidance on safe pedestrian access to school. Furthermore, the Plan shall include an Evacuation Plan outlining procedures and safe evacuation routes in the event of an accident or emergency. The Plan shall be finalized and implemented in coordination with the City. The schools shall provide an orientation on school safety for students at the beginning of each school year and as necessary throughout the year to maintain safe school practices.



ASPIRE ANTONIO MARIA LUGO ACADEMY

COMPREHENSIVE SCHOOL SAFETY PLAN

2015-2016 SCHOOL YEAR

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INTRODUCTION

Aspire Public Schools is committed to maintaining safe and secure campuses for all of its pupils and staff. To that end, this Comprehensive School Safety Plan covers Aspire's policies and expectations regarding the practices of each school in maintaining the security of the physical campus, responding appropriately to emergencies, increasing the safety and protection of students and staff, and creating a safe and orderly environment that is conducive to learning.

All school employees should receive training regarding the Comprehensive School Safety Plan upon joining the school, and should review any changes to the Plan annually.

SCHOOL SAFETY COMMITTEE

The undersigned members of the Aspire Antonio Maria Lugo Academy Safety Committee certify that the requirements of California Education Code 32280-32282 have been met in the development of the following Comprehensive School Safety Plan.

Sandra Kim, Principal	Date
Liliana Garcia, Principal	Date
Lupe [redacted], Office Manager	Date
Alicia [redacted], Office Manager	Date
Tanya [redacted] Counselor	Date
Tricia [redacted], Literacy Specialist	Date
Claudia [redacted] Campus Monitor/Parent Coordinator	Date
Francisco [redacted], Building Manager	Date

CAMPUS SAFETY AND SECURITY

Each school and its staff members will maintain policies, practices and procedures so that the campus is physically secure and safe.

Entrances and Exits

The school principal and office manager should develop procedures so that students, staff, parents and community members can enter and exit the building in a safe and orderly way, and that the building is secure from unauthorized entry during non-school hours, as follows:

- Designating individuals to lock the school building and/or grounds when not in use
- Training school staff members to maintain the security of the building when working during non-regular working hours (e.g. not propping doors open, re-securing the building after leaving)
- Maintaining a practice of locking doors that are not being regularly used, even during school hours

- Posting signs requesting that visitors sign in at the main office
- Establishing a culture in which any adults without a visitor or staff badge and any children not enrolled at the school are escorted immediately to the main office

- Periodically testing the security system according the manufacturer or vendor instructions, to ensure it is functioning
- Creating a dismissal plan and student pick-up traffic plan to avoid congestion of the parking lot and local streets, and to prevent students from crossing traffic unnecessarily

Releasing Students

Aspire employees are responsible for releasing students to parents, legal guardians or other persons designated by parents or legal guardians, unless formally modified by a court order served to the school.

In the event that employees are uncertain of the propriety of releasing a student, they should locate or contact the school principal, principal's designee or Aspire counsel before releasing the student.

Visitors Policy

Aspire encourages interested members of the community to visit our schools. To avoid potential disruptions to learning, to provide visitors with the information they need, and for the safety of students and staff, ALL visitors should register immediately upon entering any school building or grounds. Visitors shall sign in at the beginning of their visit, receive a visitor badge, and sign out at the end of their visit. Students from other schools as well as students who have ended their school day are not to be on campus unless accompanied by parents/guardians or with the permission of the site administrator.

In registering as a visitor, the sign-in form should include spaces for the following information:

- Name
- His/her purpose for entering school grounds

- Destination within the school
- Time in and out

At his/her discretion, the principal, office manager or designee may also request

- proof of identity
- address
- occupation and company affiliation
- age (if less than 21); and any other information consistent with law

Parents and guardians visiting during the school day for any purpose other than picking up at or dropping off a child at the beginning or end of the school day as part of the normal school day schedule should also be requested to sign into the visitor log or a special log for parents. This applies to parents and guardians who are picking up a student early (e.g. for a medical reason) or dropping off a student late (e.g. tardy), as well as parents and guardians who are on campus to volunteer in their child's classroom.

Aspire employees from school campuses and the Home Office are strongly encouraged to notify the office manager and principal upon arrival and should wear badges signifying that they are Aspire employees. However, formal visitor registration is at the discretion of the school principal or designee.

VIP Visitors accompanied by any Aspire management team member (Vice-President level and above only) may be requested to register as a visitor at the discretion of the accompanying Aspire management team member.

Students not enrolled at the school who wish to use the school grounds for recreation during the school day are, at the discretion of the principal, also subject to Aspire's visitor policy.

The principal or designee may refuse to register any visitor if he or she reasonably concludes that the visitor's/outsider's presence would disrupt the school, students or employees, would result in damage to property, or would result in the distribution or use of a controlled substance. (Penal Code 627.4).

The principal or designee may request that a visitor/outsider who has failed to register, or whose registration privileges have been denied or revoked, to promptly leave school grounds. If necessary, the principal or designee may call the local police to enforce the departure of the visitor/outsider. When a visitor/outsider is directed to leave, the principal or designee shall inform the visitor/outsider that if he or she reenters the school within seven (7) days, he or she will be guilty of a misdemeanor and subject to a fine and/or imprisonment. (Penal Code 627.7).

All schools shall inform parents annually about the school's policies regarding visitors/outsiders, and remind parents that to maximize safety and security they should also register when visiting the school.

This visitor/outsider policy is subject to the further terms and conditions contained in Aspire's Registered Sex Offender Policy, set forth below.

Fingerprinting Policy

For the protection of students, California State law requires criminal background checks for all public school employees, as well as any individual working alone with minors in a school setting. In most cases, fingerprinting is completed with a "Live Scan" machine which takes an electronic picture of the fingerprints (rather than using an ink pad). The fingerprints are then compared to the Federal Bureau of Investigations (FBI) and/or Department of Justice (DOJ) databases.

Who should be fingerprinted

All new school site employees must be fingerprinted and cleared before they begin work. Individuals who were previously fingerprinted when they worked in another school district must be fingerprinted again to ensure that Aspire is notified if the person subsequently commits a felony or misdemeanor.

In addition, any volunteers who have the occasion to be alone with an Aspire pupil while not in the presence of a credentialed Aspire employee must receive fingerprint clearance prior to volunteering on campus. Volunteers do not have to be fingerprinted only if they are working under the direct and continual supervision of a credentialed school employee in the same room, and will have no occasion to be alone with an Aspire pupil. This policy also applies to parents/guardians of Aspire students who volunteer at the school and may have the occasion to be alone with an Aspire pupil other than their own child.

The actual background check depends on the individual's residency history. If the individual has resided in the state of California for more than 5 years, only DOJ check is required. If the individual has resided in the state of California for less than 5 years, DOJ and FBI checks are both required.

Note that most DOJ background checks take less than seven days, sometimes more. FBI background checks take considerably longer. Individuals who wish to work or volunteer at Aspire schools should plan to get fingerprinted as quickly as possible to avoid delays in commencing work or volunteer activities.

Who pays for fingerprinting

Aspire pays for Live Scan (fingerprinting) services for employees, using school general funds. Volunteers are requested to cover the cost of their own fingerprinting. If a potential volunteer is not able to pay for such fingerprinting, then the cost of the fingerprinting may be paid by the school's booster club. If that entity does not have funds available, the cost will be paid by Aspire Home Office.

Please see complete Fingerprinting Policy & Procedure for specific details about how to get fingerprinted.

Registered Sex Offender Policy

For the protection of pupils while they are traveling to and from school, attending school, or at a school-related activity, principals and their designees should respond appropriately when apprised of information that a registered sex offender resides or works within two (2) miles of an Aspire school, or otherwise may be likely to attempt to visit an Aspire school for any reason whatsoever.

In accordance with "Megan's Law", the principal or designee shall notify parents/guardians annually of the availability of information related to registered sex offenders. Since 2004, the public has been able to view information on sex offenders required to register with local law enforcement under California's Megan's Law. Previously, the information was available only by personally visiting police stations and sheriff offices or by calling a 900 toll-free number. Now, information about registered sex offenders may be obtained from the California Attorney General's Megan's Law website, found at http://meganslaw.ca.gov, (Penal Code 290.4), subject to the disclaimer found on said website.

Aspire and its employees shall be immune from liability for the good faith dissemination of sex offender information so long as the dissemination is in the manner and to the extent authorized by law. (Penal Code 290).

When a school has received information about a registered sex offender from any source, the principal or designee may, on a case-by-case basis, notify staff, including but not limited to, campus supervisors, bus drivers, staff who may be involved in visitor/outsider registration, and teachers. If the principal or designee informs any staff member of the information about a registered sex offender, the principal or designee shall also inform the staff member of the following:

a) Aspire schools will share public registered sex offender information with staff members of a particular school to assist in identifying a danger;
b) Any person who uses registered sex offender information to commit a felony will be subject to criminal penalties; and
c) Staff is not permitted to notify any parents or any other members of the community of any information received pursuant to this policy without the written permission of the principal or designee.

If a suspected registered sex offender is seen on or nearby school grounds, and is not a parent or guardian of a pupil at the school, staff members shall immediately inform the principal or designee. When the principal or designee receives information that a suspected registered sex offender may be on or nearby school grounds or around any pupil, he or she will determine whether the suspected registered sex offender has received written permission for the entry onto school grounds, is a parent or guardian of a pupil at the school, and if possible, is actually a registered sex offender. Any such registered sex offender who does not have written permission for the entry onto school grounds or is not a parent or guardian of a pupil attending the school will be promptly directed to leave by the principal, who will notify law enforcement immediately. Law enforcement will determine if the registered sex offender is in violation of parole or probation conditions.

If a school learns or is notified that a registered sex offender is a parent/guardian of one or more pupils who attend the school, the principal or designee should attempt to schedule a meeting with the parent/guardian for the following purposes:

a) To establish a positive, cooperative working relationship to the extent possible;
b) To discuss the incident(s) leading to the registration requirement, (Aspire recognizes that the parent/guardian is not required to discuss any criminal or personal history with representatives of Aspire);
c) To explain the limitations placed upon the parent's/guardian's participation in school programs, activities or visits, as specified in this policy;
d) To advise the parent/guardian that the regulations limiting his/her access to children at school will be strictly enforced with the assistance of law enforcement personnel, if required;

e) To develop joint strategies with the parent/guardian for "normalizing" the educational experience of his/her children to the fullest extent possible; and

f) To be advised of any judicial restraining orders or conditions of probation or parole that may limit the parent's/guardian's ability to participate in school activities.

This meeting shall be held on school grounds unless there is a concern for the safety or welfare of pupils or staff, and in that event, it may be held at a location within the principal's or designee's discretion. If this meeting with the parent is not held, the principal or designee shall notify the parent/guardian in writing of the information contained in this policy. Aspire recognizes the following rights of the parent/guardian to participate in his/her child's education:

a) To transport his/her child to and from school;
b) To attend regularly scheduled parent conferences with the teacher, principal or other school official; and
c) To attend a regularly scheduled school program or activity in which their child is a participant.

The parent/guardian may not extend their presence at school beyond what is reasonable to exercise the aforesaid parental rights, and to that end, a registered sex offender shall not:

a) Serve as a school or class volunteer;
b) Act as a chaperone on a school field trip;
c) Be in the presence of children for any reason other than for the parent rights stated herein; and
d) Make individual contact with any student other than his/her own while at school or during a school activity.

Staff shall provide observation and/or supervision of a parent/guardian registered sex offender who is visiting a school or participating in a school activity defined herein.

When a parent/guardian is a registered sex offender, the school will make an effort to preserve the confidentiality of information obtained pursuant to the Megan's Law notification process to the fullest degree possible. School officials may share relevant information with employees as needed but will not share the information with unauthorized employees, other parents or with the community at large. In order to avoid a breach of confidentiality, copies of forms, materials or information distributed or used in connection with the implementation of this policy should be collected and/or destroyed. Under no circumstances is it appropriate to post notices, photographs, or the identity of a parent/guardian registered sex offender on school bulletin boards.

All schools shall inform parents annually about the existence of this policy regarding registered sex offenders. All schools shall cooperate to the fullest extent possible with local law enforcement for receiving, communicating and disseminating information concerning registered sex offenders. NOTE: Pursuant to California Penal Code 290.45(e)(1), any person who uses registered sex offender information to commit a felony will receive a five-year state prison term; pursuant to California Penal Code 290.45(e)(2), any person who uses registered sex offender information to commit a misdemeanor will be fined at least $500 and not more than $1000.

EMERGENCY PREPAREDNESS

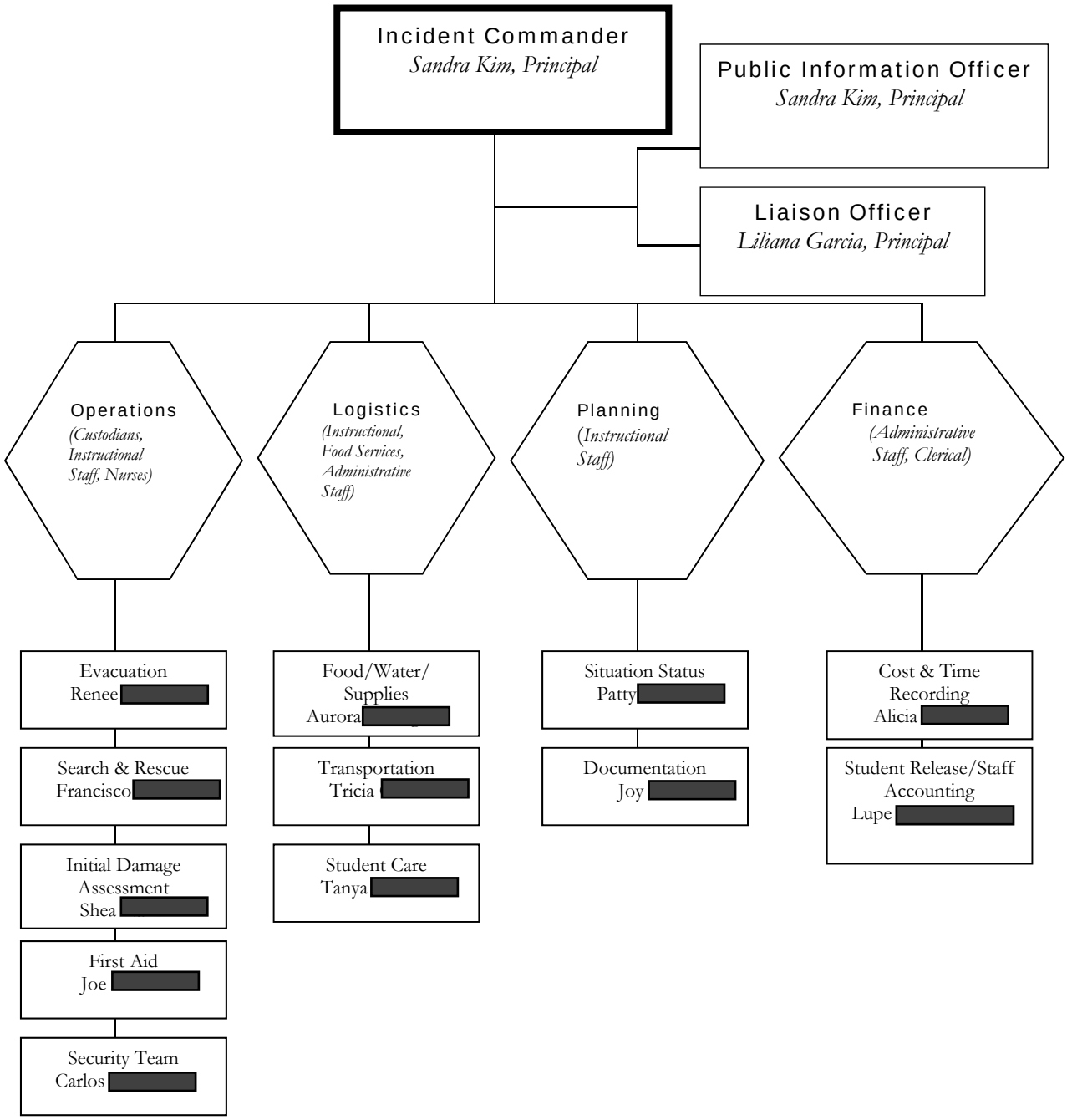
Every school should have emergency preparedness procedures readily on hand, including a list of up to date emergency contact numbers. This information should be discussed and disseminated before school starts, ideally at an all school staff meeting just when the teachers return to duty.

A wealth of information is available from various government and private organizations regarding this topic. That information is accessible via the following websites to include but not limited to:

The Department of Homeland Security (DHS): http://www.dhs.gov
Federal Emergency Management Agency (FEMA): http://www.fema.gov, http://www.ready.gov.
Federal Communications Commission (FCC): http://www.fcc.gov.
The United States Department of Education (USDE): http://www.rems.ed.gov.
California Office of Emergency Services (OES): http://www.calema.ca.gov.
California Department of Education (CDE): http://www.cde.ca.gov.
Urban Area Security Initiative grant program Houston, TX: http://www.readyhoustontx.gov.
American Red Cross: http://www.redcross.org
Pacific Gas and Electric Company (PG&E): http://www.pge.com.
Response Options ALICE Training Institute: http://www.alicetraining.com
D-Prep LLC: http://www.dprep.com

What follows is information taken from the aforementioned resources and incorporated into selected topics which are necessary components for the development of a comprehensive safety program that satisfies the mandates of the CDE.

Incident Command System



Role	Role Definition and Responsibilities
Incident Commander	Implements emergency plan, coordinates operations, activates response teams (as needed). Keeps log of communications, decisions, and actions. Accounts for all students and staff. Assesses the situation and requests resources. Determines when emergency operations cease. Prepares a report to the Superintendent.
Public Information Officer	This person serves as the primary contact between the media and the school relating to the incident or event and is a member of the Command Staff. Refers media inquiries to the District PIO, if unavailable, prepares statement.
Liaison Officer	Controls all internal communications. Posts and maintains status information.
Operations	In charge of response efforts. Evaluates and acts on operational information. Keeps the IC informed of the response teams' activities.
Planning	Supervises status board for on-site response. Responsible for planning ongoing operations. Surveys facilities and structures, oversees inspections, manages shut-down and restoration of utilities. Manages message flow and runners.
Logistics	Ensures the provision of resources for the on site response effort. Include procurement, delivery and deployment of resources.
Finance	Supervises accounting and documentation.

Staff Responsibilities

In the event of an EAS announcement/alert, individuals on the school site have the following responsibilities:

Principal

- Sound appropriate alarm to evacuate or shelter in place.
- Following evacuation procedures check the building to ensure that all students, personnel and visitors have left the building.
- Provide for administration of first aid and request other emergency assistance as needed.
- Keep the Home Office and your local county office informed and, if necessary, set up a telephone communications at a nearby residence or business.
- Give directions to police in search clearing procedures and take full responsibility for search.
- Coordinate supervision of students and all clean-up or security efforts.

Teachers

- Carry out appropriate emergency procedures to ensure the safety and welfare of students.
- Supervise children and maintain calm and order.
- Make sure you have access to the classroom copy of the students' emergency cards.

Office Manager

- Assist and take direction from the principal.
- Make sure first aid supplies are handy in case they are needed.
- Carry out other duties as assigned.

Custodial Engineers

- Shut off the valves for gas, water, electricity and air conditioning (if necessary).
- Open all gates and doors to assembly and exit areas.

Aides, Volunteers and Other Adults

- Should assist teachers working with students to keep them safe, orderly and comfortable.

Month	Drill Type	Day, Date

- Be on call for Administrators' requests.

Community Council

In advance of emergencies, the Community Council should ensure emergency supplies are properly stocked and stored. Per FEMA and the American Red Cross, emergency supplies should include enough food and water to sustain at least 10% of students and staff for no less than 72 hours. Quantities are dependent on the number of children versus adults, those with special needs, hot or cold climates, etc. Recommended amounts per person may be found on FEMA's website at http://www.ready.gov. Other recommended items may include:

Solar blankets
First aid kits
Flashlights
Batteries
Radios
Megaphone
Walkie-talkies
General use hand tools (i.e. hammers, screwdrivers, pliers, etc.)
Log with special instructions from parents whose children have special needs

Staff Training Schedule

Please fill out the staff training schedule with any emergency preparedness/drill/safety trainings that will be held this school year.

Example	*Fire Drill* *Lockdown Drill*	*Friday, 15th* *Tuesday, 26th*
August		
September	Fire Drill	September 9th, 2015
October	Earthquake Drill	October 7th, 2015
November	Lockdown Drill	November 18th, 2015
December		
January	Fire Drill	January 13th, 2016
February	Earthquake Drill	February 10th, 2016
March	Lockdown Drill	March 9th, 2016
April	Fire Drill	April 13th, 2016
May		
June	Earthquake Drill	June 8th, 2016

Drills

Drills are designed to prepare students and staff for real world crisis situations but in no way can account for all possible varieties of catastrophe or threat. It is the principal's responsibility to schedule emergency drills throughout the year, and record the date and time of each drill. The Office Manager may be asked to help out. Those drills are:

- **Fire Drill:** CA Ed Code (section 32001) requires fire drills to be conducted at the following intervals:
  - **Elementary:** once per month
  - **Middle school:** four times per school year
  - **Secondary:** twice per school year
  - Fire drills should be conducted in which all pupils, teachers, and other employees are required to vacate the building(s). Current student rosters and/or roll sheets serve to account for all evacuated students and staff.
- **Lockdown/Shelter in Place**: Although not required by Ed Code, it is recommended that each school conducts a Lockdown/Shelter in Place Drill at least:
  - **Elementary:** once per quarter
  - **Secondary:** once per semester
  - Lockdown/Shelter in Place drills should be run according with a procedure established by the individual school site. The drill is designed to prepare students and staff for situations in which the classroom or school campus affords the best protection from criminal threats.
- **Earthquake/Evacuation Drill:** An Earthquake/Evacuation Drill should be conducted:
  - **Elementary**: once per quarter
  - **Secondary**: twice per school year
  - Not to be confused with a Fire Drill, Evacuation Drills are designed to prepare students and staff for situations in which the school campus is no longer a safe area due to natural/man-made disaster or criminal activity. A pre-designated site serves as the rally point for the all-out relocation of students and staff during a perceived crisis or threat via established routes of travel. Current student rosters and/or roll sheets serve to account for all students and staff relocated.

  Situations may/will arise during a crisis that require a combination of actions be taken such as "lockdown" followed by "evacuation". While constructing a safety plan it is important to keep this in mind. Prepare and drill in a manner in which flexibility and adaptability come into play as the dynamics of a potential crisis evolve.

Drill Schedule & Log

Date	***Type of drill***	***How long did the evacuation take?***	***Activity of students at the time of drill:***	***Comments***	***Signatures (date signature please)***
9/11/15	Fire				
10/9/15	Earthquake				
11/20/15	Lockdown				
01/15/16	Fire				
02/12/16	Earthquake				
03/11/16	Lockdown				
04/15/16	Fire				
06/10/16	Earthquake				

Homeland Security Procedures

Homeland Security procedures are established to promote the safety of children and adults during a period of national or local emergency. The DHS(FEMA) and California OES are responsible for coordinating disaster planning among the cities in your area. It is through this coordination that information and warning notifications are communicated.

The Emergency Alert System (EAS) is a national public warning system that requires TV and radio broadcasters, cable television systems, wireless cable systems, satellite digital audio radio service (SDARS) providers, direct broadcast satellite (DBS) service providers and wireline video service providers to offer to the President the communications capability to address the American public during a national emergency. The system also may be used by state and local authorities to deliver important emergency information such as AMBER (missing children) alerts and emergency weather information targeted to a specific area. EAS also includes a system of sirens strategically positioned throughout the school's area that can serve as a warning of impending disaster.

Announcements made via the EAS include:

1. This is a Test
2. Severe Thunderstorm Warning
3. Tornado Warning
4. Hurricane Preparations Ordered
5. Evacuation Ordered
6. Shelter-in-Place for a Security Incident
7. Shelter-in-Place for a Hazardous Material Incident
8. All Clear

Reverse 911 is a relatively new method in which local authorities can send out emergency messages that target specific geographic areas via phone. Determine if this is a service provided in your school's community by contacting your local law enforcement agency or fire department.

Alert Signals

The ability to respond quickly and efficiently when a major disaster strikes is important so that we are able to provide protection for students and school staff. In order to be better prepared, the staff, students and parents should be informed of their responsibilities following a major disaster.

At the announcement/sound of an EAS "Alert" signal:

- All students in transit between classrooms, in restrooms, etc., will walk to their assigned classrooms.
- Children on the playground or library will return to their assigned classrooms.
- Office Manager will tune to local news via applicable means.
- Each teacher will stay in the classroom with his/her students.
- Each custodian will report to the school office for instructions.

At the announcement of an EAS "Shelter in Place" message:

- Children on the playground or library will return to their assigned classrooms.
- If necessary, teachers will direct students and themselves under desks or tables.
- Close all doors and windows.

At the announcement/sound of an EAS "All Clear" signal:

- Children will resume their regular class activities.
- When a building is unsafe to resume classroom instruction or if the situation has made the streets and sidewalks hazardous, the superintendent (or designee) will declare the premises unsafe.
- If an evacuation is found necessary, the principal will post on a conspicuous place, the new location of the students. A notice or letter to parents designating a site as well as procedures should be included in the first day packet going home with students.

Situational Communication Plans

In the event of any emergency situation during school hours, what communication procedures are in place on your site? Develop a clear plan for the following aspects of emergency response.

911 Calls	• When placing a 911 call: give your name, school name, and school address • Give specific location of shooter, intruder, fire, hazardous material or other emergency • Indicate location of incident command post
Mass Notification to Parents	<u>During an emergency:</u> We will use parent square our school wide website that notifies parents of any school announcements via web, text message, or through the app notification.
	<u>After an emergency:</u> We will use parent square our school wide website that notifies parents of any school announcements via web, text message, or through the app notification.

Contingency Plans (Communication and Electrical)

Describe a specific plan to provide for the following in the event of loss of services.

PLAN FOR LOSS OF COMMUNICATION:

If no telephone service:

We will use the via web for communication and radio mobile walkies

If no Internet service:

We will use land lines, cell phones, and radio mobile walkies

PLAN FOR LOSS OF ELECTRICITY:

List loss of services in event of electrical outage:

The second line will be used for a "bat phone" to be used in case no power is available. This Bat Phone is just a red rotary analogue phone that dials out to a regular phone line. No power needed for this option.
Cell phones, walkie talkies

List capability of backup power:

N/A

Staff Phone List

This information will be used only during a school emergency

Name	Position	Phone Number
Sandra [redacted]	Principal	[redacted]
Liliana [redacted]	Principal	
Lupe [redacted]	Office Manager	
Alicia [redacted]	Office Manager	
Tanya [redacted]	Counselor	
Tricia [redacted]	Literacy Specialist	
Elizabeth [redacted]	Education Specialist	
Renee [redacted]	Education Specialist	
Natalia [redacted]	Teacher	
Saudia [redacted]	Teacher	
Nancy [redacted]	Teacher	
Doris [redacted]	Teacher	
Dea [redacted]	Teacher	
Joy [redacted]	Teacher	
Alonna [redacted]	Teacher	
Claudia [redacted]	Teacher	
Rachel [redacted]	Teacher	
Martha [redacted]	Teacher	
Krystal [redacted]	Teacher	
Shea [redacted]	Teacher	
Connie [redacted]	Teacher	
Katrina [redacted]	Teacher	
Candy [redacted]	Teacher	
Patty [redacted]	Teacher	
Joe [redacted]	Teacher	
Marga [redacted]	Teacher	
Clinton [redacted]	Teacher	
Lidia [redacted]	BLTA	
Carlos [redacted]	After School Director	
Carol [redacted]	After School Educator	
Leigh [redacted]	After School Educator	
Francisco [redacted]	Building Manager	
Jose [redacted]	Building Manager	
Teresa [redacted]	Custodian	
Teresa [redacted]	Custodian	
Aurora [redacted]	Cafateria Manager	
Claudia [redacted]	Parent Coordinator/Campus Monitor	
Lorena [redacted]	Campus Monitor	
Maria [redacted]		

Maribel [redacted]	Campus Monitor	[redacted]
Irais [redacted]	Campus Monitor	
Elizabeth [redacted]	Campus Monitor	

Emergency Procedures

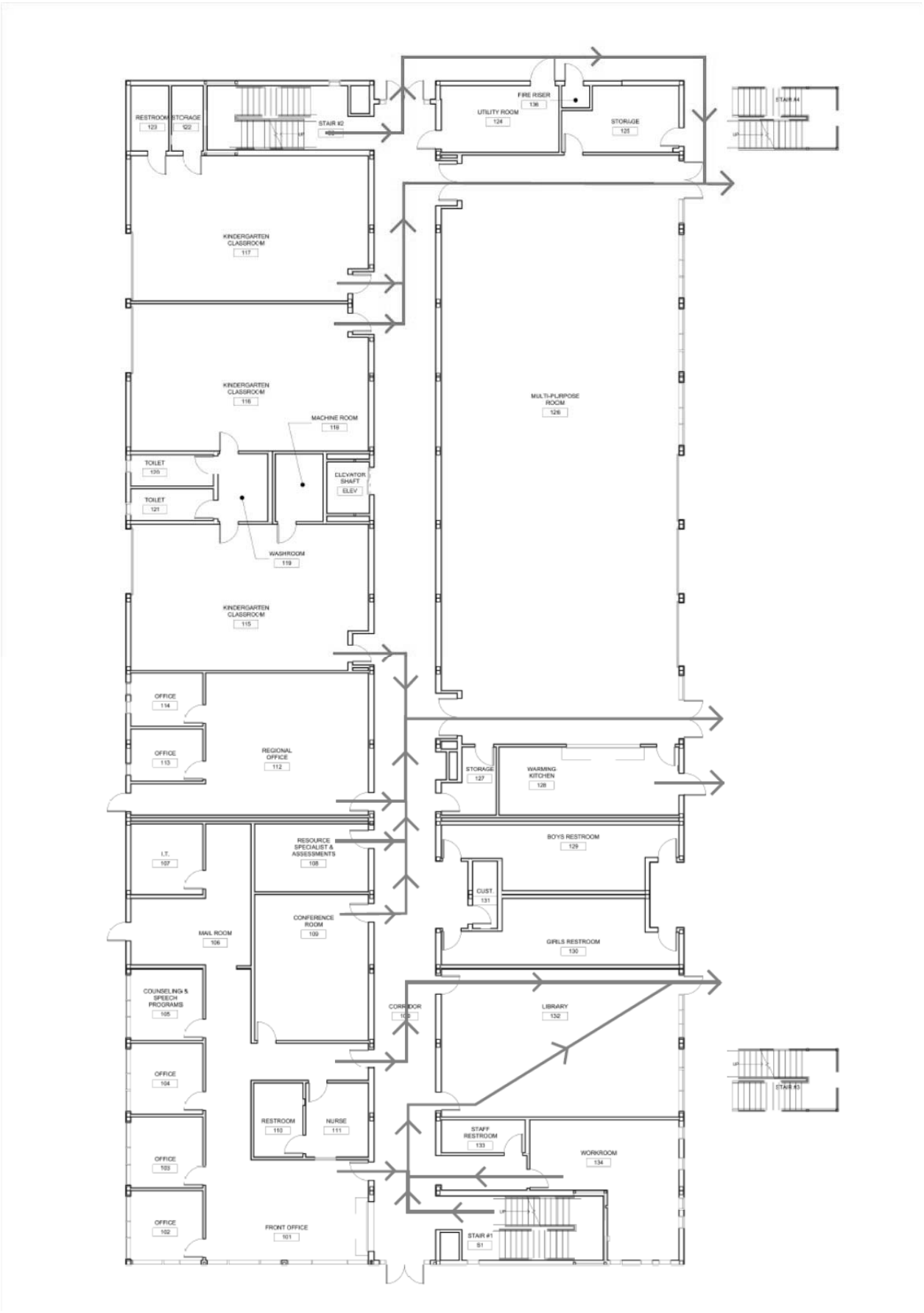
All classrooms should have the evacuation plan & maps posted near the door(s). In the case of an emergency, every adult should be aware of his/her role and responsibilities. Below are suggested roles and procedures:

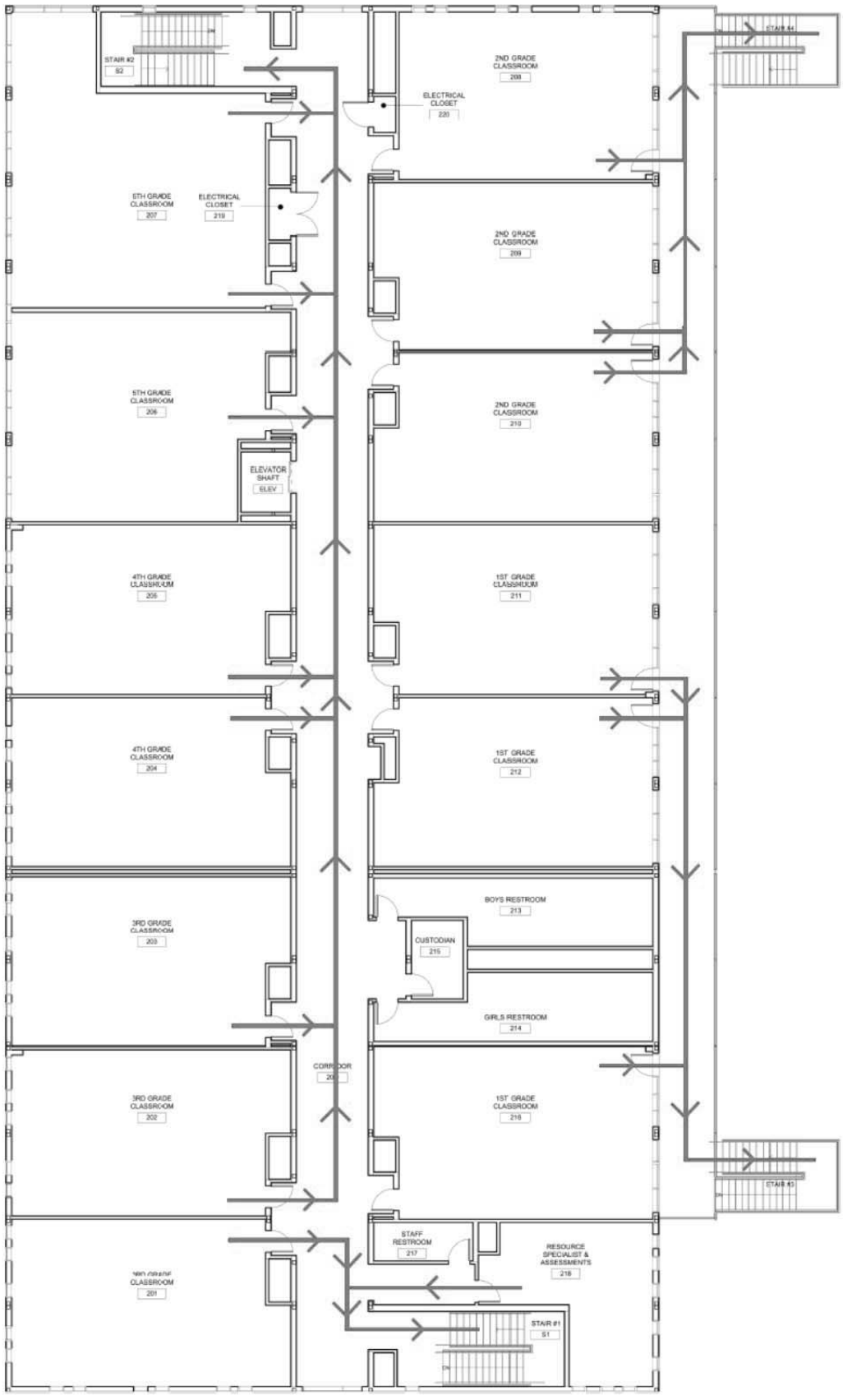
1. Principal assesses the situation.
2. Principal notifies all staff of the emergency via applicable communications device(s).
3. Assigned person calls 911.
4. Assigned person notifies APS headquarters.
5. Principal or assigned person meets with emergency crews.
6. Assigned person(s) ensures all classrooms, hallways and restrooms on first floor are empty after escorting students their students to assigned location.
7. Assigned person(s) ensures all classrooms, hallways and restrooms on second floor are empty after escorting students their students to assigned location
8. Assigned person(s) ensures the cafeteria and gym are empty.
9. Assigned person(s) greet, organize and comfort students outside the building.
10. Each teacher takes role and Lead Teachers pick up the names of any missing students and report these names to the emergency crew chief and the Principal.
11. Assigned person(s) will direct students who need first aid to an assigned location.
12. The Principal determines, in consultation with the emergency crews, whether to release students to their homes or to return students to classes and makes announcement via applicable communications device(s).
13. If students and staff are dismissed for the day, an assigned person(s) will be responsible for securing the building against vandalism and theft.
14. All classroom teachers will ensure that students are released to guardians' care.
15. In the case that counseling services are subsequently needed by any students, the Principal and an assigned person will coordinate that effort.
16. In the case that media coverage is an issue, the Principal and an assigned person will control and organize press releases and media requests. Pre made media packages/documents are recommended for distribution to concerned sources/media personnel. Such packages will include general information about the school location, number of students, grade levels, layout, etc.

First Aid

The First Aid area should be located at an assigned place and properly stocked at all times.
The First Aid team will consist of individuals assigned by the principal or designee.

Site Evacuation Plan & Map


RESTROOM
123
STORAGE
122
STAIR #2
120
FIRE RISER
136
UTILITY ROOM
124
STORAGE
125
STAIR #4
KINDERGARTEN CLASSROOM
117
KINDERGARTEN CLASSROOM
116
MACHINE ROOM
118
MULTI-PURPOSE ROOM
126
TOILET
135
TOILET
121
ELEVATOR SHAFT
ELEV
WASHROOM
119
KINDERGARTEN CLASSROOM
115
OFFICE
114
OFFICE
113
REGIONAL OFFICE
112
STORAGE
127
WARMING KITCHEN
128
BOYS RESTROOM
129
I.T.
107
RESOURCE SPECIALIST & ASSESSMENTS
108
CUST.
131
CONFERENCE ROOM
109
MAIL ROOM
106
GIRLS RESTROOM
130
COUNSELING & SPEECH PROGRAMS
105
CORRIDOR
LIBRARY
132
OFFICE
104
STAIR #3
RESTROOM
110
NURSE
111
STAFF RESTROOM
133
WORKROOM
134
OFFICE
103
OFFICE
102
FRONT OFFICE
101
STAIR #1
S1


STAIR #2
S2
2ND GRADE CLASSROOM
208
ELECTRICAL CLOSET
220
STAIR #4
5TH GRADE CLASSROOM
207
ELECTRICAL CLOSET
219
2ND GRADE CLASSROOM
209
5TH GRADE CLASSROOM
206
2ND GRADE CLASSROOM
210
ELEVATOR SHAFT
ELEV
4TH GRADE CLASSROOM
205
1ST GRADE CLASSROOM
211
4TH GRADE CLASSROOM
204
1ST GRADE CLASSROOM
212
BOYS RESTROOM
213
3RD GRADE CLASSROOM
203
CUSTODIAN
215
GIRLS RESTROOM
214
CORRIDOR
3RD GRADE CLASSROOM
202
1ST GRADE CLASSROOM
216
STAIR #3
STAFF RESTROOM
217
RESOURCE SPECIALIST & ASSESSMENTS
218
CLASSROOM
201
STAIR #1
S1

Site Lockdown Procedures

1. Using the P.A. system, a lock down drill will be announced
2. Office manager will call 911 and request for additional security
3. All doors will be locked
4. Teachers will cover their door window with:
    a. Red to indicate a student is not in the classroom
    b. Green to indicate that every student is accounted for
5. The emergency response team will conduct a walk through to check for the red and green signals and check all shared spaces, such as, restrooms.
6. All students will remain in their classroom until the lock down drill is over

Site Emergency Procedures for Special Needs Students

1. Procedures for special needs students may need to be implemented in emergency situations such as fire, earthquake, bomb threats, etc.

2. At the beginning of each school year, an Individual Emergency Procedures Plan must be completed to accommodate each student who requires additional assistance due to a disability. This includes students with physical impairments who may require:
   - a wheelchair on a daily basis
   - specialized equipment
   - physical assistance to evacuate in a timely manner

3. Each plan requires that support staff be designated as specialized assistants during times of emergency.

4. The Site Safety Specialist is responsible for:
   - identifying all students who will require additional assistance
   - working with the designated certificated staff (classroom teachers) and the principal to ensure that coverage and a plan is completed for each student

   *** Since new students may arrive at any time during the school year, this assignment will be continuous throughout the year.**

5. Use the format below to complete an Individual Emergency Procedures Plan for each special needs student. Place a copy of the plans in the Site Emergency Operations Plan and with the individual classroom teacher's emergency materials. (class roster, etc.)

Individual Student Emergency Procedures Plan		
Student:	**Room #:**	**Teacher**:
Designated Specialized Assistants: ***(identify two staff in this area)***		
Required Equipment or Physical Assistance Needed to Evacuate in a Timely Manner *(complete below)*		

Individual Student Emergency Procedures Plan		
Student:	**Room #:**	**Teacher**:
Designated Specialized Assistants: ***(identify two staff in this area)***		

Required Equipment or Physical Assistance Needed to Evacuate in a Timely Manner *(complete below)*

DISASTER PLANS

Whenever there is any type of disaster, the primary concern is the safety of the students. The following general guidelines will offer assistance in a variety of disaster situations. Each teacher should also display Disaster Plan guidelines prominently in each classroom. Nothing in these guidelines should discourage a teacher or staff member from immediately contacting 911 themselves should a life and death emergency exist. Seconds count in time of crisis. Emergency personnel must be alerted as soon as possible to mitigate disaster.

Fire

1. Principal, custodians and/or office manager will determine the location of the fire.
2. Office manager will phone 911, picks up emergency card binder and student medication and leaves the building prepared to phone parents of any injured child.
3. Custodian or principal will sound the fire alarms.
4. Staff will follow evacuation procedures previously described.
5. Students should leave the room in a single file, walk briskly but carefully, and stay in their class group when they reach their designated spot.

Earthquake

If indoors:

1. Utilize solid desks and tables for cover from falling objects and debris.
2. Turn away from windows.
3. Utilize solid interior walls and archways.
4. Cover head with arms or hold to the cover and be prepared to move with it.
5. Hold the position until the ground stops shaking.
6. When initial shaking stops, principal or office manager sounds alarms to evacuate the building.
7. Staff to follow evacuation procedures previously described.

If outdoors:

1. Move away from buildings, poles and overhead wires.
2. Lie down or crouch low to the ground.
3. Look out for dangers that demand movement.
4. Be prepared to seek cover again soon after initial quake due to after shocks.
5. Staff to follow evacuation procedures previously described.

Flood/ Severe Weather

Warnings of severe weather are usually received via the EAS. If time and conditions permit, students may be sent home. However, if the weather conditions develop during school hours, without sufficient warning, students should be held at school.

The principal will assess the situation and make an announcement via applicable communication device(s) to A) evacuate, B) stay in classes or C) release students to go home.
See emergency procedures previously described for evacuation directions.

(UTILITY SERVICE FAILURE – custodial staff should familiarize themselves with the appropriate service provider numbers and websites. Be able to identify pole numbers and which service provider is using them, i.e. electric company versus cable company, etc.)

Electrical Failure

1. Principal and/or custodian notify the appropriate electrical company (PG&E, SMUD, etc.).
2. Office staff and classroom teachers turn off computers and other equipment that might be damaged by a power surge when the service is restored.

Gas Line Break

1. Principal and/or custodian notify PG&E.
2. Principal and/or custodian notify the Fire Department.
3. Staff to follow the evacuation procedures previously described.

Water Main Break

1. Principal and/or custodian immediately notifies the local water control authority.
2. Custodian shuts off water.
3. Principal determines if it is necessary to follow the emergency procedures to evacuate students and staff.

Water Contamination

1. Instruct teachers to move students away from drinking fountains and sinks.
2. Notify school office and APS headquarters.
3. Have custodian turn off pressure to drinking fountains and sinks.

Chemical Spill/ Incident

If Indoors:

1. Block or rope off area – DO NOT TOUCH ANYTHING.
2. Evacuate room and TURN OFF air conditioning system.
3. Notify school office and Head Custodian of the incident - contact 911 if necessary.
4. Head Custodian should check for chemical safety data to determine clean up procedure.

If Outdoors:

1. Upon hearing of a chemical leak (usually from the fire department or other city office) the principal will determine if students should be evacuated.
2. Move away from buildings, poles and overhead wires.
3. Close doors and windows and TURN OFF air conditioning system.
4. If it is necessary to leave the site, move crosswind, never more directly with or against the wind which may carry fumes.
5. Give first aid.
6. Staff to follow the emergency procedures previously described.

Lockdown/Shooting Incident

Several strategies/philosophies exist in relation to how to properly respond to school site violence (i.e. A.L.I.C.E., Run- Hide-Fight, etc.). In the wake of many notable campus shootings, both public and private entities have devised different courses of action to take in the event of the "worst case scenario" (refer to list of sources located at the beginning of the Emergency Preparedness section). It is incumbent upon the Principal to adopt a well thought out plan of action, to stick with it (consistency), develop it (seek training and customize the plan to serve a particular school site) and practice it regularly. **Aspire Public Schools directs that if a shooting takes place the first priority is to shelter students and staff from danger.**

Upon hearing shots or being alerted to an event involving serious violence on campus:

1. ALERT 911. Nothing should discourage a teacher or staff member from immediately contacting 911 themselves should they find themselves in a life and death situation. Seconds count in time of crisis. Law enforcement must be alerted as soon as possible to mitigate the threat.
2. Institute "lockdown" or "evacuation" protocol.
3. Teachers direct students as to the plan of action for their specific classes (i.e. run, hide, fight, etc.).
4. Staff must immediately and continually communicate with other staff and students via all applicable devices the source/location/status of the threat. This will allow for more appropriate courses of actions, i.e. shelter instead of evacuate, vice versa, etc. Continually provide updates as practical until the threat no longer exists.
5. At the conclusion of such an event, an assigned person(s) will control, organize media and distribute media packages.
6. Shortly after the conclusion of an event, an assigned person(s) will ensure that counseling services are available as soon as possible.

Bomb Threat

There are two primary ways a bomb threat may arise. One is through a phone call or written letter in which a bomb is discussed. The other is through the sighting of a suspicious object. Threats should be handled quickly and efficiently as if they were real and life threatening.

If there is a phone call or written threat of a bomb on campus, the person who took the call or read the note will:

1. Notify Principal immediately.

2. Immediately notify law enforcement via 911. Never use alternate numbers to contact law enforcement as a bomb threat is considered a "crime in progress". Danger may be imminent. Emergency responders need as much for warning as possible.
3. Try to obtain information from the caller such as where the bomb is, where it is set to explode, what it looks like, what kind of bomb it is, why it is there and who the caller is. Note any identifying features about the caller (i.e. gender, speech patterns).

If there is a sighting of a suspicious object, the person would:

1. Notify Principal immediately.
2. Do not touch the object but note any identifying features to describe it to the Principal and emergency crews.

In all cases:

1. If the Principal determines the need to evacuate, staff follows emergency procedures previously described.
2. Before emergency crews are on campus, do not search for any bomb, or explosive. Search only for people who should be evacuated. However, a staff member may be asked to accompany emergency responders to assist in pointing out any suspicious/unfamiliar objects or packages.
3. If you see any suspicious object, steer clear of it and report it to the Principal and/or emergency responders. Follow the directives of all emergency responders.
4. NEVER use devices that transmit radio frequencies such as cellular phones or walkie-talkies as the frequencies may set off an explosive device(s).

Explosion

If indoors:

1. Take cover within, next to, or under solid objects or walls. Solid materials such as concrete walls can serve as adequate shelter in a blast. Be familiar with possible areas of indoor cover at your school site ahead of time.
2. Turn away from glass windows.
3. Take cover under a desk or table or against an interior wall.
4. Cover head with arms of hold to the cover.
5. Hold the position until directed to evacuate the building.
6. Staff will follow the emergency procedures previously described.

If outdoors:

1. Move away from buildings, poles and overhead wires.
2. Lie down or crouch low to the ground. Solid materials such as concrete parking lot/playground curbs and planters can serve as adequate shelter in a blast. Be familiar with those possible areas of outdoor cover at your school site ahead of time.
3. Look out for dangers that demand movement.
4. Staff to follow emergency procedures previously described.

Death/Suicide

1. Principal will be notified in the event of a death or suicide on campus.
2. Assigned person(s) will phone 911.

3. Assigned person(s) will phone APS headquarters.
4. Principal will notify teachers to keep students in their classrooms until informed otherwise.
5. Assigned person(s) will control and organize media. Distribute media packages and/or make references to the appropriate school website that contains media information.
6. Assigned person(s) will notify relatives where the victim(s) have been taken and not divulge unnecessary details.
7. Assigned person(s) will ensure that counseling services are available as soon as possible.

Intruders/ Vicious Animals

1. Institute lockdown or evacuation protocol.
2. Nothing should discourage a teacher or staff member from immediately contacting 911 themselves should a life and death emergency exist. Seconds count in time of crisis. Emergency personnel must be alerted as soon as possible to mitigate disaster.
3. If it is unclear as whether or not an unfamiliar person is authorized on campus or an animal is truly vicious, contact the main office to assist with confirmation/clarification. Office staff can take appropriate action at that point (i.e., contact Police or animal control agency).

Allergic Reaction

There are many types of medical conditions that may trigger an allergic reaction, among them anaphylactic shock, diabetes and sickle cell anemia. Possible symptoms of an allergic reaction include skin irritation or itching, rash, hives, nasal itching or sneezing, localized swelling, swollen tongue, restlessness, sweating, fright, shock, shortness of breath, vomiting, cough and hoarseness. School nurses have a specialized health care plan for certain conditions and should be contacted for any sign of allergic reaction.

STAFF ACTIONS:

1. If imminent risk, call 911.
2. Send for immediate help (Firs Aid, CPR, medical) and medication kit (for known allergies).
3. Notify principal.
4. Assist in getting "Epi" (Epinephrine) pen for individuals who carry them (usually in backpack), and prescription medications (kept by school nurse).
5. If an insect sting, remove stinger immediately.
6. Assess situation and help student/staff member to be comfortable.
7. Move student or adult only for safety reasons.

PRINCIPAL/SITE ADMINISTRATOR ACTIONS:

1. If imminent risk, call 911 (always call 911 if using "Epi" pen).
2. Notify parent or guardian.
3. Administer medication, by order of a doctor, if appropriate; apply ice pack to affected area, keep victim warm or take other actions as indicated.
4. Observe for respiratory difficulty.
5. Attach a label to the person's clothing indicating: time & site of insect sting or food ingested, name of medicine, dosage and time administered.

OTHER PREVENTATIVE/SUPPORTIVE ACTIONS:

1. Keep an "Epi" pen in the school office and notify staff as to location.
2. Emergency health card should be completed by parents for each child and should be easily accessible by school personnel.
3. Provide bus drivers with information sheets for all known acute allergic reactors.

SCHOOL UNIFORMS

Aspire Public Schools policy required all students at Aspire schools to wear uniforms, beginning in the 2005-06 school year. Aspire Public Schools is committed to create a culture of academic rigor in our schools. A uniform dress code encourages this atmosphere. Implementation of this policy will reduce distractions and disruptions caused by clothing, make economic disparities between students less obvious, minimize the use of clothing to signal gang affiliation and other risks to student safety, and promote student achievement and create an orderly learning environment.

- *Uniform selection*: The specific uniform (i.e. colors and other specifications) will be determined by the school site with consideration for feeder schools.
- *Support for needy families*: Each school will designate philanthropy or general funds to support families who may need assistance in meeting the uniform requirements.
- *Exceptions*: Because Aspire schools are schools of choice, there will be NO exemptions for students.

STUDENT DISCIPLINE

Aspire believes that one of the major functions of education is the preparation of youth for responsible citizenship. Aspire shall foster a learning environment that reinforces self-discipline and the acceptance of personal responsibility. In addition, Aspire shall work with students and families to provide a safe school environment that provides students with the opportunity to have a quality education.

The following policies and procedures are designed to guide Aspire schools and personnel in dealing with student discipline issues, while providing students and parents with a clear set of expectations regarding student behavior and an understanding of the consequences of misconduct.

As provided in Aspire charter petitions, the policies and procedures for suspension and expulsion of Aspire students set forth in this document comply with the policies and procedures identified in the California Education Code. These policies and procedures will be periodically reviewed and the lists of offenses for which students are subject to suspension or expulsion will be modified as necessary.

These policies and procedures will be enforced fairly, uniformly, and consistently without regard to sex, ethnic group, religion, sexual orientation, color, race, national origin and physical or mental disability

Discipline in General

Each school should develop a process for handling, and if necessary escalating, individual cases of student misbehavior. Strategies may include but are not limited to:

- Relocating the student's desk to a different part of the classroom;

- Assigning different or additional work appropriate to the infraction;
- Utilizing a peer mediation or student conflict resolution program;
- Individual conversation with the classroom teacher about behavior and consequences;
- Utilizing a written referral framework;
- Designating selected classrooms and teachers (typically, lead teachers or advisors) as places for "time out";
- Referring students to the principal or a designee;
- Contacting parents/guardians; and/or
- Requiring the student to attend before/after school detention or Saturday detention;

All Aspire employees will report unmanageable or unusual behavior of students to the school principal or designee as soon as possible. The school principal or designee shall investigate the report and exercise his or her discretion for purposes of notification of parents, legal guardians, law enforcement, or local child protection services.

Suspension

Suspension is the temporary removal of a student from class instruction for adjustment or disciplinary reasons. A suspension does not mean any of the following:

1. Reassignment to another class at the same school where the student will receive continuing instruction for the school day.
2. Referral to an advisor assigned that role by the Principal.

While on suspension from school, the student is not to loiter on or about any school grounds at any time, nor to attend any Aspire activity at any time, no matter where such activity may be taking place. Violation may result in further disciplinary action.

Except in cases where suspension for a first offense is warranted in accordance with law, each school site shall consider suspension from school only when other means have not been successful or where the student's presence would constitute a danger to persons or property or seriously disrupt the educational process.

Authority to Suspend:

1. A teacher may suspend a student only from his/her classroom for the day of the suspension plus the following school day.
2. The Principal or his/her designee may suspend a student from class, classes or the school campus for a period not to exceed five school days.
3. The Superintendent or his/her designee may extend a student's suspension pending final decision by the Aspire Board of Directors – Executive Committee ("Aspire Executive Committee") on a recommendation for expulsion.
4. A Special Education student being considered for expulsion may be suspended for ten (10) consecutive days pending assessment and an IEP Team meeting. The suspension may also be extended pending final decision by the Aspire Executive Committee on a recommendation for expulsion.

A pupil may not be suspended or expelled for any of the acts enumerated unless the act is related to school activity or school attendance occurring within a school under the jurisdiction of the Chief Executive Officer or principal or occurring within any other school district. A pupil may be

suspended or expelled for acts that are enumerated in the section and related to school activity or attendance that occur at any time, including, but not limited to any of the following:

- While on school grounds.
- While going to or coming from school.
- During the lunch period whether on or off the campus.
- During, or while going to or coming from, a school sponsored activity.

Grounds for Suspension and Expulsion

The following information is provided in order to provide uniformity within Aspire in matters of student misconduct requiring disciplinary action. The following offenses constitute grounds for suspension and expulsion and require police notification for the grade levels indicated:

- **Physical Injury:** Caused, attempted to cause, or threatened to cause physical injury to another person (Ed. Code 48900(a)(1)) or willfully used force or violence upon the person of another, except in self-defense. (Ed. Code 48900(a)(2)) Notification to police required for students in grades K-12.
- **Weapons, Explosives, Dangerous Objects:** Possessed, sold, or otherwise furnished any firearm, knife, explosive, or other dangerous object, unless, in the case of possession of any object of this type, the pupil had obtained written permission to possess the item from a certificated school employee, which is concurred in by the principal or the designee of the principal. (Ed.Code 48900(b)) Notification to police required for students in grades K-12.
- **Controlled Substances/Alcohol:** Unlawfully possessed, used, sold, or otherwise furnished, or been under the influence of, any controlled substance listed in Chapter 2 (commencing with Section 11053) of Division 10 of the Health and Safety Code, an alcoholic beverage, or an intoxicant of any kind. (Ed.Code 48900(c)) Notification to police required for students in grades K-12.
- **Substances in Lieu of Controlled Substances:** Unlawfully offered, arranged, or negotiated to sell any controlled substance listed in Chapter 2 (commencing with Section 11053) of Division 10 of the Health and Safety Code, an alcoholic beverage, or an intoxicant of any kind, and then either sold, delivered, or otherwise furnished to any person another liquid, substance, or material and represented the liquid, substance, or material as a controlled substance, alcoholic beverage, or intoxicant. (Ed.Code 48900(d)) Notification to police required for students in grades K-12.
- **Robbery or Extortion:** Committed or attempted to commit robbery or extortion. (Ed.Code 48900(e)) Notification to police required for students in grades K-12.
- **Damage to Property:** Caused or attempted to cause damage to school property or private property. (Ed. Code 48900(f)) Notification to police required for students in grades K-12.
- **Theft of Property:** Stole or attempted to steal school property or private property. (Ed. Code 48900(g)) Notification to police required for students in grades 4-12.
- **Tobacco:** Possessed or used tobacco, or any product containing tobacco or nicotine products, including, but not limited to, cigarettes, cigars, miniature cigars, clove cigarettes, smokeless tobacco, snuff, chew packets, and betel. However, this section does not prohibit use or possession by a pupil of his or her own prescription products. (Ed.Code 48900(h))
- **Obscenity/Profanity:** Committed an obscene act or engaged in habitual profanity or vulgarity. (Ed.Code 48900(i))
- **Drug Paraphernalia:** Unlawfully possessed or unlawfully offered, arranged, or negotiated to sell any drug paraphernalia, as defined in Section 11014.5 of the Health and Safety Code. (Ed.Code 48900(j)) Notification to police required for students in grades K-12.

- **Disruption/Defiance:** Disrupted school activities or otherwise willfully defied the valid authority of supervisors, teachers, administrators, or other school personnel engaged in the performance of their duties. (Ed.Code 48900(k)) Notification to police required for students in grades K-12.
- **Received Stolen Property:** Knowingly received stolen school property or private property. (Ed.Code 48900(l)) Notification to police required for students in grades 4-12.
- **Imitation Firearm:** Possessed an imitation firearm. (Ed. Code 48900(m)) Notification to police required for students in grades 4-12.
- *Definition of Imitation Firearm*: a replica of a firearm that is so substantially similar in physical properties to an existing firearm to lead a reasonable person to conclude that the replica is a firearm. (Ed.Code 48900(m))
- **Sexual Assault/Sexual Battery:** Committed or attempted to commit a sexual assault as defined in Section 261, 266c, 286, 288, 288a, or 289 of the Penal Code or committed a sexual battery as defined in Section 243.4 of the Penal Code. (Ed.Code 48900(n)) Notification to police required for students in grades 4-12.
- *Definition of Sexual Assault:* includes rape, various types of sexual abuse, and lewd and lascivious conduct. (Penal Code 261, 266c, 286, 288, 288a, 289.)
- *Definition of Sexual Battery:* the touching of an intimate part of another person, if the touching is against the will of the person touched, and is for the specific purpose of sexual arousal, sexual gratification, or sexual abuse. (Penal Code 243.4.)
- **Harassment of Witness:** Harassed, threatened, or intimidated a pupil who is a complaining witness or witness in a school disciplinary proceeding for the purpose of either preventing that pupil from being a witness or retaliating against that pupil for being a witness, or both. (Ed.Code 48900(o))
- **Sexual Harassment:** Committed sexual harassment. (Ed.Code 48900.2)
- *Definition of Sexual Harassment:* an act which, upon review of a reasonable person of the same gender as the victim, is determined to be sufficiently severe or pervasive so as to cause negative impact on one's academic performance or to create an intimidating, hostile or offensive educational environment. Notification to police required for students in grades 4-12.
- *Limitation:* Sexual harassment must be unwelcomed by the recipient in order to constitute a violation of Education Code 48900.2.
- *Limitation:* Only students in grades 4-12 are subject to suspension for sexual harassment.
- **Hate Violence:** Caused, attempted to cause, threatened to cause, or participated in an act of hate violence. (Ed.Code 48900.3) Notification to police required for students in grades K-12.
- *Definition of Hate Violence:* the use of force or threat of force to intimidate a person in the exercise of a constitutional or statutory right, or damage or destruction of property for the purpose of intimidating or interfering with a person because of that individual's "race, color, religion, ancestry, national origin, disability, gender, or sexual orientation."
- **Intentional Harassment:** Created a hostile educational environment (Ed.Code 48900.4)
- *Definition of Intentional Harassment:* engaging in harassment, threats or intimidation, directed against a student or group of students, that is sufficiently severe or pervasive to have the actual and reasonably expected effect of materially disrupting a classroom, creating substantial disorder, and invading the rights of the students or group of students by creating an intimidating or hostile educational environment.

- **Terrorist Threats Against School Officials and/or Property:** Committed a terroristic threat against school officials, school property or both (Ed.Code 48900.7)
    - *Definition of Terrorist Threat*: includes any statement, whether written or oral, by a person who willfully threatens to commit a crime which will result in:
        - death
        - great bodily injury to another person, or
        - property damage in excess of one thousand dollars ($1,000.00),
        - with the specific intent that the statement is to be taken as a threat, even if there is no intent of actually carrying it out, which, on its face and under the circumstances in which it is made, is so unequivocal, unconditional, immediate, and specific as to convey to the person threatened a gravity of purpose and an immediate prospect of execution of the threat, and thereby causes that person reasonably to be in sustained fear for:
        - his or her own safety,
        - his or her immediate family's safety,
        - the protection of school property, and/or
        - the personal property of the person threatened or of his or her immediate family.
- **Electronic Signaling Device:** Possessed electronic signaling device, including cell phones and pagers while on school grounds while attending school sponsored activities or while under the supervision and control of school employees (Ed. Code 48901.5)
- **Hazing:** Engaged in hazing activities or any act that causes or is likely to cause personal humiliation or disgrace (Ed.Code 32050-32052)
- **Vandalism/Malicious Mischief:** Defaced, damaged or destroyed any school property including, books, supplies of all kinds, equipment, buildings and grounds.
- *Note:* Parents can be held financially liable for damages up to $10,000 and shall also be liable for the amount of any reward not exceeding $10,000 pursuant to Section 53069.5 of the Government Code (Ed.Code 48904).

See complete Suspension/Expulsion Policy and Procedures for steps taken in cases requiring suspension and appeals process.

Expulsion

Expulsion is the involuntary removal of a student from all schools and programs of Aspire for an extended period of time for acts of specified misconduct. Except for single acts of a grave nature, expulsion is used only when there is a history of misconduct, when other forms of discipline, including suspension, have failed to bring about proper conduct, or when the student's presence causes a continuing danger to other students. Final action is only taken by vote of the Aspire Board of Directors – Executive Committee ("Aspire Executive Committee").

In the event that a student is recommended for expulsion from Aspire, he or she is entitled to a hearing and, among other things, advance written notice of the rights and responsibilities enumerated in Education Code section 48918. Written notice of these due process rights shall be provided at least 10 days in advance of the date set for the hearing. (Ed. Code 48918)

Expulsion proceedings for a currently identified Special Education student require additional due process procedures. Aspire will follow all due process procedures for Special Education students included in this document and in the Education Code.

While under expulsion, a student cannot enroll in another California school district without approval of that district's Board of Education. Certain expelled students may enroll only in Juvenile Court Schools, County Community Schools, or District operated Community Day Schools (AB922) during the duration of the expulsion.

The Aspire Executive Committee, upon voting to expel a pupil, may suspend the enforcement of the expulsion order for a period of not more than one calendar year and may, as a condition of the suspension of enforcement, assign the pupil to a school, class, or program that is deemed appropriate for the rehabilitation of the pupil. The rehabilitation program to which the pupil is assigned may provide for the involvement of the pupil's parent or guardian in his or her child's education in ways that are specified in the rehabilitation program. A parent or guardian's refusal to participate in the rehabilitation program shall not be considered in the Aspire Executive Committee's determination as to whether the pupil has satisfactorily completed the rehabilitation program. (Ed. Code 48917)

Expellable Offenses:

Category I – Mandatory Expulsion
Under the mandatory provisions of Education Code 48915(c), a student who has committed one or more of the following acts **must be recommended for expulsion** and the Aspire Executive Committee **must expel** the student.

- Possessing, selling or otherwise furnishing a firearm when an Aspire employee verified firearm possession,
- Brandishing a knife at another person,
- Unlawfully selling a controlled substance listed in Chapter 2 (commencing with Section 11053) of Division 10 of the Health and Safety Code, or
- Committing or attempting to commit a sexual assault or committing sexual battery

Category II – Mandatory Recommendation for Expulsion
Under the mandatory provision of Education Code 48915(a), a student who has committed one of the following acts of misconduct must be **recommended for expulsion** unless particular circumstances render it inappropriate.

- Causing serious physical injury to another person, except in self-defense;
- Possession of any knife, explosive, or other dangerous object of no reasonable use to the student;
- Unlawful possession of any controlled substance listed in Chapter 2 (Commencing with Section 11053) of Division 10 of the Health and Safety Code, except for the first offense for the possession of not more than one avoirdupois ounce of marijuana, other than concentrated cannabis;
- Robbery or extortion;
- Assault or battery upon a school employee.

Category III – Expulsion May Be Recommended
In accordance with Education Code 48915 and by direction of the California Board of Education, a student may be considered for expulsion for committing any act not listed in Category I or II and enumerated in Education Code sections 48900, 48900.2, 48900.3, 48900.4, or 48900.7.

Note: The Aspire Executive Committee's decision to expel a student for violations included in Categories II and III must be based on a finding of one or both of the following:

1. Other means of correction are not feasible or have repeatedly failed to bring about the proper conduct.
2. Due to the nature of the act, the presence of the pupil causes a continuing danger to the physical safety of the pupil or others. (Ed. Code 48915(b) and 48915(e).)

Note: If the Discipline Review Board chooses not to recommend the expulsion of the student, Aspire may, at its discretion, impose a lesser form of disciplinary action which may include assigning the student to another school or program. Such transferred students will not be permitted to re-enroll in their former school of assignment. (Ed. Code 48918(e).)

See complete Suspension/Expulsion Policy and Procedures for procedures in cases involving expulsion, requiring the extension of suspension and/or expulsion, and the appeals process.

Procedures for Notifying Teachers of Dangerous Pupils

In order to fulfill the requirements made by Education Code 49079 and Welfare and Institutions Code 827 that state teachers must be notified of the reason(s) a student has been suspended, site leadership will send a notification out to the relevant teachers with required information. The teacher can also access the suspension by looking at the student's discipline screen. The information provided is for the student's current teachers only. All information regarding suspension and expulsion is CONFIDENTIAL, is not to be shared with any student(s) or parent(s). Teachers are asked to secure the list so students and others may not view it.

Pursuant to Welfare & Institution Code 827(b) and Education Code 48267, the Court notifies the Superintendent of the school's authorizing district regarding students who have engaged in certain criminal conduct. This information is forwarded to the site Principal. The site Principal is responsible for prompt notification of the student's teachers. Per Education Code 49079, this information must be kept confidential. This information is also forwarded to all administrators and the student's counselor.

ANTI-DISCRIMINATION AND ANTI-HARASSMENT POLICY

Aspire Public Schools ("Aspire") is committed to providing a cooperative and comfortable work and education environment free of discrimination and harassment of any kind. Accordingly, Aspire forbids discrimination against any employee, applicant for employment, or student, on the basis of sex, ethnic group, religion, sexual orientation, color, race, national origin and physical or mental disability. Aspire will not tolerate discrimination or harassment activity by any of its employees, non-employee volunteers, or any other person subject to the control of school authorities.

Furthermore, all programs and activities at Aspire shall be free from discrimination and harassment with respect to sex, ethnic group, religion, sexual orientation, color, race, national origin and physical or mental disability.

This policy is intended to be consistent with, and intended to be, enforced in conformity with the California Fair Employment and Housing Act and Title VII of the Civil Rights Act of 1964, which prohibits harassment in the workplace, as well as multiple sections of the Education Code.

Students

All students shall have equal opportunities in admission and access to the educational program, guidance and counseling programs, athletic programs, testing procedures, and other activities. Eligibility for choral and cheerleading groups shall be determined solely on the basis of objective competencies. School staff and volunteers shall carefully guard against segregation, bias and stereotyping in instruction, guidance and supervision.

Aspire schools may provide girls and boys with separate shower rooms and sex education classes in order to protect student modesty. In physical education, when objective standards have an adverse effect on students because of their gender, race, ethnic group or disability, other standards should be used to measure achievement and create comparable educational opportunities.

The Board prohibits intimidation or harassment of any student by any employee, student or other person in Aspire. Staff shall be alert and immediately responsive to student conduct that may interfere with another student's ability to participate in or benefit from school services, activities or privileges.

Students who harass or discriminate against other students shall be subject to appropriate counseling and discipline, up to and including expulsion. An employee who permits or engages in discrimination or harassment may be subject to disciplinary action, up to and including dismissal.

Any student who feels that he/she is being harassed or discriminated against should immediately contact the principal or designee. The student and/or parent may file a complaint verbally or in writing under Aspire's "Discrimination/Harassment Student/Parent Complaint Procedure." Upon receipt of a harassment complaint the Chief Executive Officer or designee will be notified. Complaints of harassment will be investigated immediately according to the procedures set forth in Aspire's "Discrimination/Harassment Student/Parent Complaint Procedure."

Aspire's "Anti-Discrimination and Anti-Harassment Policy" and the "Discrimination/Harassment Student/Parent Complaint Procedure" will be reviewed with students at the beginning of each school year, either in the classroom or in student assemblies.

At the start of each school year, this policy will be mailed to parents/guardians.

Employees – Sexual Harassment

Aspire forbids discrimination against any employee, applicant for employment, or student, on the basis of sex. Aspire will not tolerate sexual harassment activity by any of its

employees. This policy similarly applies to non-employee volunteers or any other person subject to the control of school authorities.

A. Definitions

(1) Conduct of a Sexual Nature - Conduct of a sexual nature may include, but is not limited to, verbal, visual or physical sexual advances, including subtle pressure for sexual activity; touching, staring, looking up and down, pinching, patting, or brushing against; comments regarding physical or personality characteristics of a sexual nature; sexually-oriented "kidding," "teasing," double-entendres, explicit or suggestive messages, cartoons, pictures and jokes, and any harassing conduct to which an employee would not be subjected but for such employee's sex.

(2) Unwelcome Conduct of a Sexual Nature.

(a) Verbal, visual or physical conduct of a sexual nature may constitute sexual harassment when the allegedly harassed employee has indicated, by his or her conduct, that it is unwelcome.

(b) An employee who has initially welcomed such conduct by active participation must give specific notice to the alleged harasser that such conduct is no longer welcome in order for any such subsequent conduct to be deemed unwelcome.

(c) Aspire prohibits any conduct of a sexual nature directed toward students by teachers or others to whom this policy applies, and shall presume that any such conduct is unwelcome.

B. Sexual Harassment Prohibited

(1) For the purposes of this policy, unwelcome sexual advances or requests for sexual favors, and other unwelcome conduct of a sexual nature, constitute prohibited sexual harassment if:

(a) Submission to the conduct is made either an explicit or implicit condition of employment (as an illustration, and not as a limitation, where a person's continued employment is conditioned upon or impacted by prohibited sexual-based factors);

(b) Submission to or rejection of the conduct is used as a basis for an employment decision affecting the harassed employee; and

(c) The conduct substantially interferes with an employee's or student's performance, or creates an intimidating, hostile, or offensive work or school environment, regardless of whether the employee's continued employment or compensation is affected.

(2) Specific Prohibitions--Administrators and Supervisors.

(a) It is sexual harassment for a manager or supervisor to use his or her authority to solicit sexual favors or attention from subordinates when the subordinate's failure to submit will result in adverse treatment, or when the subordinate's acquiescence will result in preferential treatment.

(b) Administrators and supervisors who either engage in sexual harassment or tolerate such conduct by other employees shall be subject to sanctions, as described below.

(3) Specific Prohibitions--Non-managerial and Non-supervisory Employees: It is sexual harassment for a non-administrative and non-supervisory employee to subject another such employee to any unwelcome conduct of a sexual nature. Employees who engage in such conduct shall be subject to sanctions as described below.

(4) Specific Prohibitions--Employees and Students: It is sexual harassment for an employee to subject a student to any conduct of a sexual nature. Employees who engage in such conduct shall be subject to sanctions.

C. Reporting, Investigation, and Sanctions

(1) It is the express policy of Aspire to encourage victims of sexual harassment to report such claims. Aspire understands that victims of harassment are often embarrassed and reluctant to report acts of harassment for fear of being blamed, concern about being retaliated against, or because it is difficult to discuss sexual matters openly with others. However, no employee of Aspire should have to endure harassing conduct, and therefore the School encourages everyone to promptly report any incidents of harassment so that corrective action can be taken.
    (a) Employees who feel that their superiors are conditioning promotions, increases in wages, continuation of employment, or other terms or conditions of employment upon agreement to unwelcome conduct of a sexual nature, are encouraged to report these conditions to the appropriate administrator. If the employee's direct administrator or supervisor is the offending person, the report shall be made to the next higher level of authority.
    (b) Employees are also urged to report any unwelcome conduct of a sexual nature by superiors or fellow employees if such conduct interferes with the individual's work performance, or creates a hostile or offensive working environment.
    (c) Students are urged to report any conduct of a sexual nature by school employees or others to whom this policy applies to a school counselor or administrator.

(2) Every reported complaint of harassment will be investigated promptly and thoroughly by Aspire. Typically the investigation will include interviewing the complainant, anyone who may have knowledge of the alleged harassment, and the alleged harasser. Once the investigation is completed, Aspire will notify the complainant of the results of the investigation. Aspire will make every effort to handle the investigation in as confidential a manner as possible consistent with a thorough, fair and proper investigation. Aspire will not tolerate reprisals or retaliation against anyone as a result of the good-faith reporting of charges of sexual harassment.

(3) In determining whether alleged conduct constitutes sexual harassment, the totality of the circumstances, the nature of the conduct, and the context in which the alleged conduct occurred have to be investigated.

(4) Any employee found to have engaged in sexual harassment shall be subject to sanctions, including, but not limited to, warning or reprimand, suspension, or termination. Conduct of a sexual nature directed toward students shall be reported as child abuse for investigation by appropriate law enforcement and/or other authorities.

D. Filing Complaints with State and Federal Agencies

In addition to notifying Aspire of harassment or retaliation, aggrieved parties may wish to file complaints with other appropriate state and federal agencies, including the United States Equal Employment Opportunity Commission (EEOC) and/or the California Department of Fair Employment and Housing (DFEH), which have authority to conduct investigations of facts. Aggrieved parties are advised that statutory deadlines apply for the tender of complaint to either the EEOC and/or the DFEH and that if complaints are not timely filed they may be barred by law. If the EEOC and/or the DFEH believe that a complaint is valid and settlement efforts fail, aggrieved parties may seek an administrative hearing. Aggrieved parties may also be entitled to file a lawsuit in Federal or state court. Administrative agencies and the courts have the authority to award monetary and non-monetary relief in meritorious cases. Employees can contact the nearest EEOC or DFEH

office at the locations listed on Aspire's employment law poster or by checking the state government listings in the local telephone directory.

Employees – All Other Kinds of Discrimination or Harassment

Prohibited harassment on the basis of race, ethnic group, color, national origin, ancestry, religion, physical or mental disability, marital status, medical condition, sexual orientation, veteran status, age, or any other protected basis, includes behavior similar to sexual harassment, such as:

- Verbal conduct such as threats, epithets, derogatory comments, or slurs;
- Visual conduct such as derogatory posters, photographs, cartoons, drawings, or gestures;
- Physical conduct such as assault, unwanted touching, or blocking normal movement; and
- Retaliation for reporting harassment or threatening to report harassment.

Complaint Procedure

Aspire's complaint procedure provides for an immediate, thorough, and objective investigation of any claim of unlawful or prohibited harassment, appropriate disciplinary action against one found to have engaged in prohibited harassment, and appropriate remedies for any victim of harassment. A claim of harassment may exist even if the employee has not lost a job or some economic benefit.

Employees who believe they have been harassed on the job, or who become aware of the harassment of others are encouraged to inform the offender that this behavior is unwelcome. They should also immediately provide a written or verbal complaint to your supervisor, manager, Human Resources, or any other member of management as soon as possible. The complaint should be as detailed as possible, including the names of individuals involved, the names of any witnesses, direct quotations when language is relevant, and any documentary evidence (notes, pictures, cartoons, etc.).

All incidents of prohibited harassment that are reported will be investigated. Aspire will immediately undertake or direct an effective, thorough, and objective investigation of the harassment allegations. The investigation will be completed and a determination regarding the reported harassment will be made and communicated to the employee who complained and to the accused harasser(s).

If Aspire determines that prohibited harassment or other conduct that violates an Aspire policy has occurred, the organization will take effective remedial action commensurate with the circumstances. Appropriate action will also be taken to deter any future harassment. If a complaint of prohibited conduct is substantiated, appropriate disciplinary action, up to and including immediate termination, will be taken. Whatever action is taken against the wrongdoer will be communicated to the employee who complained. Applicable law prohibits retaliation against any employee who complains of prohibited harassment or who participates in an investigation.

Liability for Harassment

Any employee of Aspire, whether an employee, supervisor, or manager who is found to have engaged in prohibited harassment is subject to disciplinary action, up to and including immediate discharge from employment. Any employee who engages in prohibited harassment, including any supervisor or manager who knew about the harassment but took no action to stop it, may be held personally liable for monetary damages. Aspire does not consider conduct in violation of this policy to be within the course and scope of employment or the direct consequence of the discharge of one's duties. Accordingly, to the extent permitted by law, Aspire reserves the right not to provide a defense or pay damages assessed against employees for conduct in violation of this policy.

PREVENTION OF CHILD ABUSE POLICY

Aspire is committed to maintaining safe and secure campuses for students, and for following its legal responsibilities in reporting suspected child abuse/neglect to the proper authorities.

Reporting Suspected Abuse/Neglect

While the responsibility of enforcing legal prohibitions against child abuse and neglect lies with the protective agencies such as the local police department and Children's Protective Services, Aspire's child care custodians (including teachers, administrative officers, certificated personnel, etc.) are mandated reporters of known or suspected child abuse/neglect and are required to fulfill this legal responsibility. Every child care custodian of Aspire must sign a "Child Abuse Reporting" form indicating they understand their responsibilities to report known or suspected child abuse/neglect.

See complete Prevention of Child Abuse Policy and Procedure for specific steps regarding the reporting of suspected abuse and neglect.

Reporting Problems at the School Site

Aspire maintains zero tolerance for abuse. Every member of any Aspire community must participate actively in the protection of its students.

All Aspire schools will monitor the school buildings and grounds:

- All unused rooms, storage areas, and closet doors should be kept locked at all times;
- all unused buildings and areas must be designated, posted and enforced as off-limits to children;
- all students are required to remain in areas that are easily viewed by employees;
- Interior doors should be left open and unlocked when rooms are in use
- Blinds should be left open to allow informal monitoring by a passerby.

In the event that any current or future Aspire employee observes any suspicious or inappropriate behaviors on the part of any third party or other employee while on any Aspire premises, he or she is required to immediately report their observations to the principal or designee. Examples of suspicious or inappropriate behaviors include, but are not limited to:

- policy violations,
- neglectful supervision,
- "private time" with students,
- taking students off premises without adhering to procedures,
- buying unusual gifts for children and youth,
- swearing or making suggestive comments to students,
- or any other conduct as identified in this policy, or which is inappropriate or illegal in the eyes of the observer.

All reports of suspicious or inappropriate behavior with students will be taken seriously. The principal or designee will conduct an immediate investigation concerning the alleged act or omission.

If at any point in gathering information about the allegedly suspicious, inappropriate or illegal behavior, a concern arises that there is a possibility of abuse of any kind, appropriate law enforcement and/or local child protection services will be contacted immediately and a report will be filed. If at any point any policy violations with students are confirmed, employees will be subject to disciplinary action, including but not limited to, administrative leave, termination and/or criminal prosecution.

Aspire will cooperate will any and all law enforcement and/or governmental entities in the implementation and enforcement of this policy.

EMPLOYEE CONDUCT WITH STUDENTS

All Aspire employees are responsible for conducting themselves in ways that preserves the safety of students and that prevents either the reality of or perception of inappropriate interaction with students.

In general, all Aspire employees will treat all children with respect and consideration equally, regardless of sex, race, religion, culture or socio-economic status. Employees will portray a positive role model for youth by maintaining an attitude of respect, patience and maturity.

Alcohol, Tobacco, and Controlled Substances

All Aspire employees are prohibited from the use, possession, or distribution of alcohol, tobacco products, or any illegal controlled substances while in the presence of students or at any time on school grounds. They are also prohibited from being under the influence of alcohol or any illegal controlled substances while in the presence of students or at any time on school grounds.

Transportation of Students

Aspire employees may occasionally be in a position to provide transportation for students. The following guidelines should be observed in such circumstances:

a) With the exception of emergency situations related to medical necessity, employees should avoid transporting students without the written permission of his or her parent or guardian;
b) If written permission is not possible, the employee should make a written record of any verbal permission granted by the parent or guardian;
c) Students should be transported directly to their destination and no unauthorized or unnecessary stops should be made;
d) Employees will avoid unnecessary and/or inappropriate physical contact with students while in vehicles;
e) Drivers who are assigned to transport students must be at least 21 years old and must abide by standards related to insurance and other legal requirements;
f) The employee should make a written record of the trip, including departure and arrival times and locations and students involved; and
g) Whenever possible, two Aspire employees should collectively engage in the transportation activity.

Language

Employees will not speak to students in a way that is or could be construed by any observer as harsh, coercive, threatening, intimidating, shaming, derogatory, demeaning, or humiliating. Employees are to refrain from swearing in the presence of students. Employees are cautioned against initiating sexually oriented conversations with students, except in the context of Aspire's health education or advisory curriculum. Employees are not permitted to discuss their own sexual activities with students.

Gifts

Money will not be given to students. Gifts will not be given to individual students, except as an award related to a previously announced academic competition; or as a group award given to all participants in celebration of classroom or school accomplishment or special event.

Attire

Employees must be appropriately and professionally dressed in presence of students. Each school may adopt its own dress code for employees and employees will be expected to follow that code.

Behavior

One-to-one counseling with students will be done in a public place insofar as possible, where private conversations are possible but occur in full view of others.

Employees will refrain from intimate displays of affection towards others in the presence of students, parents, and other personnel.

Employees are prohibited from possessing any sexually oriented materials (magazines, cards, videos, films, clothing, etc) on school grounds or in the presence of students.

Physical Contact with Students

Some forms of physical contact between adults and children are appropriate and that other forms are inappropriate, illegal, or have been used by adults to initiate inappropriate or illegal contact with children.

Appropriate physical contact between employees and students include, but are not limited to:

- Handshakes;
- "High Fives" or hand slapping;
- briefly touching tops of heads, shoulders or upper back in acknowledgement, congratulation or consolation;
- brief sideways hugs; and
- holding hands while walking with small children.

Inappropriate physical contact between employees and students include, but are not limited to:

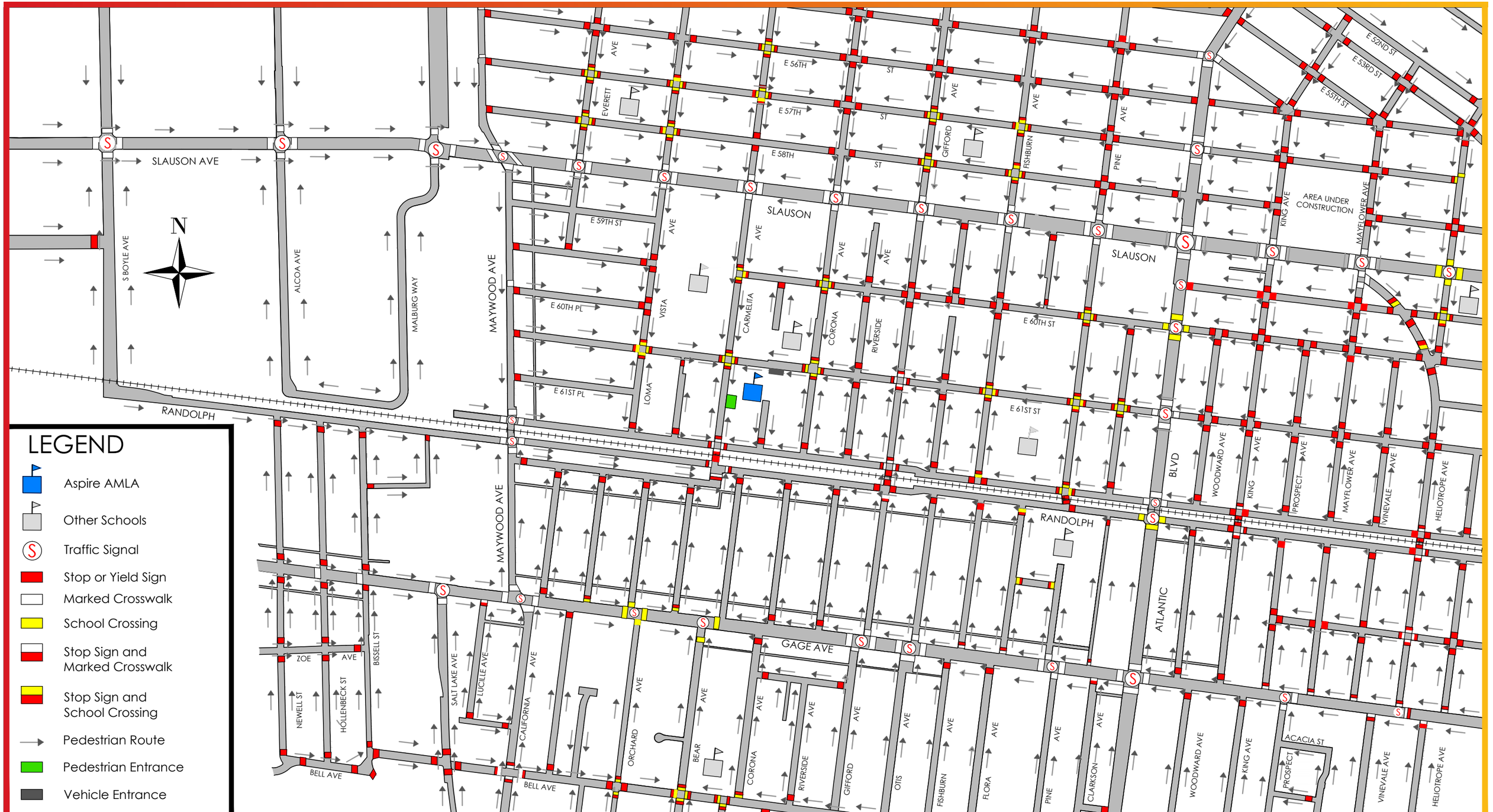
- full body hugs or lengthy embraces;
- kisses;
- holding small children on the lap;

- touching bottoms, chests, knees, legs, , and/or genital areas;
- showing affection in isolated or private areas;
- sleeping with a student;
- wrestling with students;
- tickling students;
- piggyback rides;
- any type of massage;
- any form of unwanted affection; and/or
- any compliments that relate to physique or body development.

All Aspire employees are prohibited from using physical punishment in any way for behavior management of students. No form of physical discipline is acceptable. This prohibition includes spanking, slapping, pinching, hitting or any other physical force as retaliation or correction for inappropriate behaviors by students. Other prohibitions include, but are not limited to,

- isolation except as needed for the child to gain self-control (and then only under the supervision of an adult, and no longer than 15 minutes),
- withholding food or water,
- degrading punishment,
- work assignments unrelated to a natural or logical consequence,
- excessive exercise,
- withholding access to contact with parents or guardians,
- withholding or using medications for punishment,
- mechanical restraint such as rope or tape to restrict movement, or
- any type of physical restraint.

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LEGEND

- Aspire AMLA
- Other Schools
- Traffic Signal
- Stop or Yield Sign
- Marked Crosswalk
- School Crossing
- Stop Sign and Marked Crosswalk
- Stop Sign and School Crossing
- Pedestrian Route
- Pedestrian Entrance
- Vehicle Entrance

Stantec

Aspire Antonio Maria Lugo Academy
Suggested Route to School Map

EXHIBIT F

35. Prior to issuance of a Certificate of Occupancy for the project, the applicant shall develop a Comprehensive Parking Plan and shall submit the Plan to the City for review and approval. The Plan shall contain the following elements:

a. Assigned parking spaces for staff
b. Written traffic and parking policy for distribution to staff and parents
c. Traffic and parking monitors
d. Signage
e. An event parking plan
f. A plan for adequate off-street parking that avoids school visitors or staff parking in residential neighborhoods or unauthorized parking on nearby properties.

Stantec

Comprehensive Parking Plan

In order to comply with Mitigation Measure 35 (attached), the following Comprehensive Parking Plan has been prepared:

1. Staff parking only will be allowed in the on-site parking lot. The staff parking lot has parking spaces for 45 cars. The entrance to the staff parking lot will be from the on-site access road and will be controlled access. A keypad will be used for staff to access the parking lot, and a call box will be provided for communication to the main office.

2. A written traffic circulation and parking policy will be distributed to staff and parents (see page 3).

3. Traffic/parking monitors will be provided at up to seven locations around the school to supervise the arrival and dismissal of students. Parking and circulation rules will be enforced by the trained monitors. Recommended locations of the monitors include: 1) the crosswalk and driveway on Carmelita Avenue, 2) the crosswalk and driveway on E 61st Street, 3) on-site access road to ensure drivers follow the drop-off/pick-up rules.

4. Approximately 8 cars can park on Carmelita Avenue in front of the school, and 10 cars can park on E 61st Street in front of the school. Parents will be instructed to park in the street parking in front of the school if they need to park and enter the school.

5. Parents and visitors are never allowed to park in either lane along the on-site access road as this is the emergency vehicle access route.

6. All parking on the school side of Carmelita Street is prohibited on Wednesdays 9:00 AM to 12:00 PM for street sweeping. Parking on the school side of E 61st Street is prohibited on Thursdays from 11:00 AM to 2:00 PM for street sweeping.

7. Special event parking plan

a) Teachers and staff could park in the area east of the parking lot during special events, leaving spaces in the staff parking lot available for parents and visitors. Access to the area is through a gate at the south end of the parking lot. Approximately 14 cars could park in this area, with space for an additional 14 cars if they are parked valet-style for a total of 28 cars.
b) A cooperative agreement for reciprocal parking during special events will be explored with Huntington Park Elementary School and/or Nimitz Middle School. The elementary school and middle school have limited staff parking that may be available during special events.

c) An agreement with the Huntington Park Elementary School or Nimitz Middle School is not necessary to use their on-street loading zones during non-school hours; however, dates and times of special events will be coordinated with Huntington Park Elementary School and Nimitz Middle School to try to avoid scheduling overlapping special events. The Huntington Park Elementary School on-street loading zone would provide parking for approximately 19 cars on E 61st Street and Corona Avenue. The on-street loading zones for Nimitz Middle School would provide parking for approximately 46 cars on Carmelita Avenue, E 61st Street, and Loma Vista Avenue.
d) A total of 83 on-street spaces could be used for the Aspire School for special events after school hours (8 spaces on Carmelita Avenue in front of the Aspire School, 10 on E 61st Street in front of the Aspire School, 19 in the Huntington Park Elementary School on-street loading zones, and 46 in the Nimitz Middle School on-street loading zones).
e) A total of 156 spaces could be available for the Aspire School without impacting the on-street or off-street parking of area residences (45 spaces in the on-site parking lot, 28 spaces in the on-site area east of the parking lot, and 83 on-street spaces in front of Aspire School or other schools).

Special Events Parking:

Parking instructions will be provided at the time of the Special Event.

Drop-Off/Pick-Up and Parking Circulation Plan: (to be handed out to Parents)

An access road is provided on the school property for the drop-off and pick-up of students. The road is one-way only with the entrance on E 61st Street and the exit on Carmelita Avenue. There are 2 lanes: the right lane (as you are driving) is a loading zone for dropping off and picking up students. The left circulation lane is for passing the cars stopped in the right lane.

We highly encourage you to access the entrance to the school driveway off of E 61st Street by a right turn only. Drivers should approach the driveway from the west, from the direction of Carmelita Avenue.

Drivers should pull as far forward as possible in the striped dropoff/pickup zone when dropping off or picking up students.

Students should only get out or in on the right side (passenger side) of the car when the car is fully in the striped drop-off/pick-up zone. Students should not walk between cars.

Drop-off and pick-up of students is prohibited from the circulation lane and anywhere where the curbs are painted red.

The internal access road should never be used for parking. If the driver needs to park and enter the school, please find street parking on Carmelita Avenue or E 61st Street.

Students should not be dropped off or picked up in front of the homes surrounding the school. Drop off and pick up students on school property only.

Student drop-off or pick-up is not allowed in the staff parking lot. Parents are not allowed to park in the staff parking lot.

Drivers and pedestrians shall follow all traffic/parking monitors' instructions.

When exiting the access road, we highly encourage you to turn left onto Carmelita Avenue to avoid the congestion around the school driveway entrance on E 61st St.

All street parking for school business will be on Carmelita Avenue or E 61st Street directly in front of school property. No school parking is allowed in front of the houses, Nimitz Middle School, Huntington Park Elementary School, or Freedom Park.

Parking is prohibited on Carmelita Avenue on Wednesdays from 9:00 AM to 12:00 PM and on E 61st Street on Thursdays from 11:00 AM to 2:00 PM for street sweeping. Please avoid parking in these areas during these times.

ATTACHMENT – MITIGATION MEASURE 35

29. That the vehicle circulation areas and parking structure be paved and striped as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.

30. That all required off-street parking and loading spaces comply with the minimum dimensions as set forth within the Huntington Park Municipal Code prior to issuance of the Certificate of Occupancy.

31. A School Safety Plan shall be developed to implement a program of student supervision, traffic and pedestrian control, signage, and safety procedures. The Plan will include measures to ensure a high level of pedestrian safety, such as: school warning and speed limit signs, school crossing guards and crosswalks, pavement markings, and clearly marked passenger drop-off zones. The Plan will also include a "Safe Routes to School" map for distribution to all school attendees with clear guidance on safe pedestrian access to school. Furthermore, the Plan shall include an Evacuation Plan outlining procedures and safe evacuation routes in the event of an accident or emergency. The Plan shall be finalized and implemented in coordination with the City. The schools shall provide an orientation on school safety for students at the beginning of each school year and as necessary throughout the year to maintain safe school practices.

32. Prior to issuance of a Certificate of Occupancy, the project applicant shall install a “Stop” signs at the exit/egress point of the private street, subject to approval by the City of Huntington Park.

33. Prior to issuance of a Certificate of Occupancy, the project applicant shall install “Stop” signs at the exit/egress point of the private street, subject to approval by the City of Huntington Park.

34. Prior to issuance of a Certificate of Occupancy, the project applicant shall coordinate with the City to have the pavement marked with the words “KEEP CLEAR” at the egress/exit driveway of the private street located along of Carmelita Avenue.

35. Prior to issuance of a Certificate of Occupancy for Phase I of the project, the applicant shall develop a Comprehensive Parking Plan and shall submit the Plan to the City for review and approval. The Plan shall contain the following elements:
    a. Assigned parking spaces for staff
    b. Written traffic and parking policy for distribution to staff and parents
    c. Traffic and parking monitors
    d. Signage
    e. An event parking plan
    f. A plan for adequate off-street parking that avoids school visitors or staff parking in residential neighborhoods or unauthorized parking on nearby properties.

June 2016

Comprehensive Parking Plan (Updated June 2016)

In order to comply with Mitigation Measure 35, the following Comprehensive Parking Plan has been prepared:

A. Staff parking will only be allowed in the on-site parking lot. The staff parking lot has parking spaces for 45 cars (please see Appendix A for parking space assignment, by position). The entrance to the staff parking lot will be from the on-site access road and will be controlled access. A keypad will be used for staff to access the parking lot, and a call box is provided for communication to the main office.

B. A written traffic circulation and parking policy will be distributed to staff and parents (see Appendix B).

C. Traffic/parking monitors will be provided at at least seven locations around the school to supervise the arrival and dismissal of students (See Appendix C). Parking and circulation rules will be enforced by the trained monitors.

D. See Appendix D for signage regarding on-site circulation and parking.

E. Special event parking plan

a) Teachers and staff will park in the area east of the parking lot during special events, leaving spaces in the staff parking lot available for parents and visitors. Access to the area is through a gate at the south end of the parking lot. Approximately 14 cars could park in this area, with space for an additional 14 cars if they are parked valet-style for a total of 28 cars.
b) A cooperative agreement for reciprocal parking during special events will be explored with Huntington Park Elementary School and/or Nimitz Middle School. The elementary school and middle school have limited staff parking that may be available during special events.
c) An agreement with the Huntington Park Elementary School or Nimitz Middle School is not necessary to use their on-street loading zones during non-school hours; however, dates and times of special events will be coordinated with Huntington Park Elementary School and Nimitz Middle School to try to avoid scheduling overlapping special events. The Huntington Park Elementary School on-street loading zone would provide parking for approximately 19 cars on E 61st Street and Corona Avenue. The on-street loading zones for Nimitz Middle School would provide parking for approximately 46 cars on Carmelita Avenue, E 61st Street, and Loma Vista Avenue.

June 2016

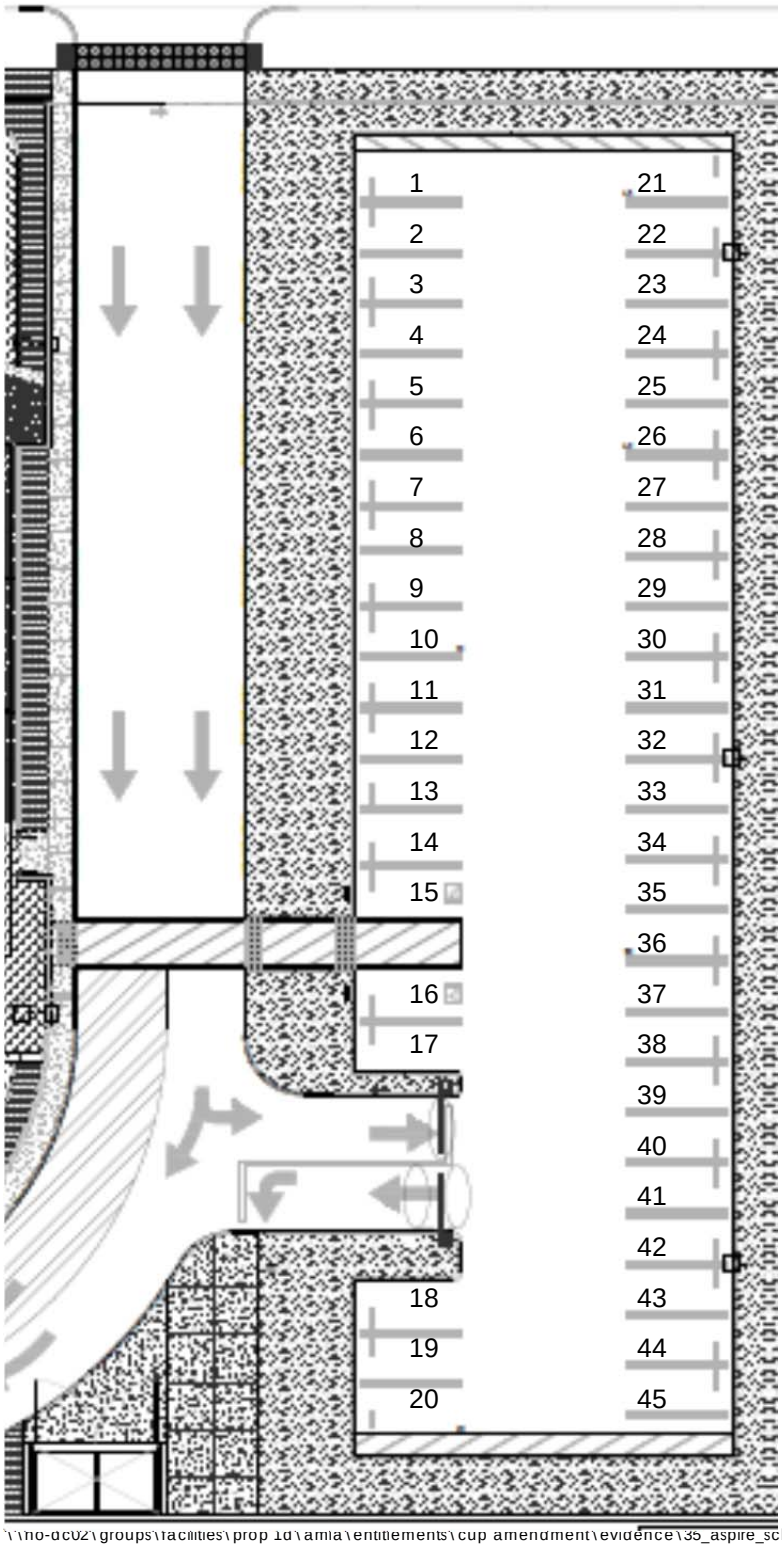
d) A total of 83 on-street spaces could be used for the Aspire School for special events after school hours (8 spaces on Carmelita Avenue in front of the Aspire School, 10 on E 61st Street in front of the Aspire School, 19 in the Huntington Park Elementary School on-street loading zones, and 46 in the Nimitz Middle School on-street loading zones).
e) A total of 156 spaces could be available for the Aspire School without impacting the on-street or off-street parking of area residences (45 spaces in the on-site parking lot, 28 spaces in the on-site area east of the parking lot, and 83 on-street spaces in front of Aspire School or other schools).

F. Three spaces are being provided for visitors in the gated parking lot. Access can be provided through the intercom/keypad at the gate. Parents are instructed to use these spots first. In addition, approximately 5-8 cars can park on the east side of Carmelita Avenue in front of the school, and 10 cars can park on the south side of E 61st Street in front of the school. Parents will be instructed to park in the street parking in front of the school if they need to park and enter the school.

June 2016

APPENDIX A

Aspire AMLA Assigned Parking Spaces for Staff



Parking Space Assignments by Position

1-10: Campus Monitors/IAs

11: Cafeteria Manager

12: Building Manager

13: Office Assistant

14: Office Manager

15: Counselor

16: Principal

17: Dean

18-20: Visitor Parking

21-40: Teachers

41-45: After School Staff

June 2016

APPENDIX B

Drop-Off/Pick-Up and Parking Circulation Plan: (to be handed out to Parents)

An access road is provided on the school property for the drop-off and pick-up of students. The road is one-way only with the entrance on E 61st Street and the exit on Carmelita Avenue. There are 2 lanes: please use either lane. Students dropped off in the left lane will be escorted by staff to make sure they are crossing safely.

Drivers should pull as far forward as possible in the striped dropoff/pickup zone when dropping off or picking up students.

Students should only get out or in on the right side (passenger side) of the car when the car is fully in the striped drop-off/pick-up zone in the right lane. If the car is in the left lane, the student should disembark in the left lane. Students should not walk between cars unless accompanied by school staff.

Drop-off and pick-up of students is prohibited anywhere the curbs are painted red.

The internal access road should never be used for parking. If the driver needs to park and enter the school, please use the designated visitor spaces or find street parking on Carmelita Avenue or E 61st Street along the school site.

Students should not be dropped off or picked up in front of the homes surrounding the school. Drop off and pick up students on school property only.

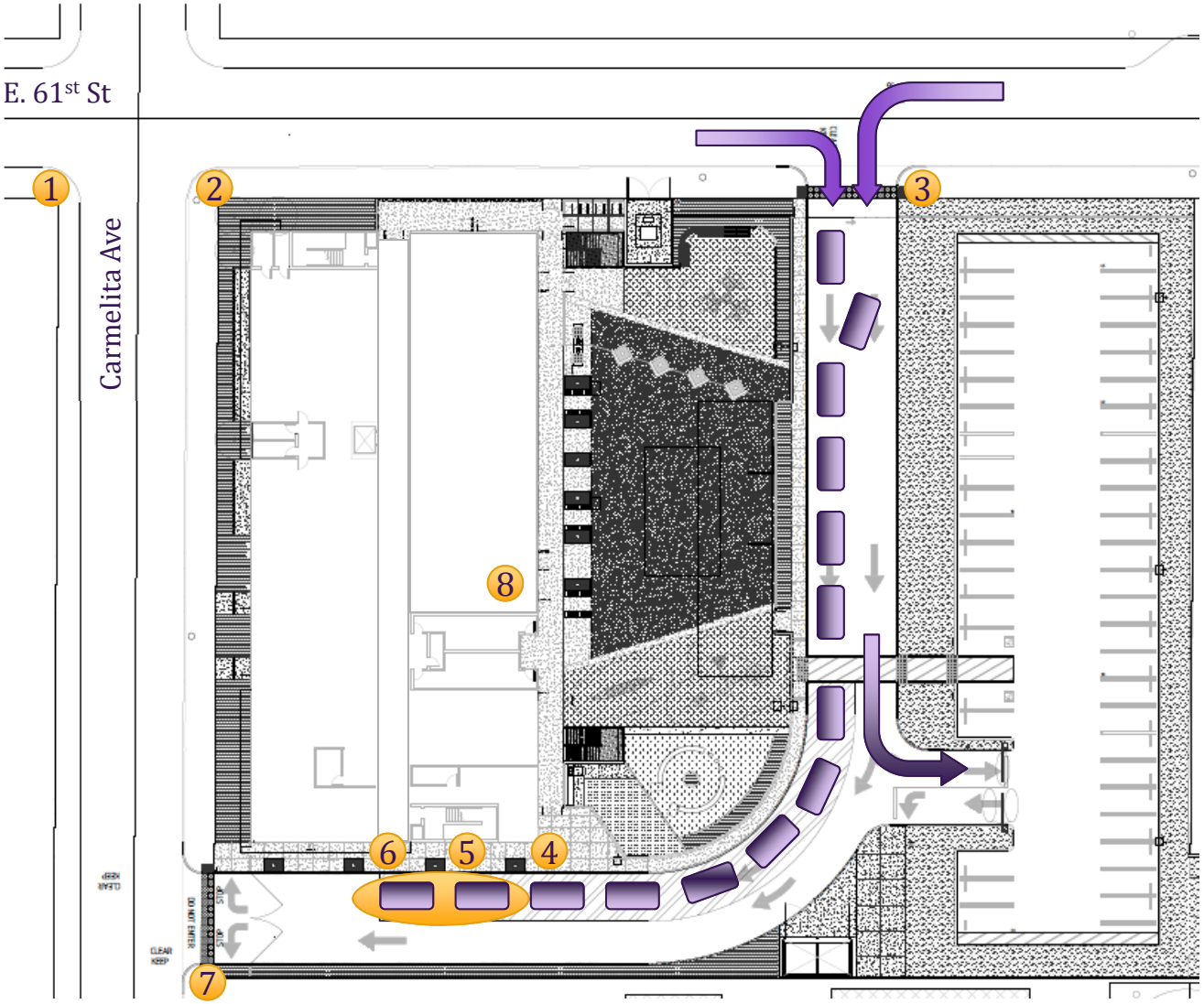
Student drop-off or pick-up is not allowed in the staff parking lot. Drivers and pedestrians shall follow all traffic/parking monitors' instructions.

When exiting the access road, we highly encourage you to turn left onto Carmelita Avenue to avoid the congestion around the school driveway entrance on E 61st St.

All street parking for school business should be in the provided parking lot. Access will be provided by using intercom/keypad at the gate. Additional parking will be on Carmelita Avenue or E 61st Street directly in front of school property. No school parking is allowed in front of the houses, Nimitz Middle School, Huntington Park Elementary School, or Freedom Park.

Parking is prohibited on Carmelita Avenue on Wednesdays from 9:00 AM to 12:00 PM and on E 61st Street on Thursdays from 11:00 AM to 2:00 PM for street sweeping. Please avoid parking in these areas during these times.

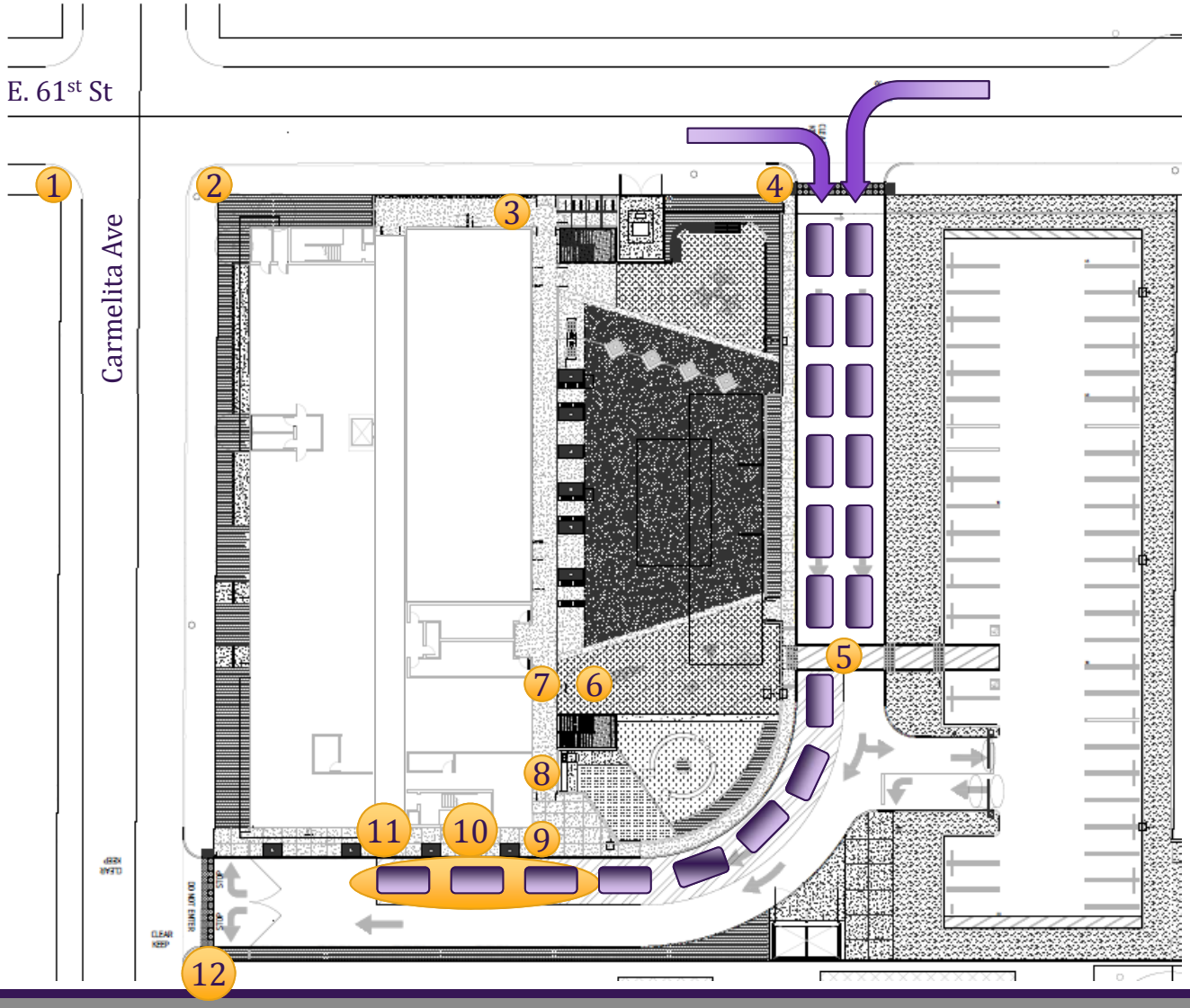
MORNING DROP-OFF PROCEDURE & STAFFING



STAFFING

1. Crossing Guard (for E. 61st St)
2. Crossing Guard (for Carmelita Ave)
3. Campus Monitor
4. Campus Monitor
5. Teacher
6. Campus Monitor
7. Campus Monitor
8. Teacher

AFTERNOON PICK-UP PROCEDURE & STAFFING



STAFFING

1. Crossing Guard (for E. 61st St)
2. Crossing Guard (for Carmelita Ave)
3. Campus Monitor
4. Teacher
5. Teacher
6. Teacher
7. Teacher
8. Teacher
9. Teacher
10. Teacher
11. Teacher
12. Campus Monitor

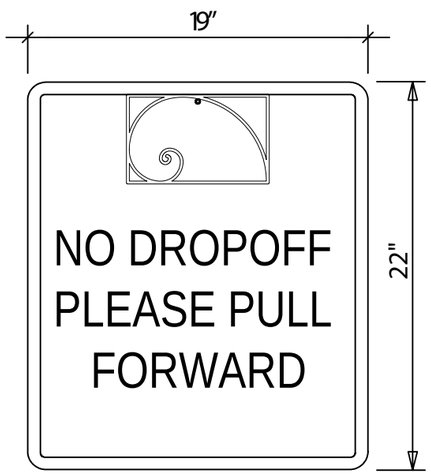
APPENDIX D



A



B



C



C



D

FENCE MOUNTED SIGNS, LOCATION TO BE DETERMINED ON SITE.

TEXT HEIGHT: 1-1/4″
REFLECTING LETTERS

DIVISION OF THE STATE ARCHITECT STAMP

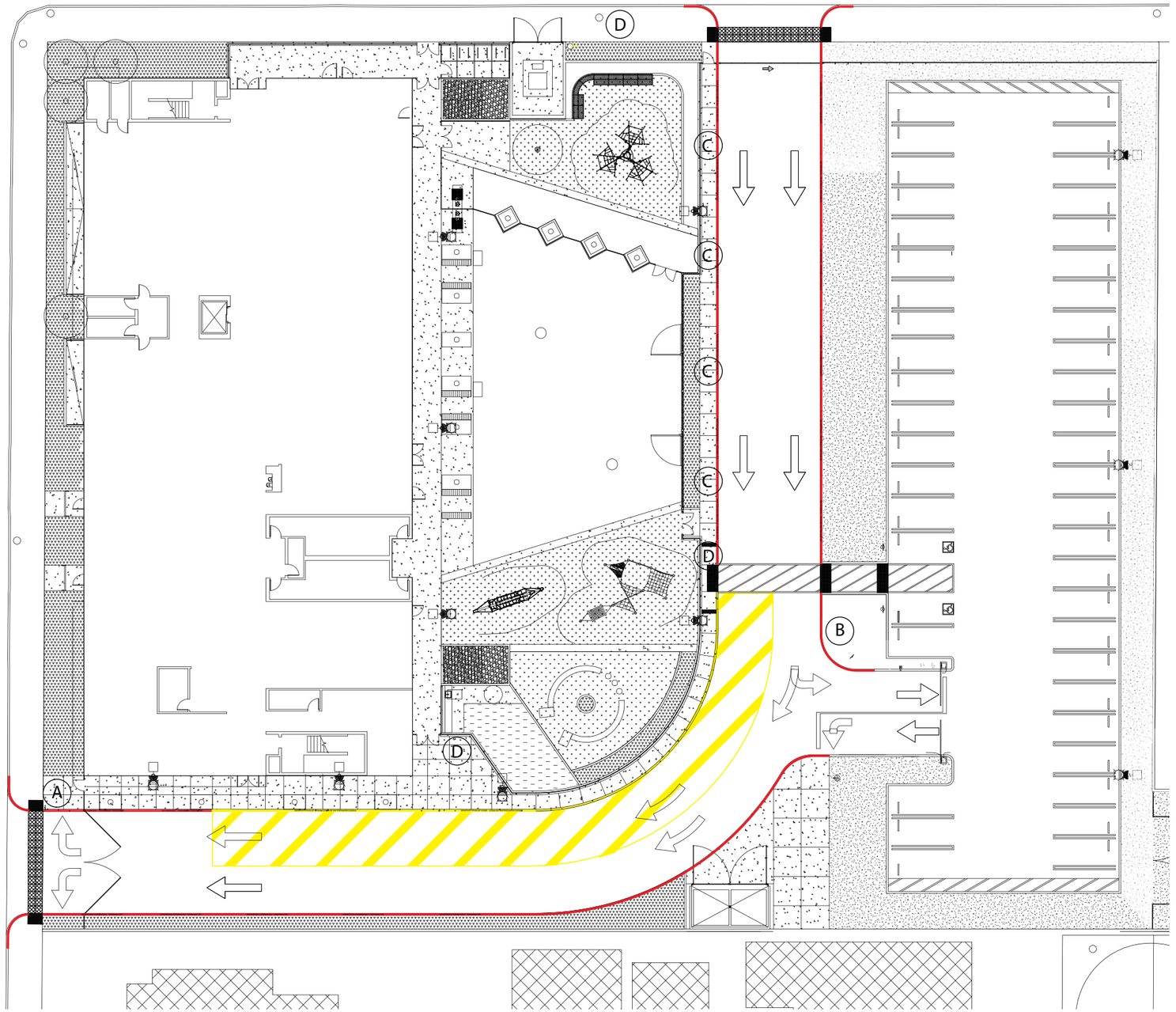
SITE SIGNS

osborn
3951 Medford Street / Los Angeles, CA 90063
Telephone (323) 475 8075

PROJECT NAME: ANTONIO MARIA LUGO ACADEMY
PROJECT NUMBER: A14008
FILE#: 41-Aspire Public School
DSA APPLICATION#: 03-115762
CCD NUMBER: NOT APPLICABLE
DATE: 08/11/2015

SIGNS
08/11/2015
ASK-30.02
REVISION TO
N.A.

APPENDIX D



FENCE MOUNTED SIGNS, LOCATION TO BE DETERMINED ON SITE.

TEXT HEIGHT: 1-1/4"
REFLECTING LETTERS

DIVISION OF THE STATE ARCHITECT STAMP

SITE PLAN

osborn

3951 Medford Street / Los Angeles, CA 90063
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PROJECT NAME: ANTONIO MARIA LUGO ACADEMY
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DATE: 08/11/2015

SITE PLAN
08/11/2015
ASK-30.01
REVISION TO
N.A.

ASPIRE PUBLIC SCHOOLS
College for Certain

To: Carlos Luis, Senior Planner, City of Huntington Park

From: Carolyn Choy, Manager, Finance & Real Estate, Aspire Public Schools
D'Lonra Ellis, General Counsel, Aspire Public Schools

CC: Sandra Kim & Liliana Garcia, Co-Principals, Aspire Antonio Maria Lugo Academy
Shiraz Tangri, Meyers Nave Riback Silver & Wilson

Date: June 8, 2016

Re: Aspire Antonio Maria Lugo Academy – 6100 Carmelita Avenue
Proposed CUP Amendment – Planning Case No. 2014-01A CUP/DP

This memorandum is submitted in support of the application to amend the existing Conditional Use Permit/Development Permit ("CUP") for Aspire Antonio Maria Lugo Academy ("AMLA") located in the City of Huntington Park. As requested by the City Planning Commission at the May 18, 2016 hearing, Aspire hereby provides information relevant to the new or revised conditions of approval for the proposed amendment to the CUP. This memorandum also addresses questions raised by the Planning Commission regarding student enrollment at AMLA. We appreciate the efforts by you and other City personnel to assist Aspire in responding to the Commission's questions, including in our telephonic meetings on May 24 and May 25, 2016 and in our meeting at City Hall on June 2, 2016.

We have also submitted a separate memorandum describing our compliance with the current 2014 CUP captioned "Aspire Antonio Maria Lugo Academy – 6100 Carmelita Avenue; CUP/DP Conditions of Approval – Planning Case No. 2014-01A CUP/DP."

A. Proposed Conditions of Approval

Aspire has reviewed the 11 additional conditions of approval proposed by the City for the amended CUP, as described in the May 18, 2016 Planning Commission Agenda Report. Our comments on the proposed conditions of approval are attached hereto as Exhibit A; we previously discussed these same comments with the City at our meeting on June 2, 2016, and provided them in written form later that same day. We appreciate your consideration of these comments, which are intended to ensure that the final conditions of approval are internally consistent and can be feasibly implemented by Aspire.

B. City's Traffic Congestion Relief Plan

As we stated in our May 9, 2016 memorandum and at the May 18, 2016 Planning Commission hearing, Aspire is committed to participating in the City's process for improving traffic congestion in the area where AMLA is located. We appreciate the opportunities provided by the City to participate in that process, including our discussion with you and the City's traffic consultant on June 1, 2016, and our participation at the Traffic Authority meeting on June 2, 2016. Attached hereto as Exhibit B is a memorandum from Stantec traffic engineers, reviewing the specific recommendations of the City's plan applicable to AMLA. Stantec concludes

that implementation of those recommendations will reduce AMLA's contribution to the traffic congestion from the schools located in that immediate neighborhood. Aspire recognizes that the City's efforts to address traffic congestion in this area are on-going, and acknowledge that the 2014 CUP provides for the City's ability to impose additional conditions applicable to AMLA in the future.

C. AMLA Student Enrollment

The City requested information regarding the number of students enrolled at AMLA, and the potential for expanding the enrollment of Huntington Park students.

After opening the current facility in August 2015, enrollment for the 2015-2016 school year eventually reached 431 students. This enrollment increase resulted from unanticipated demand at the new location. We note that the vehicle trip count measured to be an average of 573 inbound trips across three days in October 2015 was substantially below the 1,050 inbound daily trips permitted by the 2014 CUP Mitigation Measure No. 1.

For the upcoming academic year, Aspire will ensure that the student population remains at or below 400 students. To confirm compliance with that condition, Aspire will submit written documentation of student enrollment at AMLA by October 1 of each year.

Our demographic records show that 60% of AMLA's students reside in Huntington Park, and that 97% of our students reside within the LAUSD boundary. 85% of AMLA's students reside within 3 miles of the school. It is our understanding that this percentage is consistent with the student demographics of LAUSD schools in the City, including Nimitz Middle School and Huntington Park Elementary School.

Aspire is committed to working with the City to encourage enrollment at AMLA by students from the surrounding neighborhood and the City. To demonstrate that commitment, we attach hereto as Exhibit C Aspire AMLA's Neighborhood Recruitment Plan. This plan includes concrete steps to expand the awareness of enrollment opportunities at AMLA, such as posting enrollment signage on the school facility and distributing enrollment flyers in the immediate neighborhood. Of course, Aspire will continue to comply with applicable Education Code requirements, which require charter schools to admit all pupils who wish to attend up to available capacity, and prohibit admission requirements based on place of residence. *See* Cal. Educ. Code § 47605(d). *See also California School Boards Assoc. v. State Bd. Of Education* (2011) 191 Cal.App.4th 530, 573 ("The Legislature has provided that admission to a start-up charter may not be determined according to the place of residence of a student, parent or legal guardian.").

* * * * *

We appreciate your consideration of the above information and related attachments in connection with the pending CUP amendment.

Please let us know if you have additional questions relating to the pending application for amendment of the AMLA CUP. Thank you.

ATTACHMENTS

Exhibit A: Aspire Comments on Proposed Conditions of Approval for Amended CUP
Exhibit B: Stantec Traffic Memorandum
Exhibit C: Aspire AMLA Neighborhood Recruitment Plan

PROPOSED CONDITIONS OF APPROVAL:

Mitigation Measures

1. **Mitigation Measure No. 1:** Prior to the issuance of a certificate of occupancy, the ~~private~~ school operator shall implement a trip reduction plan that maintains less than 1,050 inbound trips per day (a minimum 11% reduction) for the school. An annual vehicle count shall be performed by the school operator and submitted to the City annually to confirm compliance with the current threshold. Should the threshold change, the applicant shall provide documentation of compliance with the applicable SCAQMD significance threshold applicable at the time.

2. **Mitigation Measure No. 2:** The construction contractor shall water all exposed dirt surfaces at least 3 times per day for fugitive dust suppression.

3. **Mitigation Measure No. 3:** Small bulldozers only shall operate within 56 feet of the nearest residential structure.

4. **Mitigation Measure No. 4:** Close the cross-walk over the on-site access road to pedestrians during peak school periods. This is important because vehicle queuing at the drop-off/pick-up zone is anticipated to block sight distance to pedestrians on the school side of the crosswalk. This crossing is not on any pedestrian routes to the school and being closed during student drop-off/pick-up times should not impact students or pedestrians. An alternate measure would be to provide a crossing guard at the crosswalk during school drop-off/ pick-up times if remained open.

5. **Mitigation Measure No. 5:** The school shall develop a drop-off/pick-up and parking circulation plan and shared with parents and enforced/monitored by trained school staff maximize safety and efficiency of school traffic circulation on and off-site. School shall submit plan, and material updates, to City for review.

Project Design

6. As part of the development of the school, prior to the issuance of a certificate of occupancy, a recreation area shall be provided, which may consist of blacktop and/or landscaped areas improved with playground equipment or other recreational facilities and equipment.

7. Project plans and drawings shall be submitted to the Los Angeles County Fire Department (LACoFD) for review and recommendations regarding emergency access to buildings and fire hydrant locations, and other applicable requirements. LACoFD approval of the project plans shall be demonstrated to the satisfaction of the Director of Community Development prior to issuance of demolition or grading permits for the project.

8. The following security measures shall be included in the project design for the school:
    a. A minimum of seven before- and after-school monitors shall be posted at the entrances of the school, at the intersection of Carmelita Avenue and 61st Street, at the ingress and egress points of the private street, and at the drop-off/pick-up area to control traffic ingress and egress to the school property and to ensure that pedestrians and vehicles observe all traffic restrictions.
    b. Pathways for all crossings shall be provided and shall be clearly marked.
    c. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.

9. 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 authorization to operate.

10. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of Occupancy.

11. That all signs on the site be installed in compliance with the City's sign regulations and/or Sign Program and that approval be obtained through a Sign Design Review prior to installation.

12. That the applicant shall install 8-foot high decorative block walls along the south and east property lines as approved by the Planning Division. A block wall measuring ~~36~~ 30 inches in height shall be installed along the 10'-0" front and street side yard setbacks, as measured from the property line.

Aesthetics

13. Building materials shall not be reflective or produce meaningful amounts of glare.

14. Mesh Fencing during Construction - The portions of the project site under construction shall be temporarily concealed from public view through the installation of mesh screening along the perimeter fence.

15. Exterior lighting shall be low-wattage and shall be shielded and directed onto the project site and away from adjacent residential uses. Outdoor lighting will be limited to security lighting of walkways and parking areas. All security lighting will be fitted with side shields and hoods to avoid spill light, glare, and sky glow.

16. That a minimum 10'-0" landscape planter and permanent irrigation be provided along 61st Street and Carmelita Avenue; with the exception of driveways and walkways and that landscaping be provided in areas not used for vehicle parking,

vehicle circulation or pedestrian access. A landscape plan designed by a Registered Landscape Architect shall be provided for the entire property showing planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to, and approved by the Planning Division, and such landscaping shall be installed and planted according to such approved plan, prior to issuance of the certificate of occupancy, and shall thereafter be continuously and permanently maintained.

17. That street trees with decorative plastic or permeable concrete grates be installed along the frontages of Carmelita Avenue and 61st Street ~~Rita Avenue~~ at 40-feet on center, or as indicated on approved plans. The trees shall be 24-inch box minimum and the species of trees shall be determined by the City's Public Works Department. Installation and maintenance shall also be per the Public Works Department requirements.

18. That all proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and shall be completely concealed from public view as required by the City prior to issuance of Certificate of Occupancy.

19. That all existing and/or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the structure or property shall be completely shielded/enclosed so as not to be visible from public view 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 the issuance of the Certificate of Occupancy as approved by the Planning Division.

20. That the use be conducted, and 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 the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.

21. That decorative paving be provided and maintained at the driveway entrance along ~~public alley at the rear of the property~~61st St, as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.

Noise

22. Equipment operational noise shall comply with the City's standard of 50 dBA during daytime operations, and 40 dBA during nighttime operations at any property line.

23. All interior walls shall be designed in accordance with the California Division of the State Architect and California Department of Education's standards for schools with interior multipurpose rooms and physical education facilities as applicable.

24. Noise generated by the proposed project shall be in compliance with the noise limitations per Section 9-3.507 (Specific Requirements) of Huntington Park's Municipal Code.

Traffic and Circulation

25. That the City, in its discretion, may request the school operator to shift/stagger school start times by 20 minutes and end times by 30 minutes in order to reduce traffic congestion associated to Nimitz Middle School and Huntington Park Elementary School. The applicant shall make a reasonable effort to coordinate with Nimitz Middle School and Huntington Park Elementary School to avoid traffic congestion associated with overlapping start and end times and special events. Start and End times shall be filed with the City Engineer every other year and at the satisfaction of the City.

26. That the vehicle circulation areas be paved and striped as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.

27. That all required off-street parking and loading spaces comply with the minimum dimensions as set forth within the Huntington Park Municipal Code prior to issuance of the Certificate of Occupancy.

28. A School Safety Plan shall be developed to implement a program of student supervision, traffic and pedestrian control, signage, and safety procedures. The Plan will include measures to ensure a high level of pedestrian safety, such as: school warning and speed limit signs, school crossing guards and crosswalks, pavement markings, and clearly marked passenger drop-off zones. The Plan will also include a "Safe Routes to School" map for distribution to all school attendees with clear guidance on safe pedestrian access to school. Furthermore, the Plan shall include an Evacuation Plan outlining procedures and safe evacuation routes in the event of an accident or emergency. The Plan shall be finalized and implemented in coordination with the City. The school~~s~~ shall provide an orientation on school safety for students at the beginning of each school year and as necessary throughout the year to maintain safe school practices.

29. Prior to issuance of a Certificate of Occupancy, the project applicant shall install a "Stop" signs at the exit/egress point of the private street, subject to approval by the City of Huntington Park.

~~30. Prior to issuance of a Certificate of Occupancy, the project applicant shall install "Stop" signs at the exit/egress point of the private street, subject to approval by the City.~~

~~31.~~30. Prior to issuance of a Certificate of Occupancy, the project applicant shall coordinate with the City to have the pavement marked with the words

"KEEP CLEAR" at the egress/exit driveway of the private street located along of Carmelita Avenue.

~~32.~~31. Prior to issuance of a Certificate of Occupancy for the project, the applicant shall develop a Comprehensive Parking Plan and shall submit the Plan to the City for review and approval. The Plan shall contain the following elements:

a. Assigned parking spaces for staff
b. Written traffic and parking policy for distribution to staff and parents
c. Traffic and parking monitors
d. Signage
e. An event parking plan
f. A plan for adequate off-street parking that avoids school visitors or staff parking in residential neighborhoods or unauthorized parking on nearby properties.

~~33. Aspire Public Schools shall work together with the City to minimize impacts to off-site parking and circulation and shall implement "Step 1" of the City's Traffic Congestion Relief Plan. All modifications to the City's Traffic Congestion Relief Plan shall implemented by Aspire upon notification from the City.~~

~~34. If additional "Steps" are necessary, as stipulated in the City's Traffic Congestion Relief Plan, Aspire School shall implement additional requirements to the satisfaction of the City.~~

~~35.~~32. All school staff shall park in the on-site parking lot. This shall include part time staff.

~~36. To help alleviate traffic and parking congestion the school shall stagger their start and end times 30 minutes apart from Nimitz Middle School and Huntington Park Elementary. Start and End times shall be filed with the City Engineer every other year and at the satisfaction of the City.~~

~~37.~~33. Aspire Public Schools shall, as deemed necessary by the City, encourage the use of both drop off lanes on school site~~. Aspire School~~ and shall provide staff to assist students exiting/entering vehicles from both drop off lanes in order to ensure pedestrian safety. City engineer shall review the design of the on-site drop off lanes for improvements to pedestrian safety. All improvements and measures shall be to the satisfaction of the City.

~~38.~~34. A parking management plan shall be filed with the City estimating the amount of parents parking and walking students to the campus by grade and identify where they will park. The plan shall be submitted to the City and task completed to the satisfaction of the City.

~~39.~~35. School shall provide private crossing guards, as approved by the City, at ~~two~~ the following intersection locations:

a. Carmelita Ave at 61st St
b. Corona Ave at 61st St, if deemed necessary by the City

~~40.~~36. Crossing guard services shall be provided by a company, with experience in the crossing guard industry, to the satisfaction of the City. Copies of crossing guard contracts shall be submitted to the City.

~~41.~~37. School shall work with Huntington Park PD to provide training for the crossing guards at the above locations. The amount and level to be at the satisfaction of the City.

~~42.~~38. Aspire Public School shall ~~participate with Nimitz Middle School and Huntington Park Elementary school in~~ educat~~e~~ing parents and students on pedestrian and vehicle safety and "Rules of the Road" with emphasis on parking, walking and drop off and pick-up procedures. This will include the preparation of handouts, brochures and training materials to distribute to every student and parent at the start of each school year with reference on the school's web site. Materials must be submitted to the City Engineer to show conformance with this task. Task materials must be to the satisfaction of the City.

~~43.~~39. To allow for the flow of two-way traffic as well as queuing into the school drop off lanes from 61st Street, No Stopping Signs with painted white curbs restricting stopping/parking for an hour to hour and a half encompassing school start and ~~let out~~end times shall be posted on the south side of 61st Street along the school frontage. Ex. (7:30 to 8:30am and 2:00 to 3:30pm). Or any combination of hours to the satisfaction of the City.

General Conditions

~~44.~~40. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, 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.

~~45.~~41. 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.

~~46.~~42. 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.

~~47.~~43. That a ~~two separate~~ ninety-six (96) square foot decorative trash enclosure be provided on- site and that a decorative trellis, as approved by the Planning Division, be installed above the required trash enclosure prior to issuance of Certificate of Occupancy. The design and location shall be approved by the Planning Division. Trash bins shall be kept within the approved trash enclosure area only, and trash area shall be kept free of trash overflow and maintained in a clean manner at all times.

~~48.~~44. That a lighting plan be provided 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.

~~49.~~45. That the applicant 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.

~~50.~~46. That the school operator shall obtain a City of Huntington Park Business License prior to commencing business operations.

~~51.~~47. That public improvements be completed per the City Engineer's requirements prior to issuance of the Certificate of Occupancy as follows:

a. Remove and replace all public improvements damaged by construction per City Engineer's requirements; and
b. Repair and/or replace any abutting substandard or damaged public improvements as required by the City Engineer.
c. Install all new driveways per City Engineer's requirements; and

~~52.~~48. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the issuance of Building Permits to consolidate the existing two (2) parcels, 6318-028-900 and 6318-029-900, into one (1) parcel.

~~53.~~49. That the applicant comply with the requirements of County Sanitation District of Los Angeles.

~~54.~~50. 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.

~~55.~~51. 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.

~~56.~~52. 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.

~~57.~~53. 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.

~~58.~~54. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.

~~59.~~55. 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.

~~60.~~56. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.

~~61.~~57. 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, traffic, or to promote the general welfare of the City.

~~62.~~58. 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.

~~63.~~59. The applicant and/or school operator shall provide the City with contact information for a designated responsible party at the school responsible for resolution of complaints and operational and permit condition issues. Contact information shall be kept current and the Planning Division shall be notified of any change in contact information.

~~64.~~60. School enrollment shall not exceed 400 students.

~~65.~~61. The school shall be operated in a manner consistent with the School Charter issued by the Los Angeles County Office of Education.

~~66.~~62. That the applicant and property owner agree in writing to the above conditions.

Stantec

Memo

To:	Carolyn Choy Aspire Public Schools	From:	Melissa Dugan Irvine (Technology Dr) CA Office
File:	2073008360	Date:	June 7, 2016

Reference: Conditions of Approval for the Aspire AMLA School – Traffic/Transportation

We have reviewed the proposed Conditions of Approval for the Conditional Use Permit as provided by the City of Huntington Park. Specifically, conditions 32-39 refer to traffic issues. We agree with the City's traffic consultant that implementation of these recommendations will reduce the school's contribution to the area congestion. We have also updated our circulation and parking recommendations to reflect these conditions. They are:

32. All school staff shall park in the on-site parking lot. This shall include part time staff.
33. Aspire Public Schools shall, as deemed necessary by the City, encourage the use of both drop off lanes on school site and shall provide staff to assist students exiting/entering vehicles from both drop off lanes in order to ensure pedestrian safety. City engineer shall review the design of the on-site drop off lanes for improvements to pedestrian safety. All improvements and measures shall be to the satisfaction of the City.
34. A parking management plan shall be filed with the City estimating the amount of parents parking and walking students to the campus by grade and identify where they will park. The plan shall be submitted to the City and task completed to the satisfaction of the City.
.35. School shall provide private crossing guards, as approved by the City, at the following intersection locations: a. Carmelita Ave at 61st St, b. Corona Ave at 61st St, if deemed necessary by the City
36. Crossing guard services shall be provided by a company, with experience in the crossing guard industry, to the satisfaction of the City. Copies of crossing guard contracts shall be submitted to the City.
37. School shall work with Huntington Park PD to provide training for the crossing guards at the above locations. The amount and level to be at the satisfaction of the City.
38. Aspire Public School shall educate parents and students on pedestrian and vehicle safety and "Rules of the Road" with emphasis on parking, walking and drop off and pick-up procedures. This will include the preparation of handouts, brochures and training materials to distribute to every student and parent at the start of each school year with reference on the school's web site. Materials must be submitted to the City Engineer to show conformance with this task. Task materials must be to the satisfaction of the City.
39. To allow for the flow of two-way traffic as well as queuing into the school drop off lanes from 61st Street, No Stopping Signs with painted white curbs restricting stopping/parking for an hour to hour and a half encompassing school start and end times shall be posted on the south side of 61st Street along the school frontage. Ex. (7:30 to 8:30am and 2:00 to 3:30pm). Or any combination of hours to the satisfaction of the City.

Sincerely,
Stantec Consulting Services Inc.

Melissa Dugan, PTP, ENV SP
Project Manager
Phone: (949) 923-6216
Melissa.Dugan@stantec.com

Aspire Antonio Maria Lugo Academy (AMLA)

Neighborhood Recruitment Plan 2017-2018

CONTEXT: Every year, AMLA conducts a lottery in order to enroll students in any open positions in grades 1-5 as well as enrollment two classes of kindergarteners, to reach but not exceed the enrollment of 400 students.

GOAL: In keeping with the Lottery Priority List, established in the Los Angeles County Office of Education-approved charter for AMLA, a **recruitment plan** will be created and implemented to ensure that as many families within the 61st and Carmelita area of Huntington Park are aware of the following:

1. AMLA instructional program and the expectation of "College for Certain"
2. The lottery dates and procedures (Lottery Date: Friday, March 17, 2017)

RECRUITMENT PLAN

ACTIVITY	Dates	Person Responsible
SIGNAGE School will create large signs to display on the corner of Carmelita and 61st to inform community members of the following dates and location: • Open Houses • Lottery	January 13 through March 13 (two months)	AMLA Principal with assistance from Regional Director of Operations
NOTICES 1-Flyers notifying community of the Open Houses and Lottery will be created and posted in local businesses and on car windows within a five block perimeter. 2-Flyers notifying community of the Open Houses and Lottery will be created and mailed to all residents within a five block perimeter. 3- Flyers and other information will also be sent to the two local schools. 4- Principal will meet with both LAUSD principals in order to communicate the process and answer any questions, in hopes that the principals will refer interested parent to the AMLA school office.	By January 15	AMLA School Principal and Office Manager

OPEN HOUSES Two open houses will be scheduled for area community members. Topics include introduction to school program, calendar, meeting the principal and key staff, and enrollment/lottery information, as well as setting up school tours and assistance with signing up for the lottery.	One afternoon or evening in January and one in February	AMLA Dean of Instruction
LOTTERY Lottery date will be published and publicized, as noted above. It will be held in the Multipurpose Room. Members of the HP City Council and Planning Commission will be formally invited to attend. The public is also invited to attend. Lottery results are immediately posted on the school windows, as well as the Wait Lists.		AMLA Principal and Office Manager, with assistance from the Regional Director of Operations.

Note: By the Charter agreement, first priority for enrollment each year is given to currently enrolled students and second priority is given to the siblings of currently enrolled students.

CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: JUNE 15, 2016

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: RODRIGO PELAYO, PLANNING TECHNICIAN

SUBJECT: **PLANNING COMMISSION CASE NO. 2015-10 VAR/CUP VARIANCE/CONDITIONAL USE PERMIT (CONTINUED FROM THE APRIL 20, 2016 PLANNING COMMISSION MEETING)**

REQUEST:	**For a Variance to deviate from the minimum development standards for establishments serving alcohol and approval of a Conditional Use Permit to allow the off-sale of beer and wine (Type-20 license) at an existing convenience store within the Commercial General (CG) Zone on property located at 2321 Florence Avenue.**
APPLICANT:	Manpreet Cheema 2321 Florence Avenue Huntington Park, CA 90255
PROPERTY OWNER:	N&H Partners, LLC 410 Beverly Drive Beverly Hills, CA 90212
PROJECT LOCATION:	2321 Florence Avenue Suite #106
ASSESSOR'S PARCEL NUMBER:	6321-031-012
PRESENT USE:	Convenience Store (7-Eleven)
PROJECT SIZE:	0 (no additional square footage)
TENANT SIZE:	2,580 sq. ft.
LOT SIZE:	19,983 sq. ft.

GENERAL PLAN: General Commercial
ZONE: C-G (Commercial General)

SURROUNDING LAND USES:

North: Commercial
West: Commercial/Residential
South: Commercial (County of Los Angeles)
East: Commercial

MUNICIPAL CODE REQUIREMENTS FOR A VARIANCE:

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

1. Permit the modification of the dimensional standards of the following:

    A. Distance between structures;
    B. Parcel area (size);
    C. Parcel coverage;
    D. Parcel dimensions;
    E. Setbacks; or
    F. Structure heights.

2. Permit the modification of sign regulations (other than prohibited signs); and

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

REQUIRED FINDINGS FOR A VARIANCE:

Pursuant to Municipal Code Section 9-2.906, the Commission may approve and/or modify an application in whole or in part, with or without conditions, only if all of the following findings are made:

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

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

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

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

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

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

MUNICIPAL CODE REQUIREMENTS FOR A CONDITIONAL USE PERMIT:

Pursuant to Municipal Code Section 9-4.203(2)(A)(3)(b), a convenience store with the off-sale of alcoholic beverages is permitted in the General-Commercial (C-G) Zone provided a Conditional Use Permit (CUP) has been granted 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 CUP Permit application in whole or in part, with or without conditions, only if all of the following findings are made:

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

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

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

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). The activity is exempt from CEQA pursuant to CEQA Guidelines (Cal. Code Regs., tit. 14 § 15000 et seq.) Section 15270, Projects Which Are Disapproved, and it is not a project pursuant to Guidelines Section 15378 because the term "project" refers an activity that is being approved.

BACKGROUND:

- ***April 20,2016 Planning Commission Meeting***

A regular Planning Commission meeting was held on April 20, 2016 for consideration of a Variance and Conditional Use Permit request from the applicant. Prior to the meeting, the applicant submitted a letter to Planning Staff requesting to continue the item to another meeting date.
During the "Public Comment" portion of the meeting, the applicant requested that his item be continued to a later date because he wanted to analyze his options and submit additional information. The Planning Commission granted the applicant's request and continued the item to the June 15, 2016 Planning Commission meeting. The Planning

Commission also requested information pertaining to the number of active alcohol licenses within the area of the subject site.

On June 6, 2016, the Planning Division received a letter (Exhibit I) from the applicant providing a response to the following:

- Convenience store minimum distance requirements from residential properties.
- Convenience store minimum distance requirements from nightclubs/discotheques.
- Convenience store minimum distance requirements from other convenience stores.
- Alcohol licenses allowed within the site area.
- Police Department comments regarding calls for service and safety concerns.

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- ***Past Actions***

On October 19, 2011, the Planning Commission adopted Resolution No. 1941-DP/VAR, denying the applicant's request for a Development Permit to establish a new convenience store at 2321 E. Florence Avenue and a Variance to deviate from the minimum development standards for the off-sale of beer and wine. On October 24, 2011, the applicant submitted an application to appeal the Planning Commission's decision to the City Council. The appeal was presented to the City Council on November 21, 2011. At the meeting, the City Council continued the item to January 2012.

On January 3, 2012, the City Council overturned the Planning Commission's denial of Case No. 1941-DP/VAR, granting a Development Permit and Variance to deviate from the minimum development standards to establish a convenience store without alcohol sales. The Development Permit was granted to establish a convenience store and the Variance was granted to deviate from the minimum development standards for the distance requirements of convenience stores from sensitive receptors.

The Planning Division received a Variance application from Mr. Manpreet Cheema on October 13, 2014. A Planning Commission meeting was held on November 19, 2014, for consideration of a Variance request to deviate from the minimum development standards to establish the off-sale of beer and wine at the existing convenience store located at 2321 Florence Avenue. The Planning Commission noted that during the City Council meeting on January 3, 2012, 7-Eleven representatives stated they would not seek approval of alcohol sales in the future. The Planning Commission adopted Resolution No. 2014-08, denying the applicant's request because the proposed use did not meet the distance requirements from sensitive receptors and did not comply with all Zoning Code requirements. The 7-Eleven convenience store has continued to operate since 2012 without alcohol sales (dry store).

- ***Site Description***

The subject site is located on the northwest corner of Florence Avenue and Santa Fe Avenue. The lot size is approximately 19,035 square feet and is developed with an 8,580 square foot commercial building. The building is divided into five tenant spaces and is occupied by an insurance office, a retail apparel shop, a medical office, and a convenience store. The site is surrounded by commercial uses to the north, south, east and west. It is worth noting, the subject site is located to the north of the Unincorporated County of Los Angeles area boundary line. Access to the site is provided through a driveway along Santa Fe Avenue and a driveway along Florence Avenue.

- ***Project Description***

The applicant, 7-Eleven, Inc, is requesting Planning Commission approval of a Variance to deviate from the minimum development standards for establishments serving alcohol, and approval of a Conditional Use Permit to allow the off-sale of beer and wine (Type-20 license) at an existing convenience store located at 2321 E. Florence Avenue, within the C-G (General-Commercial) Zone.

PROJECT ANALYSIS:

- ***Applicant's Supplemental Information Letter***

  The letter submitted by the applicant on June 6, 2016 states that although the subject site is located within 100 feet of property located in the RL Zone, the applicant has "collected numerous letters of support from members of the community, including residents in the area and local business owners that support" his request.

  Although the applicant is welcome to continue submitting supplemental information in support of the project, the subject site is located within 100 feet of the RH Zone. Therefore the proposed use does not meet all Zoning Code requirements.

  The applicant stated that the nightclub located within 300 feet of the subject site is non-operational, has been vacant for a number of years, and there is no active alcohol license at that location. In addition, the applicant argues that the nightclub is located in the unincorporated area of Los Angeles County and should not be taken into account as part of the project.

  Although the nightclub is located within the County of Los Angeles, the HPMC does not specify that minimum distance requirements should only take into account properties/uses that are within the City of Huntington Park limits.

  The applicant also pointed that the convenience store located across the street from the subject site is also in the County of Los Angeles, therefore should not be taken into account as part of the project.

  Although the convenience store is located within the County of Los Angeles, the HPMC does not specify that minimum distance requirements should only take into account properties/uses that are within the City of Huntington Park limits.

  As a response to the moratorium for the issuance of new licenses in the area, the applicant stated that he is "…in the process of obtaining an existing alcohol

license, which is to be transferred from a location in Palmdale to the subject property."

Although the applicant would not be issued a new alcohol license from ABC, there is still a limit on the number of alcohol licenses that can be active within a Census Tract. According to ABC's website, the subject site is located within Census Tract 5331.03, which allows for a maximum of three alcohol licenses (off-sales). Currently, there are three active alcohol licenses in the census tract where the subject site is located. An undue concentration of licenses would be created, therefore a Letter of Public Convenience or Necessity would be required by the City.

As a response to the concerns raised by the Police Department, the applicant is "certain that the existing security and employee training plan will address any potential impacts or calls for service. In addition, the subject property has a number of safety mechanisms that will also help mitigate possible service calls such as a comprehensive surveillance system and outdoor lighting/ signage to discourage loitering".

Although the applicant has proposed security plan, it does not guarantee that it would prevent nuisances and reduce the calls for service. Police records indicate that 7-Eleven stores with alcohol licenses have a considerably higher number of calls in comparison to the stores that do not have alcohol licenses. In addition, the subject site already has already a higher number of calls for service and does not have an alcohol license.

- ***Convenience Store Development Standards***

Convenience stores may be located in compliance with Table IV-5 (Allowed Uses), provided a Conditional Use Permit has been obtained in compliance with Chapter 2, Article 11 (Conditional Use Permits) of the HPMC.

The minimum development standards for the off-sale of beer and wine within a convenience store require that the establishment be located a minimum of 100 feet from residential zones; 300 feet from schools, parks, religious organizations, or discotheque/nightclubs; and 1,000 feet from other convenience stores, as measured from property line to property line.

In addition, the off-sale of beer and wine within a convenience store requires a Conditional Use Permit, which may only be granted by the Planning Commission only if all the required findings are made.

Upon reviewing the applicant's request, Staff determined that the proposed use/subject parcel shown in Exhibit F of this document, is located within 100 feet of a residential zone; within 300 feet of a discotheque/nightclub (Guadalajara Nightclub in Walnut Park); and within 1000 feet from a gas station with mini-mart located at the south-west corner of Florence Avenue and Santa Fe Avenue within Walnut Park. The Guadalajara Nightclub appears to have ceased operating. Pursuant to HPMC Section 9-4.203(B)(2)(A)(1), a "gas station with mini-mart" means an establishment that sells gasoline for motor vehicles in conjunction with a "convenience store".

Furthermore, the Planning Division researched information from the ABC website and found that a moratorium established by the California Department of Alcoholic Beverage Control (ABC), in accordance with the Business and Professions Code Section 23817.5, is in effect and prohibits the issuance of off-sale beer and wine licenses (Type 20) in cities and counties where the ratio of Type 20 licenses exceeds one for each 2,500 inhabitants. The City of Huntington Park is listed as a moratorium city under Section 23817.5 of the Business and Professions Code due to the oversaturation of Type 20 licenses.

- ***ABC Alcohol Licenses Citywide***

According to ABC's website, there are currently seventy (70) active licenses (off-sales) in the City (Exhibit J). Three of the active licenses (off-sales) are located near the subject site, within Census Tract 5331.03.

- ***Business Operation Plan***

According to the proposed business plan, hours of operation will continue to be 24 hours with alcohol sales from 6:00 AM to 2:00 AM, seven days a week, as regulated by the California Department of Alcoholic Beverage Control (ABC). The store would operate under three work shifts per day with 2 full-time and 2 part-time employees, a total of four employees. In addition, the applicant proposes to

incorporate a security plan consisting of security cameras, staff training, and a refrigerator lock system to prevent theft or sales to minors.

- ***Department/ Agency Comments***

Planning Division received comments from ABC stating that currently there are three (3) licenses allowed and three (3) licenses have been issued in the census tract where the subject site is located. The department of ABC also determined that an undue concentration exists, therefore a Letter of Public Convenience or Necessity would be required from the City. The applicant did not specify whether he will transfer an existing ABC alcohol license to the subject location or if he will be acquiring a new license.

The Huntington Park Police Department provided comments where they have identified four existing 7-Eleven stores currently operating in the City, all operating 24 hours per day, and two of the existing 7-Eleven convenience stores sell alcoholic beverages. Police staff conducted a search for previous calls for service regarding police officer activities for the last calendar year (1-1-15 to 12-31-15) and predict that call for police response and nuisances in the area would increase significantly. Staff added, “As shown in the statistics related to police response calls, consistently the 7-Eleven stores (with ABC) had a considerably higher number of calls in comparison to the store that did not have an ABC license. Moreover, this location without the overnight sales already has a higher number of calls for service”.

- ***Variance Analysis***

The applicant is requesting approval of a Variance to deviate from the minimum development standards due to the fact that the proposed use would not comply with the minimum distance requirements as set forth within Sections 9-4.203(B)(2)(A) and 9-4.203(B)(2)(F) of the HPMC.

Specifically, the Variance request is to deviate from the minimum distance requirement of 100 feet from residential zones; 300 feet from schools, parks, religious organizations, or discotheque/nightclubs; and 1,000 feet from other convenience stores, as measured from property line to property line.

In granting a Variance to deviate from the development standards for the off-sale of beer and wine within a convenience store, the Planning Commission must make findings in connection with the Variance, as set forth in the Huntington Park Municipal Code. Staff's recommendation for denial of the Variance request is based on the consideration of the following:

1. That there are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this Code denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification in that ***there are no special circumstances in relation to the parcel's location, shape, size, surroundings, and topography which would constitute the granting of a Variance to allow the off-sale of beer and wine at a convenience store within the proximity of sensitive receptors. The subject property is rectangular in shape; measures approximately 20,000 square feet; is flat in topography; similar to other surrounding properties and is not denied of any privileges enjoyed by other properties in the vicinity.***

2. That granting the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district and unavailable to the property for which the Variance is sought in that ***the off-sale of beer and wine within a convenience store can only be established on any property in the CG Zone through the granting of a Conditional Use Permit (CUP) when all of the required development standards are met. In this case, the proposed use is within the CG Zone, however, would not meet the minimum distance requirements from sensitive receptors, such as residential, parks, religious, and school uses. Alcohol establishments are not prohibited, the granting of a Variance is not necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district because there are no special circumstances that prevent such property rights.***

3. That granting the Variance will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located in that ***the granting of a Variance to establish the off-sale of beer and wine in an existing convenience store would be detrimental to public health and safety when the close proximity of residential and school uses are taken into consideration. According to ABC, an undue concentration exists within the census tract where the subject property is located. Three licenses are currently permitted and all three have already been issued by ABC. In addition, the CG Zone is intended to provide for general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. While a convenience store with the off-sale of beer and wine does fall within these parameters, the intensity and operating characteristics of this use are such that specific development standards have been adopted in order to protect surrounding property from any potential negative impacts.***

4. That granting the Variance does not constitute a special privilege inconsistent with the limitations upon other property in the vicinity and zoning district in which the property is located in that ***the granting of a Variance to operate a convenience store with the off-sale of beer and wine would constitute a special privilege as there are no physical hardships on the subject property to distinguish it from similar properties. Similar properties that are not able to meet the minimum distance requirements would not be allowed to establish the off-sale of beer and wine. Therefore, the granting of a Variance for a convenience store with the off-sale of beer and wine on the subject parcel would allow a use that is not authorized by the Code.***

5. That granting the Variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel in that ***pursuant to Sections 9-4.203(B)(2)(A) and 9-4.203(B)(2)(F) of the HPMC, the off-sale of beer and wine within a convenience store is permitted only***

when all minimum development standards are met, including, but not limited to distance requirements to sensitive receptors. However, the subject parcel does not comply with the distance requirement from sensitive receptors. The location of the proposed use would be within 100 feet of a residential zone; within 300 feet from a discotheque/nightclub; and within 1,000 feet of another convenience store. Therefore, the granting of a Variance to establish the off-sale of beer and wine in an existing convenience store on the subject parcel would allow a use on the subject parcel that is not authorized by the Code.

6. That granting the Variance will not be inconsistent with the General Plan in that ***Goal 2.0 of the City's General Plan is to accommodate new development that is compatible with and complements existing land uses. In addition, Policy 2.2 of the General Plan requires that commercial development provide adequate buffers at designated boundaries with adjacent residential uses so as to prevent impacts on residences due to noise, traffic, parking, light and glare, and differences in scale; to ensure privacy; and to provide visual compatibility.***
While the General Plan does not expressly prohibit the establishment of the proposed use in the General Commercial land use designation, the City's Zoning Code requires that such uses comply with various development standards which this proposal is not able to satisfy. The proposed use is inconsistent with Policy 2.2 due to the fact that it does not comply with minimum distance requirements from residential zones, which are intended to provide adequate buffers between commercial and residential uses.

- ***Conditional Use Permit Analysis***

The applicant is requesting approval of a Conditional Use Permit to allow the off-sale of beer and wine (Type 20 License) at an existing convenience store.

The minimum development standards for the off-sale of beer and wine within a convenience store require that the establishment be located a minimum of 100 feet from residential zones; 300 feet from schools, parks, religious

organizations, or discotheque/nightclubs; and 1,000 feet from other convenience stores, as measured from property line to property line.

Staff determined that the proposed use/subject parcel shown in Exhibit F of this document, is located within 100 feet of a residential zone; within 300 feet of a discotheque/nightclub (Guadalajara Nightclub in Walnut Park); and within 1000 feet from a gas station with mini-mart located at the south-west corner of Florence Avenue and Santa Fe Avenue within Walnut Park. The Guadalajara Nightclub appears to have ceased operating. Therefore, the proposed use does not meet the minimum development standards for approval of a CUP.

In granting a CUP for the proposed off-sale of beer and wine within an existing convenience store, the Planning Commission must make the required findings, as set forth in the HPMC. Staff's recommendation for denial of the Conditional Use Permit request is based on the consideration of the following:

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 ***the proposed off-sales of beer and wine are conditionally permitted within the subject zoning district. However, the project does not comply with all of the provisions of the HPMC. Specifically, the proposed use does not comply with the minimum distance requirement to residential uses (100 feet), nightclub/ discotheques (300 feet), and other convenience stores (1,000 feet). Therefore, the use would impair the integrity and character of the subject zoning district.***

2. The proposed use is consistent with the General Plan in that ***Goal 2.0 of the City's General Plan is to accommodate new development that is compatible with and complements existing land uses. In addition, Policy 2.2 of the General Plan requires that commercial development provide adequate buffers at designated boundaries with adjacent residential uses so as to prevent impacts on residences due to noise, traffic, parking, light and glare, and***

differences in scale; to ensure privacy; and to provide visual compatibility.

While the General Plan does not expressly prohibit the establishment of the proposed use in the General Commercial land use designation, the City's Zoning Code requires that such uses comply with various development standards which this proposal is not able to satisfy. The proposed use is inconsistent with Policy 2.2 due to the fact that it does not comply with minimum distance requirements from residential zones, which are intended to provide adequate buffers between commercial and residential uses.

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 in that ***the proposed off-sales of beer and wine within an existing convenience store does not comply with the City's guidelines (development standards). Due to the fact that staff is recommending denial of the project, it is exempt per CEQA Section 15270.***

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 in that ***the granting of a Variance to establish the off-sale of beer and wine in an existing convenience store would be detrimental to public health and safety when the close proximity of residential and school uses are taken into consideration. According to ABC, an undue concentration exists within the census tract where the subject property is located. Three licenses are currently permitted and all three have already been issued by ABC. In addition, the CG Zone is intended to provide for general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. While a convenience store with the off-***

sale of beer and wine does fall within these parameters, the intensity and operating characteristics of this use are such that specific development standards have been adopted in order to protect surrounding property from any potential negative impacts.

5. The subject site is physically suitable for the type and density/intensity of use being proposed in that ***the subject site is not physically suitable for the off-sale of beer and wine at an existing convenience store due to the fact that proposed use does not meet the minimum distance requirement from sensitive receptors, as required by HPMC Sections 9-4.203(B)(2)(A) and 9-4.203(B)(2)(F).***

6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed use would not be detrimental to public health, safety and general welfare in that ***access to the site is provided through a driveway entrances along Santa Fe Avenue and Florence Avenue. The subject site is already developed as a commercial shopping center and has adequate sanitation, public utilities and services.***

- ***Conclusion***

Based on the project analysis, staff has determined that the applicant's proposed project would not satisfy all of the required findings for approval of a Variance and Conditional Use Permit.

The subject site is similar to other properties and is not denied of any privileges enjoyed by other properties in the vicinity. Similar zoned properties in the surrounding areas with convenience stores either meet the minimum City standards, or are existing legal nonconforming, thereby creating a nonconforming situation. By not granting the Variance, the property owner would not be prohibited from continuing uses that are principally permitted by right in the CG (General Commercial) Zone. A deviation from the minimum distance requirements could potentially adversely impact the surrounding properties.

Although the off-sale of beer and wine within a convenience store is permitted in the CG (General Commercial) Zone, the proximity of the proposed use to sensitive receptors is prohibited under current zoning standards. Therefore staff recommends denial of the request for a Variance and Conditional Use Permit for the proposed use at the subject location.

RECOMMENDATIONS:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission adopt Resolution No. 2015-10 VAR/CUP denying the request for a Variance and Conditional Use Permit in order to deviate from the minimum development standards to allow the off-sale of beer and wine at an existing convenience store located at 2321 Florence Avenue in the CG (Commercial General) Zone.

EXHIBITS:

A: PC Resolution No. 2015-10
B: Vicinity Map
C: Assessor's Parcel Map
D: Site Plan
E: Floor Plan
F: Sensitive Receptors Buffer Maps
G: ABC Moratorium
H: Variance Application/CUP Application/ Environmental Assessment Checklist
I: Letter from Applicant
J: List of ABC Active Licenses Citywide

PC RESOLUTION NO. 2015-10

EXHIBIT A **CASE NO.** 2015-10 VAR/CUP

RESOLUTION NO. 2015-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON, STATE OF CALIFORNIA, DENYING A REQUEST FOR A VARIANCE TO DEVIATE FROM THE MINIMUM DEVELOPMENT STANDARDS FOR ESTABLISHMENTS SERVING ALCOHOL, AND CONDITIONAL USE PERMIT TO ALLOW THE OFF-SALE OF BEER AND WINE (TYPE-20 LICENSE) AT AN EXISTING CONVENIENCE STORE WITHIN THE COMMERCIAL GENERAL (CG) ZONE ON PROPERTY LOCATED AT 2321 FLORENCE AVENUE, HUNTINGTON PARK, CALIFORNIA

WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, June 15, 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 Manpreet Cheema & 7-Eleven, Incorporated, requesting approval of a Variance to deviate from the minimum development standards for establishments serving alcohol, and approval of a Conditional Use Permit to allow the off-sale of beer and wine (Type-20 license) at an existing convenience store within the Commercial General (CG) Zone on property located at 2321 Florence Avenue described as:

Assessor's Parcel No. 6321-031-012, City of Huntington Park, County of Los Angeles; and

WHEREAS, the Planning Division has reviewed the request and has found that all of the findings for approval of a Variance and Conditional Use 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 Variance and 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

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

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

SECTION 1: Based on the evidence within staff report and the Environmental Assessment Questionnaire, the Planning Commission determines that the proposed Variance and Conditional Use Permit are exempt from the California Environmental Quality Act pursuant to Section 15270 (Projects Which Are Disapproved) of the CEQA Guidelines.

SECTION 2: The Planning Commission hereby finds that the required findings cannot be made in connection with Variance No. 2015-10:

1. That there are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this Code denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification in that ***there are no special circumstances in relation to the parcel's location, shape, size, surroundings, and topography which would constitute the granting of a Variance to allow the off-sale of beer and wine at a convenience store within the proximity of sensitive receptors. The subject property is rectangular in shape; measures approximately 20,000 square feet; is flat in topography; similar to other surrounding properties and is not denied of any privileges enjoyed by other properties in the vicinity.***
2. That granting the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district and unavailable to the property for which the Variance is sought in that ***the off-sale of beer and wine within a convenience store can only be established on any property in the CG Zone through the granting of a***

Conditional Use Permit (CUP) when all of the required development standards are met. In this case, the proposed use is within the CG Zone, however, would not meet the minimum distance requirements from sensitive receptors, such as residential, parks, religious, and school uses. Alcohol establishments are not prohibited, the granting of a Variance is not necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district because there are no special circumstances that prevent such property rights.

3. That granting the Variance will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located in that ***the granting of a Variance to establish the off-sale of beer and wine in an existing convenience store would be detrimental to public health and safety when the close proximity of residential and school uses are taken into consideration. According to ABC, an undue concentration exists within the census tract where the subject property is located. Three licenses are currently permitted and all three have already been issued by ABC. In addition, the CG Zone is intended to provide for general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. While a convenience store with the off-sale of beer and wine does fall within these parameters, the intensity and operating characteristics of this use are such that specific development standards have been adopted in order to protect surrounding property from any potential negative impacts.***
4. That granting the Variance does not constitute a special privilege inconsistent with the limitations upon other property in the vicinity and zoning district in which the property is located in that ***the granting of a Variance to operate a convenience store with the off-sale of beer and wine would constitute a special privilege***

as there are no physical hardships on the subject property to distinguish it from similar properties. Similar properties that are not able to meet the minimum distance requirements would not be allowed to establish the off-sale of beer and wine. Therefore, the granting of a Variance for a convenience store with the off-sale of beer and wine on the subject parcel would allow a use that is not authorized by the Code.

5. That granting the Variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel in that ***pursuant to Sections 9-4.203(B)(2)(A) and 9-4.203(B)(2)(F) of the HPMC, the off-sale of beer and wine within a convenience store is permitted only when all minimum development standards are met, including, but not limited to distance requirements to sensitive receptors. However, the subject parcel does not comply with the distance requirement from sensitive receptors. The location of the proposed use would be within 100 feet of a residential zone; within 300 feet from a discotheque/nightclub; and within 1,000 feet of another convenience store. Therefore, the granting of a Variance to establish the off-sale of beer and wine in an existing convenience store on the subject parcel would allow a use on the subject parcel that is not authorized by the Code.***

6. That granting the Variance will not be inconsistent with the General Plan in that ***Goal 2.0 of the City's General Plan is to accommodate new development that is compatible with and complements existing land uses. In addition, Policy 2.2 of the General Plan requires that commercial development provide adequate buffers at designated boundaries with adjacent residential uses so as to prevent impacts on residences due to noise, traffic, parking, light and glare, and differences in scale; to ensure privacy; and to provide visual compatibility.***

While the General Plan does not expressly prohibit the establishment of the

proposed use in the General Commercial land use designation, the City's Zoning Code requires that such uses comply with various development standards which this proposal is not able to satisfy. The proposed use is inconsistent with Policy 2.2 due to the fact that it does not comply with minimum distance requirements from residential zones, which are intended to provide adequate buffers between commercial and residential uses.

SECTION 3: The Planning Commission hereby finds that all of the following required findings cannot be made for a Conditional Use Permit in connection with Case No. 2015-10:

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 ***the proposed off-sales of beer and wine are conditionally permitted within the subject zoning district. However, the project does not comply with all of the provisions of the HPMC. Specifically, the proposed use does not comply with the minimum distance requirement to residential uses (100 feet), nightclub/ discotheques (300 feet), and other convenience stores (1,000 feet). Therefore, the use would impair the integrity and character of the subject zoning district.***
2. The proposed use is consistent with the General Plan in that ***Goal 2.0 of the City's General Plan is to accommodate new development that is compatible with and complements existing land uses. In addition, Policy 2.2 of the General Plan requires that commercial development provide adequate buffers at designated boundaries with adjacent residential uses so as to prevent impacts on residences due to noise, traffic, parking, light and glare, and differences in scale; to ensure privacy; and to provide visual compatibility. While the General Plan does not expressly prohibit the establishment of the proposed use in the General Commercial land use designation, the City's Zoning Code requires that such uses comply with various development***

standards which this proposal is not able to satisfy. The proposed use is inconsistent with Policy 2.2 due to the fact that it does not comply with minimum distance requirements from residential zones, which are intended to provide adequate buffers between commercial and residential uses.

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 in that ***the proposed off-sales of beer and wine within an existing convenience store does not comply with the City's guidelines (development standards). Due to the fact that staff is recommending denial of the project, it is exempt per CEQA Section 15270.***
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 in that ***the granting of a Variance to establish the off-sale of beer and wine in an existing convenience store would be detrimental to public health and safety when the close proximity of residential and school uses are taken into consideration. According to ABC, an undue concentration exists within the census tract where the subject property is located. Three licenses are currently permitted and all three have already been issued by ABC. In addition, the CG Zone is intended to provide for general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. While a convenience store with the off-sale of beer and wine does fall within these parameters, the intensity and operating characteristics of this use are such that specific development standards have been adopted in order to protect surrounding***

property from any potential negative impacts.

5. The subject site is physically suitable for the type and density/intensity of use being proposed in that ***the subject site is not physically suitable for the off-sale of beer and wine at an existing convenience store due to the fact that proposed use does not meet the minimum distance requirement from sensitive receptors, as required by HPMC Sections 9-4.203(B)(2)(A) and 9-4.203(B)(2)(F).***
6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed use would not be detrimental to public health, safety and general welfare in that ***access to the site is provided through a driveway entrances along Santa Fe Avenue and Florence Avenue. The subject site is already developed as a commercial shopping center and has adequate sanitation, public utilities and services.***

SECTION 4: The Planning Commission hereby denies Case No. 2015-10 Variance/Conditional Use Permit, a request for a Variance to deviate from the minimum development standards for establishments serving alcohol, and Conditional Use Permit to allow the off-sale of beer and wine (Type-20 license) at an existing convenience store within the Commercial General (CG) zone on property located at 2321 Florence Avenue;

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

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

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PASSED, APPROVED, AND ADOPTED this 15th day of June, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

HUNTINGTON PARK PLANNING COMMISSION

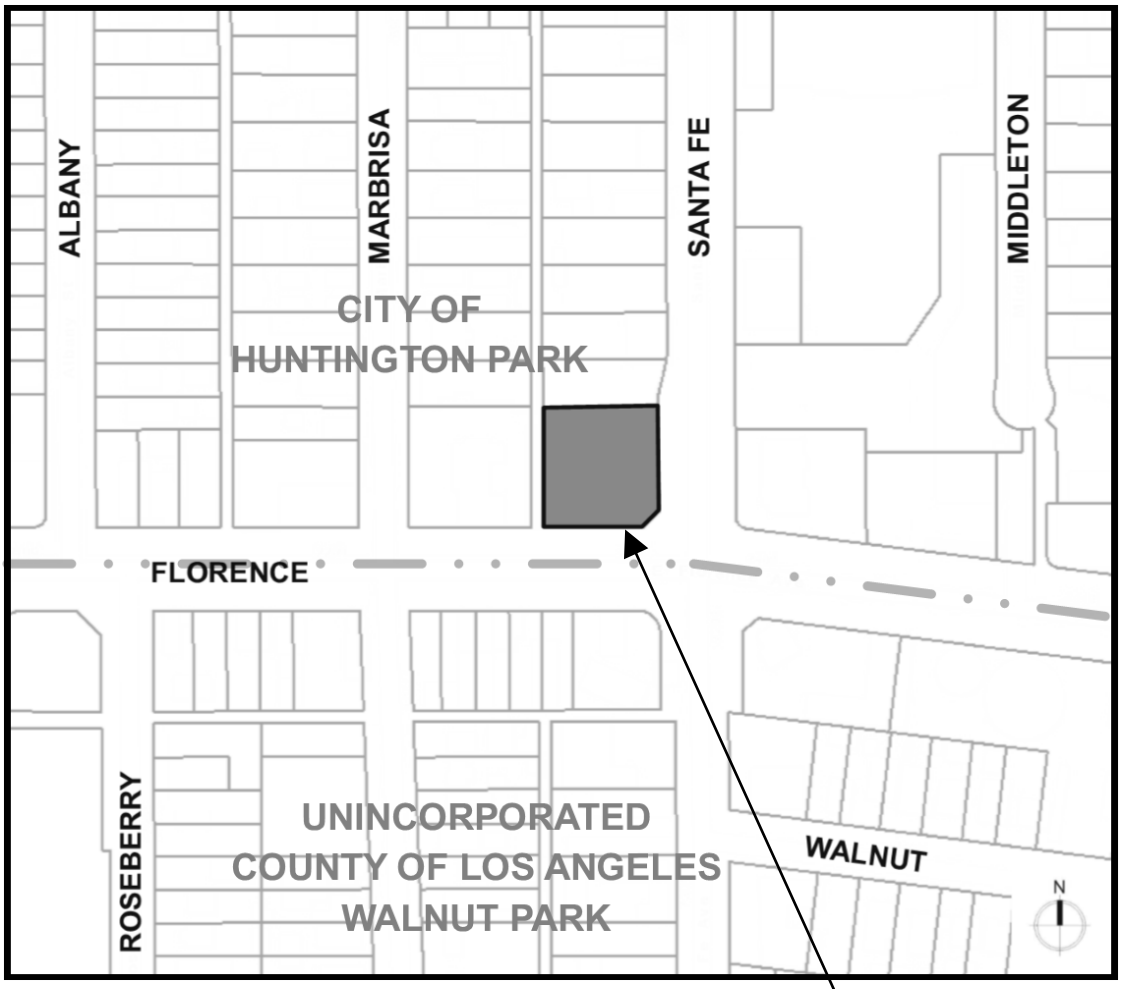
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Efren Martinez, Chairperson

ATTEST:

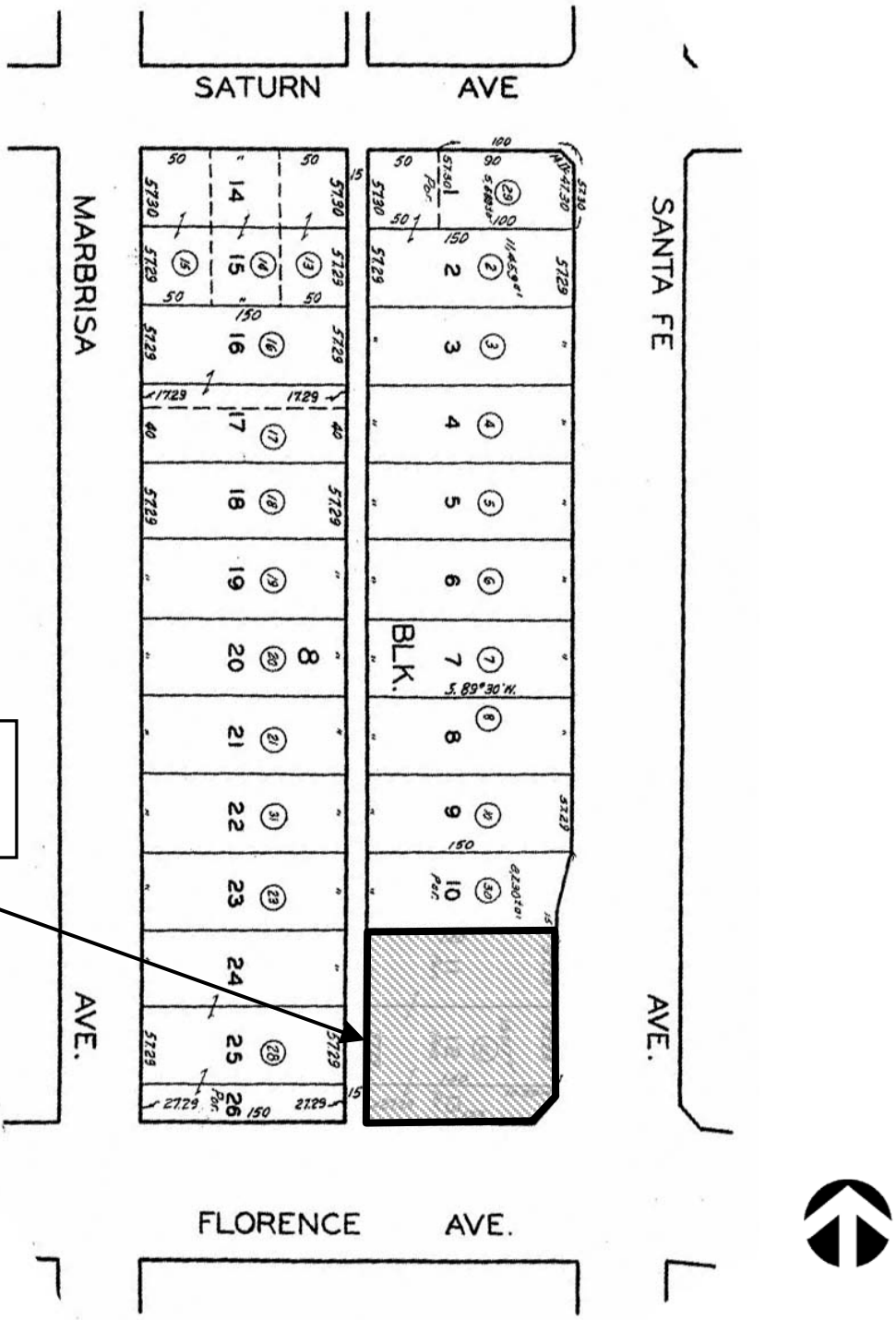
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Carlos Luis, Secretary



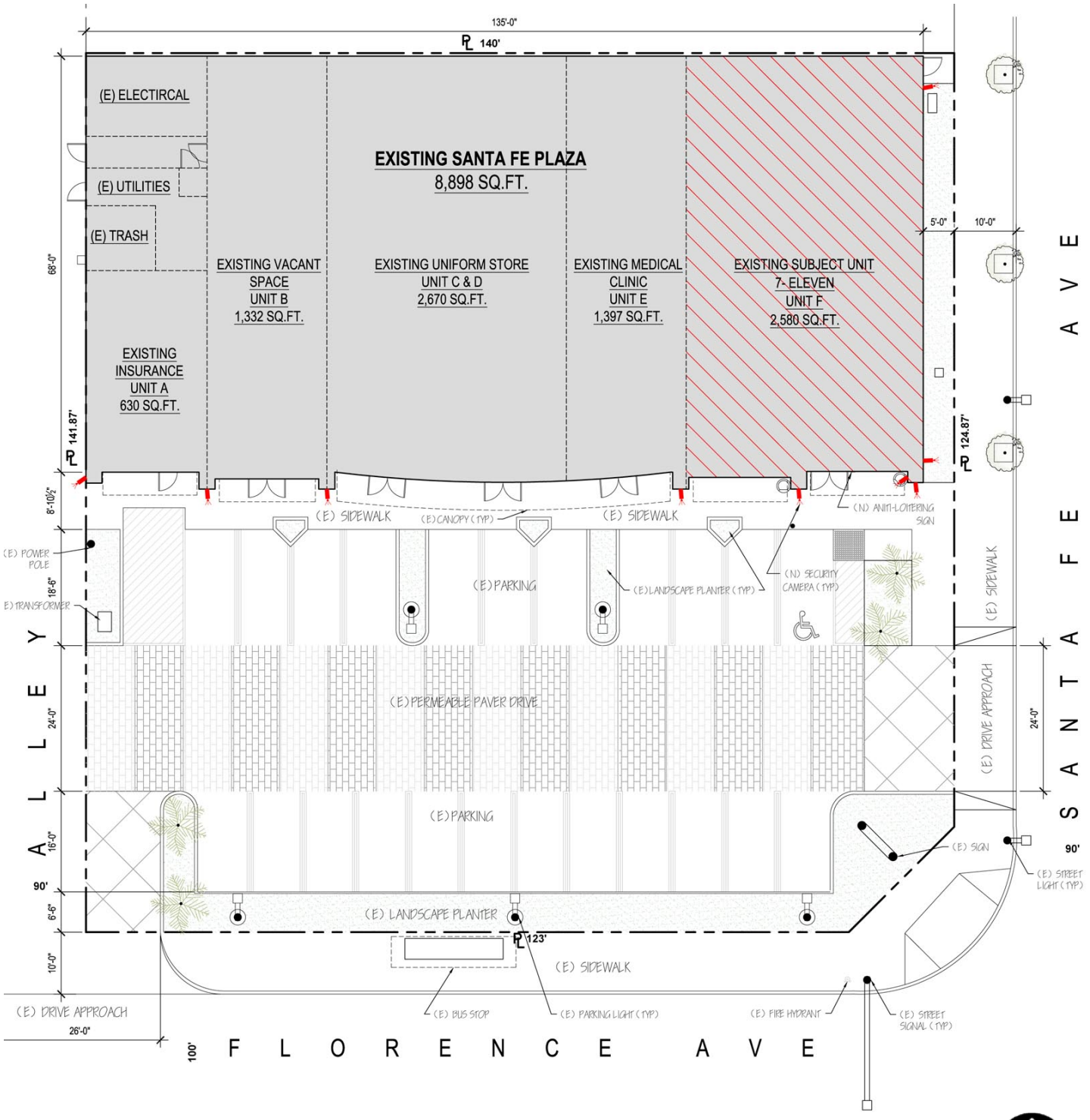
VICINITY MAP

EXHIBIT B **CASE NO.** 2015-10 VAR/CUP



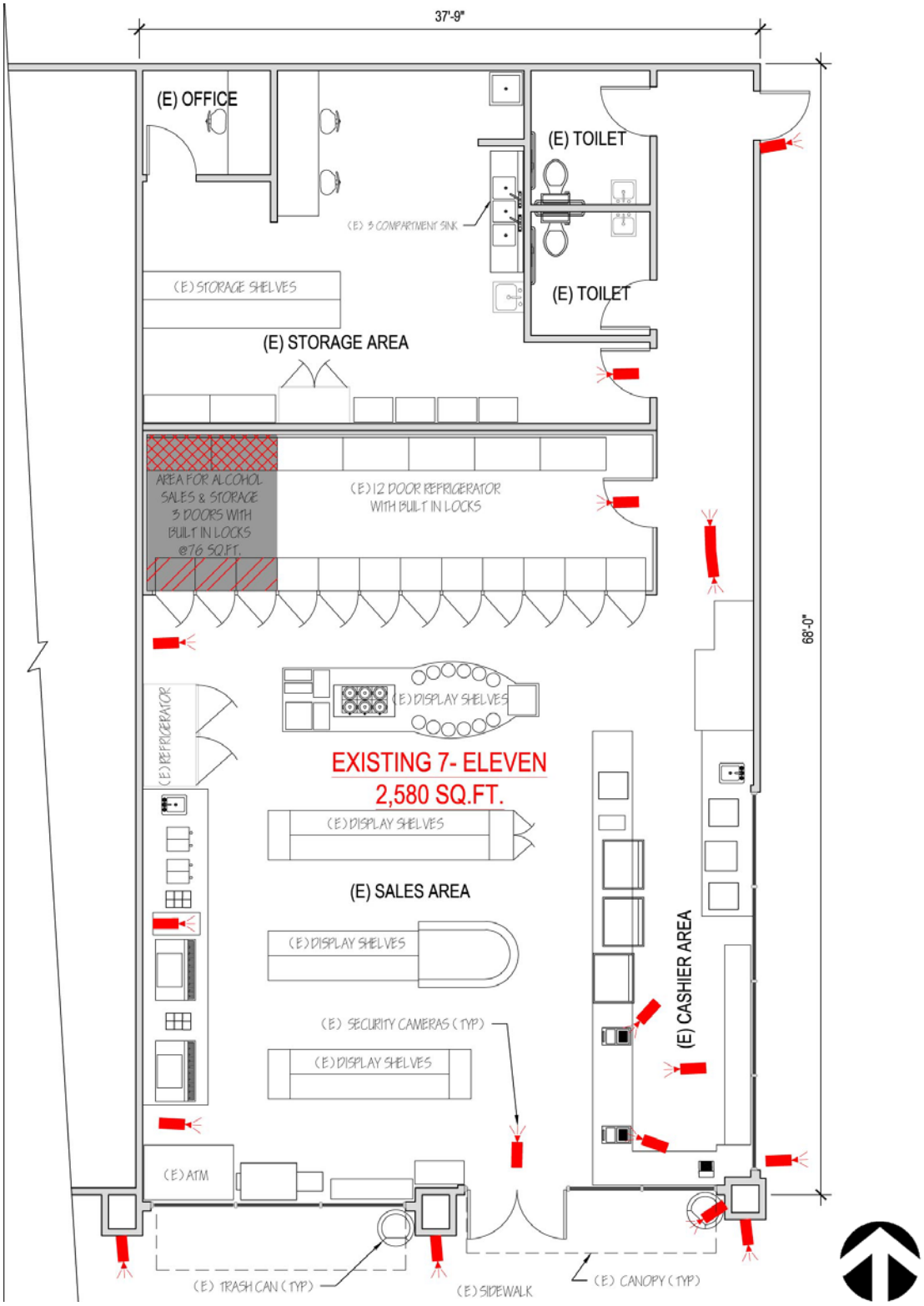
ASSESSOR'S PARCEL MAP

EXHIBIT C **CASE NO.** 2015-10 VAR/CUP



SITE PLAN

EXHIBIT D **CASE NO.** 2015-10 VAR/CUP

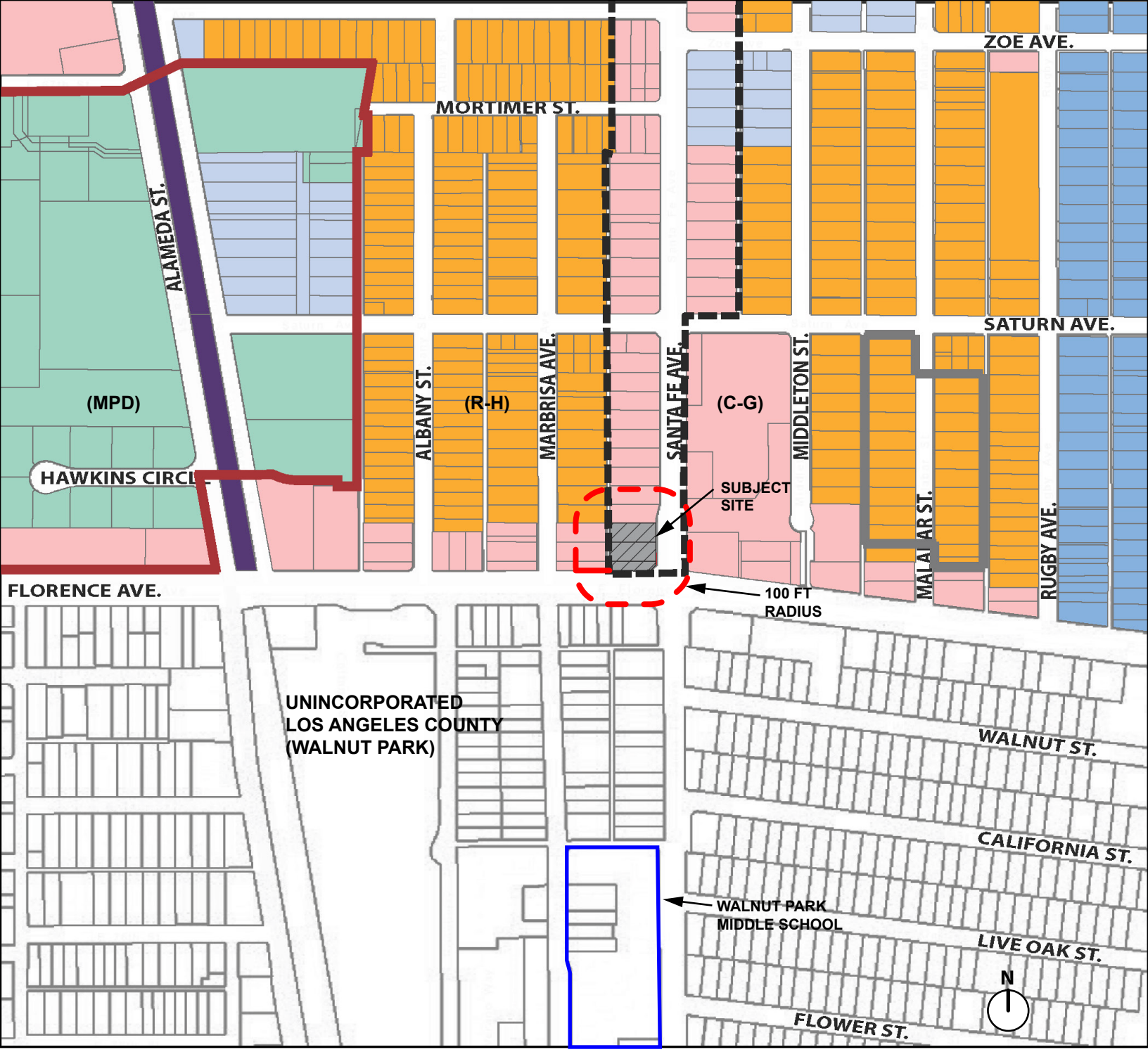


FLOOR PLAN

EXHIBIT E **CASE NO.** 2015-10 VAR/CUP

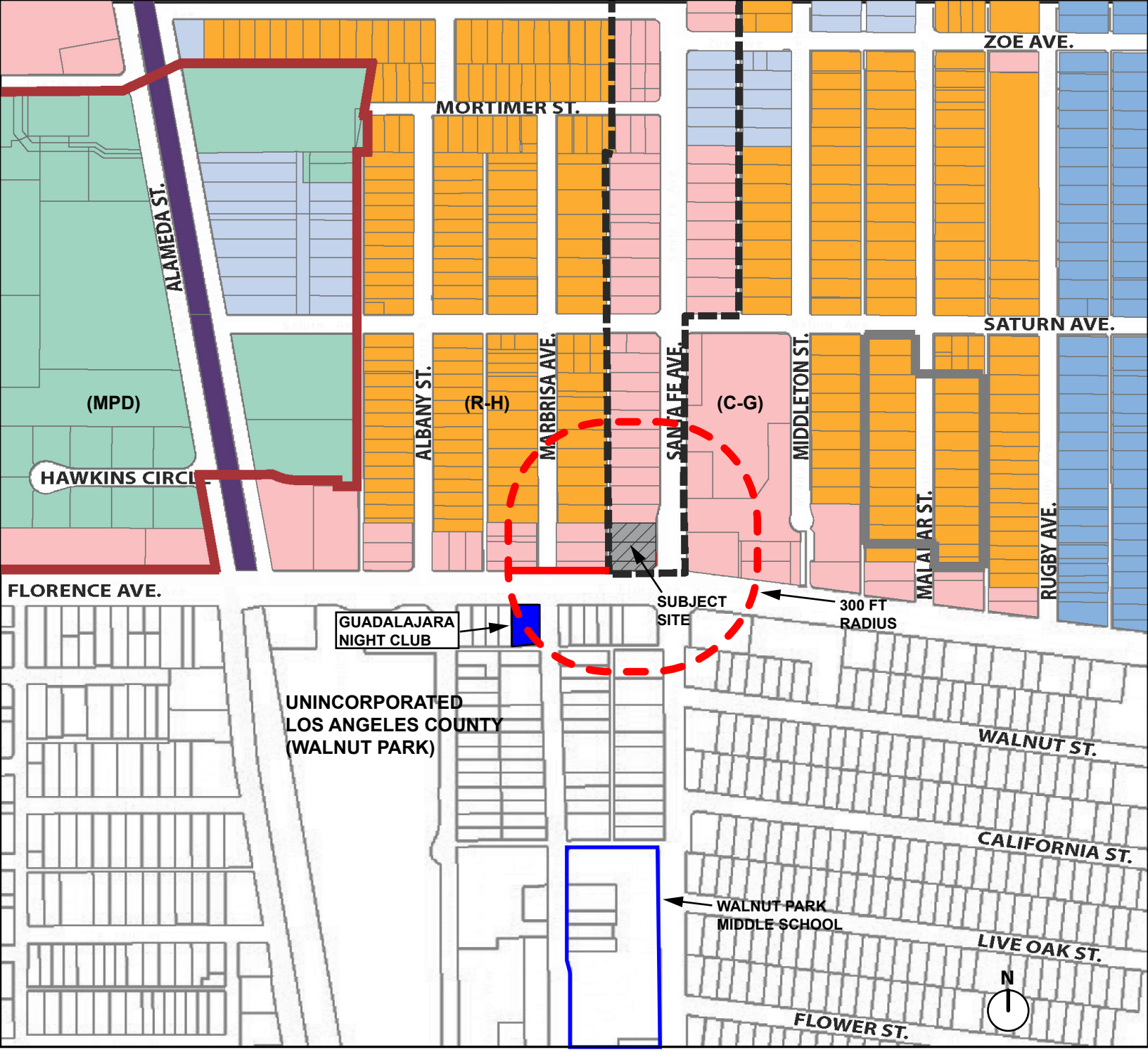
SENSITIVE RECEPTORS
BUFFER MAPS

EXHIBIT F **CASE NO.** 2015-10 VAR/CUP



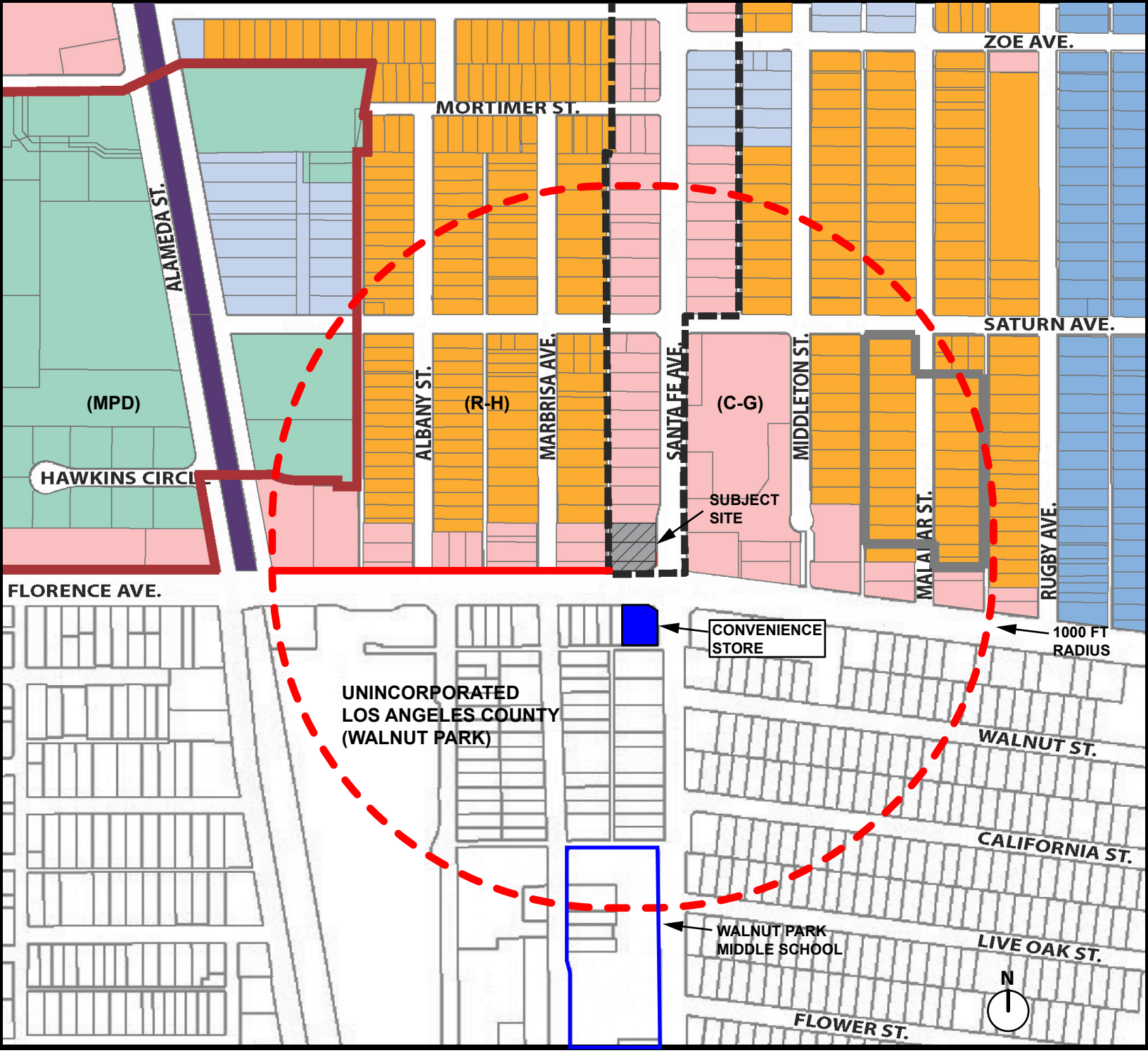
RESIDENTIAL DISTANCE REQUIREMENT (100 FEET)

ADDRESS: 2321 FLORENCE AVENUE



SCHOOL, PARK, RELIGIOUS ORGANIZATION,DISCOTHEQUE/NIGHTCLUB DISTANCE REQUIREMENT (300 FEET)

ADDRESS: 2321 FLORENCE AVENUE



CONVENIENCE STORE DISTANCE REQUIREMENT (1000 FEET)

ADDRESS: 2321 FLORENCE AVENUE

ALCOHOLIC BEVERAGE CONTROL MORATORIUM

EXHIBIT G **CASE NO.** 2015-10 VAR/CUP

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
3927 Lennane Drive, Suite 100
Sacramento, CA 95834
(916) 419-2500

2011 Moratorium Counties/Cities

2011 Moratorium Figures – Section 23817.5 B & P Code

On January 1, 1998, Section 23817.5 was amended to permanently establish a moratorium on the issuance of off-sale and wine licenses (Type 20) in cities and counties where the ratio of Type 20 licenses exceeds one for each 2,500 inhabitants.

In the city and county of San Francisco, the ratio has been established as one for each 1,250 inhabitants. The San Francisco computation combines off-sale beer and wine license with off-sale general licenses for the purpose of establishing the ratio.

Enclosed are the following lists and a map showing the new Type 20 license limitation data:

- List of Counties with their moratorium status.
- List of Cities in Counties with partial moratorium status.
- Summary of Changes to Moratorium Counties/Cities.

Please note the changes in moratorium counties compared to the 2005 list. There have been changes in some of the cities within the current 11 non-moratorium counties.

The new moratorium lists are effective as of May 9, 2011 and will be in effect until recalculated in approximately five years, in accordance with Section 23817.9.

The enclosed lists and map may be distributed to all interested parties.

If you have any questions or need additional information, please contact Debbie Holden:

Email: Debra.Holden@abc.ca.gov
Phone: (916) 419-2535

MORATORIUM - COUNTIES - SECTION 23817.5 B.P. CODE

May 9, 2011

COUNTY	MORATORIUM	COUNTY	MORATORIUM
Alameda	No	Orange	No
Alpine	**YES**	Placer	**YES**
Amador	**YES**	Plumas	**YES**
Butte	**YES**	Riverside	No
Calaveras	**YES**	Sacramento	No
Colusa	**YES**	San Benito	**YES**
Contra Costa	No	San Bernardino	No
Del Norte	**YES**	San Diego	No
El Dorado	**YES**	San Francisco	**YES**
Fresno	**YES**	San Joaquin	**YES**
Glenn	**YES**	San Luis Obispo	**YES**
Humboldt	**YES**	San Mateo	No
Imperial	**YES**	Santa Barbara	**YES**
Inyo	**YES**	Santa Clara	No
Kern	**YES**	Santa Cruz	**YES**
Kings	**YES**	Shasta	**YES**
Lake	**YES**	Sierra	**YES**
Lassen	**YES**	Siskiyou	**YES**
Los Angeles	No	Solano	No
Madera	**YES**	Sonoma	**YES**
Marin	**YES**	Stanislaus	**YES**
Mariposa	**YES**	Sutter	**YES**
Mendocino	**YES**	Tehama	**YES**
Merced	**YES**	Trinity	**YES**
Modoc	**YES**	Tulare	**YES**
Mono	**YES**	Tuolumne	**YES**
Monterey	**YES**	Ventura	No
Napa	**YES**	Yolo	**YES**
Nevada	**YES**	Yuba	**YES**

SUMMARY OF CHANGES TO MORATORIUM COUNTIES/CITIES
EFFECTIVE May 9, 2011

NO LONGER MORATORIUM CITIES	CITIES	MORATORIUM
CONTRA COSTA COUNTY	Pittsburg	NO
LOS ANGELES COUNTY		
	Paramount	NO
	Pico Rivera	NO
RIVERSIDE COUNTY	Beaumont	NO
	San Jacinto	NO
SACRAMENTO COUNTY	Galt	NO
SAN BERNARDINO COUNTY	Grand Terrace	NO
	Montclair	NO
	Pomona	NO
	Victorville	NO
SANTA CLARA COUNTY	Hollister	NO
VENTURA COUNTY	Westlake Village	NO

NEWLY ADDED MORATORIUM CITIES		
ALAMEDA COUNTY	San Leandro	**YES**
CONTRA COSTA COUNTY	Danville	**YES**
	Martinez	**YES**
	Walnut Creek	**YES**
LOS ANGELES COUNTY	Artesia	**YES**
	Beverly Hills	**YES**
	Calabasas	**YES**
	Covina	**YES**
	Culver City	**YES**
	El Monte	**YES**
	Gardena	**YES**
	La Puente	**YES**
	Manhattan Beach	**YES**
	San Dimas	**YES**
	Torrance	**YES**
	Whittier	**YES**

SUMMARY OF CHANGES TO MORATORIUM COUNTIES/CITIES
EFFECTIVE May 9, 2011

ORANGE COUNTY	La Palma	**YES**
RIVERSIDE COUNTY	Corona	**YES**
	La Quinta	**YES**
	Palm Springs	**YES**
	Temecula	**YES**
SACRAMENTO COUNTY	Rio Vista	**YES**
SAN DIEGO COUNTY	Encinitas	**YES**
SAN MATEO COUNTY	Atherton	**YES**
	Burlingame	**YES**
	Redwood City	**YES**
	San Bruno	**YES**
	South San Francisco	**YES**
SOLANO COUNTY	Vacaville	**YES**

MORATORIUM CITIES - SECTION 23817.5 B. P. CODE

Effective May 9, 2011

ALAMEDA COUNTY

CITY	MORATORIUM	CITY	MORATORIUM
Alameda	NO	Livermore	**YES**
Albany	**YES**	Newark	NO
Berkeley	**YES**	Oakland	NO
Dublin	NO	Piedmont	NO
Emeryville	**YES**	Pleasanton	NO
Fremont	NO	San Leandro	**YES**
Hayward	NO	Union City	NO

CONTRA COSTA COUNTY

CITY	MORATORIUM	CITY	MORATORIUM
Antioch	NO	Oakley	NO
Brentwood	**YES**	Orinda	NO
Clayton	NO	Pinole	NO
Concord	NO	Pittsburg	NO
Danville	**YES**	Pleasant Hill	**YES**
El Cerrito	NO	Richmond	NO
Hercules	NO	San Pablo	**YES**
Lafayette	NO	San Ramon	NO
Martinez	**YES**	Walnut Creek	**YES**
Moraga	NO		

LOS ANGELES COUNTY

CITY	MORATORIUM	CITY	MORATORIUM
Agoura Hills	NO	La Verne	NO
Alhambra	NO	Lawndale	**YES**
Arcadia	NO	Lomita	NO
Artesia	**YES**	Long Beach	NO
Avalon	**YES**	Los Angeles	NO
Azusa	**YES**	Lynwood	NO
Baldwin Park	NO	Malibu	**YES**
Bell	**YES**	Manhattan Beach	**YES**
Bell Flower	NO	Maywood	**YES**
Bell Gardens	**YES**	Monrovia	NO
Beverly Hills	**YES**	Montebello	NO
Bradbury	NO	Monterey Park	NO
Burbank	NO	Norwalk	NO

MORATORIUM CITIES - SECTION 23817.5 B. P. CODE

Effective May 9, 2011

LOS ANGELES COUNTY (Continued)

CITY	MORATORIUM	CITY	MORATORIUM
Calabasas	**YES**	Palmdale	NO
Carson	NO	Palos Verdes Estate	NO
Cerritos	NO	Paramount	NO
Claremont	NO	Pasadena	NO
Commerce	**YES**	Pico Rivera	NO
Compton	NO	Pomona	NO
Covina	**YES**	Rancho Palos Verde	NO
Cudahy	**YES**	Redondo Beach	NO
Culver City	**YES**	Rolling Hills	NO
Diamond Bar	NO	Rolling Hills Estates	NO
Downey	NO	Rosemead	NO
Duarte	**YES**	San Dimas	**YES**
El Monte	**YES**	San Fernando	**YES**
El Segundo	**YES**	San Gabriel	NO
Gardena	**YES**	San Marino	NO
Glendale	NO	Santa Clarita	NO
Glendora	NO	Santa Fe Springs	**YES**
Hawaiian Garder	**YES**	Santa Monica	NO
Hawthorne	NO	Sierra Madre	NO
Hermosa Beach	**YES**	Signal Hill	**YES**
Hidden Hills	NO	South El Monte	**YES**
Huntington Park	**YES**	South Gate	**YES**
Industry	**YES**	South Pasadena	NO
Inglewood	**YES**	Temple City	NO
Irwindale	**YES**	Torrance	**YES**
La Canada Flintr	NO	Vernon	**YES**
La Habra Height	NO	Walnut	NO
Lakewood	NO	West Covina	NO
La Mirada	NO	West Hollywood	NO
Lancaster	NO	Westlake Village	NO
La Puente	**YES**	Whittier	**YES**

ORANGE COUNTY

CITY	MORATORIUM	CITY	MORATORIUM
Aliso Viejo	NO		
Anaheim	NO	La Palma	**YES**
Brea	NO	Los Alamitos	NO
Buena Park	NO	Mission Viejo	NO

MORATORIUM CITIES - SECTION 23817.5 B. P. CODE

Effective May 9, 2011

ORANGE COUNTY (Continued)

CITY	MORATORIUM	CITY	MORATORIUM
Costa Mesa	**YES**	Newport Beach	NO
Cypress	NO	Orange	NO
Dana Point	NO	Placentia	NO
Fountain Valley	NO	Rancho Santa Marg	NO
Fullerton	**YES**	San Clemente	NO
Garden Grove	NO	San Juan Capistrano	NO
Huntington Beac	NO	Santa Ana	NO
Irvine	NO	Seal Beach	NO
Laguna Beach	NO	Stanton	**YES**
Laguna Hills	NO	Tustin	NO
Laguna Niguel	NO	Villa Park	NO
Laguna Woods	NO	Westminster	NO
La Habra	NO	Yorba Linda	NO
Lake Forest	NO		

RIVERSIDE COUNTY

CITY		CITY	
Banning	**YES**	La Quinta	**YES**
Beaumont	NO	Menifee	NO
Blythe	**YES**	Moreno Valley	NO
Calimesa	**YES**	Murrieta	NO
Canyon Lake	NO	Norco	**YES**
Cathedral City	**YES**	Palm Desert	**YES**
Coachella	**YES**	Palm Springs	**YES**
Corona	**YES**	Perris	NO
Desert Hot Sprin	**YES**	Rancho Mirage	NO
Hemet	**YES**	Redlands	NO
Indian Wells	NO	Riverside	NO
Indio	**YES**	San Jacinto	NO
Lake Elsinore	**YES**	Temecula	**YES**
		Wildomar	NO

SACRAMENTO COUNTY

CITY			
Citrus Heights	NO	Isleton	**YES**
Elk Grove	NO	Rancho Cordova	NO
Folsom	NO	Rio Vista	**YES**
Galt	NO	Sacramento	**YES**

MORATORIUM CITIES - SECTION 23817.5 B. P. CODE

Effective May 9, 2011

SAN BERNARDINO COUNTY

CITY	MORATORIUM	CITY	MORATORIUM
Adelanto	NO	Montclair	NO
Apple Valley	NO	Needles	**YES**
Barstow	**YES**	Ontario	**YES**
Big Bear Lake	**YES**	Pomona	NO
Chino	**YES**	Rancho Cucamonga	NO
Chino Hills	NO	Redlands	NO
Colton	**YES**	Rialto	NO
Fontana	NO	San Bernardino	**YES**
Grand Terrace	NO	Upland	NO
Hesperia	NO	Victorville	NO
Highland	NO	Yucaipa	NO
Loma Linda	NO	Yucca Valley	**YES**
		29 Palms	NO

SAN DIEGO COUNTY

CITY	MORATORIUM	CITY	MORATORIUM
Carlsbad	NO	Lemon Grove	NO
Chula Vista	NO	National City	NO
Coronado	NO	Oceanside	NO
Del Mar	NO	Poway	NO
El Cajon	**YES**	San Diego	NO
Encinitas	**YES**	San Marcos	NO
Escondido	**YES**	Santee	NO
Imperial Beach	NO	Solana Beach	NO
La Mesa	NO	Vista	NO

SAN MATEO COUNTY

CITY	MORATORIUM	CITY	MORATORIUM
Atherton	**YES**	Menlo Park	**YES**
Belmont	NO	Millbrae	NO
Brisbane	**YES**	Pacifica	NO

MORATORIUM CITIES - SECTION 23817.5 B. P. CODE

Effective May 9, 2011

SAN MATEO COUNTY (Continued)

Burlingame	**YES**	Portola Valley	NO
Colma	**YES**	Redwood City	**YES**
Daly City	NO	San Bruno	**YES**
East Palo Alto	NO	San Carlos	NO
Foster City	NO	San Mateo	NO
Half Moon Bay	**YES**	South San Francisco	**YES**
Hillsborough	NO	Woodside	NO

SANTA CLARA COUNTY

CITY	MORATORIUM	CITY	MORATORIUM
Campbell	**YES**	Morgan Hill	**YES**
Cupertino	NO	Monte Sereno	NO
Gilroy	**YES**	Mountain View	NO
Hollister	NO	Palo Alto	NO
Los Altos	NO	San Jose	NO
Los Altos Hills	NO	Santa Clara	NO
Los Gatos	**YES**	Saratoga	NO
Milpitas	NO	Sunnyvale	NO

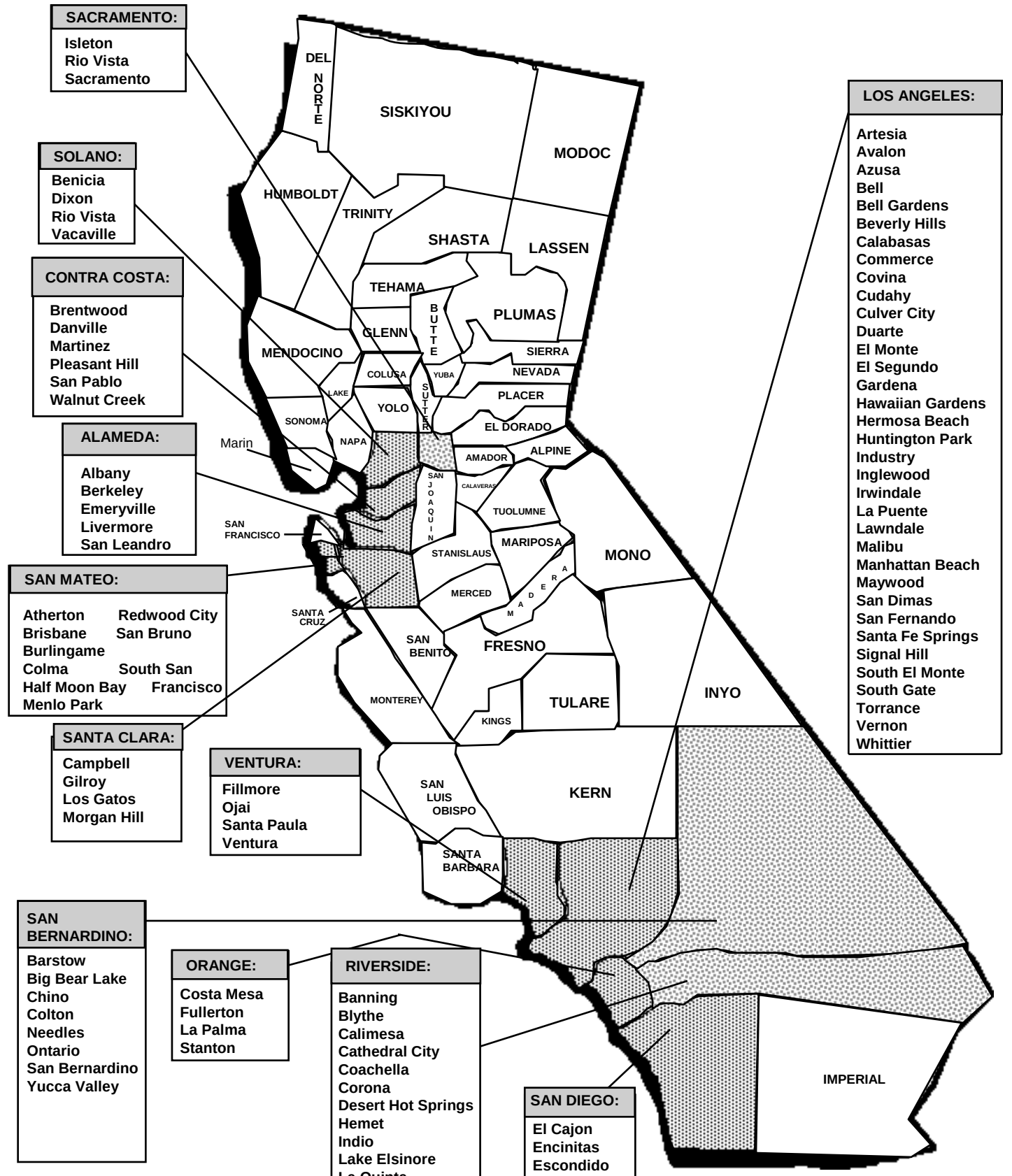
SOLANO COUNTY

CITY	MORATORIUM	CITY	MORATORIUM
Benicia	**YES**	Suisun City	NO
Dixon	**YES**	Vacaville	**YES**
Fairfield	NO	Vallejo	NO
Rio Vista	**YES**		

VENTURA COUNTY

CITY	MORATORIUM	CITY	MORATORIUM
Camarillo	NO	Port Hueneme	NO
Fillmore	**YES**	Santa Paula	**YES**
Moorpark	NO	Simi Valley	NO
Ojai	**YES**	Thousand Oaks	NO
Oxnard	NO	Ventura	**YES**
		Westlake Village	NO

COUNTIES WITH MORATORIUM = UNSHADED
COUNTIES WITH PARTIAL MORATORIUM = SHADED



SACRAMENTO:
- Isleton
- Rio Vista
- Sacramento

SOLANO:
- Benicia
- Dixon
- Rio Vista
- Vacaville

CONTRA COSTA:
- Brentwood
- Danville
- Martinez
- Pleasant Hill
- San Pablo
- Walnut Creek

ALAMEDA:
- Albany
- Berkeley
- Emeryville
- Livermore
- San Leandro

SAN MATEO:
- Atherton
- Brisbane
- Burlingame
- Colma
- Half Moon Bay
- Menlo Park
- Redwood City
- San Bruno
- South San Francisco

SANTA CLARA:
- Campbell
- Gilroy
- Los Gatos
- Morgan Hill

VENTURA:
- Fillmore
- Ojai
- Santa Paula
- Ventura

LOS ANGELES:
- Artesia
- Avalon
- Azusa
- Bell
- Bell Gardens
- Beverly Hills
- Calabasas
- Commerce
- Covina
- Cudahy
- Culver City
- Duarte
- El Monte
- El Segundo
- Gardena
- Hawaiian Gardens
- Hermosa Beach
- Huntington Park
- Industry
- Inglewood
- Irwindale
- La Puente
- Lawndale
- Malibu
- Manhattan Beach
- Maywood
- San Dimas
- San Fernando
- Santa Fe Springs
- Signal Hill
- South El Monte
- South Gate
- Torrance
- Vernon
- Whittier

SAN BERNARDINO:
- Barstow
- Big Bear Lake
- Chino
- Colton
- Needles
- Ontario
- San Bernardino
- Yucca Valley

ORANGE:
- Costa Mesa
- Fullerton
- La Palma
- Stanton

RIVERSIDE:
- Banning
- Blythe
- Calimesa
- Cathedral City
- Coachella
- Corona
- Desert Hot Springs
- Hemet
- Indio
- Lake Elsinore
- La Quinta
- Norco
- Palm Desert
- Palm Springs
- Temecula

SAN DIEGO:
- El Cajon
- Encinitas
- Escondido

Revised 5/11

APPLICATIONS AND ENVIRONMENTAL ASSESSMENT CHECKLIST

EXHIBIT H **CASE NO.** 2015-10 VAR/CUP

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

VARIANCE APPLICATION

RECEIVED
FEB 01 2016
BY:

FOR OFFICE USE ONLY

Date Filed: _____ *File No.:* #2015-10 *Fee/Receipt No.:* _____ *Initials:* RP

PROJECT INFORMATION

Project Address: 2321 E. Florence Ave. Unit No. #106, Huntington Park, CA 90255

General Location: Commercial General (CG) zoning district- Santa Fe & Florence Ave.

Assessors Parcel Number (APN): 6321-031-012

APPLICANT'S INFORMATION

Applicant: Manpreet Cheema and 7-Eleven, Inc.

Mailing Address: 2321 E. Florence Ave. Unit No. #106, Huntington Park, CA 90255

Phone 1: [redacted] Phone 2: _____ Fax: _____

PROPERTY OWNER'S INFORMATION

Property Owner: N & H Partners, LLC (Maurice Refoua)

Mailing Address: 410 S. Beverly Dr., Beverly Hills, CA 90212

Phone 1: [redacted] Phone 2: _____ Fax: _____

REQUEST

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

The applicant is requesting a Variance from the City's Development Standards in order to operate a Type 20 ABC license in conjunction with an existing 7- Eleven convenience store. Specifically, the Variance request is to reduce distance requirements from sensitive receptors as defined by the City's municipal code.

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

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

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

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

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

E. That granting the Variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel; and

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

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

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

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)
Please see attachment.

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

Please see attachment.

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

Please see attachment.

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

[redacted]

Applicant Signature (Required) Date 1/27/2016

MANPREET CHEEMA

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.

[redacted]

Property Owner Signature (Required) Date 1/27/2016

MAURICE REFOUA

Print Name

2321 E. Florence Blvd.
7-Eleven
Variance Request

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

While the subject property may be adequate in size and shape, the Variance request is to deviate from minimum distance requirements to sensitive receptors as defined in the City's Municipal Code. The City of Huntington Park's municipal code recognizes that commercial establishments where alcoholic beverages are sold, such as convenience stores, may present special impacts to the community and to nearby businesses, and therefore establishes distance requirements from sensitive receptors such as other alcohol selling convenience stores, nightclubs and residential uses. The subject site faces special circumstances because of its location and surroundings as it is located within 1000' of another convenience store located at 2322 Florence Blvd.; however, this convenience store is not within the City of Huntington Park, but rather in an unincorporated area of Los Angeles County. Section 9-1.103 of the City's Municipal Code does not indicate whether the City's zoning regulations apply to properties outside of the City's boundaries or if the Planning Commission can consider properties outside of the City's boundaries in their decision making process. It would be a detriment to the City's business community and the applicant to deny the Variance request based on a distance requirement that does not apply to this case, as the other convenience store is located outside the City's boundaries. Technically, the business across the street is a gas station with mini-mart, to which the City's municipal code does not have a minimum distance requirement. Regardless of the distance between the existing convenience store and another, the applicant's proposal includes a comprehensive security plan and employee training program, which includes a multi-point closed circuit camera system, anti-loitering signage program as well as a security lighting plan, in order to mitigate any potential impacts to adjacent properties.

With regards to the subject site and its proximity to a school, park, religious organization or nightclub/discotheque; the subject property is not within 300' of such a use. Although there is a vacant building at 2230 Florence Blvd., that once served as a night club; the business is not within the City of Huntington Park and is longer operational. In addition, the vacant business does not have an active alcohol license. Per the City's Municipal Code, in order for the business to be considered a nightclub/discotheque, there has to be a minimum 200 sq. ft. dedicated dance area as well as where the sale of alcoholic beverages is being conducted. A query of local alcohol licenses through the California Department of Alcohol Beverage Control indicates that the vacant business at 2230 Flores Blvd. does not have an alcohol license. As such, the proposed use is not within 300' of a nightclub/ discotheque.

Lastly, the subject property is located within 100' of a residential zoned property. As previously mentioned, the applicant is proposing a comprehensive security plan and employee training program to mitigate potential impacts to the nearby residentially zoned uses. As proposed, the CUP request will operate in conjunction with a permitted mini-mart. The sale of beer and wine will be an incidental service to the primary sale of goods such as cooked and pre-packaged foods,

personal care items as well as books and magazines. The sale of such goods is for the shopping convenience of families and business professionals in the area, which are not typically associated with loitering and public intoxication. Further, the applicant has gathered signatures from residential and commercial neighbors that are in support of the applicant's request to operate a Type 20 ABC license.

As a result of this information and that fact that similar findings were made to allow for the establishment of the convenience store under City Council Resolution No. 2012-1, this finding can be made.

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 subject site is located on the northwest corner of Florence Blvd. and Santa Fe Ave., which are both designated as major arterial streets in the City's Circulation Element. The subject site is improved with one 2-way driveway entry along Florence Blvd. that is approximately 25' in width and another 2-way driveway entry on Santa Fe Ave. that is approximately 20' in width. The two driveway entries provide sufficient access for vehicles entering and existing the subject site. In addition, as the CUP request is for an off-site sale of beer and wine license within an existing mini-mart; the proposed CUP will not result in an increase in the amount of on-site parking stalls, as no building expansion is being proposed. Lastly, the subject site is in close proximity to a bus stop, which provides a public transportation alternative in order to get to and from the subject site.

As a result of this information and that fact that similar findings were made to allow for the establishment of the convenience store under City Council Resolution No. 2012-1, this finding can be made.

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

The proposed use will not be materially detrimental, nor have an adverse effect upon such uses, buildings or structures within the City of Huntington Park. The applicant is currently operating a 7-Eleven convenience store on the subject property since 2012. The business is a part of a national chain of retail stores that complies with strict corporate standards, but more importantly adheres to State and local regulations. Such observance of established laws and regulations ensures that business operations do not have an adverse effect on adjacent properties or in the community in which the store is located.

As part of the Variance request, the applicant is requesting to operate a Type 20 ABC license in order to allow for the off-site sale of beer and wine. The applicant has submitted to the City for their review and consideration, a comprehensive security and employee training program, which aims to minimize any potential impacts to neighboring properties. The program is consistent with 7-Eleven's corporate security and training requirements.

As a result of this information and that fact that similar findings were made to allow for the establishment of the convenience store under City Council Resolution No. 2012-1, this finding can be made.

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

The proposed Variance request for a reduction in the minimum distance to sensitive receptors for a Type 20 ABC license will not be in conflict with the City's General Plan, as the proposed Variance request is consistent with GOAL 1.0 of the City's Land Use Element. Goal 1.0 states that the City should provide a mix of land uses, which meet the diverse needs of all Huntington Park residents, offers a variety of employment opportunities and allows for the capture of regional growth. The proposed CUP will compliment an existing retail establishment, which serves as an economic and employment base in the community. The proposed Variance will encourage community-oriented retail by providing general merchandising and retail opportunities at a local level. In addition, the proposed Variance will not alter nor modify the subject property's General Plan designation, therefore making it consistent with the City's General Plan.

In addition, the granting of the Variance does not constitute a special privilege as the property continues to comply with all zoning regulations and conditions of approval set forth in previously approved entitlement requests.

As a result of this information and that fact that similar findings were made to allow for the establishment of the convenience store under City Council Resolution No. 2012-1, this finding can be made.

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

RECEIVED
FEB 01 2016
BY

FOR OFFICE USE ONLY

Date Filed: _____ *File No.:* 2015-10 *Fee/Receipt No.:* _____ *Initials:* RP

PROJECT INFORMATION

Project Address: 2321 E. Florence Ave. Unit No. #106, Huntington Park, CA 90255

General Location: Commercial General (CG) zoning district- Santa Fe Ave. & Florence Ave.

Assessors Parcel Number (APN): 6321-031-012

APPLICANT'S INFORMATION

Applicant: Manpreet Cheema and 7-Eleven, Inc.

Mailing Address: 2321 E. Florence Ave. Unit No. #106, Huntington Park, CA 90255

Phone 1 [redacted] Phone 2: _____ Fax: _____

PROPERTY OWNER'S INFORMATION

Property Owner: N & H Partners, LLC (Maurice Refoua)

Mailing Address: 410 s. Beverly Dr., Beverly Hills, CA 90212

Phone 1 [redacted] Phone 2: _____ Fax: _____

REQUEST

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

The applicant is requesting a CUP for a Type 20 ABC license (off site sales, beer & wine), in conjunction with the operation of an existing 7-Eleven convenience store.

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)
Please see attachment

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)
Please see attachment

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

Please see attachment

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

Please see attachment

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

[redacted]

Applicant Signature (Required) Date 1/27/2016

MANPREET CHEEMA

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.

[redacted]

Property Owner Signature (Required) Date 1/27/2016

MAURICO REFONA

Print Name

2321 E. Florence Ave.
7-Eleven
CUP Request

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

The subject property is adequate in size and shape for the proposed CUP request as the site is approximately 19,717 sq. ft. in area, and conforms with Commercial General (C-G) zoning district development standards with regards to minimum lot area and lot frontage/ width. As the CUP request is for the off-premise sale of beer and wine within an existing mini-mart, the CUP proposal will not result in a physical expansion or modification of the subject site or building footprint. Rather, the CUP request will serve as an ancillary service to an existing business within the City of Huntington Park that has been in business since 2012.

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 subject site is located on the northwest corner of Florence Ave. and Santa Fe Ave., which are both designated as major arterial streets in the City's Circulation Element. The subject site is improved with one 2-way driveway entry along Florence Ave. that is approximately 25' in width and another 2-way driveway entry on Santa Fe Ave. that is approximately 20' in width. The two driveway entries provide sufficient access for vehicles entering and existing the subject site. In addition, as the CUP request is for an off-site sale of beer and wine license within an existing mini-mart; the proposed CUP will not result in an increase in the amount of on-site parking stalls, as no building expansion is being proposed. Lastly, the subject site is in close proximity to a bus stop, which provides a public transportation alternative in order to get to and from the subject site.

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

The City of Huntington Park's municipal code recognizes that commercial establishments where alcoholic beverages are sold, such as convenience stores, may present special impacts to the community and to nearby businesses, and therefore establishes distance requirements from sensitive receptors such as other alcohol selling convenience stores, nightclubs and residential uses. The proposed use will not be materially detrimental, nor have an adverse effect upon such uses, buildings or structures within the City of Huntington Park. The subject site is located within 1000' of another convenience store located at 2322 Florence Ave.; however, this convenience store is not within the City of Huntington Park, but rather in an unincorporated area of Los Angeles County. Section 9-1.103 of the City's Municipal Code does not indicate whether the City's zoning regulations apply to properties outside of the City's boundaries or if the Planning Commission can consider properties outside of the City's boundaries in their decision making process. It would be a detriment to the City's business community and the applicant to deny the CUP request based on a distance requirement that does not apply to this case, as the other convenience store is located outside the City's boundaries. Regardless of the distance between one convenience store

and another, the applicant's proposal includes a comprehensive security plan and employee training program, which includes a multi-point closed circuit camera system, anti-loitering signage program as well as a security lighting plan, in order to mitigate any potential impacts to adjacent properties.

With regards to the subject site and its proximity to a school, park, religious organization or nightclub/discotheque; the subject property is not within 300' of such a use. Although there is a vacant building at 2230 Florence Ave., that once served as a night club; the business is not within the City of Huntington Park and is longer operational. In addition, the vacant business does not have an active alcohol license. Per the City's Municipal Code, in order for the business to be considered a nightclub/discotheque, there has to be a minimum 200 sq. ft. dedicated dance area as well as where the sale of alcoholic beverages is being conducted. A query of local alcohol licenses through the California Department of Alcohol Beverage Control indicates that the vacant business at 2230 Flores Ave. does not have an alcohol license. As such, the proposed use is not within 300' of a nightclub/ discotheque.

Lastly, the subject property is located within 100' of a residential zoned property. As previously mentioned, the applicant is proposing a comprehensive security plan and employee training program to mitigate potential impacts to the nearby residentially zoned uses. As proposed, the CUP request will operate in conjunction with a permitted mini-mart. The sale of beer and wine will be an incidental service to the primary sale of goods such as cooked and pre-packaged foods, personal care items as well as books and magazines. The sale of such goods is for the shopping convenience of families and business professionals in the area, which are not typically associated with loitering and public intoxication.

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

The proposed CUP request for a Type 20 ABC license will not be in conflict with the City's General Plan, as the proposed CUP request is consistent with GOAL 1.0 of the City's Land Use Element. Goal 1.0 states that the City should provide a mix of land uses, which meet the diverse needs of all Huntington Park residents, offers a variety of employment opportunities and allows for the capture of regional growth. The proposed CUP will compliment an existing retail establishment, which serves as an economic and employment base in the community. The proposed CUP will encourage community-oriented retail by providing general merchandising and retail opportunities at a local level. In addition, the proposed CUP will not alter nor modify the subject property's General Plan designation, therefore making it consistent with the City's General Plan.

7-Eleven
Conditional Use Permit &
Variance Request
2321 E. Florence Ave.

Business Operational Characteristics

The operations plan for the proposed sale of alcohol within the existing 7-Eleven convenience store located at 2321 E. Florence Ave. is described below:

1) Type of license being requested: Type 20 ABC license (off-site sale of beer & wine)

2) Days of Operation: Seven (7) days-a-week

3) Hours of Operation: 24 hours a day

   - Proposed hours for sale of alcohol: 6:00 a.m. to 2:00 a.m.

4) Number of Employees:

   - Full-time: 2
   - Part-time: 2

5) Number of Working Shifts:
   - Opening Shift
   - Mid Shift
   - Closing Shift

6) Staff Training- Please see Security Plan

7) Location of Transactions- the sale of alcoholic beverages will be conducted and limited to the main cash register located at the entry of the business suite. The register is visible from the public street and displays information regarding age verification being required for the sale of alcohol products.

8) Location of alcohol sales and storage- Please see Floor Plan.

7-Eleven
Conditional Use Permit &
Variance Request
2321 E. Florence Ave.

Security Plan

The applicant at 2321E. Florence Ave. is requesting to a Conditional Use Permit and Variance in order to operate a Type 20 off-site beer and wine license in conjunction with an existing 7 Eleven convenience store. The existing convenience store operates 7 days a week- 24 hours a day. The applicant proposes to sell alcohol between the hours of 6:00 a.m. and 2:00 a.m.

The security plan for the convenience store focuses on two main concepts, which includes employee training and on-site security measures. These two concepts are described in further detail below:

Employee Training

- Training program for employees will focus on crime deterrence and prevention components such as monitoring cash control in the registers, with no more than $50 in the register during the day and $30 at night. In addition, employees will be trained on operation procedures that will discourage robbery and emphasize a no-resistance policy toward robbery.

- Employees will receive training as to how to maintain the interior and exterior of the premises in a bright and clean manner in order to maximize visibility and deter vandalism.

- Employees will be trained in how to implement a point-of-sale verification system on all age restricted products.

- Employees will be instructed to direct enforcement operations to the local law enforcement agencies upon receiving complaints.

- Employees will be trained on the proper operation of the on-site silent alarm system within the business suite.

- Employees will be trained on a continuous bases as well as with all newly hired employees.

On-Site Security Measures

- The applicant will install and operate a surveillance system within and throughout the subject property. The surveillance system will include 11 indoor closed circuit cameras as well as 3 outside cameras.

- The applicant will install a comprehensive silent alarm system within the business suite.

- The applicant will install "anti-loitering" and "anti-graffiti" signage throughout the subject property in order to deter loitering and vandalism.

- The subject property provides sufficient on-site parking and perimeter lighting for the safety and convenience of customers as well as the community.

- Lockable cooler doors (maybe locked at the cashier area at any time).

- Display and storage of alcoholic beverages will be limited and designated to a particular area as described in the proposed business floor plan.

- Signage, retail and merchandising opportunities around the cashier booth will be limited in order to provide maximum visibility from street level view.

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

ENVIRONMENTAL INFORMATION FORM

RECEIVED
FEB 01 2016
BY:

FOR OFFICE USE ONLY

Date Filed: *File No.:* 2015-10 *Fee/Receipt No.:* *Initials:* RT

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

   Name: Manpreet Cheema and 7-Eleven, Inc.

   Address: 2321 E. Florence Ave., Unit No. #106

   Telephone: [redacted] Fax:

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

   Name: Octavio Silva

   Address: 8543 Smallwood Avenue, Downey, CA 90240

   Telephone: [redacted] Fax:

3. **Address of project**: 2321 E. Florence Ave., Unit No. #106 Huntington Park, CA 90255

4. **Assessor's Parcel Number (APN)**: 6321-031-012

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 for the ancillary off-site sale of beer and wine & Variance request for reduction in distance from sensitive receptors.

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:**
   Alcohol License from CA Department of Alcohol Beverage Control

7. **Existing Zone**: Commercial General (CG)

8. **Proposed use of site**: The project site is currently developed as a commercial/ retail center.
   The applicant is proposing ancillary alcohol sales from an existing 2,580 sq. ft. suite, which is currently a convenience store.

9. **Site size** (lot dimensions and square footage):
The subject site is 19,717 sq. ft. in area and is improved with a single story, 8,520 sq. ft. commercial building. The building is subdivided into 5 suites. The applicant is in suite F. 106

10. **Project size**:

Square feet to be added/constructed to structure(s):
N/A- No proposed addition/ construction is being proposed as a result of this permit application.

Total square footage of structure(s): 8,520

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

Existing: 1- single story

Proposed: N/A

12. **Parking**:

Amount required: 22 spaces

Amount provided: 24 spaces

13. **Anticipated time scheduling of project**: N/A- No proposed addition/ construction to the subject site is being proposed as a result of this permit application.

14. **Proposed phasing of development**: N/A- No proposed addition/ construction to the subject site is being proposed as a result of this permit application.

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:**
The subject property operates as a commercial/ retail center. The applicant currently operates a 2,580 sq. ft. 7-Eleven convenience store within Unit No. F of the existing commercial site. The applicant currently employs 2 employees per shift (3 shifts total) and is open 7- days a week/24 hours a day. The applicant is proposing to sell alcohol sales between the hours of 6:00 am and 2:00 am.

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

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

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

A) Potentially Significant Impact	B) Potentially Significant Impact Unless Mitigation Incorporated	C) Less than Significant Impact	D) No Impact

AESTHETICS

19. **Would the proposed project:**

a. Affect a scenic vista? D

b. Have a demonstrable negative aesthetic effect? D

c. Create light or glare? D

AIR QUALITY

20. **Would the proposed project:**

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

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

c. Create objectionable odors? D

BIOLOGICAL RESOURCES

21. Would the proposed project:

a. Remove of any existing trees or landscaping? D

CULTURAL RESOURCES:

22. Would the proposed project:

a. Affect historical resources? D

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

GEOLOGY AND SOILS

23. Would the proposed project:

a. Result in erosion, changes in topography or unstable soil conditions from excavation, grading or fill? D

b. Be located on expansive soils? D

c. Result in unique geologic or physical features? D

HAZARDS

24. Would the proposed project:

a. Create a risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? D

b. The use or disposal of potentially hazardous materials (i.e. toxic or flammable substances)? D

c. The creation of any health hazard or potential health hazard? D

d. Exposure of people to existing sources of potential health hazards? D

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

a. Change water drainage patterns? D

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

c. Impact groundwater quality? D

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

LAND USE AND PLANNING

26. Would the proposed project:

a. Conflict with the Zoning or General Plan designation? D

b. Be incompatible with existing land use in the vicinity? D

c. Disrupt or divide the physical arrangement of an established community? D

MINERAL AND ENERGY RESOURCES

27. Would the proposed project:

a. Conflict with the conservation of water? D

b. Use non-renewable resources in a wasteful and/or inefficient manner? D

c. Substantially increase energy consumption (i.e. electricity, oil, natural gas, etc.)? D

NOISE

28. Would the proposed project result in:

a. Increase to existing noise levels? D

b. Exposure of people to severe noise levels? D

POPULATION AND HOUSING

29. Would the proposed project:

a. Induce substantial growth in an area either directly or indirectly (i.e. through population growth or infrastructure use)? D

b. Displace existing housing, especially affordable housing? D

PUBLIC SERVICES

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

a. Fire protection? D

b. Police protection? D

c. Schools? D

d. Maintenance of public facilities, including roads? D

e. Other governmental services? D

RECREATION

31. Would the proposed project:

a. Increase the demand for neighborhood or regional parks or other recreational facilities? D

b. Affect existing recreational opportunities? D

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

a. Increase vehicle trips or traffic congestion? D

b. Increase hazards to safety from design features (i.e. sharp curves or dangerous intersections)? D

c. Inadequate access to nearby uses? D

d. Insufficient on-site parking capacity? D

e. Hazards or barriers for pedestrians or bicyclists? D

UTILITIES AND SERVICE SYSTEMS

33. Would the proposed project result in a need for new systems or supplies, or alterations to the following utilities:

a. Power or natural gas? D

b. Communications systems? D

c. Local or regional water treatment or distribution facilities? D

d. Sewer or septic tanks? D

e. Storm water drainage? D

f. Solid waste disposal? D

g. Local or regional water supplies? D

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

The subject site is improved with an existing 8,520 sq. ft. commercial/ retail building. The site has 24 on site parking spaces and provides approximately 1,928 sq. ft. of landscaping. The subject site is located on the north-west corner of Florence Ave. and Santa Fe Ave. The applicant currently operates an existing convenience store in Unit No. F of the suite. The applicant has been as this location since 2012. The proposed CUP will not alter the existing commercial site or building, as the applicant's request is for an alcohol license, with no building expansion. Commercial uses to the south, east and west of the subject site, and Residential to the north.

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 subject property is currently developed as a commercial center with 24 on site parking spaces. The existing building is divided into 6 individual suites. The applicant currently operates a 7 Eleven store in Unit No. F. The building is consistent with development standards related to setbacks, lot coverage and landscaping. The proposed alcohol license would not intensify the use of the site as the site is currently commercial and provides more than the required parking spaces.

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.

[redacted]

Applicant (Signature)

1/27/2016

Date

LETTER FROM APPLICANT
RECEIVED ON JUNE 6, 2016

EXHIBIT I **CASE NO.** 2015-10 VAR/CUP

Date: June 6, 2016

To: Chairperson and Members of the Planning Commission

From: Manpreet Cheema

Subject: Planning Commission Case No. 2015-10 VAR/CUP

Dear Chairperson,

Thank you for the opportunity to provide this letter in order to address a number of points related to my CUP & Variance request for the property located at 2321 Florence Ave., Huntington Park, CA 90255. At the Planning Commission Meeting on April 20, 2016, my permit requests were continued, in order for me to analyze my options and conduct some additional research. The letter below provides a discussion and updates on the items identified at the meeting, as well as addresses a number of concerns related to Staff Report presented on April 20, 2016.

In the Staff Report dated April 20, 2016, Staff indicated that a review of the proposal found that the subject property is located within a 100 feet of a residential zone and therefore does not meet distance requirements for an alcohol license. While I acknowledge that the subject property is in the vicinity of residential uses, since the last hearing date, I have collected numerous letters of support from members of the community, including residents in the area and local business owners that support my request. My request for an alcohol license is considered as an ancillary or incidental use; as the primary sales for my business are retail and food items, which are a benefit to the community because they provide additional retail opportunities and selections to an area that is otherwise underserved. Considering the my comprehensive security and safety plan, which follows strict corporate regulations and standards, I am certain that the proposed alcohol license will not create any negative impacts to adjacent residential uses or business, but rather be seen as a benefit to those living and visiting the City of Huntington Park. Copies of the letters of support are available for you upon request.

Staff contends that the proposed project does not meet distance requirements from another convenience store or a night club. However, the night club that Staff identified in the report is non-operational and has been vacant for a number of years. A search of the ABC website found no alcohol license at that location. Furthermore, the business is in the City of Walnut Park and not within the City of Huntington Park. As is the case, for the convenience store across the street. Although the store is located within 1000' of the subject property, the business is in the City of Walnut Park and I question whether the City of Huntington Park should incorporate these businesses into their analysis. Does the City's Municipal Code specifically say that they are to be considered in the assessment of distance requirements?

In the Staff Report, Staff also indicated that the Planning Division researched information about alcohol licenses in the area and found that a moratorium was in place for the issuance of new alcohol licenses in the area. As a result, I am in the process of obtaining an existing alcohol license, which is to be transferred from a location in Palmdale to the subject property. I am currently in escrow for the transfer of the license and can provide copies of the documentation, if requested. Given that the license will be transferred and a new one will not be issued, my request is consistent with the established moratorium.

Lastly, the Staff Report, also indicates that the Police Department predicts that the license will a generate a greater call for service as a result of the proposed license; however, as previously stated, I am certain that the existing security and employee training plan will address any potential impacts or calls for service. In addition, the subject property has a number of safety mechanisms that will also help mitigate possible services calls such as a comprehensive surveillance system and out-door lighting/ signage to discourage loitering. While I understand, the Police Department's concerns, it is to my business's detriment that they assume or predict that all convenience stores are operated in the same fashion. As a long-time member of the City's Business Community, I take great pride in providing a quality and safe shopping experience.

Once again, thank you for the opportunity to address you and the other members of the Planning Commission. I take great pride in my business and hope that you I can continue to be a successful member of the City's business community. Your attention and understanding on this matter is greatly appreciated.

Sincerely,

Manpreet Cheema

LIST OF ACTIVE ABC LICENCES
CITYWIDE

EXHIBIT J **CASE NO.** 2015-10 VAR/CUP

	STATUS	LICENSE TYPE	ORIG. ISS. DATE	EXPIR DATE	PREMISES ADDR	BUSNESS NAME	CENSUS TRACT
1	ACTIVE	21	2/13/1985	6/30/2016	7802 SEVILLE AVE	SUNRISE LIQUOR & MARKET	5348.03
2	ACTIVE	21	11/6/1985	1/31/2017	5954 MAYWOOD AVE	ROYS LIQUOR	5335.01
3	ACTIVE	20	9/30/1987	6/30/2016	3084 E GAGE AVE	NABILS MOBIL	5332.02
4	ACTIVE	20	5/8/1989	8/31/2016	3307 E GAGE AVE	LA VICTORIA A MARKET	5332.01
5	ACTIVE	21	7/17/1989	6/30/2016	6920 SANTA FE AVE	FOOD 4 LESS 321	5331.03
6	ACTIVE	20	7/26/1991	3/31/2017	6903 SANTA FE AVE	L A SUPERIOR RANCH MARKET	5331.03
7	ACTIVE	20	9/23/1991	9/30/2016	6025 MAYWOOD AVE, 1 & 2		5335.01
8	ACTIVE	20	11/19/1993	10/31/2016	2400 E SLAUSON AVE	SLAUSON SHELL	5326.04
9	ACTIVE	21	11/9/1995	10/31/2016	6010 PACIFIC BLVD	SUPERIOR SUPER WAREHOUSE	5326.05
10	ACTIVE	20	8/16/1996	7/31/2016	7876 SEVILLE AVE	CARNICERIA GUADALAJARA	5348.03
11	ACTIVE	20	4/30/1997	3/31/2017	2670 E GAGE AVE, STE 9	LA MICHOACANA MARKET	5326.05
12	ACTIVE	20	5/28/1997	4/30/2017	7621 STATE ST, UNIT A-C	CENTRAL MEAT MARKET	5345.01
13	ACTIVE	21	5/16/1997	4/30/2017	3208 E FLORENCE AVE	EL TAPATIO SUPER MERCADO	5331.07
14	ACTIVE	21	9/28/1998	8/31/2016	2762 E GAGE AVE	YOUNGS LIQUOR	5326.06
15	ACTIVE	20	4/3/2001	3/31/2017	2550 ZOE AVE	K FOOD MARKET	5331.04
16	ACTIVE	20	7/5/2001	6/30/2016	7213 SEVILLE AVE	MI VIEJO SAN JUAN MARKET	5348.02
17	ACTIVE	20	11/20/2001	6/30/2016	2582 E SLAUSON AVE	7 ELEVEN 2175 26628	5326.05
18	ACTIVE	21	3/8/2002	2/28/2017	7625 CALIFORNIA AVE	HORNITOS MERCADO	5345.01
19	ACTIVE	21	5/28/2002	4/30/2017	3224 E GAGE AVE	GEORGES LIQUOR	5332.02
20	ACTIVE	20	10/9/2002	9/30/2016	2405 E SLAUSON AVE	MINI SUPER MARKET	5325
21	ACTIVE	20	12/5/2002	11/30/2016	6400 SANTA FE AVE	JOHNS SERVICE STATION C STORE	5326.04
22	ACTIVE	20	6/1/1970	8/31/2016	7681 SANTA FE AVE	LA PERLA MARKET	5349
23	ACTIVE	20	3/8/2005	2/28/2017	2322 E FLORENCE AVE	FLORENCE SHELL SERVICE	5349
24	ACTIVE	21	7/13/2004	2/28/2017	5610 PACIFIC BLVD, 101 & 102	SAMS LIQUOR MART	5325
25	ACTIVE	21	4/28/2005	3/31/2016	7010 ALAMEDA ST	EL SUPER	5330.02
26	ACTIVE	21	5/16/2005	4/30/2017	7414 STATE ST	YOUNGS LIQUOR	5345.01
27	ACTIVE	20	6/27/2005	5/31/2016	1915 E GAGE AVE	SAN BUENA MARKET	5327
28	ACTIVE	20	1/13/2006	12/31/2016	7029-31-33 S SANTA FE AVE	DOS TOROS INC	5331.03
29	ACTIVE	20	6/14/2006	5/31/2016	7801 STATE ST	BABS DAIRY MARKET	5345.01
30	SUREND	20	10/23/2006	9/30/2016	6403-05 S SANTA FE AVE	GUADALAJARA GROCERY STORE	5326.03
31	ACTIVE	20	10/23/2006	9/30/2016	2683 E FLORENCE AVE	A & B MARKET	5331.04
32	ACTIVE	21	11/1/2007	10/31/2016	2809 E SLAUSON AVE	2M LIQUOR	5325
33	ACTIVE	21	4/26/2007	3/31/2017	6020 SANTA FE AVE	SANTA FE LIQUOR	5326.04
34	ACTIVE	21	5/31/2007	4/30/2017	7701 STATE ST	STATE LIQUOR	5345.01
35	ACTIVE	20	6/21/2007	5/31/2016	4135 SANTA ANA ST	B & B MARKET	5345.02
36	ACTIVE	20	1/3/2008	12/31/2016	8300 SANTA FE AVE	ARCO MARKET	5348.04
37	SUREND	20	4/30/2008	3/31/2017	5941 STATE ST	CIRCLE K STORES	5325
38	ACTIVE	20	5/22/2008	4/30/2017	5512 PACIFIC BLVD	LA TIENDITA MARKET	5325

39	ACTIVE	21	1/1/1994	6/30/2016	6360 PACIFIC BLVD	RITE AID STORE 5475	5326.05
40	ACTIVE	21	12/24/2008	11/30/2016	6363 SANTA FE AVE	STOP RITE LIQUOR	5326.03
41	ACTIVE	20	8/11/2009	7/31/2016	3238 E GAGE AVE	DOS TOROS MEAT MARKET	5332.02
42	ACTIVE	21	9/2/2009	8/31/2016	5960 PACIFIC BLVD	CVS PHARMACY 9596	5326.05
43	ACTIVE	21	9/3/2009	8/31/2016	7300 ALAMEDA ST, STE A	CVS PHARMACY 8898	5349
44	ACTIVE	20	9/8/2009	8/31/2016	2550 SATURN AVE	EL PEDREGAL MARKET	5331.04
45	SUREND	21	6/17/2010	5/31/2016	7902 CALIFORNIA AVE		5345.02
46	SUREND	20	10/1/2010	9/30/2016	2872 SATURN AVE	ESPERANZA MARKET	5331.07
47	ACTIVE	21	11/5/2010	10/31/2016	3043 E GAGE AVE	PRINCESSA LIQUOR	5331.05
48	ACTIVE	21	4/12/2011	3/31/2017	5941 STATE ST	CIRCLE K STORES	5325
49	ACTIVE	20	12/10/2010	6/30/2016	6224 PACIFIC AVE	7 ELEVEN STORE #2175-34372	5326.05
50	ACTIVE	20	1/12/2011	12/31/2016	6078 GIFFORD AVE	LEES MARKET A COMPANY INC	5335.03
51	ACTIVE	20	1/19/2011	12/31/2016	7119 SEVILLE AVE E2	DANIEL MARKET	5331.04
52	ACTIVE	21	2/16/2011	1/31/2017	3085 E GAGE AVE	PALOMINO MARKET	5332.01
53	ACTIVE	20	12/15/2011	11/30/2016	7630 PACIFIC BLVD	PACIFIC MARKET	5348.02
54	ACTIVE	20	2/23/2012	1/31/2017	8506 SANTA FE AVE	AILEEN MARKET	5348.04
55	ACTIVE	20	11/16/2012	10/31/2016	3058 RANDOLPH ST	LA TAPATIA MEAT MARKET	5331.05
56	ACTIVE	20	3/25/2013	2/28/2017	3073 RANDOLPH ST	ANA MILAGRO LIZAMA ROMERO	5325
57	ACTIVE	20	8/19/2013	7/31/2016	2816-18 GAGE AVE	RANCHO FIESTA MARKET	5326.06
58	ACTIVE	21	1/23/2014	12/31/2016	7803 SANTA FE AVE		5349
59	ACTIVE	20	7/15/2014	12/31/2016	7600 ALAMEDA ST	FRESH & EASY #1444	5349
60	ACTIVE	20	6/6/2014	3/31/2017	7909 CALIFORNIA AVE	EL UNICO MEAT MARKET	5345.01
61	ACTIVE	21	6/3/2014	4/30/2017	3000 E FLORENCE AVE	MODERN MINI MART & LIQUOR	5331.07
62	ACTIVE	20	9/12/2014	8/31/2016	2417 RANDOLPH ST	LOS AMIGOS	5326.04
63	ACTIVE	20	7/31/2014	6/30/2016	7614 SANTA FE AVE	DIAZ MARKET	5348.03
64	ACTIVE	20	12/24/2014	11/30/2016	2501 E GAGE AVE	MEADOW MAID DAIRY	5326.05
65	ACTIVE	20	4/20/2016	6/30/2016	6122-6130 PACIFIC BLVD	99¢ ONLY STORE #331	5326.05
66	ACTIVE	20	3/19/2015	7/31/2016	8121 SANTA FE AVE A	EL MANANTIAL MINIMARKET	5353
67	ACTIVE	20	8/18/2015	7/31/2016	2857 E FLORENCE AVE	LATINO MARKET	5331.07
68	ACTIVE	20	11/30/2015	10/31/2016	8021 CALIFORNIA AVE	SOUTH CITY HUNTINGTON PARK	5345.01
69	ACTIVE	21	9/29/2015	8/31/2016	3257 E GAGE AVE	SUN'S LIQUOR JR MARKET	5332.01
70	ACTIVE	21	3/30/1981	9/30/2016	3372 E GAGE AVE	JOES LIQUOR	5332.02

CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: June 15, 2016

TO: Chairperson and Members of the Planning Commission

ATTENTION: Carlos Luis, Senior Planner

FROM: Juan Arauz, Associate Planner

SUBJECT: **PLANNING COMMISSION CASE NO. 2016-08 CUP/DP (CONDITIONAL USE PERMIT/DEVELOPMENT PERMIT)**

REQUEST: **A request for Planning Commission approval of a Conditional Use Permit and a Development Permit for the expansion of an existing restaurant with on-site sales of beer and wine and a video arcade located at 6135 Pacific Boulevard, in the DTSP District A Zone.**

APPLICANT: Vahe Avakian
6135 Pacific Boulevard
Huntington Park, CA 90255

PROJECT LOCATION: 6135 Pacific Boulevard

BACKGROUND: On April 25, 2016, Planning Division staff received a Planning Commission application package for the expansion of an existing restaurant with on-site sales of beer and wine and a video arcade located at 6135 Pacific Boulevard. Subsequently, staff noticed the project through postings, mailers, and requested a local publication through the Press-Telegram. The proposed subject project was presented to the Planning Commission on May 19, 2016. At this meeting, the Planning Commission unanimously approved the Applicant's request and voted in favor of Planning Commission Resolution 2016-08.

However, shortly after the May 19, 2016 Planning Commission meeting, Planning Division staff learned that the Press-Telegram did not publish the notice for this project despite submitting the request to publish in a timely manner.

LEGAL REQUIREMENT: The California Environmental Quality Act (CEQA) requires that public notice be given for these type of projects no less than ten (10) days prior to the scheduled hearing. Notice shall be provided via: 1) publication in a local newspaper; 2) mail, postage paid, to the owners of property within a 300 foot radius of the project site; and 3) by posting in at least five (5) public places within the City.

Since all three CEQA noticing requirements were not met for this project, the Applicant's request must be brought back to the Planning Commission for consideration. The Planning Division has re-noticed the item as required by CEQA. Additionally, staff has received publication confirmation from the Press-Telegram.

ANALYSIS: There are no changes to the project and all items remain the same as previously presented and reviewed.

RECOMMENDATION: That the Planning Commission hear all testimony and **approve PC Case No. 2016-08 CUP/DP.**

EXHIBITS:

A: Planning Commission Staff Report, May 19, 2016
B: PC Resolution No. 2016-08

PLANNING COMMISION STAFF REPORT
MAY 19, 2016

EXHIBIT A **CASE NO.** 2016-08

CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: MAY 19, 2016

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: JUAN ARAUZ, ASSOCIATE PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2016-08 CUP/DP (CONDITIONAL USE PERMIT/DEVELOPMENT PERMIT)**

REQUEST: **A REQUEST FOR PLANNING COMMISSION APPROVAL OF CONDITIONAL USE PERMIT AND A DEVELOPMENT PERMIT FOR THE EXPANSION OF AN EXISTING RESTAURANT WITH ON-SITE SALES OF BEER AND WINE AND A VIDEO ARCADE LOCATED AT 6135 PACIFIC BOULEVARD, WITHIN THE DOWNTOWN SPECIFIC PLAN (DTSP) ZONE.**

APPLICANT: Vahe Avakian
6135 Pacific Boulevard
Huntington Park, CA 90255

PROPERTY OWNER: 6131 Pacific Blvd LLC
1215 Wilshire Boulevard
Santa Monica, CA 90403

PROJECT LOCATION: 6135 Pacific Boulevard

ASSESSOR'S PARCEL NUMBER: 6320-020-020

PRESENT USE: Commercial

PROJECT SIZE: 3,953 sq. ft.

BUILDING SIZE: 5,900 sq. ft.

SITE SIZE: 7,500 sq. ft.

GENERAL PLAN: Downtown Specific Plan (DTSP) District B

ZONE: DTSP District B

SURROUNDING LAND USES:

North: Commercial
West: Residential
South: Commercial
East: Commercial

MUNICIPAL CODE REQUIREMENTS FOR A CONDITIONAL USE PERMIT: Pursuant to the DTSP Section 4-6, a restaurant with on-site sales of alcoholic beverages and video arcades is permitted in the DTSP District B Zone provided a Conditional Use (CUP) has been granted by the Planning Commission.

REQUIRED FINDINGS FOR A CONDITIONAL USE PERMIT: Following a hearing, the Planning Commission shall record its decision in writing and shall recite the findings upon which the decision is based. The Commission may approve and/or modify a CUP application in whole or in part, with or without conditions, only if all of the following findings are made:

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

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

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

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

interest, health, safety, convenience, or welfare of the City;

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

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

MUNICIPAL CODE REQUIREMENTS FOR A DEVELOPMENT PERMIT:

Pursuant to HMPC Section 9-2.1004, a Development Permit is required because the Applicant is proposing an expansion of 50% or more of the gross floor area.

REQUIRED FINDINGS FOR A DEVELOPMENT PERMIT:

Pursuant to HMPC Section 9-2.1007, 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;

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

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:

Categorically Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

PROJECT ANALYSIS:

Mr. Vahe Avakian (Applicant), is requesting Planning Commission approval of a Conditional Use Permit and a Development Permit for the expansion of an existing restaurant with on-site sales of beer and wine and a video arcade located at 6135 Pacific Boulevard, in the DTSP District A Zone.

The existing restaurant, Dino's Chicken & Burgers (Dino's), has been in operation since January of 2012 and was approved with a dining area. Presently, Dino's occupies a 2,006 square foot tenant space and is not licensed to serve alcoholic beverages and does not have a video arcade. The Applicant's proposal is to expand his business by occupying the adjacent vacant tenant space to the north and create an opening along the partition wall. This 1,947 square foot expansion will consist of a video arcade, storage, an office, and a restroom.

The Applicant is proposing interior modifications only to the expansion area, which includes cosmetic repairs and the installation of the video arcade games. No modifications are necessary to the restaurant as it is equipped with all the necessary amenities: kitchen, seating area, storage, and a restrooms.

Site Description

The project site is located on the western side of Pacific Boulevard, between Randolph Street and Clarendon Avenue. It is bordered by commercial uses to the north, south, east, and by residential uses to the west.

The subject is located within a commercial building with three tenant spaces totaling 5,900 square feet. The building is situated on a 7,500 square foot lot. The site is physically suitable for the type and intensity of the proposed restaurant expansion with on-site sales of beer and wine and a video arcade. There site is accessible through Pacific Boulevard and through a public alley at the rear of the property.

Parking Analysis

Per the DTSP Section 4-4.9, the off-street parking requirement for a restaurant is one parking space for every 400 square feet of non-seating area and one parking space for every 100 square feet of seating area. The off-street parking requirement for video arcades is one parking space per every 500 square feet of ground floor area. The required parking calculation for all the restaurant, video arcade, and the retail tenant store, the property requires 18 parking spaces. After the Applicant restripes the parking lot, the site will accommodate 5 parking spaces. Therefore, the subject site is presently deficient 13 parking spaces. The table below summarizes this parking calculation.

OFF-STREET PARKING CALCULATION FOR SUBJECT SITE		
USE	**REQUIRED**	**PROVIDED**
Restaurant Seating Area	555sf/100 5.5	-
Restaurant Non-Seating Area	1,453sf/400 3.6	-
Arcade	1,947 sf/500 3.9	-
Retail Tenant	1,947 sf/400 4.9	-
TOTAL	**17.9 = 18**	**5**
5 provided - 18 required = 13 deficient parking spaces		

Non-conforming Conditions

Pursuant to HPMC Section 9-3.604(8), nothing shall preclude the alteration of a non-conforming structure if the alteration would reduce a nonconforming situation.

At one parking space for every 500 square feet (1/500), video arcades require less parking than a standard retail use (1/400). Therefore, the Applicant's proposal will reduce the subject site's parking deficiency by one parking space. Additionally, Planning Division Staff is recommending the following two conditions of approval (among others listed in the attached resolution) to further reduce existing legal non-conformities:

1. That the Applicant stripe the parking lot at the rear of the property to provide five conforming parking spaces.

2. That the Applicant construct a trash enclosure with a gate and overhead trellis in compliance with HPMC Section 9-3.103(24).

Should the Applicant not agree to all the recommended conditions of approval, Planning Division Staff cannot apply HPMC Section 9-3.604(8) and therefore cannot recommend approval for the proposed project.

Conditional Use Permit Findings

In granting a Conditional Use Permit to allow the expansion of an existing restaurant with on-site sales of beer and wine and a video arcade, the Planning Commission must make findings in connection with the Conditional Use Permit, as set forth in the Huntington Park Municipal Code (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 restaurant expansion with the on-site sale of beer and wine and a video arcade is conditionally permitted within the subject zoning district.

The subject zoning district, DTSP, is intended to provide for restaurants, general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. However, the proposed use does not comply with all HPMC development standards as it is parking deficient.

While the subject site is parking deficient, per HPMC Section 9-3.604(8), a project may still be approved if alterations are made that will reduce non-conforming situations. In this case, the following non-conformities are being reduced: decreased parking deficiency (by 1 space) by proposing a less parking intensive use, striping the parking lot to provide conforming parking spaces, and providing a new trash enclosure as required per HPMC Section 9-3.103(24).

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

   Finding: The Applicant's proposal is consistent with the General Plan and is conditionally permitted within the DTSP zoning district. The land uses for the General Plan and Zoning Map have the same DTSP designation and thus consistent. This proposed development also fulfills the goals and objectives of the General Plan, which include providing a mix of land uses which meets the diverse needs of the City.

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

   Finding: The proposed use of on-site sale of beer and wine is Categorically Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

4. **The design, location, size and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic or**

other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience or welfare of the City.

Finding: The subject restaurant has been in business since January of 2012 and has created no nuisances to the City or surrounding properties. The design, location, size, and operating characteristics of the proposed restaurant with alcohol sales and video arcade is not expected to be detrimental to the public health, safety and welfare of the City. The proposed request for on-site sale of beer and wine is harmonious and compatible with the existing commercial and service uses presently located within the vicinity and zoning district.

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

   Finding: The subject site has a total building size of 5,900 square feet and a lot size of 7,500 square feet. Because not all of the applicable development standards can be met, specifically to on-site parking, the subject site is not physically suitable for the type of use being proposed.

   However, while the subject site is parking deficient, per HPMC Section 9-3.604(8), a project may still be approved if alterations are made that will reduce non-conforming situations. In this case, the following non-conformities are being reduced: decreased parking deficiency (by 1 space) by proposing a less parking intensive use, striping the parking lot to provide conforming parking spaces, and providing a new trash enclosure as required per HPMC Section 9-3.103(24).

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

   Finding: Vehicular and pedestrian access to the site would be provided through Pacific Boulevard and a public alley located at the rear of the site. The proposed

request for on-site sale of beer and wine and a video arcade will not significantly intensify public access, water, sanitation, and public utilities and services. The project will not require changes to existing public utilities. Given that the surrounding area is already completely developed with public access, water, sanitation, and other public utilities, the proposed project would not affect these infrastructures or require any types of modifications.

Development Permit Findings

Pursuant to HMPC Section 9-2.1004, a Development Permit is required because the Applicant is proposing an expansion of 50% or more of the gross floor area.

In granting a Development Permit, the Planning Commission must make findings in connection with the Development Permit, as set forth in the Huntington Park Municipal Code. Pursuant to HMPC Section 9-2.1007, 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.**

   The proposed restaurant expansion with the on-site sale of beer and wine and a video arcade is conditionally permitted within the subject zoning district. The subject zoning district, DTSP, is intended to provide for restaurants, general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. However, the proposed use does not comply with all HPMC development standards as it is parking deficient.

   While the subject site is parking deficient, per HPMC Section 9-3.604(8), a project may still be approved if alterations are made that will reduce non-conforming situations. In this case, the following non-conformities are being reduced: decreased parking deficiency (by 1 space) by proposing a less parking intensive use, striping

the parking lot to provide conforming parking spaces, and providing a new trash enclosure as required per HPMC Section 9-3.103(24).

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

   The Applicant's proposal is consistent with the General Plan and is conditionally permitted within the DTSP zoning district. The land uses for the General Plan and Zoning Map have the same DTSP designation and thus consistent. This proposed development also fulfills the goals and objectives of the General Plan, which include providing a mix of land uses which meets the diverse needs of the City.

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 subject restaurant has been in business since January of 2012 and has created no nuisances to the City or surrounding properties. The design, location, size, and operating characteristics of the proposed restaurant with alcohol sales and video arcade is not expected to be detrimental to the public health, safety and welfare of the City. The proposed request for on-site sale of beer and wine is harmonious and compatible with the existing commercial and service uses presently located within the vicinity and zoning district.

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

   The proposed use of on-site sale of beer and wine is Categorically Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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

The subject site has a total building size of 5,900 square feet and a lot size of 7,500 square feet. Because not all of the applicable development standards can be met, specifically to on-site parking, the subject site is not physically suitable for the type of use being proposed.

However, while the subject site is parking deficient, per HPMC Section 9-3.604(8), a project may still be approved if alterations are made that will reduce non-conforming situations. In this case, the following non-conformities are being reduced: decreased parking deficiency (by 1 space) by proposing a less parking intensive use, striping the parking lot to provide conforming parking spaces, and providing a new trash enclosure as required per HPMC Section 9-3.103(24).

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.**

   Vehicular and pedestrian access to the site would be provided through Pacific Boulevard and a public alley located at the rear of the site. The proposed request for on-site sale of beer and wine and a video arcade will not significantly intensify public access, water, sanitation, and public utilities and services. The project will not require changes to existing public utilities. Given that the surrounding area is already completely developed with public access, water, sanitation, and other public utilities, the proposed project would not affect these infrastructures or require any types of modifications.

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

   The proposed restaurant expansion with the on-site sales of beer and wine and a video arcade does not comply with all applicable development standards at the subject site. Specifically, the subject site is deficient 13 parking spaces.

However, per HPMC Section 9-3.604(8), a project may still be approved if alterations are made that will reduce non-conforming situations. In this case, the following non-conformities are being reduced: decreased parking deficiency (by 1 space) by proposing a less parking intensive use, striping the parking lot to provide conforming parking spaces, and providing a new trash enclosure as required per HPMC Section 9-3.103(24).

Conclusion

Based on the above analysis, staff has determined that with the recommended conditions of approval, the Applicant's proposed project satisfies all of the required findings for approval of a Conditional Use Permit and a Development Permit. Therefore staff recommends approval of the Applicants' request to expand an existing restaurant with the on-site sale of beer and wine and a video arcade, subject to conditions, at 6135 Pacific Boulevard.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission adopt the Categorical Exemption, make the required findings and requirements set forth in the Huntington Park Municipal Code, and **adopt PC Resolution No. 2016-08 CUP/DP**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING

1. That the property owner and Applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and Applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and Applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any

condition of approval, the Applicant shall pay for all costs of enforcement, including legal fees.

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 use shall comply with all applicable City, County, State and Federal codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License.

4. That the use be conducted, and 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.

5. That the business be operated in compliance with the City of Huntington Park Noise Ordinance.

6. That all graffiti be removed from all exterior walls and/or surfaces prior to the commencement of alcohol sales.

7. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.

8. That the operator shall obtain/amend its City of Huntington Park Business License prior to commencing business operations.

9. That the Applicants obtain and maintain a valid alcohol beverage license for the on-site sale of beer and wine from the State Department of Alcoholic Beverage Control (ABC) and comply with all requirements, and should at any time the required license or permits, issued by the ABC, be surrendered, revoked or suspended, this Conditional Use Permit shall automatically become null and void.

10. That if the business ceases to operate as a bona fide public eating establishment (restaurant) as defined under the Huntington Park Municipal Code Section 9-4.203(2)(A)(1), then the entitlement shall be null and void.

11. That business operation be limited to a restaurant only and that beer and wine only be served in conjunction with meals during regular business hours.

12. That alcohol shall only be served and/or consumed within the designated dining area as shown on the floor plan.

13. That if any signs are proposed, such signs shall be installed in compliance with the City's sign regulations and that approval be obtained through a Sign Design Review prior to

installation and that any existing non-permitted signs either apply for proper permits or be removed.

14. That all existing and/or 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 the commencement of alcohol sales.

15. That any proposed on-site utilities, including electrical and telephone, be installed underground and be completely concealed from public view as required by the Planning Division prior to the commencement of alcohol sales.

16. That the Applicants comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicants shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.

17. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.

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

19. That this entitlement 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.

20. That the Applicants be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.

21. That this entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.

22. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.

23. 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.

24. That the Applicant shall construct a trash enclosure with a gate and overhead trellis in compliance with HPMC Section 9-3.103(24).

25. That the Applicant stripe the parking at the rear of the site to provide conforming parking spaces per HPMC Section 9-3.809.

26. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.

27. That the business owner (Applicants) and property owner agree in writing to the above conditions.

BUILDING AND SAFETY

28. 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.

29. 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.

30. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.

31. Art fee shall be paid to the City prior to issuance of the building Permit

32. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.

33. The expanded unit shall be addressed as 6135 Pacific Boulevard.

34. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.

35. All State of California disability access regulations for accessibility and adaptability shall be complied with.

36. Approval is required from the Los Angeles County Health Department for restaurants.

37. Buildings occupied for assembly uses, including amusement arcades shall be classified as A-3 occupancies.

38. Alterations to existing building of A-3 occupancy and changes of use from retail to assembly in the proposed tenant space shall comply with the provisions for new buildings

and structures except as otherwise provided in Chapter 34 of the Building Code in effect.

39. 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.

40. 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.

41. Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance of the exit doors or exit access doorways shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served per Exception 2 of Section 1015.2.1.

42. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes unless the conditions under Exception No. 2 of Item No.4 of Section 1014.2 are met.

43. Doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons per Section 1008.1.2.

44. Doors serving rooms or spaces with an occupant load of 50 or more in a Group A occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware per Section 1008.1.10 or meeting the exception Item 2 under Section 1008.1.9.3.

45. Electrical plan check is required.

46. Mechanical plan check is required.

47. Plumbing plan check is required.

48. 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. Although actual measurements not provided it appears that one urinal required for males and one additional WC required for females. This project appears to require 1 WC and 1 Urinal for males and 2 WC for females for the use of both employees and customers. The existing restrooms where no customer access provided cannot satisfy this requirement.

EXHIBITS:

A: Site Plan
B: Floor Plan
C: Elevations
D: Conditional Use Permit Application & Development Permit Application
E: PC Resolution No. 2016-08 CUP/DP

PC RESOLUTION NO. 2016-08

EXHIBIT B **CASE NO.** 2016-08

RESOLUTION NO. 2016-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AND A DEVELOPMENT PERMIT IN CONNECTION WITH REAL PROPERTY LOCATED AT 6135 PACIFIC BOULEVARD, HUNTINGTON PARK, CALIFORNIA.

WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, June 19, 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 (HPMC), upon an application from Mr. Vahe Avakian, requesting Planning Commission approval of a Conditional Use Permit and a Development Permit for the expansion of an existing restaurant with on-site sales of beer and wine and a video arcade located at 6135 Pacific Boulevard, in the DTSP District A Zone at the property described below:

Assessor's Parcel No. 6320-020-020 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 Conditional Use Permit and a Development Permit can 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 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 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 project, as proposed, will have no significant adverse effect on the environment and adopts an Environmental Categorical Exemption (CEQA Guidelines, Section 15301, Existing Facilities.

SECTION 2: The Planning Commission hereby finds that all of the following required findings can be made for a Conditional Use Permit in connection with Case No. 2016-08 CUP:

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 restaurant expansion with the on-site sale of beer and wine and a video arcade is conditionally permitted within the subject zoning district. The subject zoning district, DTSP, is intended to provide for restaurants, general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. However, the proposed use does not comply with all HPMC development standards as it is parking deficient.

   While the subject site is parking deficient, per HPMC Section 9-3.604(8), a project may still be approved if alterations are made that will reduce non-conforming situations. In this case, the following non-conformities are being reduced: decreased parking deficiency (by 1 space) by proposing a less parking intensive use, striping the parking lot to provide conforming parking spaces.

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

   Finding: The Applicant's proposal is consistent with the General Plan and is conditionally permitted within the DTSP zoning district. The land uses for the General Plan and Zoning Map have the same DTSP designation and thus

consistent. This proposed development also fulfills the goals and objectives of the General Plan, which include providing a mix of land uses which meets the diverse needs of the City.

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

   Finding: The proposed use of on-site sale of beer and wine is Categorically Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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

   Finding: The subject restaurant has been in business since January of 2012 and has created no nuisances to the City or surrounding properties. The design, location, size, and operating characteristics of the proposed restaurant with alcohol sales and video arcade is not expected to be detrimental to the public health, safety and welfare of the City. The proposed request for on-site sale of beer and wine is harmonious and compatible with the existing commercial and service uses presently located within the vicinity and zoning district.

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

   Finding: The subject site has a total building size of 5,900 square feet and a lot size of 7,500 square feet. Because not all of the applicable development standards can be met, specifically to on-site parking, the subject site is not physically suitable

for the type of use being proposed.

However, while the subject site is parking deficient, per HPMC Section 9-3.604(8), a project may still be approved if alterations are made that will reduce non-conforming situations. In this case, the following non-conformities are being reduced: decreased parking deficiency (by 1 space) by proposing a less parking intensive use, striping the parking lot to provide conforming parking spaces.

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

   Finding: Vehicular and pedestrian access to the site would be provided through Pacific Boulevard and a public alley located at the rear of the site. The proposed request for on-site sale of beer and wine and a video arcade will not significantly intensify public access, water, sanitation, and public utilities and services. The project will not require changes to existing public utilities. Given that the surrounding area is already completely developed with public access, water, sanitation, and other public utilities, the proposed project would not affect these infrastructures or require any types of modifications.

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.**

   Finding: The proposed restaurant expansion with the on-site sale of beer and wine and a video arcade is conditionally permitted within the subject zoning district. The subject zoning district, DTSP, is intended to provide for restaurants, general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. However, the proposed use does not comply with all HPMC development

standards as it is parking deficient.

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

   Finding: The Applicant's proposal is consistent with the General Plan and is conditionally permitted within the DTSP zoning district. The land uses for the General Plan and Zoning Map have the same DTSP designation and thus consistent. This proposed development also fulfills the goals and objectives of the General Plan, which include providing a mix of land uses which meets the diverse needs of the City.

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

   Finding: The subject restaurant has been in business since January of 2012 and has created no nuisances to the City or surrounding properties. The design, location, size, and operating characteristics of the proposed restaurant with alcohol sales and video arcade is not expected to be detrimental to the public health, safety and welfare of the City. The proposed request for on-site sale of beer and wine is harmonious and compatible with the existing commercial and service uses presently located within the vicinity and zoning district.

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

   The proposed use of on-site sale of beer and wine is Categorically Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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

   Finding: The subject site has a total building size of 5,900 square feet and a lot size of 7,500 square feet. Because not all of the applicable development standards can be met, specifically to on-site parking, the subject site is not physically suitable for the type of use being proposed.

   However, while the subject site is parking deficient, per HPMC Section 9-3.604(8), a project may still be approved if alterations are made that will reduce non-conforming situations. In this case, the following non-conformities are being reduced: decreased parking deficiency (by 1 space) by proposing a less parking intensive use, striping the parking lot to provide conforming parking spaces.

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   Finding: Vehicular and pedestrian access to the site would be provided through Pacific Boulevard and a public alley located at the rear of the site. The proposed request for on-site sale of beer and wine and a video arcade will not significantly intensify public access, water, sanitation, and public utilities and services. The project will not require changes to existing public utilities. Given that the surrounding area is already completely developed with public access, water, sanitation, and other public utilities, the proposed project would not affect these infrastructures or require any types of modifications.

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

   Finding: The proposed restaurant expansion with the on-site sales of beer and wine and a video arcade does not comply with all applicable development standards at the subject site. Specifically, the subject site is deficient 13 parking spaces.

However, per HPMC Section 9-3.604(8), a project may still be approved if alterations are made that will reduce non-conforming situations. In this case, the following non-conformities are being reduced: decreased parking deficiency (by 1 space) by proposing a less parking intensive use, striping the parking lot to provide conforming parking spaces.

SECTION 4: The Planning Commission hereby approves Case No. 2016-08 CUP/DP, subject to the execution and fulfillment of the following conditions:

PLANNING

1. That the property owner and Applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and Applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and Applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the Applicant shall pay for all costs of enforcement, including legal fees.

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 use shall comply with all applicable City, County, State and Federal codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License.

4. That the use be conducted, and 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.

5. That the business be operated in compliance with the City of Huntington Park Noise Ordinance.

6. That all graffiti be removed from all exterior walls and/or surfaces prior to the commencement of alcohol sales.

7. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.

8. That the operator shall obtain/amend its City of Huntington Park Business License prior to commencing business operations.

9. That the Applicants obtain and maintain a valid alcohol beverage license for the on-site sale of beer and wine from the State Department of Alcoholic Beverage Control (ABC) and comply with all requirements, and should at any time the required license or permits, issued by the ABC, be surrendered, revoked or suspended, this Conditional Use Permit shall automatically become null and void.

10. That if the business ceases to operate as a bona fide public eating establishment (restaurant) as defined under the Huntington Park Municipal Code Section 9-4.203(2)(A)(1), then the entitlement shall be null and void.

11. That business operation be limited to a restaurant only and that beer and wine only be served in conjunction with meals during regular business hours.

12. That alcohol shall only be served and/or consumed within the designated dining area as shown on the floor plan. Alcohol shall not be served or consumed in the arcade area.

13. That if any signs are proposed, such signs shall be installed in compliance with the City's sign regulations and that approval be obtained through a Sign Design Review prior to installation and that any existing non-permitted signs either apply for proper permits or be removed.

14. That all existing and/or 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 the commencement of alcohol sales.

15. That any proposed on-site utilities, including electrical and telephone, be installed underground and be completely concealed from public view as required by the Planning Division prior to the commencement of alcohol sales.

16. That the Applicants comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicants shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.

17. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.

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

19. That this entitlement 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.

20. That the Applicants be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.

21. That this entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.

22. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.

23. 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.

24. That the Applicant stripe the parking at the rear of the site to provide conforming parking spaces per HPMC Section 9-3.809.

25. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.

26. That the business owner (Applicants) and property owner agree in writing to the above conditions.

BUILDING AND SAFETY

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. Fees shall be paid to the County of Los Angeles Sanitation District prior to 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. The expanded unit shall be addressed as 6135 Pacific Boulevard.

33. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.

34. All State of California disability access regulations for accessibility and adaptability shall be complied with.

35. Approval is required from the Los Angeles County Health Department for restaurants.

36. Buildings occupied for assembly uses, including amusement arcades shall be classified as A-3 occupancies.

37. Alterations to existing building of A-3 occupancy and changes of use from retail to assembly in the proposed tenant space shall comply with the provisions for new buildings and structures except as otherwise provided in Chapter 34 of the Building Code in effect.

38. 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.

39. 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.

40. Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance of the exit doors or exit access doorways shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served per Exception 2 of Section 1015.2.1.

41. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes unless the conditions under Exception No. 2 of Item No.4 of Section 1014.2 are met.

42. Doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons per Section 1008.1.2.

43. Doors serving rooms or spaces with an occupant load of 50 or more in a Group A occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware per Section 1008.1.10 or meeting the exception Item 2 under Section 1008.1.9.3.

44. Electrical plan check is required.

45. Mechanical plan check is required.

46. Plumbing plan check is required.

47. 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. Although actual measurements not provided it appears that one urinal required for males and one additional WC required for females. This project appears to require 1 WC and 1 Urinal for males and 2 WC for females for the use of both employees and customers. The existing restrooms where no customer access provided cannot satisfy this requirement.

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

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

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PASSED, APPROVED, AND ADOPTED this 19th day of May, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

HUNTINGTON PARK PLANNING COMMISSION

Chair

ATTEST:

_____

Secretary

CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: JUNE 15, 2016

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: RODRIGO PELAYO, PLANNING TECHNICIAN

SUBJECT: **PLANNING COMMISSION CASE NO. 2016-09 DP (DEVELOPMENT PERMIT)**

REQUEST:	**A request for Planning Commission approval of a Development Permit to construct a one-story commercial building at 3046 Florence Avenue, in the Commercial General (CG) Zone.**
APPLICANT:	Somi Kim 3435 Wilshire Blvd. #2905 Los Angeles, CA 90010
PROPERTY OWNER:	Global Consulting and Advisory Inc. 3435 Wilshire Blvd. #2905 Los Angeles, CA 90010
PROJECT LOCATION:	3046 Florence Avenue
ASSESSOR'S PARCEL NUMBERS:	6212-002-021, 6212-002-022, and 6212-002-023
PRESENT USE:	Vacant parking lot
BUILDING SIZE:	6,992 sq. ft.
SITE SIZE:	APN: 6212-002-021 5,865 sq. ft. APN: 6212-002-022 5,865 sq. ft. APN: 6212-002-023 4,680 sq. ft. Total ± 16,410 sq. ft.
GENERAL PLAN:	General Commercial

ZONE: Commercial General (CG)

SURROUNDING LAND USES:

North: Commercial
South: Residential
East: Commercial
West: Commercial

MUNICIPAL CODE REQUIREMENTS FOR A DEVELOPMENT PERMIT:

Pursuant to the City of Huntington Park Municipal Code (HPMC) Section 9-2.1003 approval of a Development Permit shall be required for:

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

2. For the expansion or conversion of an existing structure or use, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure;

3. For the enlargement or exterior alteration of an existing structure, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure, for which a Development Permit has not been issued, excluding an existing single-family structure; and

4. For the expansion of a legal nonconforming structure, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure, for which a Development Permit has not been issued in compliance with Chapter 3 Article 6 (Nonconforming structures and uses).

REQUIRED FINDINGS FOR A DEVELOPMENT PERMIT:

Following a hearing, the Review Authority shall record the decision in writing and shall recite the findings upon which the decision is based. The Review Authority may approve, modify, or deny a Development Permit in whole or in part and shall impose specific development conditions if approved. These conditions shall relate to both on- and off-site improvements that are necessary to accommodate flexibility in site planning/property development, mitigate project-related adverse impacts and to carry out the purpose/intent and requirements of the respective zoning

district and General Plan goals and policies. The Review Authority 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

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:

Categorical Exemption, CEQA Article 19, Section 15332, In-Fill Development Projects.

BACKGROUND:

The applicant is requesting approval of a Development Permit to allow the construction of a retail laundromat building that totals 6,992 square feet.

- ***Business Operation Plan***

According to the proposed business plan, the proposed coin laundry would operate 24 hours, seven days a week.

The business would be staffed with four employees on site from Monday to Friday and six employees on Saturday and Sunday. The coin laundry would have a designated children's play area for patrons to use. The proposed coin laundry would consist of sixty washers, 34 dryers, and twenty seating desks for customers.

- ***Site Description***

The subject site is comprised of three parcels totaling 16,410 sq. ft. The site is currently developed with a vacant parking lot area. Located along Florence Avenue between Arbutus Avenue and Cedar Street, the site is surrounded by residential uses to the south and by commercial uses to the north, east, and west.

ANALYSIS:

The allowable floor area ratio (FAR) within the CG zone is 2:1, which allows 2 square feet of ground floor area per 1 square foot of lot area, therefore the proposed one-story building would be in compliance with FAR requirements of the Code.

FLOOR AREA RATIO 2:1		
Lot Size	**Allowable Floor Area Ratio**	**Allowable Gross Floor Area**
16,410 Sq. ft.	2 S.F. of G.F.A / 1 S.F. of Lot Area	2 X 16,410 = **32,820 sq. ft.**

- ***Project Description***

The project proposes a 6,992 square foot retail laundromat building. A one-story building of twenty-seven feet in height is proposed along the westerly property line of the subject site. The project will consist of a new parking area with 23 off-street parking spaces, one designated loading space, and new drought-tolerant landscaping along the setback areas around the perimeter of the site. In addition, a decorative trash enclosure would be constructed to match the contemporary modern architectural style of the proposed laundromat building.

  - *Architectural Design*

The exterior design of the proposed building will be contemporary in style. The proposed landscape along the

northern and eastern boundary of the site would serve to meet the minimum setback requirement for properties located in the CG zone. In addition, a new asphalt driveway and parking area with striping would accommodate twenty-three parking spaces and one loading space. Other improvements also include decorative paving at the driveway entrance along Florence Avenue.

- *Access*

Site access will be provided by a two-way driveway measuring 26 feet in width along Florence Avenue. The driveway will provide access for project patrons and employees.

- *Off-Street Parking*

Pursuant to HPMC Section 9-3.804, the parking requirement for commercial, retail, and service uses is one space for each 400 square feet of ground floor area.

In accordance with the City's parking standards, it was determined that the total off-street parking required for the proposed development is 18 parking spaces. The project proposes a 6,992 square foot building for a retail laundromat use. A total of 23 off-street parking spaces would be provided, therefore creating a surplus of 5 parking spaces.

In order to comply with minimum development standards, the proposed parking layout would also include one new onsite loading space. As a result, the property will be in compliance with parking requirements.

The parking calculations are summarized in the following table:

STANDARD OFF-STREET PARKING CALCULATION		
Type	**Required**	**Proposed**
Retail Laundromat	Ratio: 1/400 sf (6,992 sf/400) = **17.48**	**23 spaces**
Total	**17.48 = 18 spaces**	**23 spaces**
Surplus of 5 spaces		

Staff has conditioned that the property owner submit a Tentative Parcel Map (TPM) or Lot Line Adjustment application within one year of approval in order to consolidate the three parcels into one parcel.

This proposed project, as conditioned, meets all of the City's Zoning and Development Standards subject to the approval of a Development Permit by the City's Planning Commission, and is consistent with the City's General Plan.

- ***Laundromat Development Standards***

Pursuant to HPMC Section 9-4.202, Table IV-5 (Allowed Uses), retail laundromats are permitted in the CG Zone of the City.

- ***Department/ Agency Comments***

The Planning Division received comments from the Huntington Park Building and Safety Division and Police Department. If the project is approved, the comments would be incorporated to Resolution 2016-09 (Exhibit F) as Conditions of Approval.

- ***Development Permit Analysis***

In granting a Development Permit for the construction of a new retail laundromat building, the Planning Commission must make findings in connection with the Development Permit, as set forth in the Huntington Park Municipal Code (HPMC). A Development Permit may be approved only if all of the following findings are made:

1. That 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 in that ***the subject zoning district, CG, is intended to provide for general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. Per Section 9-4.202 of the HPMC, the proposed laundromat use is permitted within the subject zoning district. In addition, the proposed development complies with all Commercial Zone Standards of Section 9-4.203 of the HPMC.***

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

   Goal 3.0 of the General Plan is to provide for the revitalization of deteriorating land uses and properties. The proposed development is consistent with Goal 3.0 because it would revitalize a vacant parking lot with the development of a new commercial building and use that would improve the property appearance and provide services to the local community.

   In addition, the proposed development is consistent with Policy 3.2 of the General Plan as it complies with all Zoning Code requirements. Thereby, the project promotes vigorous enforcement of City codes, including building, zoning, health and safety, to promote maintenance.

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 in that ***it is anticipated that the existing and future development of the zoning district continue as commercial. The surrounding properties within the vicinity are built for commercial uses. The proposed development will be similar and compatible with existing surrounding uses, therefore, will not adversely impact the subject site or surrounding area. The proposed use would not be of greater intensity than the existing surrounding uses.***

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 in that ***the proposed development complies with CEQA's Categorical Exemption, Section 15332, In-Fill Development***

Projects. The proposed project meets the all of the following characteristics of an In-Fill Development Project:

a. The proposed project is consistent with the General Plan designation and all applicable General Plan policies as well as with zoning designation and regulations.

b. The proposed development is within city limits, on a project site less than five acres in size, and is substantially surrounded by urban uses.

c. The project site has no value as habitat for endangered, rare or threatened species.

d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

e. The site can be adequately served by all required utilities and public services.

5. The subject site is physically suitable for the type and density/intensity of use being proposed in that ***the subject site is surrounded by other similar commercial uses. Neighboring businesses along Florence Avenue include restaurants, offices, and other service-oriented uses. The proposed development meets all of the minimum development standards as set forth in the HPMC Sections 9-4.202 and 9-4.203. Thereby, the subject site is suitable for the proposed project.***

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 in that ***vehicular and pedestrian access to the site would be provided through Florence Avenue. The project proposes to connect with existing infrastructure and will not require changes to existing public utilities. The surrounding area is already completely developed with public access, water, sanitation, and other public utilities. The new development will connect to the existing infrastructure and will not impede the accessibility to public access, water,***

sanitation, or other public utilities and services. Is expected that the proposed development will not be detrimental to public health, safety and general welfare.

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 in that ***the subject site is located along Florence Avenue, which serves as one of the commercial land use corridors of the City. The site is suitable for commercial uses given that most of the surrounding uses are commercial and the properties are zoned for commercial uses as well. The proposed design would enhance the appearance of the site and surrounding properties. The subject site will have adequate off-street parking for the proposed use. Therefore, it is expected that the proposed development will not be detrimental to the public health, safety, or welfare of the City.***

- ***Conclusion***

Based on the above analysis, staff has determined that the applicant's proposed project satisfies all of the required findings for approval of a Development Permit. Furthermore, the proposed project would alleviate the deficiency of on-street parking by providing required and additional off-street parking spaces.

RECOMMENDATION: That the Planning Commission conduct a public hearing, consider all public testimony and adopt PC Resolution No. 2016-09, subject to the proposed conditions of approval and/or additional conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING

1. That the property owner and applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and applicant of any claim, action, or proceeding to which this condition is applicable. The City

shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the applicant shall pay for all costs of enforcement, including legal fees.

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 all architectural detailing, including building materials, lighting, colors, façade improvements, finishes and other details be consistent with the submitted plans as approved by the Planning Division.

4. That the proposed project shall comply with all applicable codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License Regulations of the City of Huntington Park.

5. That the use be conducted, and 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 Title 8, Chapter 9, and Section 9-3.103.18 of the Huntington Park Municipal Code.

6. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.

7. That any violation of the conditions of this entitlement may result in the revocation of the entitlement.

8. 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.

9. That the Development Permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval.

10. That all 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.

11. That all existing and/or 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 issuance of the Certificate of Occupancy.

12. That any proposed on-site utilities, including electrical and telephone, be installed underground and be completely concealed from public view as required by the Planning Division.

13. That an anti-graffiti finish, as approved by the Planning Division, shall be applied to all exterior surfaces that are visible to the public and likely to attract graffiti prior to the issuance of the Certificate of Occupancy.

14. That any existing and/or future graffiti as defined by Huntington Park Municipal Code Section 5-27.02(d) shall be diligently removed within a reasonable time period.

15. That prior to the issuance of the Certificate of Occupancy, the property owner shall grant either by the covenants, conditions and restrictions for the subject property, or by a separate covenant recorded against the subject property, the right of entry for authorized City employees or agents for the purpose of removing or painting over graffiti from structures on the subject property.

16. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code and obtain the Planning Division's approval prior, to the issuance of the Certificate of Occupancy.

17. That the required trash enclosure be installed with a decorative view obscuring gate and a decorative trellis prior to the issuance of the Certificate of Occupancy.

18. That the parking areas be slurry sealed and striped as approved by the Planning Division.

19. That no vending machines or coin-operated appurtenances be placed outside the proposed building.

20. That all required on-site parking and loading spaces comply with the minimum dimensions as set forth within the Huntington Park Municipal Code prior to issuance of the Certificate of Occupancy.

21. That a landscape plan design be provided for the entire property, showing planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to and approved by the Planning Division, and such landscaping shall be installed and planted according to such approved plan, prior to being issued the certificate of occupancy, and shall thereafter be continuously and permanently maintained.

22. That landscape planters with 6" curbing and permanent irrigation be provided within the parking area, and that landscaping be provided in areas not used for vehicle parking, vehicle circulation or pedestrian access.

23. That a lighting plan be provided for all outdoor areas of the property. Such lighting shall be decorative and installed per approved plans to the satisfaction of the building official and Planning Division prior to issuing a Certificate of Occupancy.

24. That the applicant 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.

25. 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 the SUSUMP requirements when applicable.

26. That the 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.

27. 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 Development Permit shall be reviewed.

28. That Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.

29. That all businesses shall obtain a City of Huntington Park Business License prior to commencing business operations.

30. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the issuance of Building Permits to consolidate the existing two (3) parcels, 6212-002-021 and 6212-002-022, and 6212-002-023 into one (1) parcel.

31. That the applicant and property owner agree in writing to the above conditions.

BUILDING & SAFETY

32. 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.

33. 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.

34. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit

35. Art fee shall be paid to the City prior to issuance of the building Permit.

36. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.

37. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

38. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.

39. All State of California disability access regulations for accessibility and adaptability shall be complied with.

40. Car and van parking spaces shall be 216 inches (18 feet) long minimum. Car parking spaces shall be 108 inches (9 feet) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with Section 11B-502.3.

41. Where more than three washing machines are provided, at least two shall comply with Section 11B-611 per Section 11B-214.2

42. Where more than three clothes dryers are provided, at least two shall comply with Section 11B-611 per Section 11B-214.3.

43. 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;
    d. Inspection of compaction and placement of fill;
    e. The testing of compacted fills; and
    f. The inspection of review of drainage devices.

44. 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 accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.

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

46. 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.

47. Land disturbing activity that results in the creation or addition or 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 City's Low Impact Development (LID) requirements.

    a. Where redevelopment results in an alteration to more than fifty (50%) percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, the entire project must be mitigated.
    b. Where redevelopment results in an alteration of less than fifty (50%) percent 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 be mitigated, and not the entire development.

48. City records indicate the proposed site is a combination of lots under common ownership. A parcel merger by document shall be obtained or a parcel/tract map shall be processed prior to issuance of the building permit.

49. The building permit will not be issued until the property has been surveyed and the boundaries marked by a land surveyor licensed by the State of California.

50. No form work or other construction materials will be permitted to encroach in to adjacent property without written approval of the affected property owner.

51. Foundation inspection will not be made until setback on each side of the building been surveyed and the 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.

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. Table 422.1 requires a laundry facility of business occupancy to have at least one drinking fountain and one service sink (or laundry tray). Occupant load for female more than 15 requires two water closets.

57. Project shall comply with the CalGreen Residential mandatory requirements.

58. 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.

59. Separate permit is required for Fire Sprinklers.

POLICE DEPARTMENT

60. The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the Planning Commission. Any change in the operation, which exceeds the conditions of the approved permit, will require that a new permit application be submitted to the Planning Division for their review and approval.

61. Noise emanating from the permittee's premises shall not be audible 50 feet or more from the property line of the premises. The permittee shall be responsible for determining how to best meet this requirement, either by keeping doors and windows closed, limiting hours of entertainment, or by offering non-amplified entertainment.

62. Litter shall be removed daily or as needed from in front of and around the building.

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

64. The permittee shall be responsible for installing and maintaining a video surveillance system that monitors no less than the front and rear of the business, with full view of the public right-of-ways, and any parking lot under the control of the permittee. These cameras shall record video for a minimum of 30 days and the recordings will be made available to the Huntington Park Police Department.

65. The surrounding area (exterior & parking lot) shall be illuminated in order to make easily discernible the appearance and conduct of all person on or about the property.

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

67. Business should have an alarm system installed with panic buttons at the cashier stands and inner offices.

CODE ENFORCEMENT

68. Keep trash bin or trash enclosure locked at all times.

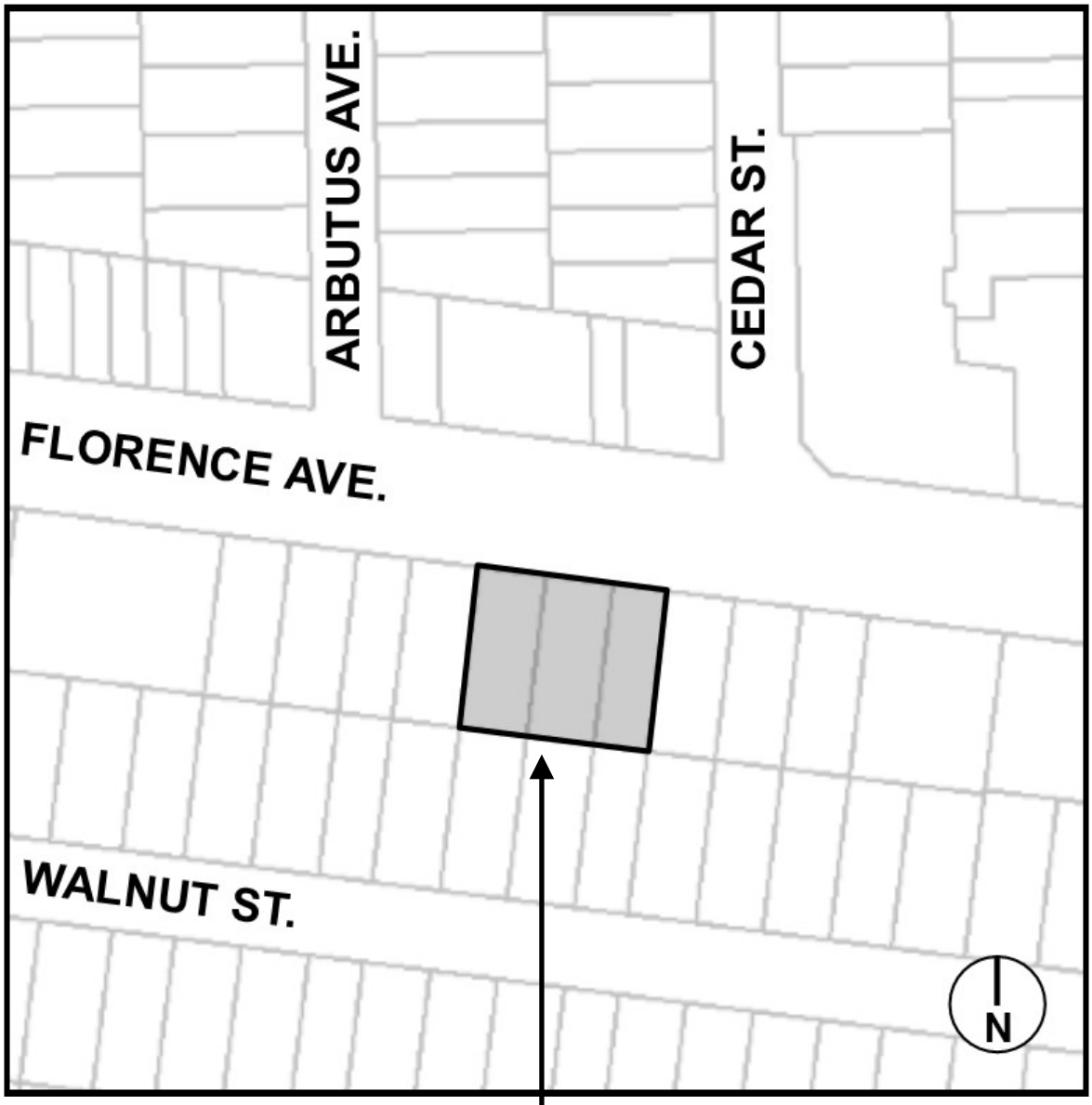
69. NO LOITERINGS signs to be displayed in parking lot area.

70. Landscaping to be maintained regularly and kept free of weeds.

71. Keep parking lot area free of trash and debris on a daily basis.

EXHIBITS:

A: Vicinity Map
B: Assessor's Parcel Map
C: Site Plan
D: Floor Plan
E: Elevations
F: Applications and Environmental Assessment Checklist
G: PC Resolution No. 2016-09



3046 Florence Avenue
Huntington Park, CA 90255

VICINITY MAP

EXHIBIT A **CASE NO.** 2016-09 DP

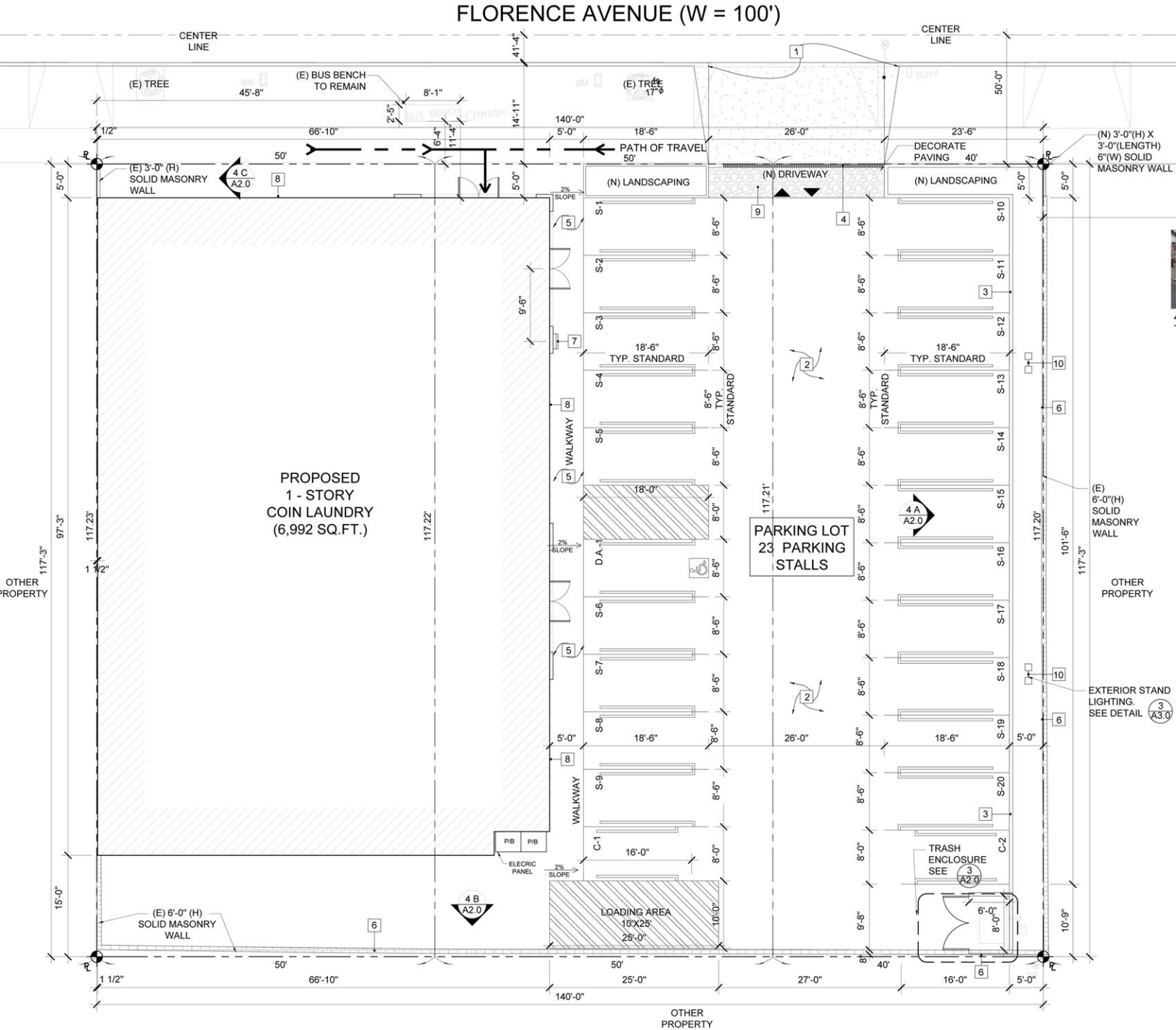


ASSESSOR'S PARCEL MAP

EXHIBIT B **CASE NO.** 2016-09 DP

SITE PLAN

EXHIBIT C **CASE NO.** 2016-09 DP


FLORENCE AVENUE (W = 100')
CENTER LINE
CENTER LINE
(E) TREE
45'-8"
(E) BUS BENCH TO REMAIN
8'-1"
(E) TREE
17"Φ
41'-4"
14'-11"
50'-0"
1/2"
66'-10"
2'-5"
6'-4"
11'-4"
140'-0"
5'-0"
18'-6"
26'-0"
23'-6"
PATH OF TRAVEL
50'
DECORATE PAVING
40'
(N) 3'-0"(H) X 3'-0"(LENGTH) 6"(W) SOLID MASONRY WALL
(E) 3'-0" (H) SOLID MASONRY WALL
4 C A2.0
(N) LANDSCAPING
(N) DRIVEWAY
(N) LANDSCAPING
2% SLOPE
PROPOSED 1 - STORY COIN LAUNDRY (6,992 SQ.FT.)
PARKING LOT 23 PARKING STALLS
S-1
S-2
S-3
S-4
S-5
S-6
S-7
S-8
S-9
S-10
S-11
S-12
S-13
S-14
S-15
S-16
S-17
S-18
S-19
S-20
8'-6"
18'-6" TYP. STANDARD
8'-6" TYP. STANDARD
WALKWAY
WALKWAY
9'-6"
18'-0"
D.A.-1
117.21'
117.22'
117.23'
117.20'
97'-3"
117'-3"
101'-6"
1 1/2"
OTHER PROPERTY
OTHER PROPERTY
4 A A2.0
(E) 6'-0"(H) SOLID MASONRY WALL
EXTERIOR STAND LIGHTING. SEE DETAIL 3 A3.0
P/B
P/B
ELECRIC PANEL
C-1
C-2
16'-0"
8'-0"
TRASH ENCLOSURE SEE 3 A2.0
6'-0"
8'-0"
4 B A2.0
LOADING AREA 10'X25' 25'-0"
10'-0"
(E) 6'-0" (H) SOLID MASONRY WALL
15'-0"
9'-8"
10'-9"
50'
50'
40'
1 1/2"
66'-10"
25'-0"
27'-0"
16'-0"
5'-0"
140'-0"
OTHER PROPERTY

FLOOR PLAN

EXHIBIT D **CASE NO.** 2016-09 DP

97'-3"

6' SQ. MIN. CLR.

NOT AN EXIT DOOR

NONABSORBENT TILE FINISH

68'-0" > 1 / 2 DIAG(56'-10") DISTANCE PER 1015.2.1

PATH OF TRAVEL B

S.T. BICYCLE PARKING

P/B

CHILDREN'S YARD

CUSTOMER SITTING AREA

CHILDREN'S PLAY GROUND

(N) 4" X 4" COLUMN

FOLDING TABLE

WASHERS 20 - 11 EA

WASHERS 20 - 8 EA

CUSTOMER AREA

WASHERS 80 - 5 EA

WASHERS 80 - 6 EA

WASHERS 60 - 6 EA

WASHERS 40 - 6 EA

MAINTENANCE AREA

BENDING MACHINE LOCATION

DRYER 80 - 9EA

DRYER 30 - 9EA

WASHERS 30 - 10 EA

WASHERS 30 - 8 EA

PATH OF TRAVEL A

OFFICE

COIN MACHINE

COIN CHANGE ROOM

REST ROOM

DRYER 45 - 8EA

A - 3.0 / 3 2 HOUR RATE WALL

W/H

66'-10"

52'-9"

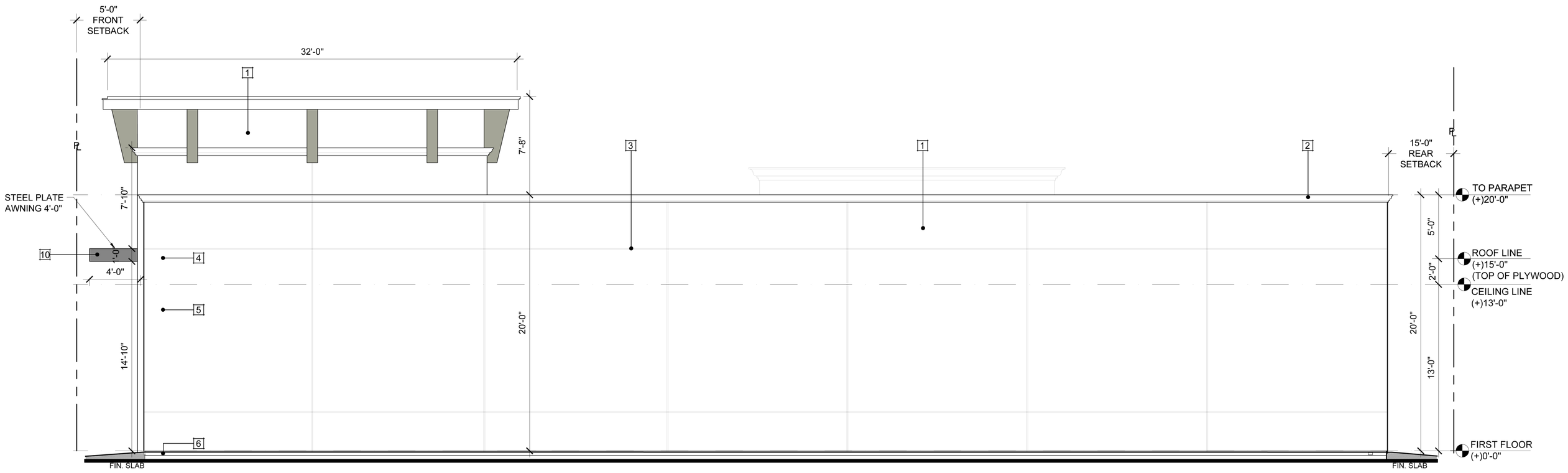
23'-0"

13'-0"

6'-11"

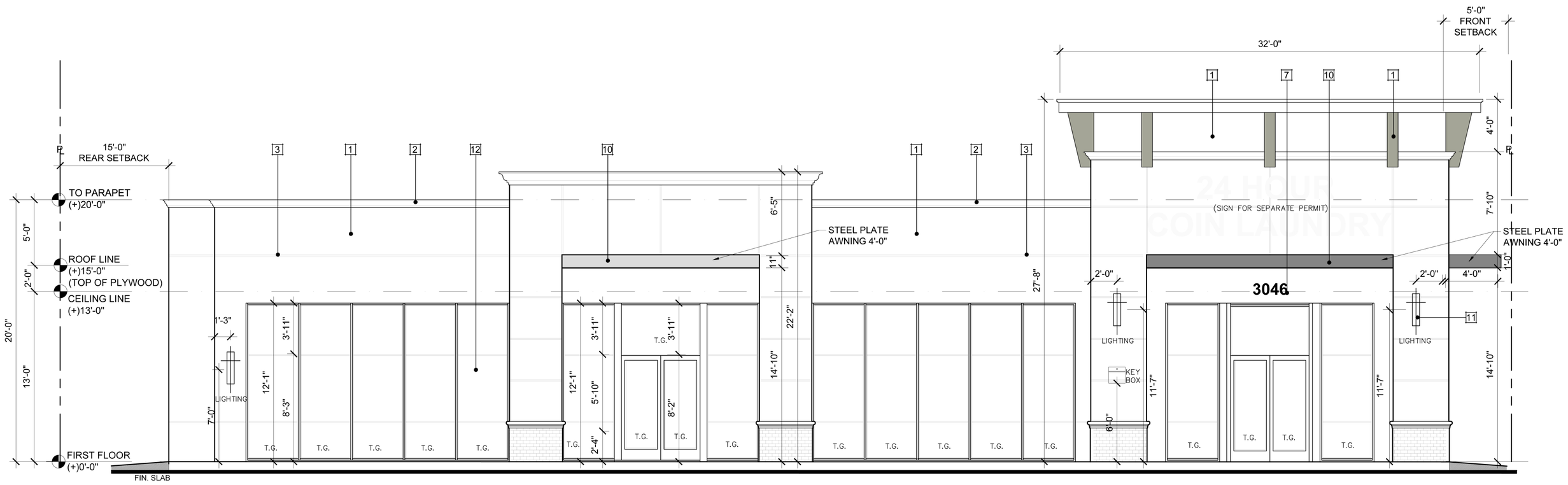
ELEVATIONS

EXHIBIT E **CASE NO.** 2016-09 DP



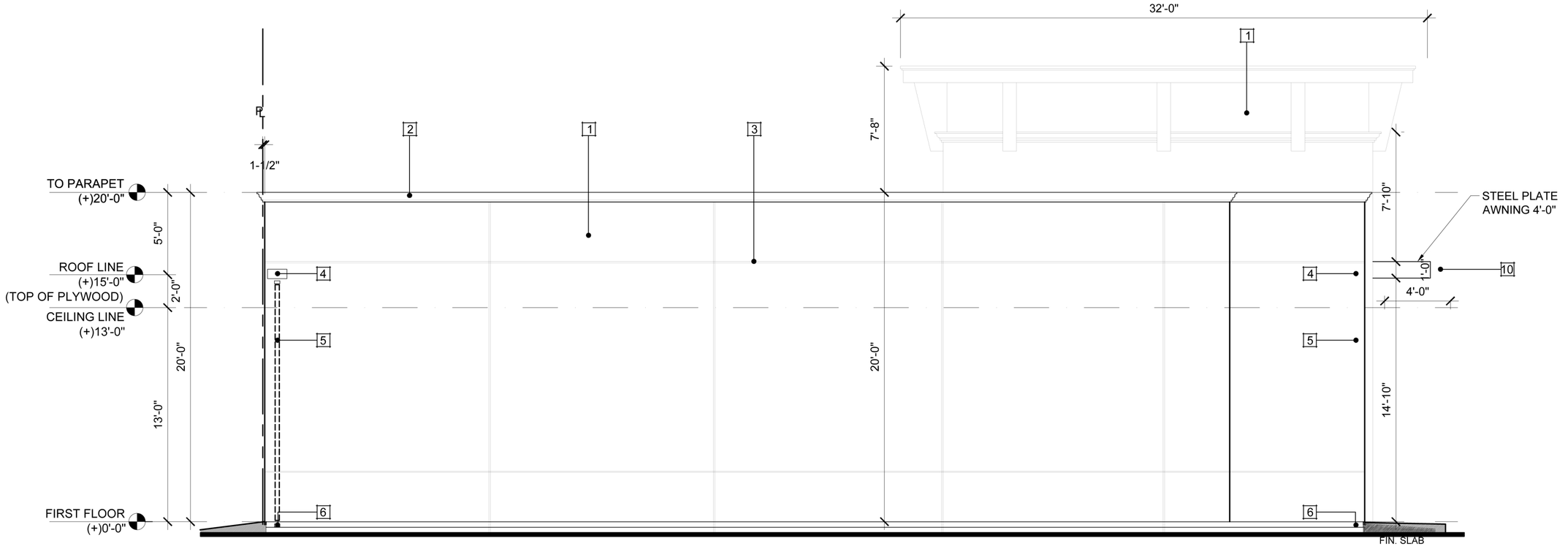
WEST(REAR) ELEVATION

SCALE	
3/16" = 1'-0"	2 / A-2



EAST(FRONT) ELEVATION

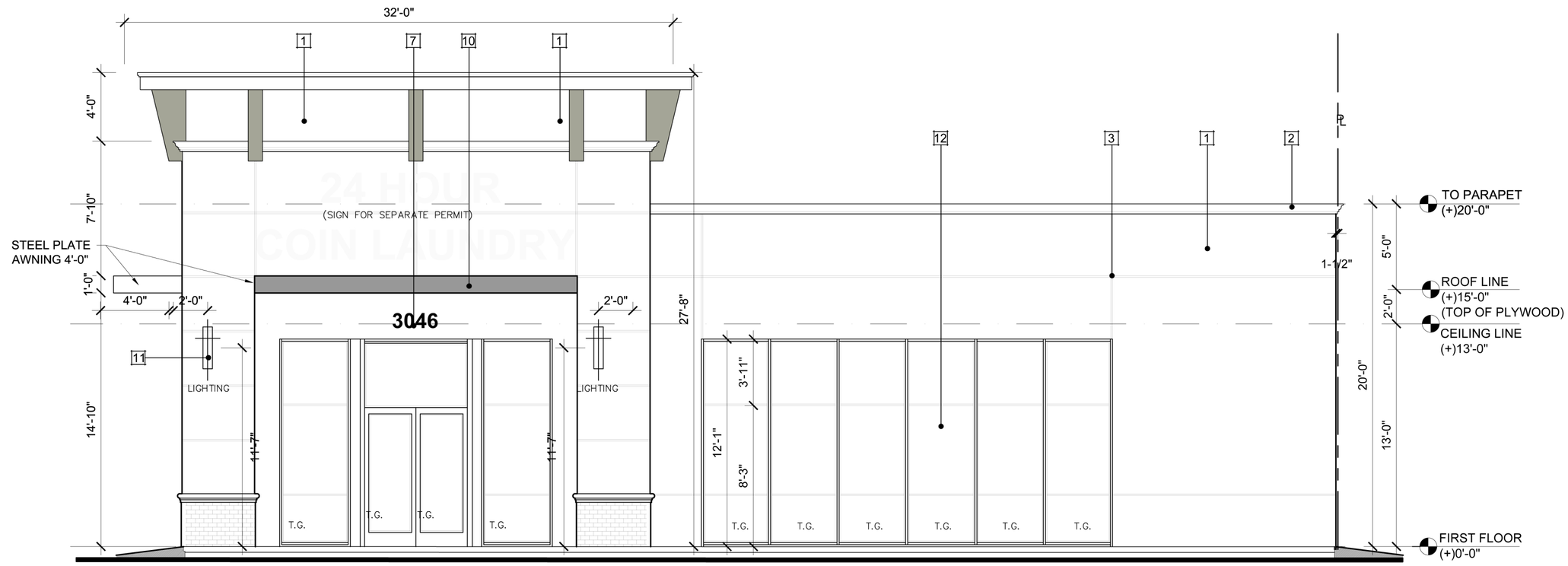
SCALE	
3/16" = 1'-0"	1 / A-2



SOUTH ELEVATION

SCALE 3/16" = 1'-0"

1 A-3



NORTH ELEVATION

SCALE 3/16" = 1'-0"

2 A-3

DEVELOPMENT PERMIT APPLICATION
&
ENVIRONMENTAL ASSESSMENT CHECKLIST

EXHIBIT F **CASE NO.** 2016-09 DP

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

DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY

Date Filed: 5/10/16 File No.: DP 2016-09 Fee/Receipt No.: $1877.49 Initials: RA

PROJECT INFORMATION

Project Address: 3046 E. Florence Ave. Huntington Park.

General Location: _____

Assessors Parcel Number (APN): 6212-002-021, 6212-002-022, 6212-002-023

APPLICANT'S INFORMATION

Applicant: Somi Kim

Mailing Address: 3435 wilshire Blvd #2905 LA CA 90010

Phone 1: [redacted] Phone 2: [redacted] Fax: [redacted]

PROPERTY OWNER'S INFORMATION

Property Owner: Global Consulting and Advisory INC.

Mailing Address: 3435 wilshire Blvd #2905 LA CA 90010

Phone 1: [redacted] Phone 2: [redacted] Fax: [redacted]

PROJECT DESCRIPTION (Check as Appropriate):
Interior Improvement(s) Only ☐ Addition to Existing Structure ☐ New Structure ☒

Other Improvements (Describe): _____

Describe in detail the proposed development:

one story self coin laundry

TYPE OF USE (Check as Appropriate):
☐ Residential ☐ Retail/Office ☒ Commercial ☐ Restaurant ☐ Industrial/Manufacturing

Other (Describe): _____

Square Footage of New Development/Addition: 7,000 S.F.

Total Square Footage: 7,000 S.F.

Lot Coverage: _____ Off-Street Parking Spaces Provided: _____ 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.

[redacted]
Signature of Applicant

04/25/2016
Date

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: Somi Kim
   Address: 3435 Wilshire Blvd #2905 LA CA 90010
   Telephone: [redacted] Fax: [redacted]

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

   Name: Eric Kwon
   Address: 3435 wilshire Blvd #2905 LA CA 90010
   Telephone: [redacted] Fax: [redacted]

3. **Address of project**: 3046 E florence Ave.
   Huntington park CA 90255

4. **Assessor's Parcel Number (APN)**: 6212-002 (021, 022, 023)

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

   development permit

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

   Mech, elec, plumbing, fire, and building permits

7. **Existing Zone**: CG (Commercial General)

8. **Proposed use of site**: one story coin laundry

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

140' X 117'-3" 16,410 SQ.FT.

10. **Project size**:

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

Total square footage of structure(s): 7,000 SQ FT.

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

Existing: Empty land

Proposed: one story

12. **Parking**: (1/400 SF)

Amount required: 7,000 / 400 = 17.5 ⇒ 18 Space

Amount provided: 23 Space.

13. **Anticipated time scheduling of project**: May 1

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

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:**

one story self coin laundy and 2 employees per shift during weekend 1 employee per shift on weekday. 24 Hour business operation system

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? Ø

CULTURAL RESOURCES:

22. Would the proposed project:

a. Affect historical resources? Ø

b. Have the potential to cause a significant physical change which would affect unique ethnic cultural values? Ø

GEOLOGY AND SOILS

23. Would the proposed project:

a. Result in erosion, changes in topography or unstable soil conditions from excavation, grading or fill? Ø

b. Be located on expansive soils? Ø

c. Result in unique geologic or physical features? Ø

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)? Ø

b. The use or disposal of potentially hazardous materials (i.e. toxic or flammable substances)? Ø

c. The creation of any health hazard or potential health hazard? Ø

d. Exposure of people to existing sources of potential health hazards? Ø

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

a. Change water drainage patterns? Ø

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? Ø

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? P

c. Schools? P

d. Maintenance of public facilities, including roads? P

e. Other governmental services? P

RECREATION

31. Would the proposed project:

a. Increase the demand for neighborhood or regional parks or other recreational facilities? P

b. Affect existing recreational opportunities? P

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

a. Increase vehicle trips or traffic congestion? P

b. Increase hazards to safety from design features (i.e. sharp curves or dangerous intersections)? P

c. Inadequate access to nearby uses? P

d. Insufficient on-site parking capacity? P

e. Hazards or barriers for pedestrians or bicyclists? P

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? P

b. Communications systems? P

c. Local or regional water treatment or distribution facilities? P

d. Sewer or septic tanks? P

e. Storm water drainage? P

f. Solid waste disposal? P

g. Local or regional water supplies? P

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.**

Vacant parking lot.

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.).**

new one story building for a coin laundry business. 7,000 SQFT.

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.

[redacted]

Applicant (Signature)

03/17/2016

Date

P.C. RESOLUTION NO. 2016-09

EXHIBIT G **CASE NO.** 2016-09 DP

RESOLUTION NO. 2016-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, APPROVING A DEVELOPMENT PERMIT IN CONNECTION WITH REAL PROPERTY LOCATED AT 3046 FLORENCE AVENUE, HUNTINGTON PARK, CALIFORNIA.

WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, June 15, 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 (HPMC), upon an application from Somi Kim, requesting Planning Commission approval of a Development Permit to construct a one-story commercial building at 3046 Florence Avenue, in the Commercial General (CG) Zone at the property described below:

Assessor's Parcel No. 6212-002-021, 6212-002-022, and 6212-002-023, 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 Development Permit can 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 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 such comments, were reviewed by the Planning Commission; and

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

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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 determines that the proposed Development Permit is exempt from the California Environmental Quality Act pursuant to Section 15332 of the CEQA Guidelines (In-Fill Development Projects).

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

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

B. City of Huntington Park Municipal Code Sections 9-2.1007 requires that, in order to approve a Development Permit, the Planning Commission must make all of the following findings, supported by substantial evidence:

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.

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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.
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.

C. The Planning Commission is able to make all required findings:

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 in that ***the subject zoning district, CG, is intended to provide for general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. Per Section 9-4.202 of the HPMC, the proposed laundromat use is permitted within the subject zoning district. In addition, the proposed development complies with all Commercial Zone Standards of Section 9-4.203 of the HPMC.***
2. The proposed development is consistent with the General Plan in that ***the General Plan Land Use designation of the subject site is General Commercial. Permitted uses in this designation include a wide range of neighborhood and general retail and service establishments, such as stores and repair shops, to accommodate the surrounding community.***

   Goal 3.0 of the General Plan is to provide for the revitalization of deteriorating land uses and properties. The proposed development is consistent with Goal 3.0 because it would revitalize a vacant parking lot with the development of a new commercial building and use that would improve the property appearance and provide services to the local community.

In addition, the proposed development is consistent with Policy 3.2 of the General Plan as it complies with all Zoning Code requirements. Thereby, the project promotes vigorous enforcement of City codes, including building, zoning, health and safety, to promote maintenance.

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 in that ***it is anticipated that the existing and future development of the zoning district continue as commercial. The surrounding properties within the vicinity are built for commercial uses. The proposed development will be similar and compatible with existing surrounding uses, therefore, will not adversely impact the subject site or surrounding area. The proposed use would not be of greater intensity than the existing surrounding uses.***
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 in that ***the proposed development complies with CEQA's Categorical Exemption, Section 15332, In-Fill Development Projects. The proposed project meets the all of the following characteristics of an In-Fill Development Project:***
    a. ***The proposed project is consistent with the General Plan designation and all applicable General Plan policies as well as with zoning designation and regulations.***
    b. ***The proposed development is within city limits, on a project site less than five acres in size, and is substantially surrounded by urban uses.***
    c. ***The project site has no value as habitat for endangered, rare or threatened species.***
    d. ***Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.***

e. The site can be adequately served by all required utilities and public services.

5. The subject site is physically suitable for the type and density/intensity of use being proposed in that ***the subject site is surrounded by other similar commercial uses. Neighboring businesses along Florence Avenue include restaurants, offices, and other service-oriented uses. The proposed development meets all of the minimum development standards as set forth in the HPMC Sections 9-4.202 and 9-4.203. Thereby, the subject site is suitable for the proposed project.***
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 in that ***vehicular and pedestrian access to the site would be provided through Florence Avenue. The project proposes to connect with existing infrastructure and will not require changes to existing public utilities. The surrounding area is already completely developed with public access, water, sanitation, and other public utilities. The new development will connect to the existing infrastructure and will not impede the accessibility to public access, water, sanitation, or other public utilities and services. Is expected that the proposed development will not be detrimental to public health, safety and general welfare.***
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 in that ***the subject site is located along Florence Avenue, which serves as one of the commercial land use corridors of the City. The site is suitable for commercial uses given that most of the surrounding uses are commercial and the properties are zoned for commercial uses as well. The proposed design would enhance the appearance of the site and***

surrounding properties. The subject site will have adequate off-street parking for the proposed use. Therefore, it is expected that the proposed development will not be detrimental to the public health, safety, or welfare of the City.

SECTION 3: The Planning Commission hereby approves Case No. 2016-09 DP, a request for approval of a Development Permit to construct a one-story commercial building at 3046 Florence Avenue, in the Commercial General (CG) Zone, subject to the execution and fulfillment of the following conditions:

PLANNING

1. That the property owner and applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the applicant shall pay for all costs of enforcement, including legal fees.

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 all architectural detailing, including building materials, lighting, colors, façade improvements, finishes and other details be consistent with the submitted plans as approved by the Planning Division.

4. That the proposed project shall comply with all applicable codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License Regulations of the City of Huntington Park.

5. That the use be conducted, and 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 Title 8, Chapter 9, and Section 9-3.103.18 of the Huntington Park Municipal Code.

6. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.

7. That any violation of the conditions of this entitlement may result in the revocation of the entitlement.

8. 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.

9. That the Development Permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval.

10. That all 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.

11. That all existing and/or 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 issuance of the Certificate of Occupancy.

12. That any proposed on-site utilities, including electrical and telephone, be installed underground and be completely concealed from public view as required by the Planning Division.

13. That an anti-graffiti finish, as approved by the Planning Division, shall be applied to all exterior surfaces that are visible to the public and likely to attract graffiti prior to the issuance of the Certificate of Occupancy.

14. That any existing and/or future graffiti as defined by Huntington Park Municipal Code Section 5-27.02(d) shall be diligently removed within a reasonable time period.

15. That prior to the issuance of the Certificate of Occupancy, the property owner shall grant either by the covenants, conditions and restrictions for the subject property, or by a separate covenant recorded against the subject property, the right of entry for authorized City employees or agents for the purpose of removing or painting over graffiti from structures on the subject property.

16. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code and obtain the Planning Division's approval prior, to the issuance of the Certificate of Occupancy.

17. That the required trash enclosure be installed with a decorative view obscuring gate and a decorative trellis prior to the issuance of the Certificate of Occupancy.

18. That the parking areas be slurry sealed and striped as approved by the Planning Division.

19. That no vending machines or coin-operated appurtenances be placed outside the proposed building.

20. That all required on-site parking and loading spaces comply with the minimum dimensions as set forth within the Huntington Park Municipal Code prior to issuance of the Certificate of Occupancy.

21. That a landscape plan design be provided for the entire property, showing planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to and approved by the Planning Division, and such landscaping shall be installed and planted according to such approved plan, prior to being issued the certificate of occupancy, and shall thereafter be continuously and permanently maintained.

22. That landscape planters with 6" curbing and permanent irrigation be provided within the parking area, and that landscaping be provided in areas not used for vehicle parking, vehicle circulation or pedestrian access.

23. That a lighting plan be provided for all outdoor areas of the property. Such lighting shall be decorative and installed per approved plans to the satisfaction of the building official and Planning Division prior to issuing a Certificate of Occupancy.

24. That the applicant 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.

25. 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 the SUSUMP requirements when applicable.

26. That the 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.

27. 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 Development Permit shall be reviewed.

28. That Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.

29. That all businesses shall obtain a City of Huntington Park Business License prior to commencing business operations.

30. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the issuance of Building Permits to consolidate the existing two (3) parcels, 6212-002-021 and 6212-002-022, and 6212-002-023 into one (1) parcel.

31. That the applicant and property owner agree in writing to the above conditions.

BUILDING & SAFETY

32. 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.

33. 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.

34. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit

35. Art fee shall be paid to the City prior to issuance of the building Permit.

36. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.

37. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

38. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.

39. All State of California disability access regulations for accessibility and adaptability shall be complied with.

40. Car and van parking spaces shall be 216 inches (18 feet) long minimum. Car parking spaces shall be 108 inches (9 feet) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with Section 11B-502.3.

41. Where more than three washing machines are provided, at least two shall comply with Section 11B-611 per Section 11B-214.2

42. Where more than three clothes dryers are provided, at least two shall comply with Section 11B-611 per Section 11B-214.3.

43. 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;
d. Inspection of compaction and placement of fill;
e. The testing of compacted fills; and
f. The inspection of review of drainage devices.

44. 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 accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.

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

46. 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.

47. Land disturbing activity that results in the creation or addition or 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 City's Low Impact Development (LID) requirements.

a. Where redevelopment results in an alteration to more than fifty (50%) percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, the entire project must be mitigated.
b. Where redevelopment results in an alteration of less than fifty (50%) percent 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 be mitigated, and not the entire development.

48. City records indicate the proposed site is a combination of lots under common ownership. A parcel merger by document shall be obtained or a parcel/tract map shall be processed prior to issuance of the building permit.

49. The building permit will not be issued until the property has been surveyed and the boundaries marked by a land surveyor licensed by the State of California.

50. No form work or other construction materials will be permitted to encroach in to adjacent property without written approval of the affected property owner.

51. Foundation inspection will not be made until setback on each side of the building been surveyed and the 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.

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. Table 422.1 requires a laundry facility of business occupancy to have at least one drinking fountain and one service sink (or laundry tray). Occupant load for female more than 15 requires two water closets.

57. Project shall comply with the CalGreen Residential mandatory requirements.

58. 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.

59. Separate permit is required for Fire Sprinklers.

POLICE DEPARTMENT

60. The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the Planning Commission. Any change in the operation, which exceeds the conditions of the approved permit, will require that a new permit application be submitted to the Planning Division for their review and approval.

61. Noise emanating from the permittee's premises shall not be audible 50 feet or more from the property line of the premises. The permittee shall be responsible for determining how to best meet this requirement, either by keeping doors and windows closed, limiting hours of entertainment, or by offering non-amplified entertainment.

62. Litter shall be removed daily or as needed from in front of and around the building.

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

64. The permittee shall be responsible for installing and maintaining a video surveillance system that monitors no less than the front and rear of the business, with full view of the public right-of-ways, and any parking lot under the control of the permittee. These cameras shall record video for a minimum of 30 days and the recordings will be made available to the Huntington Park Police Department.

65. The surrounding area (exterior & parking lot) shall be illuminated in order to make easily discernible the appearance and conduct of all person on or about the property.

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

67. Business should have an alarm system installed with panic buttons at the cashier stands and inner offices.

CODE ENFORCEMENT

68. Keep trash bin or trash enclosure locked at all times.

69. NO LOITERINGS signs to be displayed in parking lot area.

70. Landscaping to be maintained regularly and kept free of weeds.

71. Keep parking lot area free of trash and debris on a daily basis.

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

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

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PASSED, APPROVED, AND ADOPTED this 15th day of June, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

HUNTINGTON PARK PLANNING COMMISSION

_____

Efren Martinez, Chair

ATTEST:

_____

Carlos Luis, Secretary

CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: JUNE 15, 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. 2015-04 DP/DB (DEVELOPMENT PERMIT/DENSITY BONUS)**

REQUEST: **A request for a time extension for a previously approved Development Permit and a Density Bonus (PC Case No. 2015-04) to construct 20 affordable dwelling units on a property located at 6614-6700 Middleton Street, within the High Density Residential (R-H) Zone.**

APPLICANT: AMG and Associates, LLC
16633 Ventura Blvd, Suite 1014
Encino, CA 91436

PROJECT LOCATION: 6614-6700 Middleton Street

BACKGROUND: On March 25, 2015, the Planning Commission approved Resolution No. 2015-04, granting a Development Permit and a Density Bonus for the construction of 20 affordable dwelling units on property located at 6614-6700 Middleton Street.

Since receiving approval, the Applicant has submitted an application to the California Tax Credit Allocation Committee (TCAC) for a 9% tax credit and has been working towards receiving approval.

- ***Extension Request***

On March 23, 2016, Planning Division Staff received a written request from the Applicant, AMG and Associates (AMG), requesting a one-year time extension to PC Case No. 2015-04 DP/DB. According to the written request, the

viability of this project relies on the possible tax credits awarded to this project. AMG states that TCAC is in the process of approving the requested 9% tax credit. Once the tax credit is approved, AMG will initiate its Building and Safety plan-check submittal.

In letter for a time extension, AMG informed Planning Division Staff that design changes have been incorporated into the project to meet TCAC standards for affordable housing. The table below summarizes the design changes.

	3/25/15 PLANS	MODIFICATIONS
UNITS	14 – 2 BRs 6 – 3 BRs	10 – 1 BRs 5 – 2 BRs 5 – 3 BRs
UNIT SIZE	2 BRs – 646sf & 655sf 3 BRs – 802sf & 950 sf	1 BRs – 646sf & 655 sf 2 BRs – 750sf, 770sf, & 805sf
PARKING	47 spaces	37 spaces
1st FLOOR LAYOUT	No amenities	1) Office space; 2) 660sf common space with gym and kitchen; 3) Storage space for each unit

DISCUSSION:

Per the HPMC Section 9-2.1110 (Time Extension), the Planning Commission may grant a time extension not to exceed one year increments. A time extension request shall be filed no later than ninety (90) days after expiration and for good cause. Prior to granting an extension, the Planning Commission shall ensure that the CUP complies with all current Code provisions. If granted, the CUP shall be extended from the date of expiration.

RECOMMENDATION:

That the Planning Commission hear all testimony and **approve a time extension, not to exceed one year, for PC Case No. 2015-04 DP/DB**.

EXHIBITS:

A: Planning Commission Staff Report, March 25, 2015
B: PC Resolution No. 2015-04
C: Time Extension Request

PLANNING COMMISSION STAFF REPORT
MARCH 25, 2015

EXHIBIT A **CASE NO.** 2015-04 DP

CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: March 25, 2015

TO: Chairperson and Members of the Planning Commission

FROM: Albert G. Fontanez, Planning Manager

SUBJECT: **PLANNING COMMISSION CASE NO. 2015-04 DP/DB (DEVELOPMENT PERMIT/DENSITY BONUS)**

REQUEST:	**A request for Planning Commission approval of a Development Permit and a Density Bonus to construct 20 affordable dwelling units on a property located at 6614-6700 Middleton Street, within the High Density Residential (R-H) Zone.**
APPLICANT:	AMG and Associates, LLC 16633 Ventura Blvd, Suite 1014 Encino, CA 91436
PROPERTY OWNER:	Oldtimers Housing Development Corporation 3355 Gage Avenue Huntington Park, CA 90255
PROJECT LOCATION:	6614-6700 Middleton Street
ASSESSOR'S PARCEL NUMBER:	6322-020-003 and 6322-020-004
PRESENT USE:	Vacant/Multi-Family Residential
PROJECT SIZE:	14,670 sq. ft.
SITE SIZE:	6322-020-003: 8,572.50 sq. ft. 6322-020-004: 8,572.50 sq. ft. Total: 17,145 sq. ft. (0.39 acres)
GENERAL PLAN:	Residential High-Density
ZONE:	R-H (High-Density Residential)

SURROUNDING LAND USES:

North: Residential (R-H)
West: Public School/Residential (R-H)
South: Residential (R-H)
East: Residential (R-H)

MUNICIPAL CODE REQUIREMENTS FOR A DEVELOPMENT PERMIT:

Pursuant to Huntington Park Municipal Code (HPMC), the construction of multi-family housing requires a Development Permit. Per HPMC Section 9-2.1005, each Development 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 Development Permit shall be reviewed by the Director prior to determination by the Planning Commission.

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 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 Review Authority 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

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:

Pursuant to the provisions of the California Environmental Quality Act (hereinafter "CEQA") (California Public Resources Code Sections 21000 et seq.) and State CEQA guidelines, it has been determined that adoption and implementation of the proposed Ordinance is exempt from CEQA pursuant to Section 15332 of the California Code of Regulations.

PROJECT ANALYSIS:

The project applicant, AMG and Associates, LLC, is requesting Planning Commission approval a Development Permit and a Density Bonus to construct 20 affordable dwelling units on a property located at 6614-6700 Middleton Street, within the High Density Residential (R-H) Zone.

Background

On June 17, 2009, the Planning Commission approved Case No. 1897-TPM, a request for a Tentative Parcel Map to consolidate two (2) existing parcels (6322-020-003 and 6322-020-004) into one (1) parcel at 6614-6700 Middleton Street. Subsequently, on July 15, 2009, the Planning Commission approved Case No. 1900-DP, a request for a Development Permit to allow the demolition of five (5)

existing units and construct a new residential structure comprising of six (6) dwelling units on a property developed with eleven (11) dwelling units, at the same location.

The subject project is a joint venture between the Oldtimers Housing Development Corporation and the City of Huntington Park. Due to financial constraints the applicant was unable to exercise the previously approved entitlements, which expired in 2010. The project heavily depended on financial assistance from the City, however, it has been challenging due to the statewide dissolution of Redevelopment Agencies and the availability of other public funds.

With City consent, the Oldtimers Housing Development Corporation has partnered with AMG and Associates, LLC to develop a viable affordable housing project on the subject site. The previously approved project is no longer able to be developed since the conditions of the site have changed. The former project proposed the development of six (6) new units and the interior and exterior rehabilitation of six (6) existing units. The rehabilitation of the existing units was left uncompleted with exposed lumber for many months causing irreparable damage. Additionally, financial proformas prepared by the applicant for the former project proposal demonstrates a significant budget gap. The applicant has presented to the City a proforma that supports the construction of 20 units in order to make the project financially feasible.

Project Description

The applicant proposes to construct one (1) new 14,670± square foot three-story residential structure comprised of twenty (20) affordable dwelling units. Since the applicant is proposing a density bonus above the maximum allowed density of 20 units per acre, the project will be a 100% affordable housing project. Maximum allowed density for the site without a density bonus is seven (7) units. The property was previously developed with eleven (11) units. The units will consist of a mix of fourteen (14) two-bedroom units ranging between 646 and 655 square feet and six (6) three-bedroom units ranging between 802 and 950 square feet. The ground floor will be used for a trash enclosure area, utility rooms, storage, and 40 spaces of proposed tandem off-street parking and seven (7) guest spaces. The

second floor will consist of ten (10) dwelling units, a utility room, and a laundry room. The third floor will consist of ten (10) dwelling units, a utility room, and a laundry room. The proposed dwelling units will include amenities such as living/dining area, bathroom, and kitchen.

The exterior design of the proposed structure will incorporate Spanish-style architecture with a mix of flat and shed roof design. The materials will include composition shingle and tile roof, stucco walls and built-in landscape planters on the second and third levels. The project also proposes 48 square foot private balconies for each unit to serve as private open space. Staff has conditioned that the project also provide minimal common open space with amenities, such as tables, benches, etc.

The project is to be a density bonus/affordable housing project in accordance with HPMC Section 9-4.103(E), which allows for the granting of a specified number of concessions, such as a density bonus or other incentives, by the City when a developer agrees to construct a specified amount of affordable or senior housing. A density bonus is defined as a density increase over the otherwise maximum allowable residential density under the Municipal Code or General Plan. Concessions are essentially alternatives to Code requirements that are allowed in an effort to facilitate the provision of affordable or senior housing. Generally, as the number of concessions increases so does the percentage of affordable units within a given project; however, there are various limitations to the number and degree of concessions. In this case, 100% of the twenty (20) dwelling units will be covenanted as affordable for 30 years as part of the Density Bonus Agreement through which various concessions will be granted.

The applicant is requesting concessions relating to density (13 units above maximum density), reduced private open space (150 square feet required per each unit), and reduced common open space (200 square feet required per unit). The project is conditioned to record a Density Bonus Covenant against the property prior to the issuance of a Certificate of Occupancy.

Site Description

The subject site is located on the east side of Middleton Street between Zoe Avenue and Saturn Avenue and is bordered by a public alley to the east. It is comprised of two parcels. If approved, the project is conditioned that the applicant consolidate the two (2) lots into one (1). The consolidated site measures approximately one hundred and fourteen (114.3) feet wide along Middleton Street and one hundred and fifty (150) feet deep for a total lot area of 17,145 square feet and meets all the minimum lot size requirements.

Currently, all that remains on the site is the exposed wood framing and foundation of six (6) dwelling units. However, the remaining structures have been severely damaged by the weather that the applicant is proposing to raze the site completely to construct the proposed project.

The properties immediately surrounding the site are developed with multi-family residential structures with the exception of the property west of the site, which is developed with a public school.

Density

Per HPMC Section 9-4.103, allowable density in the R-H zone is 20 units per acre. Thus, the maximum number of units allowed for a site of this size is seven (7.87). However, per HPMC Section 9-3.2203(C), if the project proposes 100% of the units at affordable rates, it is allowed a Density Bonus of 155% (12.20 units) above the maximum allowable density. Therefore, the total calculated allowed density is 20 units.

Parking Analysis

The proposed project will provide a total of 47 off-street parking spaces. Per the HPMC Section 9-3.2209(E), the parking requirement for an affordable housing project being granted a density bonus is one space for one-bedroom units and two spaces for two and three-bedroom units. The total parking required for the 20-unit housing project is 40 spaces. Guest parking and disabled parking are included within the total required parking. Nonetheless, the applicant will provide an additional seven (7) off-street

parking spaces for guests for a total of 47 parking spaces. The 40 parking spaces will be provided as tandem pairs for each unit. As a result, the housing project will fully comply with the City's parking standard.

The parking calculations are summarized in the following table:

Type	Required	Provided
2 bedroom unit 3 bedroom unit	14 units x 2 spaces 6 units x 2 spaces	28 spaces 12 spaces
Guest	0	7 spaces
Total	**40 spaces**	**47 spaces**

Density Bonus Concessions/Incentives

Per HPMC Section 9-3.2204(E), the proposed project is eligible to receive three incentives or concessions since it will be providing 100% of the units at affordable rates. Concessions/incentives can include, but are not limited to, reduced minimum lot setbacks, reduced minimum outdoor open spaces, or reduced minimum off-street parking. The applicant is only requesting two concessions related to open space requirements.

The concessions to be considered for this affordable housing project are summarized in the following table:

Concession	Required	Provided
Common Space (sq. ft.)	4,000	952
Private Space (sq. ft.)	3,000	960

FINDINGS:

Development Permit

A DP may be granted 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 subject zoning district is High Density Residential (R-H). Per HPMC Section 9-4.101(2)(C), the "zone is intended to provide for high density attached multi-family dwellings." Moreover, HPMC

Section 9-4.102, Table IV-1 indicates that "multi-family dwellings" are allowed in the R-H zone subject to a Development Permit. It also indicates that "Density Bonus/Affordable Housing" is permitted within the zone. Based on the aforementioned, the proposed housing development is permitted within this zone. The proposed development complies with all applicable development standards, including off-street parking. The project, however, does not meet the maximum allowable density and the minimum open space requirements. Given that the project proposes 100% of the units at affordable rates it is eligible for a density increase and concessions under the Density Bonus regulations.

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

   Finding: The General Plan seeks to "encourage affordable housing" by using the density bonus as a "regulatory tool… to support development of affordable housing." (2008-2014 Housing Element, p. III-5.) The City "has an active history of supporting affordable housing development." (Id. p. II-41.) The affordable housing project and density bonus is consistent with the policy of the General Plan to "Provide financial and/or regulatory incentives to facilitate the development of affordable housing" (Policy 1.2, Housing Element), and the Objective to "Continue to provide regulatory and financial assistance for the development of affordable housing." (Id. p. V-10.)

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

   Finding: The proposed affordable housing project is harmonious and compatible with the existing residential uses presently located within the vicinity and zoning district. The subject site is located in the R-H zone. The properties immediately surrounding the site are developed with multi-family residential structures with the exception of the property west of the site, which is developed with a public school. Although the

surrounding neighborhood is impacted by the lack of on-street parking, the proposed project complies with the minimum Municipal Code requirement for off-street parking. Although, Density Bonus projects are eligible to provide a reduced off-street parking ratio, the project proponent has opted to provide parking based on the requirements found in HPMC Section 9-3.804.

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

   Finding: The proposed project is Categorically Exempt pursuant to Article 19, Section 15332, In-Fill Development Projects, of the California Environmental Quality Act (CEQA) Guidelines. The project meets the conditions outlined in this section; (a) affordable housing projects are encouraged by the City's General Plan, (b) the project is located within the City of Huntington Park on a site that has a lot area of 17,145 square feet and is surrounded by urban uses, (c) the project site does not contain any endangered species, (d) as conditioned the project will not create any significant effects to the environment, and (e) the site can be adequately served by all utilities and public services.

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

   Finding: Based on field observations, the subject site is physically suitable for the proposed affordable housing development. The site design has adequate circulation for vehicles, parking, and access from Middleton Street and the public alley at the rear. Per HPMC Section 9-4.103, Table IV-2, the minimum lot area in the R-H zone is 15,000 square feet, the minimum lot width is 100 feet and the minimum lot depth is 100 feet. The subject site meets these minimum dimensions. The maximum density for the zone is 20 units per acre. However, with the granting of a Density Bonus for providing 100% of the units at affordable rates, the maximum allowable density for the site is 20 units.

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: Vehicular access to the site will be provided via a new two-way, 25-foot wide driveway located at the front of the property along Middleton Street. Vehicles will also be able to enter and exit the parking garage area via a 25-foot opening located along the alley. The site also has the ability to connect to adequate water, sanitation, public utilities and services. Most of these services can be connected at the alley.

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: As proposed, it is not anticipated that the proposed development will create significant noise, traffic, or other conditions that may create adverse impacts to the adjacent uses. On the contrary, the project will eliminate the current blighted condition of the subject property and will be a significant improvement to the surrounding neighborhood, while increasing affordable housing stock and providing improved housing conditions in the City. Thus, it is expected that the development will not be detrimental to the public health, safety, or welfare.

CONCLUSION: The project as proposed and conditioned complies with the City's Zoning and Development Standards subject to the approval of a Development Permit and Density Bonus, and is consistent with the City's General Plan. The applicant shall also be required to obtain permits/approvals from all other applicable agencies including the Building Division, Engineering Division and the Fire Department.

RECOMMENDATION: That the Planning Commission conduct a public hearing, consider all public testimony and **adopt PC Resolution No. 2015-04**, subject to the proposed conditions of approval and/or additional conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

1. Project plans and drawings shall be submitted to the Los Angeles County Fire Department (LACoFD) for review and recommendations regarding emergency access to buildings and fire hydrant locations, and other applicable requirements. LACoFD approval of the project plans shall be demonstrated to the satisfaction of the Director of Community Development prior to issuance of demolition or grading permits for the project.

2. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.

3. 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 authorization to operate.

4. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of Occupancy.

5. That all signs on the site be installed in compliance with the City's sign regulations and/or Sign Program and that approval be obtained through a Sign Design Review prior to installation.

6. That the applicant install 8-foot high decorative block walls along the south and north property lines as approved by the Planning Division.

7. That the proposed project shall provide private and common open space with amenities, such as tables, benches, etc., as approved by the Planning Division.

8. Mesh Fencing during Construction - The portions of the project site under construction shall be temporarily concealed from public view through the installation of mesh screening along the perimeter fence.

9. That a exterior lighting plan be provided for all outdoor areas of the property per HPMC Section 9-3.809(6). Such lighting shall be 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.

10. That a minimum 10'-0" landscape planter and permanent irrigation be provided along Middleton Street; with the exception of driveways and walkways and that landscaping be provided in areas not used for vehicle parking, vehicle circulation or pedestrian access. A

landscape plan designed by a Registered Landscape Architect shall be provided for the entire property showing planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to, and approved by the Planning Division, and such landscaping shall be installed and planted according to such approved plan, prior to issuance of the certificate of occupancy, and shall thereafter be continuously and permanently maintained.

11. That street trees with decorative plastic or permeable concrete grates be installed along the frontage of Middleton Street at 40-feet on center, or as indicated on approved plans. The trees shall be 24-inch box minimum and the species of trees shall be determined by the City's Public Works Department. Installation and maintenance shall also be per the Public Works Department requirements.

12. That all proposed on-site utilities, including electrical, telephone and equipment wiring, shall be installed underground and shall be completely concealed from public view as required by the City prior to issuance of Certificate of Occupancy.

13. That all proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the structure or property shall be completely shielded/enclosed so as not to be visible from public view 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 the issuance of the Certificate of Occupancy as approved by the Planning Division.

14. That the use be conducted, and 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 the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.

15. That decorative paving be provided and maintained at the driveway entrances along Middleton Street and the public alley at the rear of the property, as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.

General Conditions

16. That the property owner and applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any

condition of approval, the applicant shall pay for all costs of enforcement, including legal fees.

17. 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.

18. That all architectural detailing, including building materials, lighting, colors, façade improvements, finishes and other details be consistent with the submitted plans as approved by the Planning Division.

19. 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.

20. That the use be conducted, and 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 Title 8, Chapter 9, and Section 9-3.103.18 of the Huntington Park Municipal Code.

21. That a ninety-six (96) square foot decorative trash enclosure with trellis be provided on-site, as approved by the Planning Division prior to issuance of Certificate of Occupancy. Trash and recyclable material bins shall be kept within the approved trash enclosure area only. The trash area shall be kept free of trash overflow and maintained in a clean manner at all times.

22. That the applicant 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.

23. That the property owner shall obtain a City of Huntington Park Business License prior to commencing rental operations.

24. That public improvements be completed per the City Engineer's requirements prior to issuance of the Certificate of Occupancy as follows:

    a. Remove and replace all public improvements damaged by construction per City Engineer's requirements; and
    b. Repair and/or replace any abutting substandard or damaged public improvements as required by the City Engineer; and
    c. Install all new driveways per City Engineer's requirements.

25. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the issuance of Building Permits to consolidate the existing two (2) parcels, 6322-020-003 and 6322-020-004, into one (1) parcel.

26. That the applicant comply with the requirements of County Sanitation District of Los Angeles.

27. 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.

28. That the 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.

29. 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.

30. That should the operation of this facility be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Permit shall be reviewed.

31. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.

32. 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.

33. That the applicant shall enter into a Density Bonus Covenant and Agreement that shall be prepared by the City of Huntington Park and recorded with the County to ensure that 100% of the units remain affordable to low income households for a period not less than 30 years. Such Agreement shall be recorded prior to the issuance of a Certificate of Occupancy.

34. That per HPMC Section 9-3.1605, the project shall be exempt from the requirement of the Parkland Fee during the period that the project remains covenanted for affordable housing. Upon termination of such restriction, the then current owner of the unit shall pay the fees to the City, based upon the then current fair market value of the land and in accordance with the density factor in effect at the time the restrictions terminate.

35. 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.

36. That the applicant and property owner agree in writing to the above conditions.

EXHIBITS:

A: Vicinity Map
B: Site Plan
C: Floor Plans
D: Elevations
E: Entitlement Applications/Environmental Assessment Checklist
F: Applicant Correspondence
G: PC Resolution No. 2015-04

AGF: C:\USERS\AFONTANEZ\DROPBOX\HP FILES\2015-04 DP 6614-6700 MIDDLETON (20 UNITS)\PC ITEMS\2015-04 ZOA CUP DP DB PC STAFF REPORT_03-25-2015.DOCX

PC RESOLUTION NO. 2015-04

EXHIBIT B **CASE NO.** 2015-04 DP

RESOLUTION NO. 2015-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, GRANTING A DEVELOPMENT PERMIT AND DENSITY BONUS IN CONNECTION WITH REAL PROPERTY LOCATED AT 6614-6700 MIDDLETON STREET, HUNTINGTON PARK, CALIFORNIA

WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California at 6:00 p.m. on March 25, 2015, 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 AMG and Associates, LLC requesting approval of a Development Permit and a Density Bonus to construct 20 affordable dwelling units on property located at 6614-6700 Middleton Street, within the R-H (High-Density Residential) Zone on the following described property:

Assessor's Parcel Nos. 6322-020-003 and 6322-020-004; 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 Development Permit can 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 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 such comments, were reviewed by the Planning Commission; and

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

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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 project, as proposed, will have no significant adverse effect on the environment and adopts an Environmental Categorical Exemption (CEQA Guidelines, Section 15332, In-Fill Development).

SECTION 2: The Planning Commission hereby makes the following Development Permit findings in connection with Case No. 2015-04 DP:

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 subject zoning district is High Density Residential (R-H). Per HPMC Section 9-4.101(2)(C), the "zone is intended to provide for high density attached multi-family dwellings." Moreover, HPMC Section 9-4.102, Table IV-1 indicates that "multi-family dwellings" are allowed in the R-H zone subject to a Development Permit. It also indicates that "Density Bonus/Affordable Housing" is permitted within the zone. Based on the aforementioned, the proposed housing development is permitted within this zone. The proposed development complies with all applicable development standards, including off-street parking. The project, however, does not meet the maximum allowable density and the minimum open space requirements. Given that the project proposes 100% of the units at affordable rates it is eligible for a density increase and concessions under the Density Bonus regulations.

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

   Finding: The General Plan seeks to "encourage affordable housing" by using the density bonus as a "regulatory tool… to support development of affordable housing." (2008-2014 Housing Element, p. III-5.) The City "has an active history of supporting affordable housing development." (Id. p. II-41.) The affordable housing project and density bonus is consistent with the policy of the General Plan to "Provide financial and/or regulatory incentives to facilitate the development of affordable housing" (Policy 1.2, Housing Element), and the Objective to "Continue to provide regulatory and financial assistance for the development of affordable housing." (Id. p. V-10.)

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

   Finding: The proposed affordable housing project is harmonious and compatible with the existing residential uses presently located within the vicinity and zoning district. The subject site is located in the R-H zone. The properties immediately surrounding the site are developed with multi-family residential structures with the exception of the property west of the site, which is developed with a public school. Although the surrounding neighborhood is impacted by the lack of on-street parking, the proposed project complies with the minimum Municipal Code requirement for off-street parking. Although, Density Bonus projects are eligible to provide a reduced off-street parking ratio, the project proponent has opted to provide parking based on the requirements found in HPMC Section 9-3.804.

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

Finding: The proposed project is Categorically Exempt pursuant to Article 19, Section 15332, In-Fill Development Projects, of the California Environmental Quality Act (CEQA) Guidelines. The project meets the conditions outlined in this section; (a) affordable housing projects are encouraged by the City's General Plan, (b) the project is located within the City of Huntington Park on a site that has a lot area of 17,145 square feet and is surrounded by urban uses, (c) the project site does not contain any endangered species, (d) as conditioned the project will not create any significant effects to the environment, and (e) the site can be adequately served by all utilities and public services.

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

   Finding: Based on field observations, the subject site is physically suitable for the proposed affordable housing development. The site design has adequate circulation for vehicles, parking, and access from Middleton Street and the public alley at the rear. Per HPMC Section 9-4.103, Table IV-2, the minimum lot area in the R-H zone is 15,000 square feet, the minimum lot width is 100 feet and the minimum lot depth is 100 feet. The subject site meets these minimum dimensions. The maximum density for the zone is 20 units per acre. However, with the granting of a Density Bonus for providing 100% of the units at affordable rates, the maximum allowable density for the site is 20 units.

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: Vehicular access to the site will be provided via a new two-way, 25-foot wide driveway located at the front of the property along Middleton Street. Vehicles will also be able to enter and exit the parking garage area via a 25-foot opening located along the alley. The site also has the ability to connect to

adequate water, sanitation, public utilities and services. Most of these services can be connected at the alley.

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: As proposed, it is not anticipated that the proposed development will create significant noise, traffic, or other conditions that may create adverse impacts to the adjacent uses. On the contrary, the project will eliminate the current blighted condition of the subject property and will be a significant improvement to the surrounding neighborhood, while increasing affordable housing stock and providing improved housing conditions in the City. Thus, it is expected that the development will not be detrimental to the public health, safety, or welfare.

SECTION 3: The Planning Commission hereby approves Case No. 2015-04 DP, subject to the execution and fulfillment of the following conditions:

1. Project plans and drawings shall be submitted to the Los Angeles County Fire Department (LACoFD) for review and recommendations regarding emergency access to buildings and fire hydrant locations, and other applicable requirements. LACoFD approval of the project plans shall be demonstrated to the satisfaction of the Director of Community Development prior to issuance of demolition or grading permits for the project.

2. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.

3. 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 authorization to operate.

4. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of Occupancy.

5. That all signs on the site be installed in compliance with the City's sign regulations and/or Sign Program and that approval be obtained through a Sign Design Review prior to installation.

6. That the applicant shall install an 8-foot high decorative block walls along the south and north property lines as approved by the Planning Division.

7. That the proposed project shall provide private and common open space with amenities, such as tables, benches, etc., as approved by the Planning Division.

8. Mesh Fencing during Construction - The portions of the project site under construction shall be temporarily concealed from public view through the installation of mesh screening along the perimeter fence.

9. That a exterior lighting plan be provided for all outdoor areas of the property per HPMC Section 9-3.809(6). Such lighting shall be 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.

10. That a minimum 10'-0" landscape planter and permanent irrigation be provided along Middleton Street; with the exception of driveways and walkways and that landscaping be provided in areas not used for vehicle parking, vehicle circulation or pedestrian access. A landscape plan designed by a Registered Landscape Architect shall be provided for the entire property showing planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to, and approved by the Planning Division, and such landscaping shall be installed and planted according to such approved plan, prior to issuance of the certificate of occupancy, and shall thereafter be continuously and permanently maintained.

11. That street trees with decorative plastic or permeable concrete grates be installed along the frontage of Middleton Street at 40-feet on center, or as indicated on approved plans. The trees shall be 24-inch box minimum and the species of trees shall be determined by the City's Public Works Department. Installation and maintenance shall also be per the Public Works Department requirements.

12. That all proposed on-site utilities, including electrical, telephone and equipment wiring, shall be installed underground and shall be completely concealed from public view as required by the City prior to issuance of Certificate of Occupancy.

13. That all proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the structure or property shall be completely shielded/enclosed so as not to be visible from public view 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 the issuance of the Certificate of Occupancy as approved by the Planning Division.

14. That the use be conducted, and 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 the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.

15. That decorative paving be provided and maintained at the driveway entrances along Middleton Street and the public alley at the rear of the property, as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.

General Conditions

16. That the property owner and applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the applicant shall pay for all costs of enforcement, including legal fees.

17. 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.

18. That all architectural detailing, including building materials, lighting, colors, façade improvements, finishes and other details be consistent with the submitted plans as approved by the Planning Division.

19. 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.

20. That the use be conducted, and 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 Title 8, Chapter 9, and Section 9-3.103.18 of the Huntington Park Municipal Code.

21. That a ninety-six (96) square foot decorative trash enclosure with trellis be provided on-site, as approved by the Planning Division prior to issuance of Certificate of Occupancy. Trash and recyclable material bins shall be kept within the approved trash enclosure area only. The trash area shall be kept free of trash overflow and maintained in a clean manner at all times.

22. That the applicant 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.

23. That the property owner shall obtain a City of Huntington Park Business License prior to commencing rental operations.

24. That public improvements be completed per the City Engineer's requirements prior to issuance of the Certificate of Occupancy as follows:

    a. Remove and replace all public improvements damaged by construction per City Engineer's requirements; and
    b. Repair and/or replace any abutting substandard or damaged public improvements as required by the City Engineer; and
    c. Install all new driveways per City Engineer's requirements.

25. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the issuance of Building Permits to consolidate the existing two (2) parcels, 6322-020-003 and 6322-020-004, into one (1) parcel.

26. That the applicant comply with the requirements of County Sanitation District of Los Angeles.

27. 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.

28. That the 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.

29. 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.

30. That should the operation of this facility be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Permit shall be reviewed.

31. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.

32. 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.

33. That the applicant shall enter into a Density Bonus Covenant and Agreement that shall be prepared by the City of Huntington Park and recorded with the County to ensure that 100% of the units remain affordable to low income households for a period not less than 30 years. Such Agreement shall be recorded prior to the issuance of a Certificate of Occupancy.

34. That per HPMC Section 9-3.1605, the project shall be exempt from the requirement of the Parkland Fee during the period that the project remains covenanted for affordable housing. Upon termination of such restriction, the then current owner of the unit shall pay the fees to the City, based upon the then current fair market value of the land and in accordance with the density factor in effect at the time the restrictions terminate.

35. 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.

36. That the applicant and property owner agree in writing to the above conditions.

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

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

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PASSED, APPROVED, AND ADOPTED this 25th day of March, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

HUNTINGTON PARK PLANNING COMMISSION

_____

Chairperson

ATTEST:

_____

Secretary

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TIME EXTENSION REQUEST

EXHIBIT C **CASE NO.** 2015-04 DP

AMG & ASSOCIATES

16633 Ventura Blvd., Suite 1014
Encino, California 91436

Land Planning, Finance & Development
Tel. 818-380-2600
Fax. 818-380-2603

March 23, 2016

Carlos Luis, Senior Planner
City of Huntington Park, Community Development Department
6550 Miles Avenue
Huntington Park, CA 90255

Re: Extension of Project Entitlements – One (1) Additional Year
Huntington Park Middleton Apartments – 6617 & 6700 Middleton Street

Dear Mr. Luis:

AMG & Associates, LLC ("AMG") requests that the entitlements for the Middleton apartments approved at Planning Commission on March 26, 2015 and valid until April 9, 2016 be extended for one (1) additional year to April 9, 2017. This request is due to the recent 9% application submitted to the California Tax Credit Allocation Committee ("TCAC") on March 2, 2015. The viability of this project relies on the possible tax credits awarded to this project and, upon receiving that reward, AMG can move forward with the development of the project.

In addition, it should be noted that design changes have been incorporated into the project to meet TCAC standards for affordable housing developments. Please note the reduction in parking stalls. This new parking count is allowed under State Density Bonus Law [Govt. Code § 65915(p)(1)] which permits one onsite parking stall for zero to one bedroom units and two onsite parking stalls for two to three bedroom units. Please see the table below outlining the design changes made to the current plans from the plans approved on March 26, 2015.

	3-26-15 PC APPROVED PLANS	CURRENT PLANS
UNIT COUNT	14 – 2 BRs 6 – 3 BRs	10 – 1 BRs 5 – 2 BRs 5 – 3BRs
UNIT SIZE	2 BRs – 646 & 655 SF 3 BRs – 802 & 950 SF	1 BRs – 646 & 655 SF 2 BRs – 750, 770 & 805 SF 3 BRs – 1,025 & 1,090 SF
PARKING	47 stalls	37 stalls
1ST FLOOR LAYOUT	No additional amenities	Office space; 660 SF common space w/ seating area, gym, and kitchen; Storage space for each unit

We appreciate your help and timely approval of this extension request. If you have any questions regarding this request please contact me at (818) 380-2600 ext. 14 or via email at alocke@amgland.com.

Thank you,

A. Locke

Amanda Locke
AMG & Associates, LLC

CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: JUNE 15, 2016

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: JUAN ARAUZ, ASSOCIATE PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2014-10 (VARIANCE/DEVELOPMENT PERMIT)**

REQUEST: **A request for a time extension for a previously approved Development Permit and a Variance (PC Case No. 2014-10) for a remodel and addition to an existing warehouse building and to deviate from the minimum off-street parking requirement on a property located at 2533 56th Street, within the Manufacturing Planned Development (MPD) Zone.**

APPLICANT: Carlos Vich of VCC
15611 Portenza Drive
Fontana, CA 92336

PROJECT LOCATION: 2533 E. 56th Street

BACKGROUND: On December 17, 2014, the Planning Commission approved Resolution No. 2014-10, approving a remodel and addition to an existing warehouse building and deviation from the minimum off-street parking requirements.

Since receiving approval, the applicant has submitted plans to Building and Safety; however, has not been able to successfully complete building plan check.

- ***Extension Request***

On June 9, 2016, Planning Division Staff received a written request from the Applicant, VCC, requesting a two (2) month time extension for the proposed project. According to the

written request, the applicant has encountered some project delays due to issues with the Soils and Structural Engineers and water flow test for the Fire Department.

According to the City's Building and Safety Division, the project is nearing approval and permit issuance.

DISCUSSION:

Per the HPMC Section 9-2.1110 (Time Extension), the Planning Commission may grant a time extension not to exceed one year increments. A time extension request shall be filed no later than ninety (90) days after expiration and for good cause. Prior to granting an extension, the Planning Commission shall ensure that the CUP complies with all current Code provisions. If granted, the CUP shall be extended from the date of expiration.

RECOMMENDATION:

That the Planning Commission hear all testimony and approve a time extension, not to exceed two (2) months, for PC Case No. 2014-10 DP/DB.

EXHIBITS:

A: Planning Commission Staff Report, December 17, 2014
B: PC Resolution No. 2014-10
C: Time Extension Request

PLANNING COMMISSION STAFF REPORT
DECEMBER 17, 2014

EXHIBIT A **CASE NO.** 2014-10 DP/VAR

CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: DECEMBER 17, 2014

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

FROM: ALBERT G. FONTANEZ, PLANNING MANAGER
JUAN ARAUZ, ASSISTANT PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2014-10 DP/VAR**

REQUEST:	**A request for approval of a Development Permit for a remodel and addition to an existing warehouse building and a Variance to deviate from the minimum off-street parking requirement at 2533 56th Street, in the Manufacturing Planned Development (MPD) Zone.**
APPLICANT:	Carlos Vich 15611 Portenza Drive Fontana, CA 92336
PROPERTY OWNER:	Isabel Sanchez 20430 Sartell Drive Walnut, CA 91789
PROJECT LOCATION:	2533 E. 56th Street
ASSESSOR'S PARCEL NUMBER:	6309-013-020, 6309-014-017, 6309-014-018, and 6309-014-019
PRESENT USE:	Warehouse and storage
PROJECT SIZE:	11,102 S.F.

BUILDING SIZE:

Building #1: 39,000 S.F.
Building #2: 19,500 S.F.
Building #3: 6,500 S.F.
Building #4: 6,500 S.F.
Building #5: 18,057 S.F.
Building #6: 11,102 S.F.
TOTAL: 100,659 S.F.

SITE SIZE:

APN: 6309-013-020 - 127,644 S.F.
APN: 6309-014-017 - 6,500 S.F.
APN: 6309-014-018 - 3,250 S.F.
APN: 6309-014-019 - 3,250 S.F.
TOTAL: 140,644 S.F.

GENERAL PLAN: Manufacturing Planned Development (MPD)

ZONE: MPD

SURROUNDING LAND USES:

North: Industrial
West: Industrial
South: Industrial
East: Industrial

MUNICIPAL CODE REQUIREMENTS FOR A DEVELOPMENT PERMIT: Pursuant to the City of Huntington Park Municipal Code (HPMC) Section 9-2.1003 approval of a Development Permit shall be required for:

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

2. For the expansion or conversion of an existing structure or use, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure;

3. For the enlargement or exterior alteration of an existing structure, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure, for which a Development Permit has not been issued, excluding an existing single-family structure; and

4. For the expansion of a legal nonconforming structure,

affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure, for which a Development Permit has not been issued in compliance with Chapter 3 Article 6 (Nonconforming structures and uses).

REQUIRED FINDINGS FOR A DEVELOPMENT PERMIT:

Following a hearing, if required, 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 and 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

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

MUNICIPAL CODE REQUIREMENTS FOR A VARIANCE:

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

1. Permit the modification of the dimensional standards of the following:

    A. Distance between structures;
    B. Parcel area (size);
    C. Parcel coverage;
    D. Parcel dimensions;
    E. Setbacks; or
    F. Structure heights.

2. Permit the modification of sign regulations (other than prohibited signs); and

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

REQUIRED FINDINGS FOR A VARIANCE:

Pursuant to Municipal Code Section 9-2.906, the Commission may approve and/or modify an application in whole or in part, with or without conditions, **only if all** of the following findings are made:

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

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

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

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

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

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

ENVIRONMENTAL REVIEW:

Categorical Exemption, CEQA Section 15301(e), Existing Facilities.

PROJECT ANALYSIS:

The applicant, Mr. Carlos Vich, is requesting Planning Commission approval of a Development Permit for a remodel and addition to an existing warehouse building and a Variance to deviate from the minimum off-street parking requirement at 2533 56th Street, within the City's MPD zone.

Site Description

The subject site is comprised of four parcels; one primary large irregularly shaped developed parcel (APN 6309-013-020) and, across the street, three contiguous undeveloped parcels used for parking purposes (APN: 6309-014-017, 6309-014-018, and 6309-014-019). All parcels are under the same ownership. The large developed parcel is located on the northeast corner of Malabar Street and 56th

Street. It has a lot size of approximately 127,644 square feet and approximately 103,948 square feet of total building space. The site is occupied by paper and clothing manufacturing uses.

The three undeveloped contiguous parcels located across the street are used as a parking lot. These parcels are located at the southeast corner of Malabar Street and 56th Street and total approximately 13,000 square feet. Staff is recommending as a condition of approval that the applicant process a Lot Line Adjustment to combine the three lots into one. A parking covenant agreement shall also be recorded against the property to maintain it for parking purposes.

The site is surrounded by industrial uses to the west, south, east, and north. Access to the site is provided from the north on 55th Street and to the south on 56th Street.

Project Description

On the primary parcel, the applicant is proposing the following site improvements.

1. Demolish three metal storage sheds totaling 4,200 square feet and approximately 1,500 square feet of the existing building footprint. The storage sheds are located inside the shared parking lot at the northeast corner of the site. Removing these structures will improve vehicle circulation and provide additional parking spaces.

2. Remodel and build a second story addition to the existing 11,595 square foot warehouse building located at the northeast corner of the parcel. The applicant will remodel the existing building and add a second story of approximately 1,800 square feet. The exterior design of the newly remodeled building will match the existing buildings and will be contemporary in style. The applicant will reduce the site's total building square footage and thus alleviate the existing parking deficiency.

3. Provide two new trash enclosures per the HPMC Section 9-3.103(24). There are currently no trash enclosures on-site.

4. Provide new landscape and decorative paving along the parking lot's entrance along 55th Street.

5. Slurry seal and restripe the parking lot, of the primary parcel (6309-013-020), and provide a new circulation plan. The site will require 104 parking spaces and the applicant will provide 51 parking spaces at this location.

On the three contiguous parcels located across the street, the applicant is proposing the following site improvements.

1. Provide new landscape and decorative paving along the parking lot's entrance along 56th Street.

2. Provide a new six-foot high block wall along the westerly side of the parking lot.

3. Slurry seal and restripe the parking lot. This parking lot will provide 44 parking spaces in addition to the 51 parking spaces located on the primary property across the street.

In addition to the aforementioned improvements, staff will require the property owner to complete a Tentative Parcel Map (TPM) or Lot Line Adjustment within one year in order to consolidate the three contiguous parcels into one parcel. Staff will also require the property owner to record a parking covenant agreement to maintain the undeveloped parcel as a parking lot.

Parking Analysis

Per the HPMC Section 9-3.804, the off-street parking requirement for warehouse and manufacturing uses is one space for every 800 square feet for the first 10,000 square feet, and one space for every 1,000 square feet for anything over 10,000 square feet.

OFF-STREET PARKING CALCULATION		
USE/RATIO	**CALCULATION**	**SPACES REQ.**
Storage & Manufacturing (first 10,000sf)	1space/800sf 10,000sf/800	12.5
Storage & Manufacturing (over 10,000sf)	1space/1,000sf 90,659sf/1,000	90.7
Total	-	**104**
104 spaces – 95 spaces = **9 spaces deficient**		

The applicant's proposal includes a ground floor area reduction and additional off-street parking. However, the proposed project will still have a parking deficiency of nine spaces. The applicant is requesting a Variance to deviate from the required off-street parking by less than 10 percent.

Development Permit Findings

In granting a Development Permit for the remodel and addition to the warehouse building, the Planning Commission must make findings in connection with the Development Permit, as set forth in the HPMC. A DP 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 is permitted within the subject zoning district. The subject zoning district, MPD, is intended for warehousing and manufacturing uses. The proposed development complies with all HPMC development standards except for parking. The applicant is deficient by nine parking spaces and is applying for a Variance as described below.

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

   Finding: The proposed development is consistent with the Land Use Element described in the City's General

Plan. The goal of the Land Use Element is to encourage new development that is compatible with existing land uses and to facilitate revitalization of deteriorated properties. The proposed warehouse will be compatible with the existing light-industrial uses within the vicinity. Additionally, the applicant's proposal will improve the existing blighted and non-conforming conditions of the site.

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

   Finding: It is expected that the existing and future development of the zoning district continue as industrial. The type of industrial uses allowed in this zoning district include storage and manufacturing. The surrounding properties within the vicinity are built for industrial uses. Additionally, the modern style of the proposed two-story warehouse building will complement the style of the existing buildings within the vicinity.

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 complies with CEQA's Categorical Exemption, Sections 15301, Existing Facilities. The addition and remodel to the existing structures will not result in:

   A. An increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or
   B. 10,000 square feet.

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

   Finding: The subject site is intended for warehousing and manufacturing uses as proposed. The subject site is developed with buildings intended for warehousing

and manufacturing uses. The subject site is physically suitable for the proposed development. The applicant proposes to reduce the overall building square footage by approximately 4,000 square feet through the demolition of a portion of the existing warehouse building, as well as three storage structures located at the northeast portion of the property. The removal of the structures will improve vehicle circulation and provide space for eleven additional parking spaces.

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: Access to the site is provided through 55th Street. 55th Street is a 60-foot wide two-way street intended for passenger and commercial vehicles. The site also has adequate sanitation, public utilities and services.

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

   Finding: The proposed improvements will alleviate the property's existing non-conforming conditions. The subject site was intended to support the proposed two-story warehouse building. The properties within the vicinity are developed with similar buildings that support similar industrial uses. Any residential properties located in the nearby vicinity are considered to be existing legal nonconforming since residential uses are not allowed in the MPD Zone. It is not expected that the applicant's proposal will be detrimental to the public health, safety, or welfare of the City.

Variance Findings

In granting a Variance to deviate from the development standards for the number of parking spaces required, the Planning Commission must make findings in connection with the Variance, as set forth in the Huntington Park

Municipal Code. A Variance may only be approved if all of the following findings can be made:

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

   Finding: The subject property is irregular in shape and location. The property has a flag-like shape and it encompasses nearly an entire city block. The parcel is completely developed with warehousing buildings, except for the underutilized parking lot located at the northeast side of the property. Other properties in the vicinity are completely built-out and are parking deficient. The applicant is requesting a Variance to deviate from the required number of parking spaces. The proposed project requires 104 parking spaces and the applicant is providing 95 parking spaces. The parking deficiency is less than nine percent. Per the HPMC Section 9-2.703, this type of variance request is minor in nature. Additionally, the applicant is proposing to improve the current parking deficiency that exists on the property. Per today's standards, the current use is deficient by 26 parking spaces. With the proposed improvements, the applicant will reduce the parking deficiency and nonconformity by 17 spaces. Without a Variance the parking deficiency would not be alleviated.

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

   Finding: Other properties within the vicinity are overdeveloped and non-conforming via deficient parking. Some of the neighboring properties provide zero on-site parking. The applicant's proposal to demolish a portion of the existing building and three storage structures will alleviate the existing parking shortage by reducing the site's overall building square footage by approximately 4,000 square feet, add

additional on-site parking spaces, and improve vehicle circulation.

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

   Finding: The applicant's request for a reduction, of less than nine percent, of the total number of parking spaces required is not expected to be detrimental to the property or the vicinity. It is expected that the applicant's proposal will alleviate the parking deficiency in the vicinity. The proposed 11 additional off-street parking spaces will increase the availability of street parking. The area is surrounded by similar type of warehousing and manufacturing uses, as intended for the subject zoning district. The applicant's proposed project will improve the site's legal non-conforming conditions. Per today's standards, the current use is deficient by 26 parking spaces. With the proposed improvements, the applicant will reduce the parking deficiency and nonconformity by 17 spaces. Without a Variance the parking deficiency would not be alleviated.

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

   Finding: In comparing the location of the subject site and other similar surrounding properties, the granting of a Variance for a reduction of the number of parking spaces would not constitute a special privilege as there are hardships on the subject property to distinguish it from similar properties. The property's irregular flag shape and size (almost an entire city block) make it unique to other properties in the vicinity. Additionally, other properties in the vicinity are overdeveloped and are parking deficient. Many of the neighboring properties have no off-street parking.

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

Finding: The applicant's proposed project is allowed by the HPMC. The corresponding zoning district, MPD, is intended for warehousing and manufacturing uses. The site is surrounded by similar industrial uses.

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

Finding: Granting a Variance for a reduction of less than nine percent of the number of parking spaces required will not be inconsistent with the General Plan. The HPMC allows for this type of request with the approval of a Variance. Additionally, the applicant's proposal will improve the site's legal non-conforming conditions by adding additional parking spaces, reducing the overall building square footage, and will improved vehicle circulation.

Conclusion

Based on the above analysis, staff has determined that the applicant's proposed project satisfies all of the required findings for approval of a DP and Variance.

The property is unique in size and shape to other properties and granting a Variance will not constitute a special privilege inconsistent with the limitations upon other property in the vicinity and zoning district in which the property is located. Furthermore, the proposed project will improve the site's legal non-conforming conditions by adding additional parking spaces, reducing the overall building square footage, and create an improved vehicle circulation.

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RECOMMENDATION: Based on the evidence presented, it is the recommendation of Planning Division staff that the Planning Commission **adopt Resolution No. 2014-10** to approve a request for a Development Permit for a remodel and addition to an existing warehouse building and a Variance to deviate from the minimum off-street parking requirement at 2533 56th Street, in the MPD Zone, subject to the following conditions of approval and/or additional conditions the Planning Commission may wish to add.

1. INDEMNIFICATION. The property owner and applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the applicant shall pay for all costs of enforcement, including legal fees.

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 all architectural detailing, including building materials, lighting, colors, façade improvements, finishes and other details proposed for the structure be consistent with the submitted plans as approved by the Planning Division.

4. That the proposed project shall comply with all applicable codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License Regulations of the City of Huntington Park.

5. That the use be conducted, and 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 Title 8, Chapter 9, and Section 9-3.103.18 of the Huntington Park Municipal Code.

6. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.

7. That any violation of the conditions of this entitlement may result in the revocation of the entitlement.

8. 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.

9. That the Development Permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval.

10. That all business signs be consistent with the City's sign regulations and plans be submitted for approval to the Planning Division prior to installation of any signs, and that any existing non-permitted signs either apply for proper permits or be removed.

11. That all 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.

12. That all existing and/or 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 issuance of the Certificate of Occupancy.

13. That any proposed on-site utilities, including electrical and telephone, be installed underground and be completely concealed from public view as required by the Planning Division.

14. That all graffiti be removed from all exterior walls prior to issuance of the Certificate of Occupancy.

15. That an anti-graffiti finish, as approved by the Planning Division, shall be applied to all exterior surfaces that are visible to the public and likely to attract graffiti prior to the issuance of the Certificate of Occupancy.

16. That any existing and/or future graffiti as defined by Huntington Park Municipal Code Section 5-27.02(d) shall be diligently removed within a reasonable time period.

17. That prior to the issuance of the Certificate of Occupancy, the property owner shall grant either by the covenants, conditions and restrictions for the subject property, or by a separate covenant recorded against the subject property, the right of entry for authorized City employees or agents for the purpose of removing or painting over graffiti from structures on the subject property.

18. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code and obtain the Planning Division's approval prior, to the issuance of the Certificate of Occupancy.

19. That the required trash enclosure be installed with a decorative view obscuring gate and a decorative trellis prior to the issuance of the Certificate of Occupancy.

20. That the parking areas be slurry sealed and striped as approved by the Planning Division.

21. That all required on-site parking and loading spaces comply with the minimum dimensions as set forth within the Huntington Park Municipal Code prior to issuance of the Certificate of Occupancy.

22. That a landscape plan designed be provided for the entire property, showing planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to and approved by the Planning Division, and such landscaping shall be installed and planted according to such approved plan, prior to being issued the certificate of occupancy, and shall thereafter be continuously and permanently maintained.

23. That landscape planters with 6" curbing and permanent irrigation be provided within the parking area, and that landscaping be provided in areas not used for vehicle parking, vehicle circulation or pedestrian access.

24. That public improvements be completed per the City Engineer's requirements prior to the issuance of the Certificate of Occupancy as follows:

    a. Provide 24" box (minimum) street trees at 30' on center with decorative grates and a permanent irrigation system;
    b. Remove any unused driveway(s) and replace with new curb, gutter, and sidewalk;
    c. Remove and replace all public improvements damaged by construction; and
    d. Repair and/or replace any abutting substandard or damaged public improvements.

25. That a Tentative Parcel Map or Lot Line Adjustment be completed within one (1) year of approval of this entitlement, unless an extension is granted by the Planning Commission, to consolidate three parcels (APN: 6309-014-017, 6309-014-018, and 6309-014-019) into one (1).

26. That the applicant provide a Parking Covenant/Agreement for the use of the parking lot (APN: 6309-014-017, 6309-014-018, and 6309-014-019) subject to the review and approval of the City Attorney, and that said covenant/agreement is recorded with the Los Angeles County Recorder prior to the Certificate of Occupancy.

27. That a lighting plan be provided for all outdoor areas of the property. Such lighting shall be decorative and installed per approved plans to the satisfaction of the building official and Planning Division prior to issuing a Certificate of Occupancy.

28. That the applicant 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.

29. 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 the SUSUMP requirements when applicable.

30. That the 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.

31. 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 Development Permit shall be reviewed.

32. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.

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

EXHIBITS:

A: Vicinity Map
B: Site Plan
C: Floor Plan
D: Elevations
E: DP//VAR Applications and Environmental Assessment Checklist
F: PC Resolution No. 2014-10

P.C. RESOLUTION NO. 2014-10 DP/VAR

EXHIBIT B **CASE NO.** 2014-10 DP/VAR

RESOLUTION NO. 2014-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, APPROVING A DEVELOPMENT PERMIT AND A VARIANCE IN CONNECTION WITH REAL PROPERTY LOCATED AT 2533 E. 56TH STREET, HUNTINGTON PARK, CALIFORNIA.

WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, December 17, 2014 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 (HPMC), upon an application from Carlos Vich, requesting Planning Commission approval of a Development Permit for a remodel and addition to an existing warehouse building and a Variance to deviate from the minimum off-street parking requirement at 2533 56th Street, in the Manufacturing Planned Development (MPD) Zone at the property described below:

Assessor's Parcel Nos. 6309-013-020, 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 DP and a Variance can 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 DP and a Variance 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 determines that the proposed DP and Variance are exempt from the California Environmental Quality Act pursuant to Section 15301 of the CEQA Guidelines (Existing Facilities).

SECTION 2: The Planning Commission hereby finds that all of the following required findings can be made for a Development Permit in connection with Case No. 2014-10:

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 is permitted within the subject zoning district. The subject zoning district, MPD, is intended for warehousing and manufacturing uses. The proposed development complies with all HPMC development standards except for parking. The applicant is deficient by nine parking spaces and is applying for a Variance as described below.

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

   Finding: The proposed development is consistent with the Land Use Element described in the City's General Plan. The goal of the Land Use Element is to encourage new development that is compatible with existing land uses and to facilitate revitalization of deteriorated properties. The proposed warehouse will be compatible with the existing light-industrial uses within the vicinity. Additionally, the applicant's proposal will improve the existing blighted and non-conforming conditions of the site.

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

   Finding: It is expected that the existing and future development of the zoning district continue as industrial. The type of industrial uses allowed in this zoning

district include storage and manufacturing. The surrounding properties within the vicinity are built for industrial uses. Additionally, the modern style of the proposed two-story warehouse building will complement the style of the existing buildings within the vicinity.

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 complies with CEQA's Categorical Exemption, Sections 15301, Existing Facilities. The addition and remodel to the existing structures will not result in:

   A. An increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or

   B. 10,000 square feet.

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

   Finding: The subject site is intended for warehousing and manufacturing uses as proposed. The subject site is developed with buildings intended for warehousing and manufacturing uses. The subject site is physically suitable for the proposed development. The applicant proposes to reduce the overall building square footage by approximately 4,000 square feet through the demolition of a portion of the existing warehouse building, as well as three storage structures located at the northeast portion of the property. The removal of the structures will improve vehicle circulation and provide space for eleven additional parking spaces.

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: Access to the site is provided through 55th Street. 55th Street is a 60-foot wide two-way street intended for passenger and commercial vehicles. The site also

has adequate sanitation, public utilities and services.

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

   Finding: The proposed improvements will alleviate the property's existing non-conforming conditions. The subject site was intended to support the proposed two-story warehouse building. The properties within the vicinity are developed with similar buildings that support similar industrial uses. Any residential properties located in the nearby vicinity are considered to be existing legal nonconforming since residential uses are not allowed in the MPD Zone. It is not expected that the applicant's proposal will be detrimental to the public health, safety, or welfare of the City.

SECTION 3: The Planning Commission hereby finds that all of the following required findings can be made for a Variance in connection with Case No. 2014-10:

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

   Finding: The subject property is irregular in shape and location. The property has a flag-like shape and it encompasses nearly an entire city block. The parcel is completely developed with warehousing buildings, except for the underutilized parking lot located at the northeast side of the property. Other properties in the vicinity are completely built-out and are parking deficient. The applicant is requesting a Variance to deviate from the required number of parking spaces. The proposed project requires 104 parking spaces and the applicant is providing 95 parking spaces. The parking deficiency is less than nine percent. Per the HPMC Section 9-2.703, this type of variance request is minor in nature. Additionally, the applicant is proposing to improve the current parking deficiency that exists on the

property. Per today's standards, the current use is deficient by 26 parking spaces. With the proposed improvements, the applicant will reduce the parking deficiency and nonconformity by 17 spaces. Without a Variance the parking deficiency would not be alleviated.

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

   Finding: Other properties within the vicinity are overdeveloped and non-conforming via deficient parking. Some of the neighboring properties provide zero on-site parking. The applicant's proposal to demolish a portion of the existing building and three storage structures will alleviate the existing parking shortage by reducing the site's overall building square footage by approximately 4,000 square feet, add additional on-site parking spaces, and improve vehicle circulation.

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

   Finding: The applicant's request for a reduction, of less than nine percent, of the total number of parking spaces required is not expected to be detrimental to the property or the vicinity. It is expected that the applicant's proposal will alleviate the parking deficiency in the vicinity. The proposed 11 additional off-street parking spaces will increase the availability of street parking. The area is surrounded by similar type of warehousing and manufacturing uses, as intended for the subject zoning district. The applicant's proposed project will improve the site's legal non-conforming conditions. Per today's standards, the current use is deficient by 26 parking spaces. With the proposed improvements, the applicant will reduce the parking deficiency and nonconformity by 17 spaces. Without a Variance the parking deficiency would not be alleviated.

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

Finding: In comparing the location of the subject site and other similar surrounding properties, the granting of a Variance for a reduction of the number of parking spaces would not constitute a special privilege as there are hardships on the subject property to distinguish it from similar properties. The property's irregular flag shape and size (almost an entire city block) make it unique to other properties in the vicinity. Additionally, other properties in the vicinity are overdeveloped and are parking deficient. Many of the neighboring properties have no off-street parking.

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

Finding: The applicant's proposed project is allowed by the HPMC. The corresponding zoning district, MPD, is intended for warehousing and manufacturing uses. The site is surrounded by similar industrial uses.

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

Finding: Granting a Variance for a reduction of less than nine percent of the number of parking spaces required will not be inconsistent with the General Plan. The HPMC allows for this type of request with the approval of a Variance. Additionally, the applicant's proposal will improve the site's legal non-conforming conditions by adding additional parking spaces, reducing the overall building square footage, and will improved vehicle circulation.

SECTION 4: The Planning Commission hereby approves Case No. 2014-10 DP//Variance, a request for approval of a remodel and addition to an existing warehouse building located at 2533 E. 56th Street, subject to the execution and fulfillment of the following conditions:

1. INDEMNIFICATION. The property owner and applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the applicant shall pay for all costs of enforcement, including legal fees.
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 all architectural detailing, including building materials, lighting, colors, façade improvements, finishes and other details proposed for the structure be consistent with the submitted plans as approved by the Planning Division.
4. That the proposed project shall comply with all applicable codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License Regulations of the City of Huntington Park.
5. That the use be conducted, and 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 Title 8, Chapter 9, and Section 9-3.103.18 of the Huntington Park Municipal Code.

6. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.

7. That any violation of the conditions of this entitlement may result in the revocation of the entitlement.

8. 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.

9. That the Development Permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval.

10. That all business signs be consistent with the City's sign regulations and plans be submitted for approval to the Planning Division prior to installation of any signs, and that any existing non-permitted signs either apply for proper permits or be removed.

11. That all 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.

12. That all existing and/or 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 issuance of the Certificate of Occupancy.

13. That any proposed on-site utilities, including electrical and telephone, be installed underground and be completely concealed from public view as required by the Planning Division.

14. That all graffiti be removed from all exterior walls prior to issuance of the

Certificate of Occupancy.

15. That an anti-graffiti finish, as approved by the Planning Division, shall be applied to all exterior surfaces that are visible to the public and likely to attract graffiti prior to the issuance of the Certificate of Occupancy.

16. That any existing and/or future graffiti as defined by Huntington Park Municipal Code Section 5-27.02(d) shall be diligently removed within a reasonable time period.

17. That prior to the issuance of the Certificate of Occupancy, the property owner shall grant either by the covenants, conditions and restrictions for the subject property, or by a separate covenant recorded against the subject property, the right of entry for authorized City employees or agents for the purpose of removing or painting over graffiti from structures on the subject property.

18. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code and obtain the Planning Division's approval prior, to the issuance of the Certificate of Occupancy.

19. That the required trash enclosure be installed with a decorative view obscuring gate and a decorative trellis prior to the issuance of the Certificate of Occupancy.

20. That the parking areas be slurry sealed and striped as approved by the Planning Division.

21. That all required on-site parking and loading spaces comply with the minimum dimensions as set forth within the Huntington Park Municipal Code prior to issuance of the Certificate of Occupancy.

22. That a landscape plan designed be provided for the entire property, showing planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to and approved by the Planning Division, and such landscaping shall be installed and planted according to such approved plan, prior to being issued the certificate of occupancy, and shall thereafter be continuously and permanently maintained.

23. That landscape planters with 6" curbing and permanent irrigation be provided within the parking area, and that landscaping be provided in areas not used for vehicle parking, vehicle circulation or pedestrian access.

24. That public improvements be completed per the City Engineer's requirements prior to the issuance of the Certificate of Occupancy as follows:

    a. Provide 24" box (minimum) street trees at 30' on center with decorative grates and a permanent irrigation system;

    b. Remove any unused driveway(s) and replace with new curb, gutter, and sidewalk;

    c. Remove and replace all public improvements damaged by construction; and

    d. Repair and/or replace any abutting substandard or damaged public improvements.

25. That a Tentative Parcel Map or Lot Line Adjustment be completed within one (1) year of approval of this entitlement, unless an extension is granted by the Planning Commission, to consolidate three parcels (APN: 6309-014-017, 6309-014-018, and 6309-014-019) into one (1).

26. That the applicant provide a Parking Covenant/Agreement for the use of the parking lot (APN: 6309-014-017, 6309-014-018, and 6309-014-019) subject to the review and approval of the City Attorney, and that said covenant/agreement is recorded with the Los Angeles County Recorder prior to the Certificate of Occupancy.

27. That a lighting plan be provided for all outdoor areas of the property. Such lighting shall be decorative and installed per approved plans to the satisfaction of the building official and Planning Division prior to issuing a Certificate of Occupancy.

28. That the applicant 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.

29. 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 the SUSUMP requirements when applicable.

30. That the 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.

31. 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 Development Permit shall be reviewed.

32. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.

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

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

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

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PASSED, APPROVED, AND ADOPTED this 17th day of December, 2014 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

HUNTINGTON PARK PLANNING COMMISSION

_____

Chairperson

ATTEST:

_____

Secretary

TIME EXTENSION REQUEST

EXHIBIT C **CASE NO.** 2014-10 DP/VAR

VCC

VICH CONSTRUCTION

Company.

June 2, 2016

To: City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

Attn: Juan Arauz
Associate Planner

Re: Warehouse
VCC Proposal: 014-024

Mr. Arauz,

This letter is to request extend the Planning Department Approval for the project above mentioned. The project was delayed due circumstances out of our control some of these reasons are as follows:

- Soils and structural Engineers were had to be replaced due to professional issues.
- Water Flow Test for Fire Department had to be done couple of times, due to Low Water Flow results.

Vich Construction Company requests an extension of not more of two (2) months to clear all city requirements and to obtain construction permits.

Please feel free to contact me @ 562.307.7830 with any questions that you might have regarding this matter.

Thank you

Vich Construction Company
Carlos Vich
Project Manager
562.307.7830