



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, March 16, 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 Eduardo Carvajal
Vice Chair Efren Martinez
Commissioner Carlos Cordova
Commissioner Marcos Osorio
Commissioner Angelica Montes

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

*For both open and closed session each speaker will be limited to three minutes per Huntington Park Municipal Code Section 2-1.207. Time limits may not be shared with other speakers and may not accumulate from one period of public comment to another or from one meeting to another. **This is the only opportunity for public input except for scheduled public hearing items.***

REORGANIZATION

Annually Planning Commission shall choose one of its members to serve as Chair and one to serve as Vice-Chair for a one-year term.

Nominations for the selection of Chair

Newly-elected Chair calls for nomination for and selection of Vice-Chair

Comments by Planning Commission

CONSENT ITEMS

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items prior to the time the Commission votes on the motion unless members of the Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for separate action.

1. Approval of Planning Commission Meeting Minutes:

- 1-1. Special Meeting of February 8, 2016
- 1-2. Regular Meeting of February 17, 2016

REGULAR AGENDA

- ### 1. **(Continued from February 17, 2016) – CASE NO. 2015-09 CUP – CONDITIONAL USE PERMIT** – A request for a Conditional Use Permit to establish a metal recycling collection and processing facility on property located at 6301 Maywood Avenue, within the Manufacturing Planned Development (MPD) Zone, and the adoption of an associated Mitigated Negative Declaration under the California Environmental Quality Act (CEQA).

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

- 1. Conduct a public hearing;
- 2. Take public testimony; and
- 3. Consider the following options:

- 3-1 Approve the proposed project, subject to conditions – If the Planning Commission approves the proposed project, the attached conditions of approval are recommended to be included. A Resolution will be brought back to the Planning Commission.
- 3-2 Deny the proposed project – If the Planning Commission denies the proposed project, a Resolution will be brought back to Planning Commission.
- 3-3 Continue the item and request additional information – The Planning Commission may request additional information from the applicant.

2. **CASE NO. 2016-03 GPA/ZOA/CUP/DP/TPM – GENERAL PLAN AMENDMENT/ZONING ORDINANCE AMENDMENT/CONDITIONAL USE PERMIT/DEVELOPMENT PERMIT/TENTATIVE PARCEL MAP** - A request for an amendment to the Land Use Element of the General Plan; a Zoning Ordinance Amendment amending Title 9, Chapter 4, Article 3 of the Huntington Park Municipal Code relating to development standards; a Conditional Use Permit to establish a self-storage facility; a Development Permit for the construction of two warehouse buildings totaling 245,000 square feet; a Tentative Parcel Map to divide one parcel into two on property located 6901 Alameda Street within the Manufacturing Planned Development (MPD) Zone; and the adoption of a Mitigated Negative Declaration under the California Environmental Quality Act (CEQA).

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;
 2. Take public testimony; and
 3. Consider PC Resolution No. 2016-03 recommending approval to the City Council, subject to conditions, of an amendment to the Land Use Element of the General Plan, Zone Ordinance Amendment amending Title 9, Chapter 4, Article 3 of the Huntington Park Municipal Code relating to development standards; a Conditional Use Permit to establish a self-storage facility, a Development Permit for the construction of two warehouse buildings totaling 245,000 square feet, and the adoption of a Mitigated Negative Declaration under the California Environmental Quality Act (CEQA).
3. **CASE NO. 2016-06 CUP – CONDITIONAL USE PERMIT** - A request for a Conditional Use Permit for the on-site sale of beer and wine within a restaurant located at 2667 Florence Avenue, Suite A, within the Downtown Huntington Park Specific Plan (DTSP) Zone; and the adoption of a Categorical Exemption under the California Environmental Quality Act (CEQA).

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;
2. Take public testimony; and
3. Consider PC Resolution No. 2016-06 approving Case No. 2016-06, subject to conditions, allowing for the on-site sale of beer and wine within a restaurant located at 2667 Florence Avenue, Suite A, within the Downtown Huntington Park Specific Plan (DTSP) and the adoption of a Categorical Exemption under the California Environmental Quality Act (CEQA).

- 4. CASE NO. 2016-07 ZOA/CUP/DP – ZONING ORDINANCE AMENDMENT/CONDITIONAL USE PERMIT/DEVELOPMENT PERMIT - A request for a Zoning Ordinance Amendment amending Title 9, Chapter 4, Article 3 of the Huntington Park Municipal Code relating to allowable uses; a Conditional Use Permit to establish a dialysis clinic; a Development Permit for a proposed tenant improvement to the interior of an existing 13,700 square foot commercial building on property located 6121-6125 Pacific Boulevard within the Downtown Huntington Park Specific Plan (DTSP) Zone; and the adoption of a Negative Declaration under the California Environmental Quality Act (CEQA).**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;
2. Take public testimony; and
3. Consider the following options:
 - 3-1 Approve the proposed project, subject to conditions – If the Planning Commission approves the proposed project, the attached conditions of approval are recommended to be included. A Resolution will be brought back to the Planning Commission.
 - 3-4 Deny the proposed project – If the Planning Commission denies the proposed project, a Resolution will be brought back to Planning Commission.
 - 3-5 Continue the item and request additional information – The Planning Commission may request additional information from the applicant.

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to a Special Meeting on Wednesday, April 6, 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 10th of March 2016.



Carlos Luis



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Special Meeting
Monday, February 8, 2016
6:30 p.m.

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

Chair Carvajal called the meeting to order at 6:30 p.m. Present: Commissioners Carlos Cordova, Angelica Montes, Marcos Osorio, and Chair Eduardo Carvajal; Absent: Vice Chair Efren Martinez. Also present: Senior Planner Carlos Luis, Economic Development Manager Manuel Acosta, Recording Secretary/Junior Deputy City Clerk Jessie Gomez, Assistant City Attorney Noel Tapia and Deputy City Attorney Iain MacMillan.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Osorio

PUBLIC COMMENT - None

REGULAR AGENDA

1. Consideration of a Zone Ordinance Amendment (ZOA) that will amend Article 23 of Title 9, Chapter 3 and Section 9-4.302 of the Huntington Park Municipal Code (HPMC). Associated with the ZOA is a proposed Amendment to Title 4, Chapter 7, Article 19 and Title 3, Chapter 1, Article 24 of the HPMC.

Motion: Commissioner Osorio motioned to adopt PC Resolution No. 2016-04 recommending to the City Council to the approval of proposed Zone Ordinance Amending Article 23 of Title 9, Chapter 3 and Section 9-4.302 of the HPMC and adopt PC Resolution No. 2016-04, seconded by Chair Carvajal. Motion passed 3-0-1-1, by the following vote:

ROLL CALL:

AYES: COMMISSIONER(s): Montes, Osorio and Chair Carvajal
NOES: COMMISSIONER(s): None
ABSTAIN: COMMISSIONER(s): Cordova
ABSENT: COMMISSIONER(s): Vice Chair Martinez

Commissioner Cordova, suggested that staff obtain Police Departments input and a comparison with neighboring cities.

Chair Carvajal opened the item up for public comment hearing none, declared public comments closed

STAFF COMMENTS

Senior Planner Luis informed commissioners that the item will be forwarded to City Council for final consideration.

PLANNING COMMISSION COMMENTS

Commissioner Cordova thanked staff and mentioned the active dispensaries website.

Commissioner Osorio, thanked all present and staff for the research and detailed information adding that the City is thinking ahead, importantly funding for the Seniors and Youth.

Commissioner Montes thanked staff

Chair Carbajal thanked staff for all the information feels the City is moving forward for betterment of the community.

ADJOURNMENT

At 7:15 p.m. Chair Carvajal declared the meeting adjourned to a Regular Meeting on Wednesday, February 17, 2016 at 6:30 p.m.

Respectfully submitted,

Yesenia "Jessie" Gomez
Assistant Recording Secretary/Jr. Deputy City Clerk

REGULAR AGENDA

1. **(Continued from January 20, 2016) – CASE NO. 2015-09 CUP – CONDITIONAL USE PERMIT** – A request for a Conditional Use Permit to establish a metal recycling collection and processing facility on property located at 6301 Maywood Avenue, within the Manufacturing Planned Development (MPD) Zone, and the adoption of an associated Mitigated Negative Declaration under the California Environmental Quality Act (CEQA).

Chair Carvajal opened the item up for public comment.

Public Comment

1. Paul Collins, Architect representing applicant, presented site plans and explained the truck route. Mr. Collins presented Jay Light, owner of Sun-Lite Metals, addressed the number of trips per week and spoke in support of the item.

Chair Carvajal closed public comment.

Vice Chair Martinez recused himself from this item due to conflict of interest.

Motion: Chair Carvajal motioned to continue item to the next Planning Commission Meeting of March 16, 2016, due to lack of a body, seconded by Commissioner Montes. Motion passed 2-1-2, by the following vote:

ROLL CALL:

| | | |
|--------|------------------|--------------------------------|
| AYES | Commissioner(s): | Montes and Chair Carvajal |
| NOES: | Commissioner(s): | Cordova |
| ABSENT | Commissioner(s): | Osorio and Vice Chair Martinez |

Vice Chair Martinez returned to the chambers.

2. **CASE NO. 2016-02 ZOA/DP – ZONE ORDINANCE AMENDMENT/DEVELOPMENT PERMIT** - A request for a Zone Ordinance Amendment amending Title 9, Chapter 4, Article 3 of the Huntington Park Municipal Code relating to Allowed Land Uses; a Development Permit for a change in use and tenant improvements to an existing 6,000 square foot building, and the adoption of an associated Negative Declaration under the California Environmental Quality Act (CEQA).

Chair Carvajal opened the item up for public comment.

Public Comment

1. Peter Mitsakos and Juan Pagan West Edge Architects, explained the improvements and current location conditions objecting to the requested repairs due to the location being in good condition providing commissioners with site photos and in support of the item.

Chair Carvajal closed public comment.

Motion: Vice Chair Martinez motioned to adopt PC Resolution No. 2016-02 item with the following condition, with regards to the recommended conditions provided by the Public Works Department pertaining to Pacific Blvd. remove conditions 1, 2 and 3, with regards to E. 54th Street leaving conditions 4, 5 and 6 and with regards to general requirements leaving only 11, seconded by Commissioner Montes. Motion passed 4-0-1, by the following vote:

ROLL CALL:

| | | |
|--------|------------------|---------------------------------------------------------|
| AYES | Commissioner(s): | Montes, Cordova, Vice Chair Martinez and Chair Carvajal |
| NOES: | Commissioner(s): | None |
| ABSENT | Commissioner(s): | Osorio |

Staff Comments

Carlos Luis, Senior Planner, informed Commissioners and all present that the Aspire School on Carmelita is still in the process of requesting a modification of their existing CUP and is hoping to move project forward next month.

Planning Commission Comments

Chair Carvajal, thanked staff for their hard work, thanked the public and directed staff to look into having the Planning Commissioners pictures posted in City Hall.

Commissioner Cordova, thanked staff and requested copies of all original conditions to compare all proposed/approved vs new conditional request.

Commissioner Montes, thanked staff and commented on the amount of trees used to make agenda material copies.

Vice Chair Martinez, thanked staff.

Adjournment

At 8:17 p.m. Chair Carbajal declared the meeting adjourned to a regular meeting on Wednesday, March 16, 2016, at 6:30 p.m.

Respectfully submitted,

Yesenia "Jessie" Gomez
Assistant Recording Secretary/Jr. Deputy City Clerk

DRAFT



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: MARCH 16, 2016

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: JUAN ARAUZ, ASSOCIATE PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2015-09 CUP
(CONDITIONAL USE PERMIT)
CONTINUED FROM DECEMBER 16, 2015, JANUARY 20, 2016, AND
FEBRUARY 17, 2016**

REQUEST: **A request for a Conditional Use Permit Case No. 2015-09 to establish a metal recycling collection and processing facility on property located at 6301 Maywood Avenue, within the Manufacturing Planned Development (MPD) Zone, and the adoption of an associated Mitigated Negative Declaration under the California Environmental Quality Act (CEQA).**

**APPLICANT/
PROPERTY OWNER:** Paul Collins
1415 Cota Avenue
Long Beach, CA 90255

DATES OF NOTICES: October 27, 2015 – Notifications sent to the California State Clearinghouse and to the local Native American tribes.

November 5, 2015 - Published in The Wave Newspaper.

November 16, 2015 - Request for comments sent to City of Bell, City of Vernon, and the Fire Department.

November 17, 2015 – 47 mailers were sent to property owners within a 300 foot radius of the subject site.

December 16, 2015 – Planning Commission continued Case No. 2015-09 to the next Planning Commission meeting of January 20, 2016.

January 20, 2016 – Planning Commission continued Case No. 2015-09 to the next Planning Commission meeting of February 17, 2016.

February 17, 2016 – Planning Commission continued Case No. 2015-09 to the next Planning Commission meeting of March 16, 2016.

PROJECT LOCATION: 6301 Maywood Avenue

**ASSESSOR'S
PARCEL NUMBER:** 6318-007-004
PRESENT USE: Vacant warehouse building

BUILDING SIZE: Existing: 29,590 sq. ft.
Proposed to
be demolished: 303 sq. ft.
Total: 29,287 sq. ft.

LOT SIZE: 40,118 sq. ft.

GENERAL PLAN: Manufacturing Planned Development (MPD)

ZONE: MPD

**SURROUNDING
LAND USES:** North: Industrial
West: Industrial
South: Industrial
East: Industrial (City of Bell)

**DEFINITION OF A
LARGE COLLECTION
RECYCLING FACILITY:** Pursuant to the Huntington Park Municipal Code (HPMC) Section 9-3.1002(1)(A)(3), a large collection recycling facility is a center for the acceptance by donation, redemption or purchase of recyclable materials from the public, which occupies an area of more than 500 square feet and may include permanent structures.

**REQUIREMENTS FOR
LARGE COLLECTION
RECYCLING FACILITY:** Pursuant to HPMC Section 9-3.1002(2)(C), large collection facilities shall be permitted only in the MPD zoning district

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subject to the approval of a Conditional Use Permit and the following standards:

1. The facility shall not be located adjacent to any residential zoning district/use;
2. The facility shall be screened from all public rights-of-way;
3. Structure setbacks and landscape requirements shall comply with those provided for the MPD zoning district;
4. All exterior storage of material shall be in sturdy containers or enclosures which are covered, secured, and maintained in good condition at all times. Storage containers for flammable materials shall be constructed of nonflammable materials. Outdoor storage shall be screened by a six (6) foot high, solid decorative masonry wall. No storage, excluding truck trailers, shall be visible above the height of the required wall;
5. The facility shall be maintained in a clean, sanitary and litter-free condition. Loose debris shall be collected on a daily basis and the site shall be secured from unauthorized entry and removal of materials when attendants are not present;
6. Space shall be provided on-site for six (6) vehicles to circulate and to deposit recyclable materials;
7. Four (4) parking spaces for employees plus one parking space for each commercial vehicle operated by the recycling facility shall be provided on-site;
8. Noise levels shall not exceed sixty (60) dBA as measured at the property line of the nearest residential zoning district(s)/uses in compliance with Article 5 of this Chapter (Noise Standards);
9. If the facility is located within 500 feet of property zoned or used for residential purposes, it shall not be in operation between the hours of 7:00 p.m. and 7:00 a.m.;

10. Any containers provided for “after hours” donation of recyclable materials shall be permanently located at least fifty (50) feet from any residential zoning district/use, constructed of sturdy, rustproof materials, with sufficient capacity to accommodate materials collected;
11. Donation areas shall be kept free of litter and any other undesirable material and the containers shall be clearly marked to identify the type of material that may be deposited. The facility shall display a notice stating that no material shall be left outside the recycling containers;
12. The facility shall be clearly marked with the name and phone number of the facility operator and the hours of operation. Signs shall be installed in compliance with Article 12 of this Chapter (Sign Standards);
13. No dust, fumes, smoke, vibration or odor above ambient levels shall be detectable from adjacent parcels; and
14. The facility shall maintain adequate refuse containers on-site for the disposal of nonhazardous waste.

**DEFINITION OF A
HEAVY PROCESSING
RECYCLING FACILITY:**

Pursuant to the Huntington Park Municipal Code (HPMC) Section 9-3.1002(1)(E), a heavy processing facility occupies an area of over 45,000 square feet of collection, processing and storage area and averages more than two (2) outbound truck shipments each day. Heavy processing facilities may include, but are not limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of ferrous metals.

**REQUIREMENTS FOR
HEAVY PROCESSING
RECYCLING FACILITY:**

Pursuant to HPMC Section 9-3.1002(2)(D), a heavy processing facility shall be permitted only in the MPD zoning district subject to the approval of a Conditional Use Permit and the following standards:

1. The facility shall not be located adjacent to any residential zoning district/use;

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2. Processors shall operate within a completely enclosed structure if located within 500 feet of any residential zoning district or a C-N zoning district;
3. Power-driven processing shall be permitted provided all noise levels are in compliance with Article 5 of this Chapter (Noise Standards);
4. A heavy processor may exceed 45,000 square feet and two (2) outbound truck shipments each day, and may perform those functions not allowed at light processing facilities;
5. Structure setbacks and landscape requirements shall comply with those provided for the MPD zoning district;
6. All exterior storage of material shall be in sturdy containers or enclosures which are covered, secured, and maintained in good condition at all times. Storage containers for flammable materials shall be constructed of nonflammable materials. Outdoor storage shall be screened by a seven (7) foot high, solid decorative masonry wall, or as determined by the Commission. No storage, excluding truck trailers, shall be visible above the height of the required wall;
7. The premise shall be maintained in a clean, sanitary, odor-free and litter-free condition. Loose debris shall be collected on a daily basis and the site shall be secured from unauthorized entry and removal of materials when attendants are not present;
8. Space shall be provided on-site for the anticipated peak load of customers to circulate, park and deposit recyclable materials. If the facility is open to the public, an on-site parking area shall be provided with a minimum of five (5) spaces at any one time;
9. One employee parking space shall be provided on-site for each commercial vehicle operated by the processing center;
10. Noise levels shall not exceed sixty (60) dBA as measured at the property line of the nearest residential

zoning district(s)/uses, in compliance with Article 5 of this Chapter (Noise Standards);

11. If the facility is located within 500 feet of property zoned or used for residential purposes, it shall not be in operation between the hours of 7:00 p.m. and 7:00 a.m. The facility shall be administered by on-site personnel during normal business hours;
12. Any containers provided for “after hours” donation of recyclable materials shall be permanently located at least 100 feet from any residential zoning district/use, constructed of sturdy, rustproof materials, with sufficient capacity to accommodate materials collected;
13. Donation areas shall be kept free of litter and any other undesirable material and the containers shall be clearly marked to identify the type of material that may be deposited. The facility shall display a notice stating that no material shall be left outside the recycling containers;
14. The facility shall be clearly marked with the name and phone number of the facility operator and the hours of operation. Signs shall be installed in compliance with Article 12 of this Chapter (Sign Standards);
15. No dust, fumes, smoke, vibration or odor above ambient levels shall be detectable from adjacent parcels; and
16. Adequate refuse containers shall be maintained on-site for the disposal of nonhazardous waste.

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

Pursuant to HPMC section 9-3.1002, a Conditional Use Permit is required for a large collection recycling facility and for a heavy processing recycling facility. Following a hearing, the Planning Commission shall record the decision in writing and shall recite the findings upon which the decision is based. The Commission may approve and/or modify a Conditional Use Permit application in whole or in part, with or without conditions, only if all of the following findings are made:

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

**ENVIRONMENTAL
REVIEW:**

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.

BACKGROUND:

The applicant, Paul Collins, on behalf of Sun-Lite Metals, is requesting Planning Commission approval of a Conditional Use Permit (CUP) to establish a metal recycling collection and processing facility at 6301 Maywood Avenue, within the Manufacturing Planned Development (MPD) Zone.

December 16, 2015 Planning Commission Meeting

On December 16, 2015, the Planning Commission held a public hearing to consider Mr. Collins' request, Case No. 2015-09. Following City staff's presentation and after hearing all public testimony in support and opposition of the proposed project, the Planning Commission discussed the potential impacts of the project. The Planning Commission raised the following concerns:

1. Detailed Explanation of Metal Recycling Process.
2. Vehicle Circulation – It was unclear as to the number and type of vehicle trips the proposed recycling facility will generate. The Planning Commission requested clarification on this subject.
3. Flaggers – Per the applicant's MND, a mitigation measure for traffic control is the use of flaggers along Maywood Avenue. Flaggers are proposed to be used to assist large commercial trucks to back into the site so they can be weighed and unloaded. The Planning Commission requested the applicant to clarify which employees will act as flaggers and if they will receive any type of traffic control training. The Planning Commission also requested information regarding the frequency the flaggers will be utilized.
4. Site Clean-up – The Planning Commission requested information regarding specifically how the site will be cleaned and maintained.
5. Job Creation – The Planning Commission requested clarification on the number and type of jobs this proposed recycling facility will create.

After much discussion, the Planning Commission decided to continue Case No. 2015-09 to the regular scheduled Planning Commission meeting of January 20, 2016.

Applicant's Response to Planning Commission

The applicant has revised his business plan to address the concerns raised by the Planning Commission at the December 16, 2015 meeting. The following is the

applicant’s response the Planning Commission’s questions and concerns.

1. Vehicle Circulation – The applicant estimates that 2 to 3 roll-off trucks will deliver scrap metal to the project site on a weekly basis. These single unit trucks (SU - 30) are anticipated to be the largest trucks to transport scrap metal into the project site from other dealers and construction/demolition sites.

One to two 40-foot overseas containers on semi-trucks per month will transport bailed scrap metal from the project site to Port of Long Beach or Los Angeles and shipped to China and other Asian ports for further processing. When any container trucks have to enter and access the site, the truck driver will call the facility when they are approaching the site to alert the flagmen on duty. These container trip trips will also be scheduled between 9:30 to 10:30 AM, and 3:00 to 4:00 PM to avoid congestion during the peak hours along Maywood Ave. See Table 1 below for more detail.

Table 1 – Vehicle Type and Trip Count

| Truck Size | Frequency | Purpose | Flagman |
|---------------------------------------|------------------------------|-------------------------------------|---------|
| Personal Automobile | 4 trips per day per employee | Employee transport | No |
| ¼-Ton Pickup | 6-8 trips per day | Delivery of small volumes of scrap | No |
| SU-30 30-foot roll-off ~12 tons | 2-3 trips per week | Delivery of larger volumes | No |
| 40-foot overseas container transport. | 1-2 trips per month | Delivery of processed scrap to Port | Yes |

2. Flaggers – Trained Employees of Sun-Lite Metals will act as flagmen along Maywood Avenue to insure traffic safety. Employees will be trained at the start of their employment with additional training at monthly safety meetings, to insure their training is current and up to date with the best practices for safe traffic flagging and all Federal and State requirements.

3. Site Clean-up – Maintenance and cleanup activities will be conducted utilizing a sweeper attachment on a Bobcat type piece of equipment. No surfactants or cleaning solutions of any kind will be utilized in this process. Water

will be utilized for dust suppression purposes only during this sweeping process. No hazardous material will be stored, used, or disposed of at this site.

4. Job Creation – The applicant estimates that there will be 5 to 8 employees working at the project site. To operate this business, the applicant will have 3 to 6 warehouse employees, one office employee and one truck driver who will pick up material.

January 20, 2016 Planning Commission Meeting

On January 20, 2016, prior to opening the public hearing, the Planning Commission provided the Applicant with the option of continuing the item to the February 17, 2016 meeting or proceeding with the public hearing since two Planning Commissioners were absent. At the request of the Applicant, the Planning Commission continued the item to the next regular scheduled Planning Commission meeting of February 17, 2016.

February 17, 2016 Planning Commission Meeting

On the February 17, 2016, Planning Commission meeting, Vice Chair Martinez recused himself due to a potential conflict of interest with the Applicant's proposal. Commissioner Osorio was absent, leaving three Commissioners on the dais. Commissioner Cordova motioned for denial of the Applicant's proposal, however, his motion failed. Thereafter, Chair Carvajal requested a motion for the item to be continued to the next Planning Commission meeting of March 16, 2016. That motioned carried.

Site Description

The subject site (Assessor Parcel Number 6318-007-004) is located on the west side of Maywood Avenue, between Gage Avenue and Randolph Street. The property has a lot size of approximately 40,118 square feet and has a vacant 29,590 square foot warehouse building. As part of the project, the applicant will demolish 303 square feet of the building, on the eastern side, to improve vehicle circulation and provide a vehicle unloading space.

The subject parcel shares one of the existing driveways with the northerly parcel (Assessor Parcel Number 6318-007-012). Both parcels are owned by the proposed recycling facility operator. The northern parcel has a lot size of approximately 39,195 square feet and has three buildings: the main building is approximately 13,413 square feet, the second building is approximately 3,220 square feet, and the third building is approximately 1,800 square feet. This northerly parcel is presently occupied by a bumper repair shop and a contractor's storage yard. If the applicant's project is approved, staff will condition that the two adjacent parcels be merged together into one parcel.

The site is surrounded by industrial uses to the east, west, north, and south. The site borders the City of Bell to the east. Vehicular access to the site is provided via an existing shared driveway located along the northerly side of the property, and another driveway located at the southerly side of the property.

Project Description

The applicant is proposing to establish a large collection and heavy processing recycling facility, where all associated activities (collection, sorting, and bailing) are proposed to be conducted within an existing enclosed building. Per the applicant's business plan, the proposed recycling facility will only purchase copper, brass, stainless steel, titanium, aluminum, and other precious metals. The facility will not collect steel, batteries, hazardous materials, cans, or any Consumer Redemption Value (CRV) items. There will be no walk-in consumer recycling this location; the proposed recycling facility will not collect aluminum cans, cardboard, or plastic.

The proposed recycling facility will primarily purchase its materials from dealers and contractors, who will bring the items in roll-off trucks and small pick-up trucks. The materials will be weighed inside the building using a truck scale and then sorted and sheared using an electric hydraulic shear. Sorted metals will then be compressed into bales and stored inside the building until enough bales are ready to be shipped. The bales will be loaded onto trucks and transported to the Port of Long Beach or Los Angeles.

As proposed, the applicant will collect ferrous metals for recycling purposes. The recyclable materials will then be processed for shipping by means of sorting, crushing, grinding, shredding, and compacting. The materials will then be loaded into freight containers that will be exported overseas.

ANALYSIS:

Off-Street Parking

Per HPMC Section 9-3.1002, the proposed large collection and heavy processing recycling facility requires four (4) parking spaces for employees plus one parking space for each commercial vehicle operated by the recycling facility. Since the proposed recycling facility will only have one commercial vehicle, the use will require a total of five (5) parking spaces. Since, the proposed recycling facility will share its parking with the uses on the northerly parcel we have determined that the parking calculation shall include the existing bumper repair shop and the contractor's storage yard. After accounting for all the on-site uses, the applicant's proposal complies with the required off-street parking requirement per the HPMC Section 9-3.804.

The required parking calculations are summarized in the following table:

| STANDARD OFF-STREET PARKING CALCULATION | | |
|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Type | Required | Provided |
| Contractor's Storage Yard | 1 space for every 2 employees 8 employees/2 spaces = 4 spaces required | - |
| Bumper Repair Shop | 1 space per 800sf + 1 space per 400sf of office 4,478sf/800sf = 5.6 780sf/400sf = 2 7.6 spaces required | - |
| Recycling Facility | 4 spaces for employees + 1 space per commercial vehicle 5 spaces required | - |
| Total | 17 spaces required | 19 spaces provided |
| Surplus Parking of 2 Spaces | | |

Environmental Assessment Study

The City of Huntington Park, as the Lead Agency, prepared an Environmental Assessment Initial Study (IS) and Mitigated Negative Declaration (MND) upon determining that with mitigation the proposed project will not have a significant effect on the environment. The MND was prepared in accordance with CEQA Guidelines (Public Resources Code §21000 – 21177, and California Code of Regulations §15000 – 15387).

The MND identified the potential impacts that may occur as the result of the proposed recycling facility along with feasible mitigation measures to reduce those impacts to less than significant levels. The environmental analysis specifically focused on impacts to sensitive receptors relative to transportation and traffic. If approved, the proposed recycling facility will incorporate the following conditions of approval as mitigation factors:

1. That the applicant shall limit the number of vehicle trips of large commercial trucks to no more than four (4) per week.
2. That the applicant shall have flaggers present when large commercial trucks enter and exit the site.
3. That the on-street parking along the frontage of the site on the west side of Maywood Avenue shall be prohibited so trucks and vehicles can enter and exit.

Although the environmental analysis concluded that with the incorporated mitigation measures, any potential environmental impacts would fall below the thresholds of significance, it will be the responsibility of the operators to ensure that all measures are adhered to. Without the proper implementation and monitoring, it is reasonable to assume that the proposed project could negatively impact the surrounding area and cause concerns for the surrounding business owners and community.

The applicant states that all Sun-Lite flagmen will be trained at the start of their employment with additional training at monthly safety meetings, to insure their training is current and up to date with the best practices for safe traffic flagging and all Federal and State requirements. Additionally, truck drivers will call ahead of time to notify the flaggers when they are heading towards the site. However, if these mitigation measures are not being implemented,

the applicant's proposed recycling facility could negatively impact the surrounding area.

Site Improvements

The applicant is proposing to add new landscape planters along the front (eastern side) setback. All planters will have permanent irrigation and will be bordered by six (6) inch curbing. The applicant will also enhance the existing parking area by providing new parking spaces and re-stripe the existing parking stalls. Per the HPMC Section 9-3.103.24 (Trash/Recyclable Materials Storage), the applicant will be conditioned to provide a 192 square foot enclosed trash enclosure.

Since the proposed project plans on utilizing the property to the north, a lot line adjustment shall be required in order to consolidate the two lots into one. The lot line adjustment is possible due to the fact that both lots are under the same ownership.

Public Comment

Since noticing of the proposed project, Planning Division staff has received only received internal comments from the City's Building and Safety Division and the Police Department. The comments received from these agencies have been incorporated as potential conditions of approval.

Conditional Use Permit

In granting a CUP for the proposed recycling facility, the Planning Commission must make the required findings, as set forth in the HPMC. A CUP may be approved only if all the following findings are made:

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

The proposed large recycling collection and processing facility is conditionally permitted within the subject zoning district. The subject zoning district, MPD, is intended to provide for light and heavy industrial uses,

including recycling facilities. The applicant's proposal of a recycling facility will comply with all HPMC development standards, including; zoning, parking, and compatibility.

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

Per the City's General Plan, Goal 1 of the Land Use Element is to "provide for a mix of land uses which meets the diverse needs of all Huntington Park residents, offers a variety of employment opportunities, and allows for the capture of regional growth". Presently, the City has three large recycling facilities that collect and process materials. Due to the City's size and population, approximately three square miles and 60,000 residents, the addition of a fourth recycling facility will saturate and contribute to a proliferation of these type of uses. The applicant's proposed use is not propose diverse mix of land use, and therefore does not consistent with Goal 1 of the Land Use Element of 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.

An MND was prepared for the applicant's proposed large recycling collection and processing facility. With some mitigation elements, it was determined that the proposed project will not have a significant effect on the environment. The MND was prepared in accordance with CEQA Guidelines (Public Resources Code §21000 – 21177, and California Code of Regulations §15000 – 15387).

The MND identified the potential impacts that may occur as the result of the proposed recycling facility along with feasible mitigation measures to reduce those impacts to less than significant levels. The environmental analysis specifically focused on impacts to sensitive receptors relative to transportation and traffic. If approved, the proposed recycling facility will incorporate the following conditions of approval as mitigation factors:

1. That the applicant shall limit the number of vehicle trips of large commercial trucks to no more than four (4) per week.
2. That the applicant shall have flaggers present when large commercial trucks enter and exit the site.
3. That the on-street parking along the frontage of the site on the west side of Maywood Avenue shall be prohibited so trucks and vehicles can enter and exit.

The environmental analysis concluded that with the incorporated mitigation measures, any potential environmental impacts would fall below the thresholds of significance.

- 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.**

Maywood Avenue is a collector street used by both the residential and commercial community to access arterial and local roads. There are a mix of uses; residences, restaurants, schools, and entertainment; within a 1,000 foot radius of the subject site which may be impacted as a result of the proposed recycling facility. Although the MND associated with the applicant's request proposes mitigation measures to alleviate potential environmental impacts to "less than significant", this does not mean that there will be zero impact to the environment. There will still be impacts which will affect the quality of life for the neighboring commercial and residential uses. For example, if the mitigation measures are not implemented regularly, the operating characteristics of the proposed recycling facility would create significant noise, traffic or other conditions that will be detrimental to neighboring uses or to the public.

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

The subject site is presently occupied by a bumper repair shop and a contractor's storage yard. The subject site only has one shared driveway, measuring approximately 16 feet, providing access to the main parking lot for all onsite uses. The proposed recycling facility will have small and large commercial trucks visiting the site as the existing uses are operating. The recycling facility will not be compatible and harmonious with these existing uses and will over-intensify the site, and therefore this finding cannot be made.

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.

Access to the site is provided through Maywood Avenue to the east. Given that the site and surrounding area is already completely developed with public access, water, sanitation, and other public utilities, the proposed recycling facility would not affect these infrastructures or require any types of modifications. The proposed use for a recycling facility was reviewed by the City's Engineer and Building Official and they have determined that the project will not significantly intensify public access, water, sanitation, and public utilities and services.

CONCLUSION:

The Planning Commission has the following options for **PC Case No. 2015-09 CUP**:

- 1) Approve the proposed project, subject to conditions – If the Planning Commission approves the proposed project, the attached conditions of approval are recommended to be included. A Resolution will be brought back to the Planning Commission.
- 2) Deny the proposed project – If the Planning Commission denies the proposed project, a Resolution will be brought back to Planning Commission.
- 3) Continue the item and request additional information – The Planning Commission may request additional information from the applicant.

CONDITIONS OF APPROVAL:

Traffic

- 1. Mitigation Measure No. 1:** That the applicant shall limit the number of vehicle trips of large commercial trucks to no more than four (4) per week.
- 2. Mitigation Measure No. 2:** That the applicant shall have flaggers present when large commercial trucks enter and exit the site.
- 3. Mitigation Measure No. 3:** That the on-street parking along the frontage of the site on the west side of Maywood Avenue shall be prohibited so trucks and vehicles can enter and exit.

Planning Division Conditions

4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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

PLANNING COMMISSION AGENDA REPORT

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March 16, 2016

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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.

10. That the parking area be paved and striped as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.
11. 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.
12. All exterior storage of material shall be in sturdy containers or enclosures which are covered, secured, and maintained in good condition at all times. Storage containers for flammable materials shall be constructed of nonflammable materials. Outdoor storage shall be screened by a six (6) foot high, solid decorative masonry wall. No storage, excluding truck trailers, shall be visible above the height of the required wall
13. That a 192 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.
14. 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.
15. That a minimum 5'0" landscape planter, per HPMC Section 9-3.404 requirements, and permanent irrigation be provided along Maywood 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. 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.
16. That any existing and/or future graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
17. 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

PLANNING COMMISSION AGENDA REPORT

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March 16, 2016

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removing or painting over graffiti from structures on the subject property, prior to authorization to operate.

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, prior to issuance of the Certificate of Occupancy.
19. 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.
20. That all recycling collection and processing activities shall be conducted within the warehouse building and be screened from public view at all times.
21. That the hours of operation shall be limited to 7:00 a.m. to 4:00 p.m., Monday through Saturday.
22. That the operator shall obtain a City of Huntington Park Business License prior to commencing business operations.
23. That applicant shall obtain and provide proof of obtaining all applicable State license(s) to operate a collection facility at the location prior to the commencement of the use.
24. That the business be operated in compliance with the City of Huntington Park Noise Ordinance. All noise emanating from the premises shall not exceed sixty (60) dBA, as measured at the property line, or shall not be audible 50 feet or more from the property line.
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, 6318-007-004 and 6318-007-012, 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 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.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2015-09 CUP: 6301 Maywood Avenue

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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 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.
31. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.
32. 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.
33. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
34. 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.
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.

Building Division Conditions

37. 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.
38. 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.
39. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
40. Art fee shall be paid to the City prior to issuance of the building Permit.

41. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.
42. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
43. Buildings used for the storage of noncombustible materials such as metals and metal parts shall be classified as S-2 occupancies.
44. All State of California disability access regulations for accessibility shall be complied with.
45. Energy calculations are required for new lighting, building envelope or fenestration.
46. Additions, alterations, repairs and changes of use or occupancy in all buildings and structures shall comply with the provisions for new buildings and structures except as otherwise provided in Chapter 34 of the Building Code in effect.
47. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.

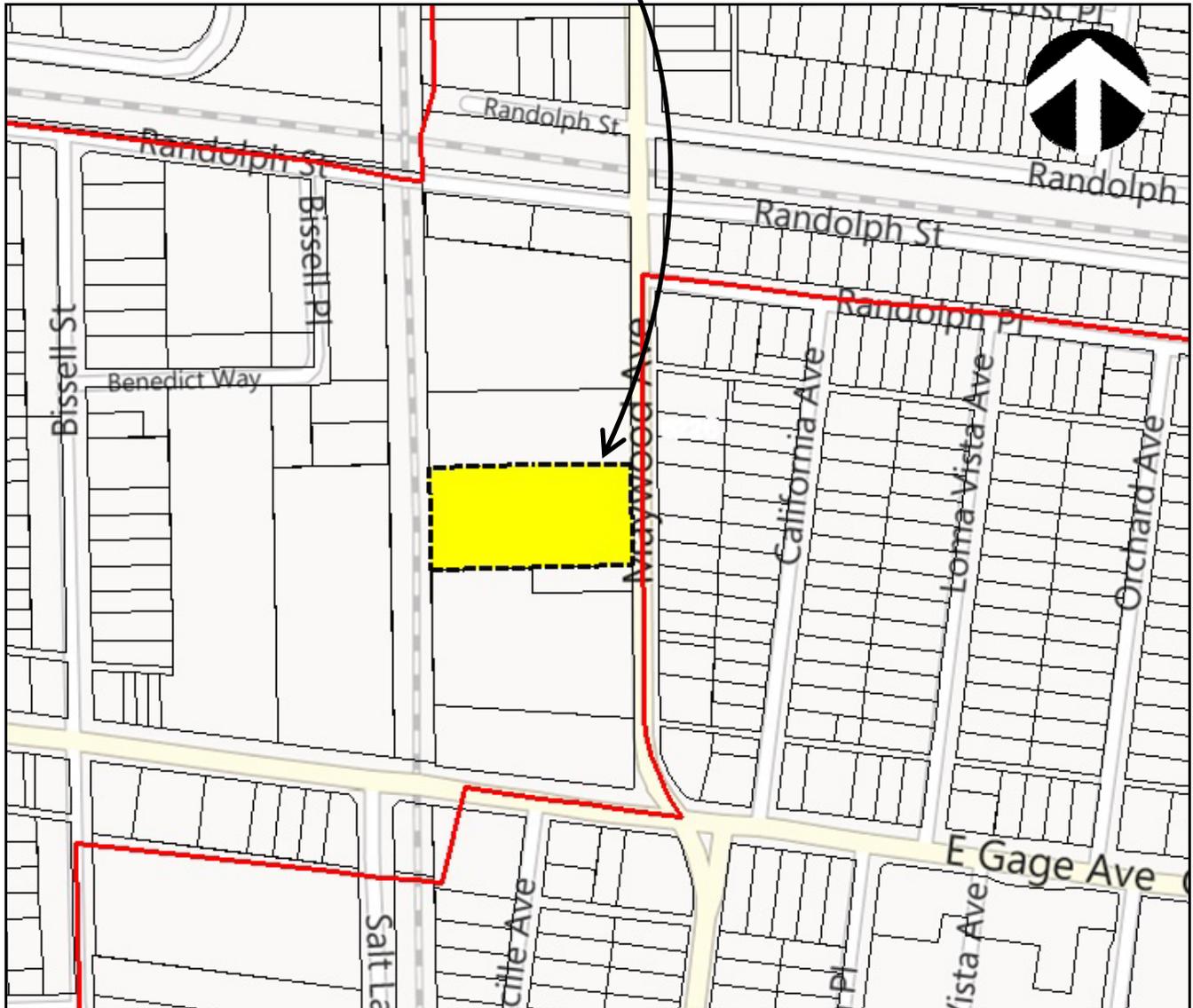
Police Department Conditions

48. The permittee shall take reasonable measures to prohibit and prevent the loitering of persons immediately outside any of the entrance/exit doors and the parking lot, at all times while open for business. This should be done by utilizing security guards and signage with verbiage such as, "Please respect our neighbors", or something similar. The permittee shall take reasonable measures to ensure that exiting patrons walk directly to their vehicles and not loiter in the parking lot or the immediate area.
49. 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.

EXHIBITS:

- A: Vicinity Map
- B: Site Plan
- C: Floor Plan
- D: Elevations
- E: Conditional Use Permit Application/Environmental Assessment Checklist
- F: Mitigated Negative Declaration

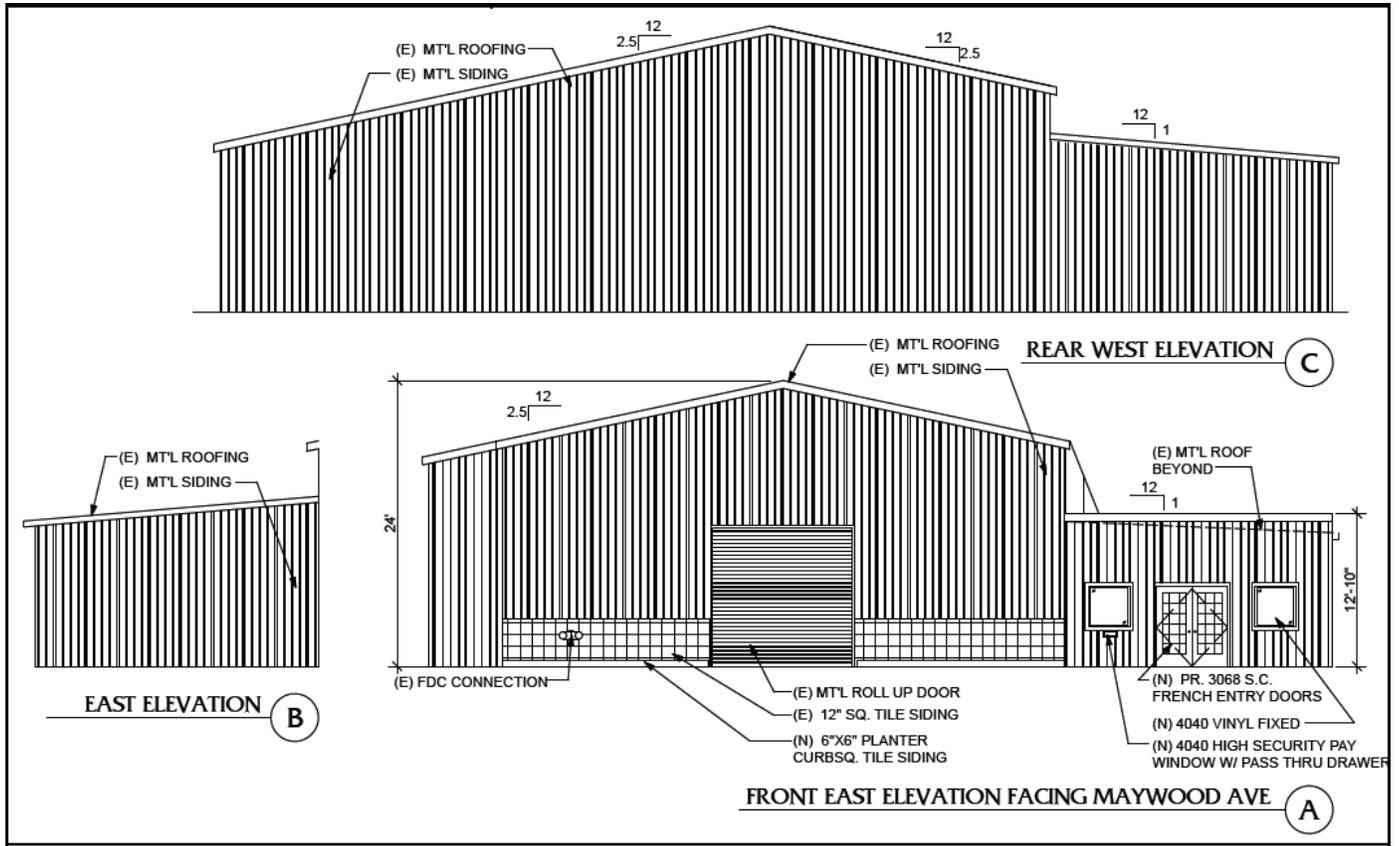
SUBJECT SITE:
6301 Maywood Avenue
Huntington Park, CA 90255



VICINITY MAP

EXHIBIT A

CASE NO. 2015-09



ELEVATIONS

EXHIBIT D

CASE NO. 2015-09

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

EXHIBIT E

CASE NO. 2015-09



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: 6301 & 6303 MAYWOOD AVENUE
 General Location: NEAR THE CROSS STREETS OF SOUTH MAYWOOD & RANDOLPH
 Assessors Parcel Number (APN): 6318-007-004

APPLICANT'S INFORMATION

Applicant: PAUL COLLINS
 Mailing Address: 1415 COTA AVE., LONG BEACH, CA 90813
 Phone 1: 562-437-631 Phone 2: 562-712-0224 Fax: 562-495-0511

PROPERTY OWNER'S INFORMATION

Property Owner: 6241 MAYWOOD LLC
 Mailing Address: 2210 E. 85TH STREET, LOS ANGELES, CA 90001
 Phone 1: 323-581-7772 Phone 2: 323-359-6204 Fax: 323-581-0806

REQUEST

I/We hereby request a Conditional Use Permit (CUP) for the following purpose:
TO OBTAIN A BUSINESS LICENSE TO OPERATE A SCRAP METAL RECYCLING COLLECTION BUSINESS WITH
OFFICES, & A STORAGE WAREHOUSE. PROVIDE ACCESSIBLE PARKING SPACES, REPAIR, REVISE & PROVIDE
NEW ENTRY DOORS TO COMPLY WITH ADA STANDARDS. DEMOLISH & REMOVE 303 SQ. ST. OF EXISTING
OFFICES. ADD NEW WINDOWS, ADD NEW 11' WIDE X 30' LONG IN GROUND TRUCK SCALE, REPLACE OLD
SKYLIGHTS, CLEAN-UP & PAINT EXISTING OFFICES & RESTROOMS AND UPGRADE LIGHTING TO COMPLY
WITH TITLE 24 ENERGY REQUIREMENTS. CLEAN-UP THE EXTERIOR TO A PROFESSIONAL LOOKING, WELL
MAINTAINED BUSINESS & PROVIDE JOB OPPORTUNITIES TO THE LOCAL COMMUNITY.

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

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

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

- 1. The site for this proposed use is adequate in size and shape. (Explain)
THE PROPOSED PROJECT WHEN UPGRADED WILL BE IN COMPLIANCE WITH ALL HUNTINGTON PARK
CODES & CURRENT ADOPTED STATE OF CALIFORNIA BUILDING CODE STANDARDS. THERE WILL BE
1 EMPLOYEE WORKING IN THE OFFICE & 2-3 EMPLOYEES WORKING IN THE WAREHOUSE. WE
ARE NOT ADDING ANY NEW BUILDING AREA TO THE EXISTING METAL BUILDINGS & THERE IS GOOD
CIRCULATION & AMPLE PARKING PROVIDED FOR THE PROPOSED USE.

- 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)
THERE ARE CURRENTLY 2 DRIVEWAYS ALONG MAYWOOD THAT PROVIDE ADEQUATE AUTO & TRUCK
ACCESS TO & FROM THE SITE. THE SITE HAS SEVERAL EXISTING BUILDINGS WITH CONCRETE SLAB
FLOORS & THE EXTERIOR AREAS ARE PAVED WITH CONCRETE & ASPHALT PAVING.

THAT SUPPORT THE QUANTITY & QUALITY OF TRAFFICE GENERATED BY THE PROPOSED USE.

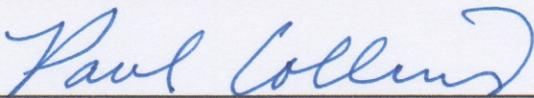
3. The proposed use will not be materially detrimental, nor have an adverse effect upon adjacent uses, buildings, or structures. (Explain)

ALL OF THE BUILDINGS ARE EXISTING & THE NEW PROPOSED USE WILL HAVE VERY LITTLE IMPACT ON THE ADJACENT USES, BUILDINGS & STRUCTURES. ALL OF THE RECYCLING & STORAGE OF METALS, WILL OCCUR WITHIN THE EXISTING BUILDINGS, SO THAT THERE WILL BE NO CONTAMINATION TO RAIN WATER THAT WILL LEAVE THIS SITE.

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

THE USE OF THE EXISTING SITE & BUILDINGS FOR THE COLLECTION, RECYCLING, BAILING & STORAGE OF RECYCLED METALS IS NOT IN CONFLICT WITH THE GENERAL PLAN. THIS SITE IS NOT A "RETAIL" RECYCLING BUSINESS FOR ALUMINUM CANS, GLASS & PLASTIC BOTTLES, WHICH OFTEN ATTRACTS STOLEN PROPERTY TO PURCHASE DRUGS FOR DRUG ADDICTS. THIS SITE IS A COMMERCIAL BUSINESS THAT COLLECTS, SEPARATES, BAILS & EXPORTS RECYCLED METALS FROM CONSTRUCTION & DEMOLITION PROJECTS, COMMERCIAL & INDUSTRIAL BUSINESSES & EXPORTS THE METALS FOR REPROCESSING BY OTHERS.

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



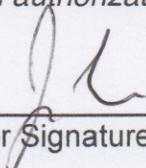
Date SEPTEMBER 14, 2015

Applicant Signature (Required)

PAUL COLLINS, ARCHITECT

Print Name

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



Date SEPTEMBER 14, 2015

Property Owner Signature (Required)

JAY LITE, PRESIDENT / 6241 MAYWOOD LLC

Print Name



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

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: PAUL COLLINS

Address: 1415 COTA AVE., LONG BEACH CA 90813

Telephone: 562-437-6311 Fax: 562-495-0511

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

Name: PAUL COLLINS

Address: 1415 COTA AVE., LONG BEACH, CA 90813

Telephone: 562-437-6311 Fax: 562-495-0511

3. **Address of project:** 6301 & 6303 MAYWOOD AVENUE

4. **Assessor's Parcel Number (APN):** 6318-007-004

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:**

DEMOLITION & BUILDING PERMITS FROM THE CITY FOR THE IMPROVEMENTS.

7. **Existing Zone:** GROUP S1 (MODERATE-HAZARD) / GROUP B (OFFICE)

8. **Proposed use of site:** METAL RECYCLING: COLLECTION, SORTING, BAILING, STORAGE & EXPORTING. NO METAL PROCESSING & NO "RETAIL" WALK-UP RECYCLING OF BOTI

9. **Site size** (lot dimensions and square footage):
 100' x ~401.68' = 40,168 SQ. FT.

10. **Project size:**
 Square feet to be added/constructed to structure(s):
 303 SQ. FT. TO BE REMOVED, & NO NEW AREA ADDED.

 Total square footage of structure(s): (E) TOTAL BUILDINGS FOOTPRINT 29,287 SQ. FT.

11. **Number of floors of construction:**
 Existing: 1 STORY OF OFFICE, SINGLE STORY WAREHOUSE STORAGE.
 Proposed: NO CHANGE

12. **Parking:**
 Amount required: 31.8 FOR WAREHOUSE STORAGE + 2.2 FOR OFFICES = 34 TOTAL
 Amount provided: 10 (9 STD. + 1 ACCESSIBLE) FOR 6 EMPLOYEES + 4 FOR CLIENTS

13. **Anticipated time scheduling of project:** THE IMPROVEMENTS COULD BE DONE WITHIN 2 MONTHS OF GETTING THE CUP APPROVED AND THE BUILDING PERMITS ISSUED.

14. **Proposed phasing of development:** ALL OF THE IMPROVEMENTS COULD BE DONE IN 1

15. **If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:**
N.A.: NO RESIDENTIAL USES ARE PROPOSED IN THIS PROJECT.

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:**
DEMOLITION & GENERAL CONSTRUCTION MIXED COMMERCIAL/ INDUSTRIAL USES - SEE ITEM 17 BELOW.

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

THIS PROJECT IS AN INDUSTRIAL USE. THERE WILL BE 1-2 PERSONS WORKING IN
THE OFFICE MONDAY THRU SATURDAY 8AM- 5PM. THERE WILL BE 3-4 PERSONS
WORKING IN THE COLLECTION, RECYCLING & STORAGE BUILDINGS, MONDAY THRU-
SAT. 6AM - 8PM. ALL LOADING & UNLOADING IS DONE INSIDE THE BUILDINGS.

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.: NOT A INSTITUTIONAL USE.

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? C
- 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? C
- b. Increase hazards to safety from design features (i.e. sharp curves or dangerous intersections)? C
- c. Inadequate access to nearby uses? C
- d. Insufficient on-site parking capacity? C
- e. Hazards or barriers for pedestrians or bicyclists? D

UTILITIES AND SERVICE SYSTEMS

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

- a. Power or natural gas? D
- b. Communications systems? D
- c. Local or regional water treatment or distribution facilities? D
- d. Sewer or septic tanks? D
- e. Storm water drainage? D
- f. Solid waste disposal? D
- g. Local or regional water supplies? D

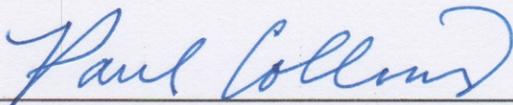
34. Describe the project site as it exists before the project, including any existing structures on the site, and the use of the structures (i.e. residential, commercial, industrial, etc.) Attach photographs of the site and of the surrounding land uses.

THERE IS ONE LARGE EXISTING METAL BUILDING, 24' HIGH ON THE SITE & WE ARE DEMOLISHING 303 SQ. FT. OF OFFICE ALONG THE STREET TO PROVIDE FOR ACCESSIBLE & ADDITIONAL PARKING SPACES. THE BUILDINGS WILL BE CLEANED-UP TO PROVIDE A PROFESSIONAL & WELL KEPT BUSINESS APPEARANCE.

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.).

ALL BUILDINGS ARE EXISTING. ALL RECYCLING, COLLECTION, SORTING, BAILING & STORAGE OF NON-HAZARDOUS METAL MATERIALS WILL TAKE PLACE WITHIN THE EXISTING METAL BUILDING AND WILL NOT BE VIEWABLE FROM THE PUBLIC RIGHT OF WAY.

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)

September 14, 2015

Date

MITIGATED NEGATIVE DECLARATION

EXHIBIT F

CASE NO. 2015-09

Initial Study / Mitigated Negative Declaration Sun-Lite Metal Recycling Warehouse

Prepared For:

City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

Prepared by:

**McAlister GeoScience,
and Crable & Associates**
13555 Fiji Way
Marina Del Rey, California

July 20, 2015

Environmental Checklist

- 1 **Project title:** Sun-Lite Commercial Metal Recycling Business Conditional Use Permit (CUP) Initial Study/Negative Declaration
- 2 **Lead agency name and address:** City of Huntington Park Community Development Department, 6550 Miles Avenue, Huntington Park, CA 90255
- 3 **Contact person and phone number:** Alberto Fontanez, Senior Planner, (323) 584-6250
- 4 **Project location:** 6301 Maywood Avenue, Huntington Park, CA 90255
- 5 **Project sponsor's name and address:** Jay Lite, 2210 East 85th Street, Los Angeles, CA 90001
- 6 **General plan designation:** Industrial Manufacturing
- 7 **Zoning:** Manufacturing Planned Development (MPD)
- 8 **Description of project:** The proposed project consists of the minor renovation (tenant improvements) and reuse of an existing 40,168-square-foot industrial/manufacturing site improved with 29,295 square feet of warehouse storage area, office, and restrooms, to collect, temporarily store, and ship ferrous and non-ferrous commercial scrap metal. Project elements include the following:

Renovation

- Demolish and remove approximately 303 square feet of existing office space fronting Maywood Avenue (see Site Plan),
- Provide new American Disabilities Act (ADA) accessible van parking, and 3 new standard parking spaces,
- Repair and revise existing entry doors, and provide 4 new entry doors to comply with ADA accessibility standards,
- Renovate windows in office area,
- Add new 11' by 30' ground truck scale,
- Renovate (upgrade) interior/exterior lighting to comply with Title 24 energy requirements
- Renovate skylights, interior, and exterior finishes.

Operation

- Up to 2 roll-off trucks will deliver scrap metal to the project site daily.
- Approximately 5 to 6 pickup trucks will deliver scrap metal to the project site daily.
- Up to 2 container trucks (no larger than SU-30 single-unit trucks) per week will transport bailed scrap metal from the project site to the metal processing facilities in south Los Angeles and Montebello.
- A maximum of 5 employees will be working at the project site at full operation.
- The scrap metal is only unloaded inside the warehouse where it is sorted by ferrous/nonferrous and size into piles, barrels, and metal bins.
- Sorted metals are moved in the warehouse using only bobcats and forklifts.

- When enough of a specific type and size of metal is collected, it is loaded into the bailer conveyor and bailed.
- The bailed metals are temporarily stored within the warehouse.
- The bailed metals are loaded by forklift into the roll-off trucks in the truck loading well (see Figure 1 – Site Plan).
- Scrap metal is unloaded inside the building only.
- This facility is not intended for and will not accommodate CRV recycling.

9. **Surrounding land uses and setting:** Adjacent land uses north, south, and west of project site is occupied with similar land uses also zoned Manufacturing Planned Development (MPD) by the city of Huntington Park. Adjacent land uses east of the project are within the city of Bell are zoned C3R, and include commercial, light industrial, and residential uses.

10. **Other public agencies whose approval is required:** Approval is required only by the city of Huntington Park.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

| | | | | | |
|--------------------------|--------------------------|--------------------------|------------------------------------|--------------------------|------------------------------------|
| <input type="checkbox"/> | Aesthetics | <input type="checkbox"/> | Agriculture and Forestry Resources | <input type="checkbox"/> | Air Quality |
| <input type="checkbox"/> | Biological Resources | <input type="checkbox"/> | Cultural Resources | <input type="checkbox"/> | Geology / Soils |
| <input type="checkbox"/> | Greenhouse Gas Emissions | <input type="checkbox"/> | Hazards & Hazardous Materials | <input type="checkbox"/> | Hydrology / Water Quality |
| <input type="checkbox"/> | Land Use / Planning | <input type="checkbox"/> | Mineral Resources | <input type="checkbox"/> | Noise |
| <input type="checkbox"/> | Population / Housing | <input type="checkbox"/> | Public Services | <input type="checkbox"/> | Recreation |
| <input type="checkbox"/> | Transportation / Traffic | <input type="checkbox"/> | Utilities / Service Systems | <input type="checkbox"/> | Mandatory Findings of Significance |

Determination

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Signature

Date

Evaluation of Environmental Impacts

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which

were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and;
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Checklist

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|-------------------------------------|-------------------------------------|
| I. AESTHETICS: Would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| II. AGRICULTURE AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project: | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|-------------------------------------|-------------------------------------|
| III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| IV. BIOLOGICAL RESOURCES: Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|-------------------------------------|-------------------------------------|
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| V. CULTURAL RESOURCES: Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| VI. GEOLOGY AND SOILS: Would the project: | | | | |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|-------------------------------------|-------------------------------------|
| VII. GREENHOUSE GAS EMISSIONS: Would the project: | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project: | | | | |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| IX. HYDROLOGY AND WATER QUALITY: Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-------------------------------------|
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| X. LAND USE AND PLANNING: Would the project: | | | | |
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|-------------------------------------|-------------------------------------|
| XI. MINERAL RESOURCES: Would the project: | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| XII. NOISE : Would the project result in: | | | | |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| XIII. POPULATION AND HOUSING: Would the project: | | | | |
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|-------------------------------------|-------------------------------------|
| XIV. PUBLIC SERVICES: | | | | |
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| XV. RECREATION: | | | | |
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| XVI. TRANSPORTATION/TRAFFIC: Would the project: | | | | |
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|-------------------------------------|-------------------------------------|
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| XVII. UTILITIES AND SERVICE SYSTEMS: Would the project: | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| XVIII. MANDATORY FINDINGS OF SIGNIFICANCE: | | | | |
| a) Does the project have the potential to degrade the quality of the environment substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number of restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|-------------------------------------|--------------------------|
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion

Aesthetics

Thresholds of Significance – Would the project:

- a) Have a substantial adverse effect on a scenic vista?
- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

No Impact (a-c): The proposed project consists of the minor renovation and reuse of an existing industrial warehouse facility located within a zoning district designated Industrial/Manufacturing Planned Development (MPD). The project is not located in an area with a scenic vista, or an area within or adjacent to designated scenic resources.^{1 2} In addition, the proposed project is not located adjacent or near buildings designated as Historic Resources.³ Consequently, it is not likely that the proposed project would significantly impact the existing visual character or quality of the site and/or vicinity.

- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

¹ City of Huntington Park Municipal Code. 2013. Title 9 Zoning. Chapter 4 Zoning Districts. Article 3. MPD (Industrial/Manufacturing Planned Development) Zones.

<http://qcode.us/codes/huntingtonpark/view.php?topic=9&expand=1&frames=off>

² City of Huntington Park Zoning Map, 2014: <http://ca-huntingtonpark.civicplus.com/DocumentCenter/View/3772>

³ City of Huntington Park. 2014. Planning & Zoning Division. Historic Preservation Designated Historic Resources. Historic Preservation Home.



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: MARCH 16, 2016

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: JUAN ARAUZ, ASSOCIATE PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2016-03 GPA/ZOA/CUP/DP/TPM (GENERAP PLAN AMENDMENT, ZONING ORDINANCE AMENDMENT, CONDITIONAL USE PERMIT, DEVELOPMENT PERMIT, TENTATIVE PARCEL MAP).**

REQUEST: A REQUEST FOR THE ADOPTION OF AN ORDINANCE AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN; AN ORDINANCE AMENDING TITLE 9, CHAPTER 4, ARTICLE 3 OF THE HUNTINGTON PARK MUNICIPAL CODE RELATING TO PROPERTY DEVELOPMENT STANDARDS; A CONDITIONAL USE PERMIT TO ESTABLISH A SELF-STORAGE FACILITY; A DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF TWO WAREHOUSE BUILDINGS TOTALING 245,000 SQUARE FEET; A TENTATIVE PARCEL MAP TO DIVIDE ONE PARCEL INTO TWO; AND THE ADOPTION OF A MITIGATED NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR PROPERTY LOCATED AT 6901 ALAMEDA STREET WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.

**APPLICANT/PROPERTY
OWNER FOR 6901
ALAMEDA STREET:**

Camfield Partners
8895 Research Dr.
Irvine, CA 9261

PROJECT LOCATION:

6901 Alameda Street: Conditional Use Permit,
Development Permit, and Parcel Merger

Citywide: General Plan Amendment and Zone Ordinance Amendment

**ASSESSOR'S
PARCEL NUMBER:**

6009-038-020

LOT SIZE:

± 193,205 S.F.

BUILDING SIZE:

Existing: 0 S.F.
Proposed: 51,900 S.F.
Proposed: 193,422 S.F.
Total: 245,322 S.F.

GENERAL PLAN:

MPD (Manufacturing Planned Development)

ZONE:

MPD

**SURROUNDING
LAND USES:**

North: MPD
West: MPD
South: MPD
East: Public Facilities

PROJECT DESCRIPTION:

The project applicant, Camfield Partners (Applicant), is requesting approval for a General Plan Amendment, Zoning Ordinance Amendment, Conditional Use Permit, Development Permit, and Tentative Parcel Map to build two warehouse buildings and divide the existing single parcel (193,205 square feet) into two parcels. The Planning Commission generally serves as the final reviewing authority for consideration of Conditional Use Permits, Development Permits and Tentative Parcel Maps. However, pursuant to Huntington Park Municipal Code (HPMC) Section 9-2.102, the Planning Commission will serve as a recommending body to the City Council for all approvals requested by the Applicant. HPMC Section 9-2.102 provides that permit processing and environmental/design review shall be concurrent and the final decision on the project shall be made by the highest level of review authority. Here, the City Council will serve as the final review authority for all approvals requested by the Applicant because the City Council is the final review authority for General Plan Amendments and Zoning Ordinance Amendments.

**MUNICIPAL CODE
REQUIREMENTS FOR
A GENERAL PLAN
AMENDMENT:**

Pursuant to HPMC Section 9-2.1401, the City Council may amend the General Plan whenever required by public necessity and general welfare.

**REQUIRED FINDINGS
FOR A GENERAL PLAN
AMENDMENT:**

Pursuant to HPMC Section 9-2.1405, the Planning Commission shall make a written recommendation to the City Council on the proposed amendment whether to approve, approve in modified form, or disapprove based upon the findings outlined in Section 9-2.1407 (Findings), below. Pursuant to City of Huntington Park Municipal Code Section 9-2.1407(1), an amendment to the General Plan may be approved in compliance with State law (Government Code Section 65300 et. seq., Chapter 3 only if all of the following findings are made:

- A. The proposed amendment is internally consistent with the General Plan;
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City;
- C. The proposed amendment would contribute to an appropriate balance of land uses so that local residents may work and shop in the community in which they live;
- D. The subject parcel(s) is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested/ anticipated land use development; and
- E. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA), and the City's Guidelines.

**MUNICIPAL CODE
REQUIREMENTS FOR**

ZONING ORDINANCE:

Pursuant to the Huntington Park Municipal Code (HPMC) Section 9-2.1401, the City Council may amend the Zoning Code whenever required by public necessity and general welfare.

**REQUIRED FINDINGS FOR
A ZONING CODE
AMENDMENT:**

Pursuant to HPMC Section 9-2.1405, the Planning Commission shall make a written recommendation to the City Council on the proposed amendment whether to approve, approve in modified form, or disapprove based upon the findings outlined in Section 9-2.1407 (Findings), below. Pursuant to City of Huntington Park Municipal Code Section 9-2.1407(2), an amendment to the Zoning Code may be approved in compliance with State law (Government Code Section 65800 et. seq., Chapter 4 only if all of the following findings are made:

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

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

Pursuant to HPMC Section 9-4.302, a self-storage facility requires a Conditional Use Permit (CUP). Pursuant to HPMC Section 9-2.102, the Planning Commission will serve as a recommending body to the City Council for the consideration of the Applicant's CUP. Following a public hearing, the Planning Commission shall record its recommendation to the City Council in writing and shall recite the findings upon which the decision is based. Pursuant to HPMC Section 9-2.1105, a CUP application may approved and/or modified 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.

**REQUIRED FINDINGS
FOR A DEVELOPMENT
PERMIT:**

Pursuant to HMPC Section 9-2.1004, a Development Permit is required because the Applicant is proposing to construct a new building greater than 5,000 square feet. Pursuant to HMPC Section 9-2.102, the Planning Commission will serve as a recommending body to the City Council for the consideration of the Applicant's Development Permit. Following a public hearing, the Planning Commission shall record its recommendation to the City Council in writing and shall recite the findings upon

which the recommendation is based. The City Council 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. 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:

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

PROJECT ANALYSIS:

The Applicant is requesting Planning Commission approval of a resolution recommending to the City Council the adoption of an ordinance amending the Land Use Element of the General Plan; an ordinance amending Title 9, Chapter 4, Article 3 of the Huntington Park Municipal Code relating to property development standards; a Conditional Use Permit to establish a self-storage facility; a Development Permit for the construction of two warehouse buildings totaling 245,000 square feet; a Tentative Parcel Map to divide one parcel into two; and the adoption of a Mitigated Negative Declaration under the California Environmental Quality Act for property located at 6901 Alameda Street within the Manufacturing Planned Development (MPD) Zone.

In order to amend the General Plan and/or the Zoning Code, the Planning Commission is required to make a written recommendation to the City Council on the proposed amendment(s). The Planning Commission may recommend approval, approval in modified form, or recommend disapproval based upon the findings outlined in Section 9-2.1407. Those findings are included in the proposed Ordinance (Exhibit "G").

Site Description

The subject site is located along the west side of Alameda Street, between Hawkins Circle and 67th Street. The property is surrounded by industrial uses to the west, south, and north, and by schools to the east. The site is accessible through Alameda Street to the east. The subject site is comprised of a single parcel measuring approximately 193,205 square feet.

The site was formerly improved with a 200,000 square foot dilapidated warehouse building that was demolished in

2015. The last occupant of the site was the Los Angeles Unified School District (LAUSD) from 1993 to 2013. LAUSD predominantly used the site for vehicular/bus storage. The site is presently a vacant lot.

Project Description

The Applicant is requesting approval for a General Plan Amendment, Zoning Ordinance Amendment, CUP, Development Permit, and Tentative Parcel Map to build two warehouse buildings and divide the existing single parcel (193,205 square feet) into two parcels. As a result of the requested parcel subdivision, the proposed warehouse buildings, referred to as buildings "A" and "B", will have their own parcel and independent access from Alameda Street.

Building "A"

The Applicant is proposing to build a 51,900 square foot warehouse building located at the northerly portion of the vacant lot. The building will be 43 feet tall and have a ground floor area of 45,000 square feet and a 6,000 square foot mezzanine. This building is referenced to as Building "A" in the Applicant's plans. As part of the requested parcel subdivision, this building will sit on its own parcel and have a lot size of 90,675 square feet. The design of this building will incorporate a contemporary architectural theme. The Applicant proposes to provide landscaping along the front five-foot setback, decorative pavers along the driveway entrance, and a trash enclosure as required by the City's Municipal Code Section 9-3.103.24.

The allowable floor area ratio (FAR) within the MPD zone is 1:1, which allows 1 square foot of gross floor area per 1 square foot of lot area as shown below.

| FLOOR AREA RATIO 1:1 | | |
|--------------------------------------------|----------------------------------------------|-----------------------------------|
| Lot Size | Allowable Floor Area Ratio | Allowable Gross Floor Area |
| 90,675 S.F. | 1 S.F. of G.F.A for every 1 S.F. of Lot Area | 1 X 90,675 = 90,675 S.F. |
| 51,900 S.F. / 90,675 S.F. = .57 FAR | | |

The newly created parcel for Building “A” will have a lot size of 90,675 square feet, and the proposed warehouse building will consist of 51,900 square feet. Therefore, the Applicant’s proposal for Building “A” complies with the allowable FAR within the MPD zone.

In addition, the Applicant is proposing a new parking lot and will pave and stripe a portion of the site to provide 164 parking spaces. Per the HPMC Section 9-3.804, the calculation for the required off-street parking for warehouse uses is one space per every 800 square feet of building area under 10,000 square feet, and one space for every 1,000 square feet of building area over 10,000 square feet. Therefore, Building “A” requires 55 off-street parking spaces. Additionally, buildings over 25,000 square feet require three loading spaces, or more as determined by the Planning Commission. The Applicant’s proposal will provide 55 off-street parking spaces for Building “A” and an additional five loading spaces. The table below summarizes this calculation.

| STANDARD OFF-STREET PARKING CALCULATION | | |
|------------------------------------------------|---------------------------|------------------|
| USE | REQUIRED | PROVIDED |
| Warehouse | 10,000/800 = 12.5 | - |
| | 41,900/1,000 = 41.9 | - |
| TOTAL | 55 spaces required | 55 spaces |
| Loading | 3 + any as required | 5 |

Building “B”

The Applicant is proposing to build a 193,422 square foot self-storage building located at the southerly portion of the vacant lot. The building will be 47 feet tall and have three floors for self-storage, all approximately 64,287 square feet, and an office and on-site manager unit measuring 2,163

square feet. This building is referenced to as Building “B” in the Applicant’s plans. As part of the requested parcel subdivision, this building will sit on its own parcel and have a lot size of 102,530 square feet. Building “B” will be a concrete built-up building with no significant architectural theme. The Applicant proposes to provide landscaping along the front five-foot setback, decorative pavers along the driveway entrance, and a trash enclosure as required by the City’s Municipal Code Section 9-3.103.24.

The Applicant also proposes a new parking lot and will pave and stripe a portion of the site to provide 30 parking spaces. Per the HPMC Section 9-3.804, the calculation for the required off-street parking for self-storage uses five spaces adjacent to the manager’s unit, and two spaces adjacent to all ground level entrances. The proposed self-storage building will have three ground level entrances, therefore Building “B” requires 11 off-street parking spaces. Additionally, buildings over 25,000 square feet require three loading spaces, or more as determined by the Planning Commission. The Applicant’s proposal will provide 30 off-street parking spaces for Building “B” and an additional 2 loading spaces. The table below summarizes this calculation.

| STANDARD OFF-STREET PARKING CALCULATION | | |
|------------------------------------------------|---------------------------|------------------|
| USE | REQUIRED | PROVIDED |
| Self-Storage | 5 spaces mgr/unit | - |
| | 2 spaces per entrance | - |
| TOTAL | 11 spaces required | 30 spaces |
| Loading | 3 + any as required | 2 |

The allowable FAR within the MPD zone is 1:1. However, as illustrated in the table below, the Applicant’s proposal for Building “B” exceeds this FAR.

| FLOOR AREA RATIO 1:1 | | |
|-----------------------------------------------|----------------------------------------------|-----------------------------------|
| Lot Size | Allowable Floor Area Ratio | Allowable Gross Floor Area |
| 102,530 S.F. | 1 S.F. of G.F.A for every 1 S.F. of Lot Area | 1 X 102,530 = 102,530 S.F. |
| 193,422 S.F. / 102,530 S.F. = 1.89 FAR | | |

The newly created parcel for Building “B” will have a lot size of 102,530 square feet, and the proposed self-storage building will consist of 193,422 square feet. The Applicant’s proposal for Building “B” does not comply with the allowable FAR within the MPD zone. As a result, the Applicant is requesting a General Plan Amendment and a Zoning Ordinance Amendment to increase the allowable FAR in the MPD zone from 1:1 to 2:1.

Department/Agency Comments

During the course of the public review period, planning staff circulated the Applicant’s proposal and the associated MND to various California State departments and agencies, as required by CEQA. During this review period, the most notable comments came from the Gabrieleno Band of Mission Indians and the Los Angeles County Fire Department (FD). A summary of their comments/concerns is described below.

Gabrieleno Band of Mission Indians

The Gabrieleno Band of Mission Indians provided a written response stating that they have concerns over the Applicant’s proposed project’s potential impact to cultural resources. Their letter further stated that the project area is in a highly sensitive location. As a result, they request that a Tribal monitor be present on-site during all ground disturbances. This includes, but is not limited to pavement removal, pot-holing or auguring, boring, grading, excavation and trenching. Their monitor will provide daily written reports of all activities.

The Applicant has been made aware of this request and will be conditioned, if approved, to coordinate with the Gabrieleno Band of Mission Indians during construction.

Los Angeles County Fire Department

After review of the Applicant’s proposal, the FD had concern regarding on-site fire-truck access to the northern building, Building “A”. The Applicant’s initial proposal was to construct Building “A” with a zero foot rear setback as the City’s Zoning Code allows for a zero foot rear setback

in the MPD zone. However, the FD is requesting a 24 foot rear setback to allow a fire-truck to safely maneuver in-and-out of the site. After much discussion with the FD, the Applicant was given two options.

Option 1: Redesign the building to provide a 24 foot rear setback. This would require the Applicant to resubmit plans, modify the associated MND, and re-circulate his proposal for public comments. The Applicant chose not to pursue this option.

Option 2: The neighboring property at the rear setback, Glacier Cold Storage, has a building rear setback of approximately 20 feet. This is narrower than what the FD would prefer. The FD proposed that if the Applicant can get Glacier Cold Storage to agree to an access easement, the Applicant would only need to provide a rear setback not to exceed 5 feet. This would provide a 24 foot clearance between the existing Glacier Cold Storage building and the proposed warehouse Building "A". The Applicant chose to pursue this route with the understanding that should Glacier Cold Storage not agree to the required access easement, the Applicant's proposal would be null and void because the Applicant would not be able to satisfy the Fire Department's 24 foot rear setback. However, the Applicant states that he has an amiable relationship with Glacier Cold Storage ownership and is confident that he can obtain the required access easement.

General Plan Amendment

The Applicant is requesting an amendment to the Land Use Element of the General Plan to modify the Land Use Plan section pertaining to the maximum allowed FAR in the MPD zone. FAR is the relationship of total gross floor area of all buildings on a lot to the total land area of that lot. For example, a 10,000 square foot building on a 20,000 square foot lot yields an FAR of 0.5. The current maximum allowed FAR in the MPD zone is 1:1, which allows for one square foot of building area for every square foot of lot area. The proposed amendment will double the maximum allowed FAR from 1:1 to 2:1. This will allow a maximum of two square feet of building area for every square foot of lot size.

The Land Use Element within the General Plan has not been updated since 1996. The overall goal of the proposed amendment is to encourage and facilitate development within the City’s MPD zone in a manner that is consistent with the City’s General Plan and, more specifically, with the community’s vision. Additionally, Planning staff researched FAR limits in the industrial zones of neighboring jurisdictions. This research revealed that Huntington Park has the most restrictive FAR limit among the jurisdictions surveyed. The findings of this research are summarized below.

| MAXIMUM ALLOWED FAR IN INDUSTRIAL ZONES | |
|------------------------------------------------|----------------------------------------------------------------------------------|
| JURISDICTION | MAX F.A.R. |
| LA County | No maximum limit on FAR. Building size is only limited by development standards. |
| Cudahy | No maximum limit on FAR. Building size is only limited by development standards. |
| Bell | No maximum limit on FAR. Building size is only limited by development standards. |
| South Gate | 1:1 in light industrial zone 2:1 in light/heavy manufacturing zone |
| Vernon | 2:1 citywide |

Pursuant to HPMC Section 9-2.1407, an amendment to the General Plan may be approved only if all of the following findings are made:

1. The proposed amendment is internally consistent with the General Plan.

Finding: The proposed General Plan amendment will be consistent with the goals of the Land Use Element as described below.

Goal 1: Provide for a mix of land uses which meets the diverse needs of all Huntington Park residents, offers, a variety of employment opportunities, and allows for the capture of regional growth.

The existing FAR is impractical for certain land uses and limits the growth of existing uses. The proposed increase in FAR will facilitate and encourage new types of land uses and incentivize existing uses to stay and expand. Additionally, industrial and manufacturing uses tend to be high employment generators, therefore it is anticipated that an increase in FAR will generate a variety of employment opportunities.

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

If the proposed increase in FAR is approved, all future development will still be subject to all applicable development standards pertaining to setbacks, lot size, parking, and permitted land uses. Therefore, the proposed FAR will continue to fulfill Goal 2 of the Land Use Element.

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

Property and business owners who are interested in investing capital in new construction may be discouraged by the existing limiting FAR. The proposed increase in FAR is expected to encourage new construction and/or revitalization of existing properties.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City.

Finding: If the proposed increase in FAR is approved, all future development will still be subject to all applicable development standards pertaining to setbacks, lot size, parking, and permitted land uses. Development standards are adopted to protect and promote the City's public interest, health, safety, convenience, and welfare. Therefore, this finding can be made.

3. The proposed amendment would contribute to an appropriate balance of land uses so that local residents may work and shop in the community in which they live.

Finding: The proposed increase in FAR will facilitate and encourage new types of land uses and incentivize existing uses to stay and expand. This will be beneficial to the public, creating jobs and increase availability of local services and goods for the community. Therefore, this finding can be made.

- 4. The subject parcel(s) is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested/anticipated land use development.**

Finding: The newly created parcels resulting from the Applicant's proposal to subdivide the subject parcel into two will be physically suitable for the proposed construction of Building "A" (warehouse) and Building "B" (self-storage). Both newly created properties will meet all applicable development standards, including parking, setbacks, and lot size. Therefore, the subject parcel is physically suitable for the requested land use development.

- 5. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA), and the City's Guidelines.**

Finding: A Mitigated Negative Declaration was prepared for the proposed project. With mitigation measures, the proposed project would have less-than-significant impacts to the surrounding physical environment.

Zoning Ordinance Amendment

To maintain consistency with the Land Use Element of the General Plan, the Applicant is requesting a Zoning Ordinance Amendment to Title 9, Chapter 4, Article 3 of the Huntington Park Municipal Code relating to property development standards. The proposed amendment will increase the maximum allowed FAR in the MPD zone from 1:1 to 2:1.

Pursuant to HPMC Section 9-2.1407, an amendment to the Zoning Code may be approved only if all of the following findings are made:

1. The proposed amendment is consistent with the General Plan.

Finding: The proposed General Plan amendment will be consistent with the goals of the Land Use Element as described below.

Goal 1: Provide for a mix of land uses which meets the diverse needs of all Huntington Park residents, offers, a variety of employment opportunities, and allows for the capture of regional growth.

The existing FAR is impractical for certain land uses and limits the growth of existing uses. The proposed increase in FAR will facilitate and encourage new types of land uses and incentivize existing uses to stay and expand. Additionally, industrial and manufacturing uses tend to be high employment generators, therefore it is anticipated that the increase in FAR will generate a variety of employment opportunities.

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

If the proposed increase in FAR is approved, all future development will still be subject to all applicable development standards pertaining to setbacks, lot size, parking, and permitted land uses. Therefore, the proposed FAR will continue to fulfill Goal 2 of the Land Use Element.

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

Property and business owners who are interested in investing capital in new construction may be discouraged by the existing limiting FAR. The proposed increase in FAR is expected to encourage new construction and/or revitalization of existing properties.

- 2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City.**

Finding: If the proposed increase in FAR is approved, all future development will still be subject to all applicable development standards pertaining to setbacks, lot size, parking, and permitted land uses. Development standards are adopted to protect and promote the City's public interest, health, safety, convenience, and welfare. Therefore, this finding can be made.

- 3. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA), and the City's Guidelines.**

Finding: A Mitigated Negative Declaration was prepared for the proposed project. With mitigation measures, the proposed project would have less-than-significant impacts to the surrounding physical environment.

- 4. The proposed amendment is internally consistent with other applicable provisions of the Municipal Code.**

Finding: The proposed amendment is internally consistent with other applicable provisions of the Municipal Code. Specifically, the newly created parcels and buildings will meet all development standards, including parking, setbacks, and lot size.

Conditional Use Permit

In accordance with the City's Municipal Code, self-storage uses require a CUP. Pursuant to HPMC Section 9-2.1105, a CUP may be approved only if all the following findings are made:

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

Finding: Self-storage uses are conditionally permitted within the MPD. With the approval of the proposed General Plan Amendment and Zoning Ordinance Amendment, the proposed self-storage facility complies with all applicable development standards including off-street parking and setbacks and would not impair the integrity and character of the MPD district.

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

Finding: One of the goals of the Land Use Element of the General Plan is to provide for a mix of land uses which meets the diverse needs of all Huntington Park residents, offers, a variety of employment opportunities, and allows for the capture of regional growth. The proposed self-storage facility is expected to serve local businesses and residents while also creating employment opportunities. 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.

Finding: A Mitigated Negative Declaration was prepared for the proposed project. With mitigation measures, the proposed project would have less-than-significant impacts to the surrounding physical environment.

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 design, size, and location of the project site are adequate to support the proposed self-storage

facility. The self-storage facility will have its own parcel as a result of the proposed parcel subdivision. The self-storage facility will be built on a 102,530 square foot lot and will provide 30 off-street parking spaces to satisfy the 11 required off-street parking spaces for the use. Since all applicable development standards are being met, the proposed self-storage facility is not expected to create significant noise, traffic or other conditions that may be detrimental to neighboring uses or to the public.

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

Finding: The subject site is physically suitable for the proposed self-storage facility. The proposed 102,530 square foot newly created parcel has adequate circulation for vehicles, parking, and access from Alameda Street.

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: Access to the site is provided through Alameda Street. Alameda Street is not only designated a major arterial to accommodate vehicular circulation, but is also one of the main corridors of commercial land uses throughout the City. The subject site is also surrounded by other similar industrial properties. This project meets all the minimum development standards pertaining to parking, setbacks, and lot size.

Development Permit Findings

HMPC Section 9-2.1003 requires a Development Permit for new construction of 5,000 square feet or more. In granting a Development Permit, all findings must be made 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.

Finding: Self-storage facilities are conditionally permitted within the MPD. With the approval of the proposed General Plan Amendment and Zoning Ordinance Amendment, the proposed self-storage facility complies with all applicable development standards including off-street parking and setbacks.

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

Finding: One of the goals of the Land Use Element of the General Plan is to provide for a mix of land uses which meets the diverse needs of all Huntington Park residents, offers, a variety of employment opportunities, and allows for the capture of regional growth. The proposed self-storage facility is expected to serve local businesses and residents while also creating employment opportunities. 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.

Finding: It is anticipated that the existing and future development of the zoning district continue as manufacturing and industrial. The surrounding properties within the vicinity are built for manufacturing and industrial uses. The proposed development would be compatible with existing surrounding uses, therefore, will not adversely impact the subject site or surrounding area. The proposed use will 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.

Finding: A Mitigated Negative Declaration was prepared for the proposed project. With mitigation measures, the proposed project would have less-than-significant impacts to the surrounding physical environment.

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

Finding: The subject site is physically suitable for the proposed self-storage facility. The proposed 102,530 square foot newly created parcel has adequate circulation for vehicles, parking, and access from Alameda Street.

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 Alameda Street. Alameda Street is not only designated a major arterial to accommodate vehicular circulation, but is also one of the main corridors of commercial land uses throughout the City. The subject site is also surrounded by other similar industrial properties. This project meets all the minimum development standards pertaining to parking, setbacks, and lot size. Therefore, the proposed development will not be detrimental to the City's 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.

Finding: The design, size, and location of the project site are adequate to support the proposed self-storage facility. The subject site is approximately 102,530 square feet and will provide 30 off-street parking spaces to satisfy the 11 required off-street parking spaces for the use. Because the subject site and proposed self-storage facility comply with all applicable development standards, it is not expected to create significant noise,

traffic or other conditions that may be detrimental to neighboring uses or to the public. Therefore, the proposed development's design, location, size, and operating characteristics will not be detrimental to the City's public health, safety, or welfare.

SUBSEQUENT ACTION: If the Planning Commission recommends to the City Council the adoption of the General Plan Amendment, Zoning Ordinance Amendment, Conditional Use Permit, Development Permit, and Tentative Parcel Map; the item will be presented to the City Council, at a duly noticed public hearing, for final consideration and approval.

RECOMMENDATION: That the Planning Commission conduct a public hearing, consider all public testimony and **adopt Resolution No. 2016-03** subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

Planning Division

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 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 by the property or business owner and at their own expense.
7. That all on-site uses shall obtain/amend its City of Huntington Park Business License prior to commencing business operations.
8. That the Applicant shall obtain Fire Department approval of the project (design, layout, use, parcel subdivision, etc.), as presented to the Planning Commission and City Council, otherwise this entitlement shall become null and void.
9. 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.
10. 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 business operations.
11. 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.
12. That all proposed trash enclosures be maintained with a gate and overhead trellis in compliance with HPMC Section 9-3.103(24).
13. 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.

14. 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.
15. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
16. 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.
17. That this entitlement shall be subject to review if any alteration, modification, or expansion is proposed.
18. 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.
19. That if the self-storage use ceases to operate for a period of six (6) months the entitlement shall be null and void.
20. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed to ensure compliance with all conditions of approval is current.
21. 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.
22. That the business owner (Applicant) and property owner agree in writing to the above conditions.

Police Department

23. The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the City Council. Any change in the operation, which exceeds the conditions of the approved permit, will require that a new permit application be submitted to the City Council for their review and approval.
24. That 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.

25. Litter shall be removed daily or as needed from in front of and around the building.
26. Current occupancy loads shall be posted at all times.
27. 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.
28. 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.
29. Address should be clearly marked in front and rear of structure.
30. Business shall have an alarm system installed with panic buttons at the cashier stands and inner offices.

Building and Safety

31. 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.
32. 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.
33. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
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. The address of the building located at the north side of the property (Building A- 1 Story Building) shall be 6901 S. Alameda Street and the address of the building located at the south side of the property (Building B- 3 Story Building) shall be 6911 S. Alameda Street. An application to assign numbers shall be filed with Building Division prior to plan check submittal.
38. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
39. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
40. Nonfixed and movable fixtures, cases, racks, counters and partitions over 5 feet 9 inches in height require design and installation plans with supporting calculations to be submitted for plan check review.
41. 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.
42. 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.
43. Prior to permit issuance the pdf copy of the soils report shall be provided by the Applicant
44. 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.
45. All State of California disability access regulations for accessibility per Chapter 11B shall be complied with.
46. 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.

47. Foundation inspection will not be made until setback on each side of the proposed building has 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.
48. Electrical plan check is required.
49. Mechanical plan check is required.
50. Energy calculations are required.
51. Plumbing plan check is required.
52. 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.
53. Project shall comply with the CalGreen Non Residential mandatory requirements.
54. No form work or other construction materials will be permitted to encroach in to adjacent property without written approval of the affected property owner.
55. Mezzanines shall comply with Section 505.2 of the Building Code.
56. 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.
57. Each portion of a building shall be individually classified in accordance with Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or 508.4, or a combination of these sections.
58. Fire-resistance rating requirements for exterior walls based on fire separation distance of 0 to 5 feet shall comply with Table 602 of the Building Code.
59. Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 5 feet shall comply with Table 705.8 of the Building Code.
60. Exterior exit stairways and ramps as an element of means of egress shall comply with Section 1026 and 1027 of the Building Code.
61. All development projects equal to one acre or greater of disturbed area that adds more than 10,000 square feet of impervious surface area shall comply with Low Impact Development (LID) standards per Order No. R4-2012-0175.

62. 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.
63. Separate permit is required for Fire Sprinklers
64. Building permits shall not be issued until the final map has been prepared to the satisfaction of the Building Official.

Engineering

65. Remove and replace broken and off grade sidewalk and construct new full size concrete sidewalk along the length of the property frontage in accordance with SPPWC standard plan 113-2, and as directed by the City Engineer or his/her designee.
66. Remove and replace broken and off grade curb and gutter and construct new curb and gutter along the length of the property frontage in accordance with SPPWC Standard Plan 120-2, and as directed by the City Engineer or his/her designee.
67. Commercial driveways shall be constructed to the satisfaction and approval of the City Engineer and to meet ADA requirements.
68. Underground all utility services to the property.
69. All USA markings shall be removed at the end of the project.
70. Rehabilitate existing AC street pavement by grinding to a depth of 3" and overlay new AC along the length of the property frontage to the centerline of the street.
71. All existing pavement striping shall be replaced accordingly.
72. New LED Street Lights shall be install per Street Light Plan submitted to the City.
73. All improvements are to be designed, installed and completed at the sole expense of the applicant/developer/property owner.
74. The applicant/developer/property owner shall design and construct the improvements to the satisfaction and approval of the City Engineer or his/her designee.
75. All work shall be done in accordance with Standard Plans for Public Works Construction (SPPWC), and/or as directed by the City Engineer or his/her designee.

76. Project shall meet all requirements of the National Pollutant Discharge Elimination System (NPDES) related to pollutants; runoff and non-stormwater discharges including but not limited to Low Impact Development, Stormwater Pollution Prevention Plan, and/or Erosion Control Plans.
77. All existing damaged or off-grade curb, gutter and sidewalk shall be removed and replaced as directed by the City Engineer or his/her designee.
78. Any existing improvements damaged or made off grade during construction, shall be removed and replaced in accordance with appropriate standards, and as directed by the City Engineer or his/her designee.
79. Bench Marks, Center Line Ties, and any other Survey Monumentation, shall be established and/or replaced accordingly at the completion of the project.
80. New trees shall be one of the approved types by the City for trees in public right-of-way, or as directed by the City Engineer or his/her designee. Trees shall be installed in the parkway with a low drip irrigation system. Root barriers shall be installed. A 48"x48" street tree cover shall be installed where required by the City Engineer or his/her designee.
81. When required, existing street pavement shall be rehabilitated along the length of the property frontage to the centerline of the street as indicated below, and as directed by the City Engineer or his/her designee:
- Install Type II slurry on existing AC pavement.
- or
- Grind existing pavement to a depth of 2" and overlay new AC.
- or
- Remove and reconstruct existing pavement. New street section to match existing adjacent street section, but shall not be less than 4" AC, 4" CAB on 95% compacted base.
- or
- Pay in-lieu fee for the required rehab to the City. City will use the in-lieu fees in the future for street rehabilitations as necessary.
82. All new driveways shall be according to SPPWC Standard Plan 110-2, Type B or C with the minimum width established by Planning and/or Los Angeles County Fire Department.
83. All existing noncomplying driveway aprons shall be constructed in accordance with applicable SPPWC standards.

84. Top of driveway apron X shall be 5 feet minimum from any trees, power poles, traffic signal controllers, electric services or similar improvements in the public right of way.
85. When required, all existing driveways aprons to be closed shall be removed and replaced with necessary improvements (parkway, landscape, sidewalk, curb and gutter, any others as applicable) to match required adjacent sections, and as directed by the City Engineer or his/her designee.
86. All existing and proposed utilities shall be conveyed to the site underground.
87. New street lights shall match existing street light standards in the street block, and as directed by the City Engineer or his/her designee.

EXHIBITS:

- A: Vicinity Map
- B: Site Plan
- C: Floor Plan
- D: Elevations
- E: Applications and Environmental Assessment Checklist
- F: PC Resolution No. 2016-03
- G: Draft City Council Ordinance

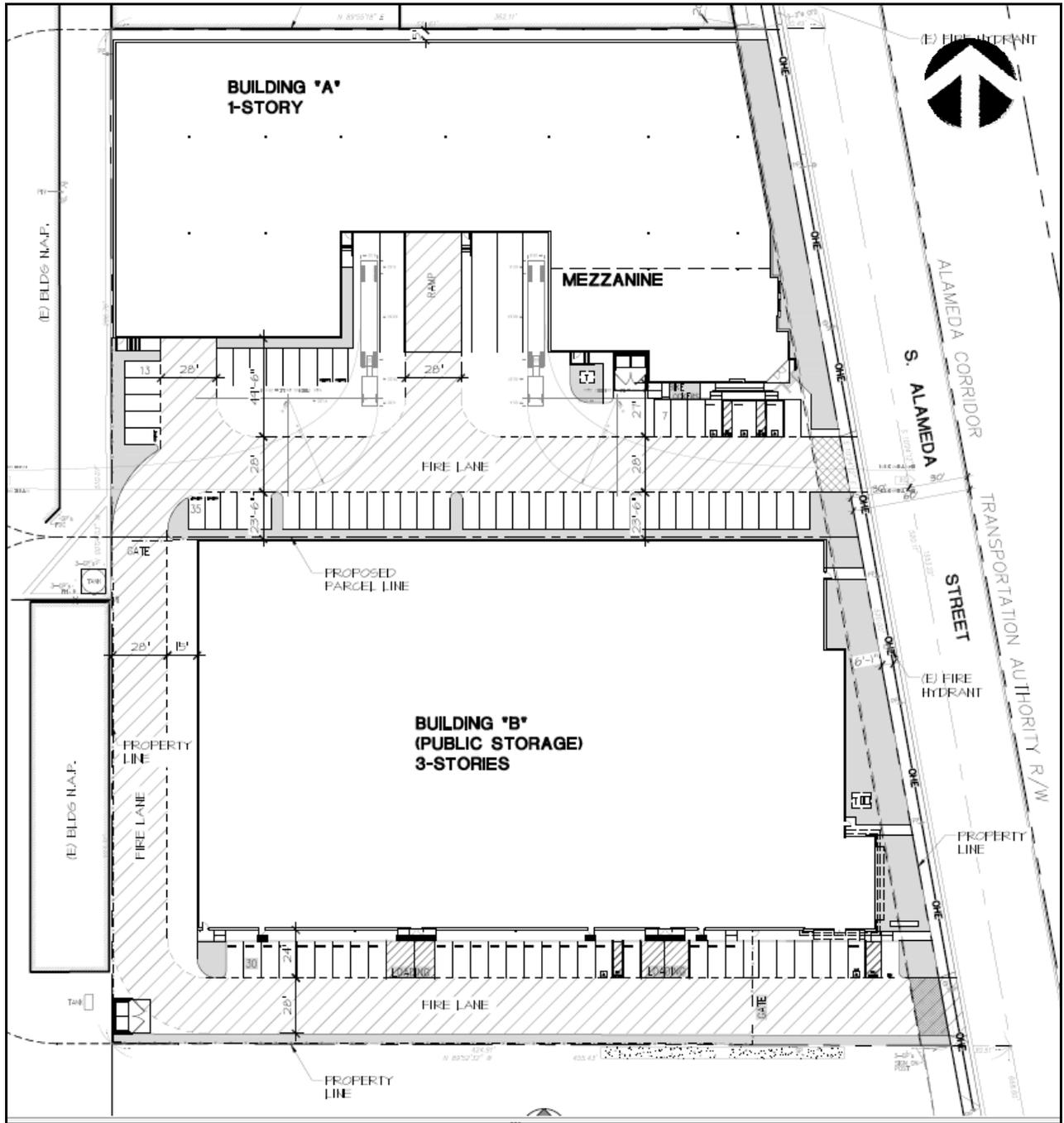
SUBJECT SITE:
6901 Alameda Street
Huntington Park, CA 90255



VICINITY MAP

EXHIBIT A

CASE NO. 2016-03

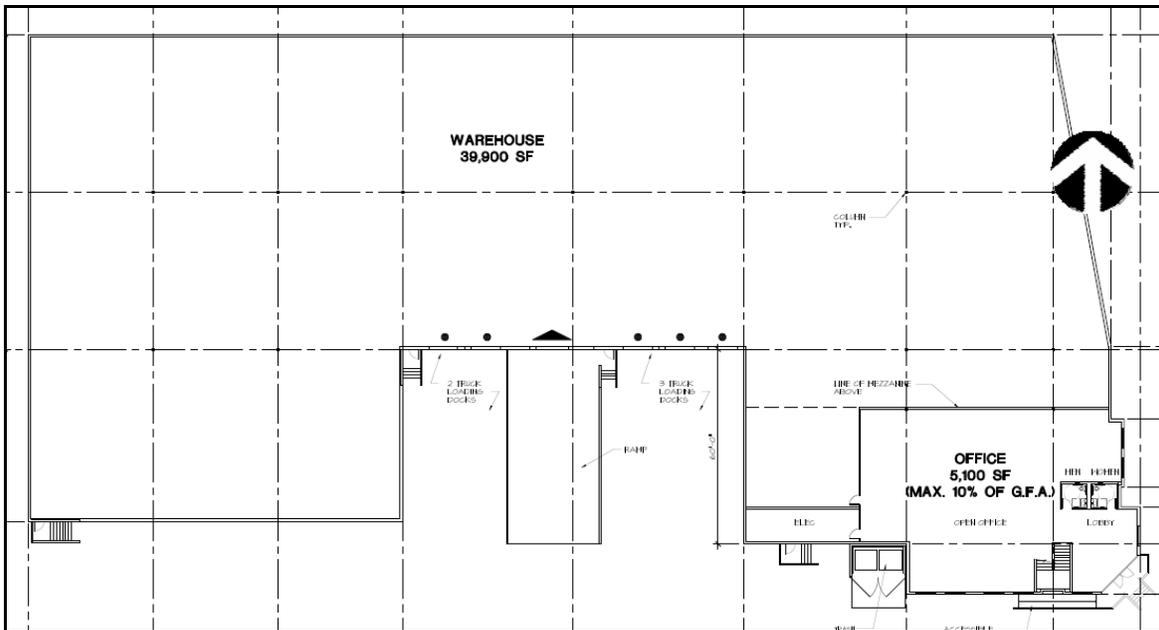


SITE PLAN

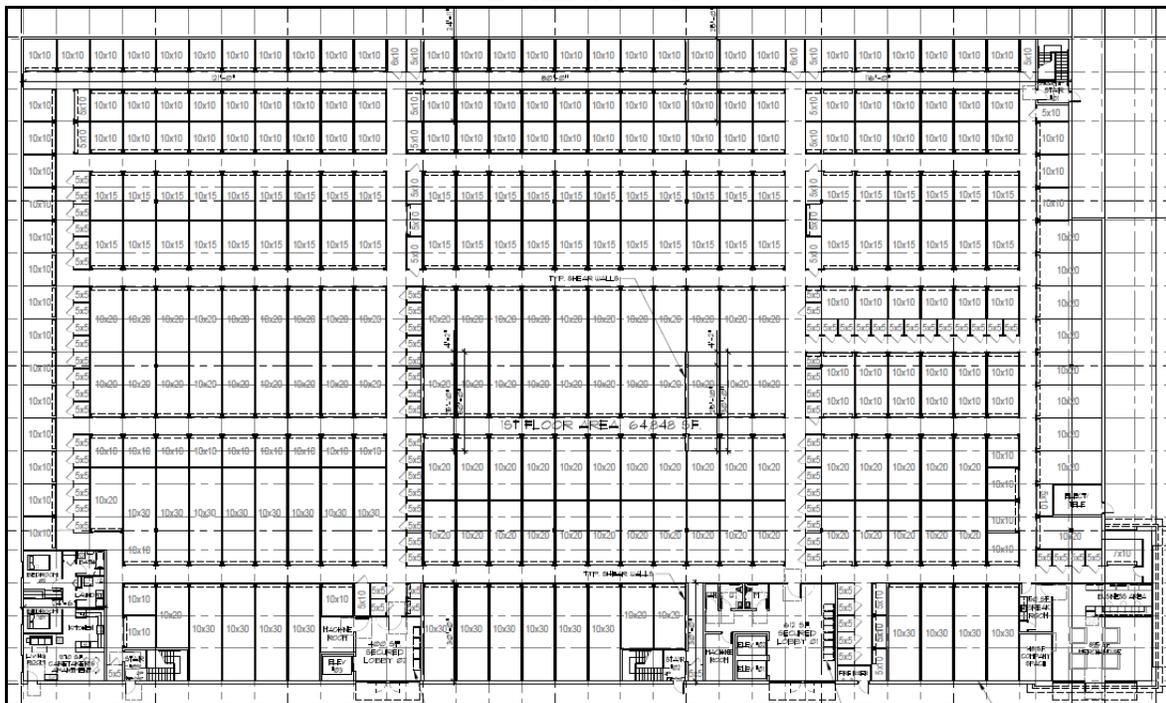
EXHIBIT B

CASE NO. 2016-03

BUILDING "A"

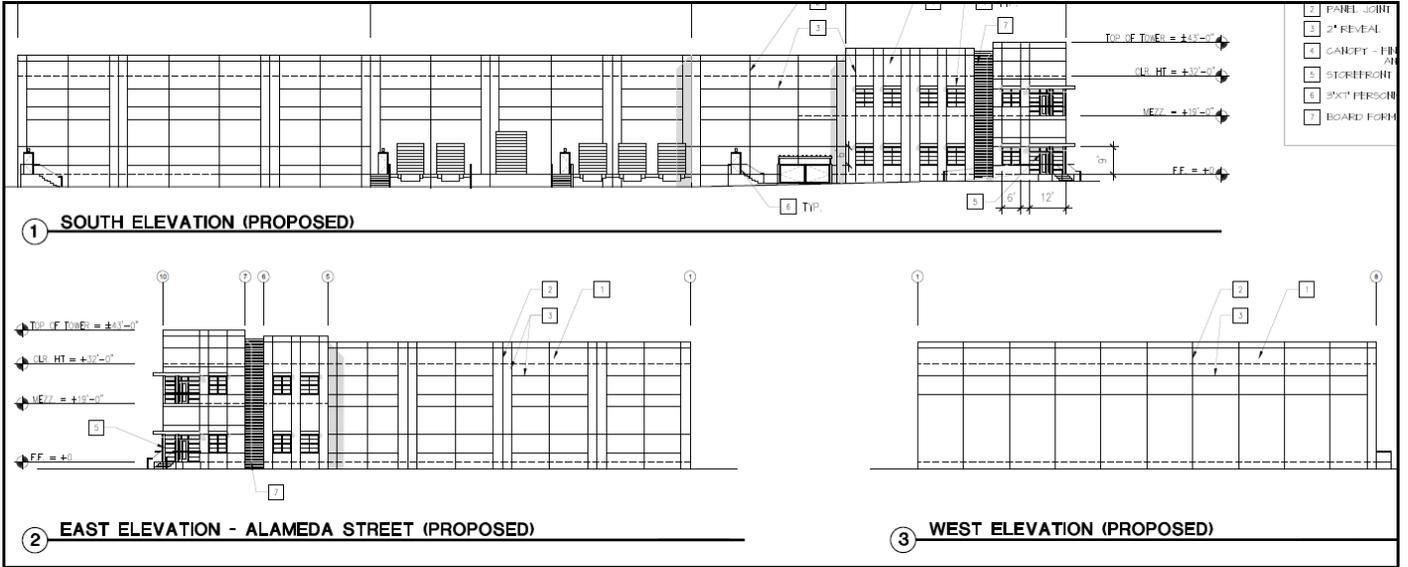


BUILDING "B"

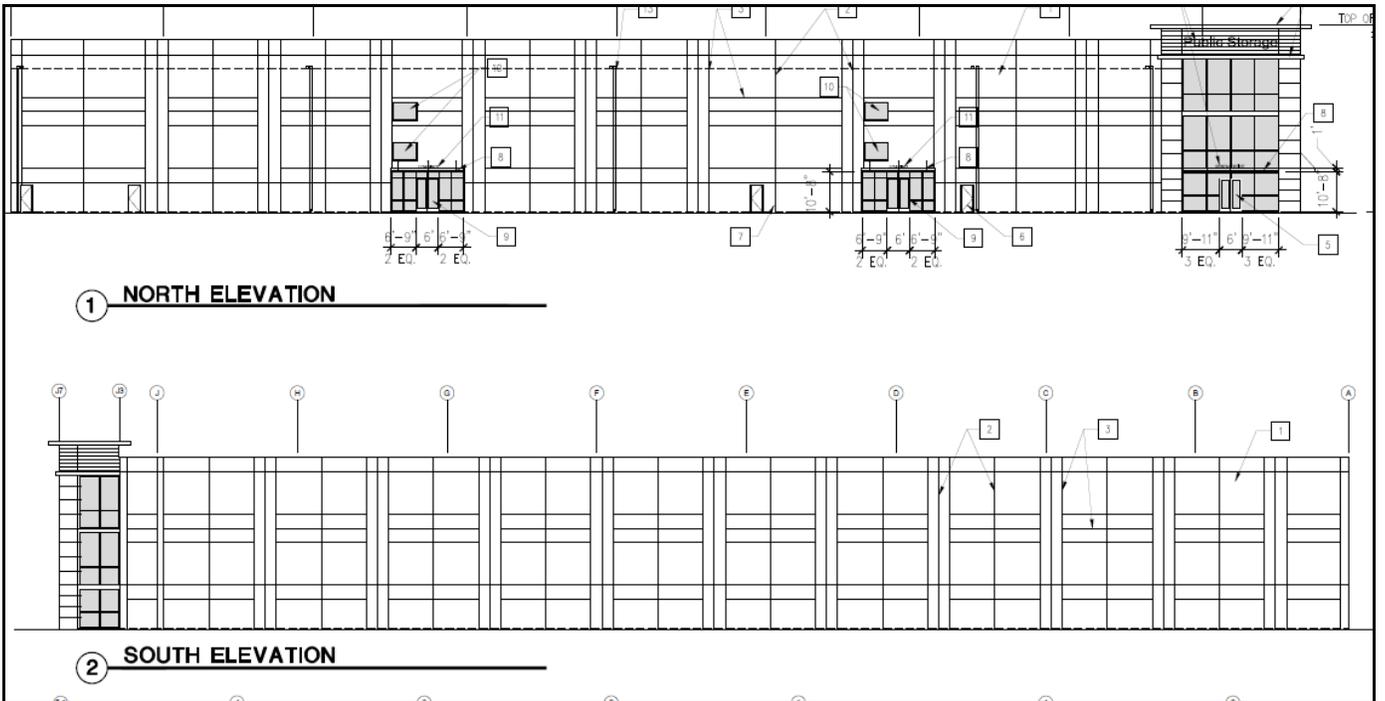


FLOOR PLANS

BUILDING "A"



BUILDING "B"



ELEVATIONS

**GENERAL PLAN AMENDMENT APPLICATION,
ZONING ORDINANCE AMENDMENT
APPLICATION,
CONDITIONAL USE PERMIT APPLICATION,
DEVELOPMENT PERMIT APPLICATION, AND
TENTATIVE PARCEL MAP APPLICATION
&
ENVIRONMENTAL ASSESSMENT CHECKLIST**

EXHIBIT E

CASE NO. 2016-03



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

ZONING ORDINANCE AMENDMENT APPLICATION

FOR OFFICE USE ONLY

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

APPLICANT'S INFORMATION

Applicant: 6901 S Alameda Street, LLC - Kenneth Jackson, Manager

Mailing Address: _____, CA 92618

Phone 1: _____ Phone 2: _____ Fax: _____

Please answer the following questions completely. Failure to completely answer all questions may delay the processing of this application. Attach additional sheets if necessary.

1. Please list the specific code section(s) you wish to amend (provide a strike-out version of the particular sections of the code with your suggestions):

Pursuant to the City of Huntington Park Municipal Code (HPMC) Section 9-4.303, General Standards state that the Floor Area Ratio maximum (FAR) is 1:1. We are requesting the current FAR be amended to FAR 2:1.

2. Give justification as to why the section(s) of the zoning ordinance should be amended:

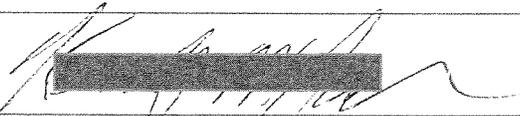
Current code limits FAR below what other cities are allowing. In an effort to open up to a more dense industrial use, the FAR on this project should be modified.

3. Explain how the proposed amendment(s) is consistent with the goals and objectives of the City's General Plan:

The proposed amendment is consistent with the General Plan. The proposed use is conditionally permitted, it would not impair the integrity and character of the subject zoning district. It complies with all of the applicable provisions of this code.

4. Explain how the proposed amendment(s) meets the needs of the community as a whole:

The proposed development would be harmonious and compatible with existing and planned future developments within the MPD Zoning District and general area.



 Signature of Applicant

 Date



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: 6901 S. Alameda Street, Huntington Park, CA
 General Location: West side of Alameda Street between Hawkins Circle and 67th Street
 Assessors Parcel Number (APN): 6009-038-020

APPLICANT'S INFORMATION

Applicant: 6901 S Alameda Street, LLC, Kenneth Jackson, Manager
 Mailing Address: [REDACTED] Irvine, CA 92618
 Phone 1: [REDACTED] Phone 2: [REDACTED] Fax: [REDACTED]

PROPERTY OWNER'S INFORMATION

Property Owner: 6901 S Alameda Street, LLC, a California limited liability company
 Mailing Address: [REDACTED] Irvine, CA 92618
 Phone 1: [REDACTED] Phone 2: [REDACTED] Fax: [REDACTED]

REQUEST

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

A request for Planning Commission Approval for a Conditional Use Permit for a new three (3) story Self-Storage facility (190,710 sf) on the Southern portion of the property located at 6901 S. Alameda Street in the Manufacturing Planned Development (MPD) Zone.

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

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

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

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

The land area for the Self-Storage facility is to be 102,530 square feet.

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 access to the street will be on Alameda Street with adequate wide of 29'-0" driveway for the new Self-Storage facility.

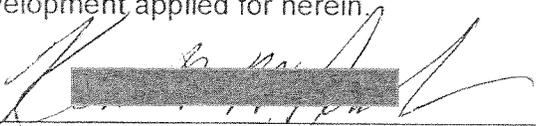
3. The proposed use will not be materially detrimental, nor have an adverse effect upon adjacent uses, buildings, or structures. (Explain)

The proposed use will not be detrimental nor have an adverse effect upon adjacent uses, buildings no structures due to the fact that the proposed new buildings will be built with aesthetically pleasing materials which are consistent with surrounding buildings.

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

The proposed Conditional Use Permit will not conflict with the General Plan since the current Manufacturing Development Plan (MPD) Zone does allow for office/warehouse and Self-Storage on the current site. With the granting of a CUP the proposed buildings will meet all of the development standards and will be consistent with the General Plan.

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



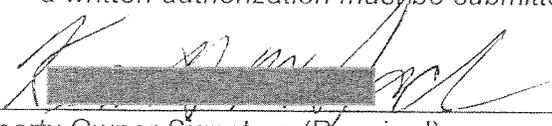
Applicant Signature (Required)

Date 9/22/15

Kenneth W. Jackson

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 9/22/15

Kenneth W. Jackson

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

DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY

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

PROJECT INFORMATION

Project Address: 6901 S. Alameda Street, Huntington Park, CA
 General Location: West of Alameda Street, between Hawkins Circle and 67th Street
 Assessors Parcel Number (APN): 6009-038-020

APPLICANT'S INFORMATION

Applicant: Kenneth Jackson
 Mailing Address: [REDACTED] ne, CA 92618
 Phone 1: [REDACTED] Phone 2: [REDACTED] Fax: [REDACTED]

PROPERTY OWNER'S INFORMATION

Property Owner: 6901 S Alameda Street, LLC - Kenneth Jackson, Manager kjackson@camfieldpartners.com
 Mailing Address: [REDACTED] ine, Ca 92618
 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:

A new 51,000 sf Office / Warehouse building with 55 parking spaces

A new 190,710 sf Self-Storage facility with 30 parking spaces

TYPE OF USE (Check as Appropriate):

Residential Retail/Office Commercial Restaurant Industrial/Manufacturing

Other (Describe): _____

Square Footage of New Development/Addition: Office/Warehouse: 51,000 sf, Self-Storage: 64,905 sf

Total Square Footage: Office/Warehouse: 90,675 sf of land, Self Storage: 102,530 sf of land

Lot Coverage: 56% & 63% Off-Street Parking Spaces Provided: 55 & 30 No. of Floors: 1 & 3

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]
 Signature of Applicant

 Date



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

TENTATIVE PARCEL/ TRACT MAP (TPM/TTM) APPLICATION

For Office Use Only

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

Application is hereby made to the Huntington Park Planning Commission requesting approval for a lot split/tie for the following described property.

1. Property Address: 6901 S. Alameda Street, Huntington Park, CA 90255

2. Legal description (give exact legal description of entire ownership proposed to be split/tied):
See Attached Exhibit A

3. Assessor's Parcel Number(s): 6009-038-020

4. Record owner(s) of property:
 Name: 6901 S Alameda Street, LLC, a California limited liability company
 Mailing address: [REDACTED] Irvine, CA 92618

Phone 1: [REDACTED] Phone: [REDACTED] Fax: [REDACTED]

5. Property owner(s) representative:
 Name: Kenneth W. Jackson
 Mailing address: [REDACTED] Irvine, CA 92618

Phone 1: [REDACTED] Phone: [REDACTED] Fax: [REDACTED]

Relationship to owner(s) (engineer, contractor, attorney, purchaser, lessee):
Manager

6. Does any adjoining property belong to the owner(s) involved in this application?
 Yes No Describe Not applicable

7. How long has the owner(s) held title to this property? As of April 24, 2014

8. Are there any easements controlling the use of this property? Yes No
 Describe Not applicable

Expiration Date Not applicable

9. Are there any private or deed restrictions controlling use of the property? _____
Yes No Describe _____

Expiration date _____

10. Proposed Purchaser:
Name: Not applicable

Mailing address: _____

Phone 1: _____ Phone 2: _____ Fax: _____

11. Present use of property: Vacant Industrial Land

12. Proposed use of property: Portion as Self Storage and Portion as Manufacturing/Warehouse.

13. Present Zoning: Manufacturing Planned Development (MPD)

14. Total square feet of the existing undivided parcel to be split: 203,500 sf.

15. Total square feet of each parcel be consolidated: Not applicable

16. Lot Split/Tie applied for (describe the split or tie proposed and give the boundary dimensions and square footage of each parcel proposed to be created or consolidated): _____
Parcel 1 = 102,495 sf., Parcel 2 = 90,648 sf. and Lot A = 10,037 sf. Lot A is to be deeded to the City of Huntington Park.

17. How is access to be provided? (Describe) Driveway to public street
Driveway to public street

18. How is water to be provided? (Describe) Service lateral from existing water main
Service lateral from existing water main
Water Company Golden State Water Company

19. How is gas to be provided? (Describe) Service lateral from existing gas main.
Southern California Gas Company
Gas Company Southern California Gas Company

20. How is electric to be provided? (Describe) Service from existing overhead and underground power facilities
Service from existing overhead and underground power facilities
Electric Company Southern California Edison

21. How is sewer to be provided? (Describe) Service lateral from existing sewer main
Service lateral from existing sewer main

22. In a lot split/tie proceedings, it shall be shown that the following circumstances are found to apply (give full and complete answers):

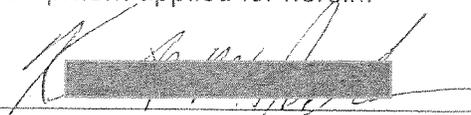
a. The granting of such lot split/tie will not be materially detrimental to the public welfare, injurious to the property or improvements in the vicinity and zone in which said land is located, and will not be contrary to or adversely affect the comprehensive zoning plan for the City because: The proposed land use is similar to the existing adjacent land uses.

b. Proper and adequate provisions has been made for access to the land to be sold, divided or subdivided and also to the portion of the land remaining, or access to said land is by means of decided streets of a sufficient width and state of improvements to adequately serve the land described in this application because: The parcels each have individual access to the public street. In addition, each parcel will have emergency ingress and egress over the other parcel.

c. Proper and adequate provisions have been made for all public utilities and public services, including sewers, because: All public utilities currently exist along the project frontage which were utilized to provide service to the previous land use on the site.

d. The land described in this application will not be divided or sold off in the portions having an area less than that required by the Zoning Ordinance, or having an area less than the average of the area of the single parcels of land in the surrounding vicinity, because: The proposed development fulfills the goals and objectives of the General Plan which meets the diverse needs of the City.

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



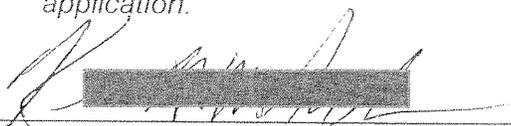
Date 9/22/15

Applicant Signature (Required)

Kenneth W. Jackson

Print Name

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



Date 9/22/15

Legal Property Owner Signature (Required)

Kenneth W. Jackson

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, Lessee, Purchaser or Representative):

Name: 6901 S Alameda Street, LLC, a California limited liability company

Address: [Redacted] Irvine, CA 92618

Telephone: [Redacted] Fax: [Redacted]

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

Name: Kenneth W. Jackson

Address: [Redacted] Irvine, CA 92618

Telephone: [Redacted] Fax: [Redacted]

3. **Address of project:** 6901 S. Alameda Street, Huntington Park, CA 90001

4. **Assessor's Parcel Number (APN):** 6009-038-020

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, Development Permit, Zoning Ordinance Amendment and General Plan Amendment

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

7. **Existing Zone:** Manufacturing Planned Development (MPD)

8. **Proposed use of site:** 51,000 sf Office / Warehouse and 190,710 sf Self-Storage facility

9. **Site size** (lot dimensions and square footage):
 90,675 sq. ft. Office / Warehouse (364'x255')
 102,530 sq. ft. Self-storage facility (405'x253')
10. **Project size:**
 Square feet to be added/constructed to structure(s):
 Office / Warehouse: 51,000 s.f. , Self-storage facility 194,715 s.f.
 Total square footage of structure(s): 245,715 s.f.
11. **Number of floors of construction:**
 Existing: vacant land
 Proposed: Office / Warehouse: 1 floor, Self-storage facility: 3 floors
12. **Parking:**
 Amount required: 63 Spaces
 Amount provided: 85 Spaces
13. **Anticipated time scheduling of project:** 16 months
14. **Proposed phasing of development:** 1 Phase
15. **If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:**
 One (1) Manager's dwelling unit for the Self-Storage Facility
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:**
 Office / Warehouse: 25 per shift, 2 shifts, 7:00am to 11:00pm
 Self-storage: 24 hour access to storage spaces, 7 days per week

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

Office / Warehouse: 25 per shift, 2 shifts, 7:00am to 11:00pm

Self-storage: 24 hour access to storage spaces, 7 days per week

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

Not Institutional

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? (See attached) C
 - 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? (See attached) C
 - 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? (See attached) C
 - 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 was a former bus repair facility that has been demolished and is currently a vacant parcel.

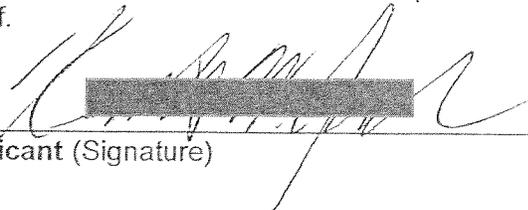
35. Describe the intensity of land use (i.e. single-family, apartment dwellings, shopping center, etc.), and specifications of development (i.e. height, primary frontage, secondary frontage, setbacks, rear yard, etc.).

The land will be used for development of a new office / warehouse facility as well as a new three story self-storage facility. The primary frontage set back is 15'-0".

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)

Date



9/22/15

- 26 Would the proposed project:
- a. Conflict with the Zoning or General Plan designation?
Proposed self-storage requires a Zone Plan Amendment to comply with FAR requirements. The Proposed use is conditionally permitted. It would not impair the integrity and character. The subject zoning district and complies with all of the applicable provisions of the zoning code. The proposed use is also consistent with the General Plan.
- 32 Would the proposed project:
- a. Increase vehicle trips or traffic congestion?
The property currently is a vacant parcel however, it previously had a 40,000 sf bus repair facility. The design, location size, and operating characteristics of the proposed use are compatible with the existing land uses within the general area, and will not create significant vehicle noise, nor traffic trips and congestions.
- 33 Would the proposed project result in a need for new systems or supplies, or alterations to the following utilities?
- e. Storm Water Drainage?
New buildings will comply with current State and Local storm water discharge requirements. There are adequate provisions for public water, storm, sanitation to ensure that the proposed use would not be detrimental to public health and safety.

**P.C. RESOLUTION NO. 2016-03
GPA/ZOA/CUP/DP/PM**

EXHIBIT F

CASE NO. 2016-03

1 **WHEREAS**, the proposed Ordinance will not adversely affect property values and will
2 not be detrimental to the City; and

3 **WHEREAS**, the proposed Zoning Ordinance Amendment will be in the interest and
4 furtherance of the public health, safety, and general welfare; and

5 **WHEREAS**, the City of Huntington Park, California, pursuant to the provisions of the
6 California Environmental Quality Act (hereinafter "CEQA") (California Public Resources
7 Code Sections 21000 et seq.) and State CEQA guidelines, it has determined that with
8 mitigation the proposed project will not have a significant effect on the environment and has
9 prepared a Mitigated Negative Declaration (MND) for the project. The MND was prepared in
10 accordance with the California Environmental Quality Act (CEQA), Article 1. Sec. 15000 et.
11 seq; and

12 **WHEREAS**, all persons appearing for or against the recommendation to adopt the
13 General Plan Amendment and Zoning Ordinance Amendment were given the opportunity to
14 be heard in connection with said matter; and

15 **WHEREAS**, written comments received prior to the hearing, and responses to such
16 comments, were reviewed and considered by the Planning Commission.

17
18 **NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF**
19 **HUNTINGTON PARK DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS**
20 **FOLLOWS:**

21
22 **SECTION 1:** The proposed Ordinance amending the Huntington Park Municipal
23 Code, as attached hereto and marked Exhibit "A" has been presented to the Planning
24 Commission, and the Commission has reviewed and considered the information therein
25 prior to any action on the adoption of this Resolution.

26 **SECTION 2.** The Planning Commission hereby makes the following findings in
27 connection with the proposed General Plan Amendment:

- 28 **1. The proposed amendment is consistent with the General Plan.**

1 **Finding:** The proposed General Plan amendment will be consistent with the goals of
2 the Land Use Element as described below.

3 **Goal 1:** Provide for a mix of land uses which meets the diverse needs of all
4 Huntington Park residents, offers, a variety of employment opportunities, and allows
5 for the capture of regional growth.

6 The existing FAR is impractical for certain land uses and limits the growth of existing
7 uses. The proposed increase in FAR will facilitate and encourage new types of land
8 uses and incentivize existing uses to stay and expand. Additionally, industrial and
9 manufacturing uses tend to be high employment generators, therefore it is anticipated
10 that an increase in FAR will generate a variety of employment opportunities.

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

13 If the proposed increase in FAR is approved, all future development will still be
14 subject to all applicable development standards pertaining to setbacks, lot size,
15 parking, and permitted land uses. Therefore, the proposed FAR will continue to fulfill
16 Goal 2 of the Land Use Element.

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

18 Property and business owners who are interested in investing capital in new
19 construction may be discouraged by the existing limiting FAR. The proposed
20 increase in FAR is expected to encourage new construction and/or revitalization of
21 existing properties.

22 **2. The proposed amendment would not be detrimental to the public interest,
23 health, safety, convenience or welfare of the City.**

24 **Finding:** If the proposed increase in FAR is approved, all future development will still
25 be subject to all applicable development standards pertaining to setbacks, lot size,
26 parking, and permitted land uses. Development standards are adopted to protect
27 and promote the City's public interest, health, safety, convenience, and welfare.
28 Therefore, this finding can be made.

1 **3. The proposed amendment would contribute to an appropriate balance of land**
2 **uses so that local residents may work and shop in the community in which**
3 **they live.**

4 **Finding:** The proposed increase in FAR will facilitate and encourage new types of
5 land uses and incentivize existing uses to stay and expand. This will be beneficial to
6 the public, creating jobs and increase availability of local services and goods for the
7 community. Therefore, this finding can be made.

8 **4. The subject parcel(s) is physically suitable (including, but not limited to**
9 **access, provision of utilities, compatibility with adjoining land uses and**
10 **absence of physical constraints) for the requested/anticipated land use**
11 **development.**

12 **Finding:** The newly created parcels resulting from the Applicant's proposal to
13 subdivide the subject parcel into two will be physically suitable for the proposed
14 construction of Building "A" (warehouse) and Building "B" (self-storage). Both newly
15 created properties will meet all applicable development standards, including parking,
16 setbacks, and lot size. Therefore, the subject parcel is physically suitable for the
17 requested land use development.

18 **5. The proposed project has been reviewed in compliance with the provisions of**
19 **the California Environmental Quality Act (CEQA), and the City's Guidelines.**

20 **Finding:** A Mitigated Negative Declaration was prepared for the proposed project.
21 With mitigation measures, the proposed project would have less-than-significant
22 impacts to the surrounding physical environment.

23 **SECTION 3.** The Planning Commission hereby makes the following findings in
24 connection with the proposed Zoning Ordinance Amendment:

25 **1. The proposed amendment is consistent with the General Plan.**

26 **Finding:** The proposed General Plan amendment will be consistent with the goals of
27 the Land Use Element as described below.

28 **Goal 1:** Provide for a mix of land uses which meets the diverse needs of all

1 Huntington Park residents, offers, a variety of employment opportunities, and allows
2 for the capture of regional growth.

3 The existing FAR is impractical for certain land uses and limits the growth of existing
4 uses. The proposed increase in FAR will facilitate and encourage new types of land
5 uses and incentivize existing uses to stay and expand. Additionally, industrial and
6 manufacturing uses tend to be high employment generators, therefore it is anticipated
7 that the increase in FAR will generate a variety of employment opportunities.

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

10 If the proposed increase in FAR is approved, all future development will still be
11 subject to all applicable development standards pertaining to setbacks, lot size,
12 parking, and permitted land uses. Therefore, the proposed FAR will continue to fulfill
13 Goal 2 of the Land Use Element.

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

15 Property and business owners who are interested in investing capital in new
16 construction may be discouraged by the existing limiting FAR. The proposed
17 increase in FAR is expected to encourage new construction and/or revitalization of
18 existing properties.

19 **2. The proposed amendment would not be detrimental to the public interest,
20 health, safety, convenience or welfare of the City.**

21 **Finding:** If the proposed increase in FAR is approved, all future development will still
22 be subject to all applicable development standards pertaining to setbacks, lot size,
23 parking, and permitted land uses. Development standards are adopted to protect
24 and promote the City's public interest, health, safety, convenience, and welfare.
25 Therefore, this finding can be made.

26 **3. The proposed project has been reviewed in compliance with the provisions of
27 the California Environmental Quality Act (CEQA), and the City's Guidelines.**

28 **Finding:** A Mitigated Negative Declaration was prepared for the proposed project.

1 With mitigation measures, the proposed project would have less-than-significant
2 impacts to the surrounding physical environment.

3 **4. The proposed amendment is internally consistent with other applicable**
4 **provisions of the Municipal Code.**

5 **Finding:** The proposed amendment is internally consistent with other applicable
6 provisions of the Municipal Code. Specifically, the newly created parcels and
7 buildings will meet all development standards, including parking, setbacks, and lot
8 size.

9 **SECTION 4:** The Planning Commission hereby makes the following findings in
10 connection with the proposed CUP:

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

14 **Finding:** Self-storage uses are conditionally permitted within the MPD. With the
15 approval of the proposed General Plan Amendment and Zoning Ordinance
16 Amendment, the proposed self-storage facility complies with all applicable
17 development standards including off-street parking and setbacks and would not
18 impair the integrity and character of the MPD district.

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

20 **Finding:** One of the goals of the Land Use Element of the General Plan is to provide
21 for a mix of land uses which meets the diverse needs of all Huntington Park
22 residents, offers, a variety of employment opportunities, and allows for the capture of
23 regional growth. The proposed self-storage facility is expected to serve local
24 businesses and residents while also creating employment opportunities. The
25 proposed use is consistent with the General Plan.

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

1 **Finding:** A Mitigated Negative Declaration was prepared for the proposed project.
2 With mitigation measures, the proposed project would have less-than-significant
3 impacts to the surrounding physical environment.

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

11 **Finding:** The design, size, and location of the project site are adequate to support
12 the proposed self-storage facility. The self-storage facility will have its own parcel as
13 a result of the proposed parcel subdivision. The self-storage facility will be built on a
14 102,530 square foot lot and will provide 30 off-street parking spaces to satisfy the 11
15 required off-street parking spaces for the use. Since all applicable development
16 standards are being met, the proposed self-storage facility is not expected to create
17 significant noise, traffic or other conditions that may be detrimental to neighboring
18 uses or to the public.

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

21 **Finding:** The subject site is physically suitable for the proposed self-storage facility.
22 The proposed 102,530 square foot newly created parcel has adequate circulation for
23 vehicles, parking, and access from Alameda Street.

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

27 **Finding:** Access to the site is provided through Alameda Street. Alameda Street is
28 not only designated a major arterial to accommodate vehicular circulation, but is also

1 one of the main corridors of commercial land uses throughout the City. The subject
2 site is also surrounded by other similar industrial properties. This project meets all
3 the minimum development standards pertaining to parking, setbacks, and lot size.

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

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

9 **Finding:** Self-storage facilities are conditionally permitted within the MPD. With the
10 approval of the proposed General Plan Amendment and Zoning Ordinance
11 Amendment, the proposed self-storage facility complies with all applicable
12 development standards including off-street parking and setbacks.

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

14 **Finding:** One of the goals of the Land Use Element of the General Plan is to provide
15 for a mix of land uses which meets the diverse needs of all Huntington Park
16 residents, offers, a variety of employment opportunities, and allows for the capture of
17 regional growth. The proposed self-storage facility is expected to serve local
18 businesses and residents while also creating employment opportunities. The
19 proposed development is consistent with the General Plan.

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

23 **Finding:** It is anticipated that the existing and future development of the zoning
24 district continue as manufacturing and industrial. The surrounding properties within
25 the vicinity are built for manufacturing and industrial uses. The proposed
26 development would be compatible with existing surrounding uses, therefore, will not
27 adversely impact the subject site or surrounding area. The proposed use will not be
28 of greater intensity than the existing surrounding uses.

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

4 A Mitigated Negative Declaration was prepared for the proposed project. With
5 mitigation measures, the proposed project would have less-than-significant impacts
6 to the surrounding physical environment.

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

9 **Finding:** The subject site is physically suitable for the proposed self-storage facility.
10 The proposed 102,530 square foot newly created parcel has adequate circulation for
11 vehicles, parking, and access from Alameda Street.

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

15 **Finding:** Access to the site is provided through Alameda Street. Alameda Street is
16 not only designated a major arterial to accommodate vehicular circulation, but is also
17 one of the main corridors of commercial land uses throughout the City. The subject
18 site is also surrounded by other similar industrial properties. This project meets all
19 the minimum development standards pertaining to parking, setbacks, and lot size.
20 Therefore, the proposed development will not be detrimental to the City’s public
21 health, safety, and general welfare.

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

25 **Finding:** The design, size, and location of the project site are adequate to support
26 the proposed self-storage facility. The subject site is approximately 102,530 square
27 feet and will provide 30 off-street parking spaces to satisfy the 11 required off-street
28 parking spaces for the use. Because the subject site and proposed self-storage

1 facility comply with all applicable development standards, it is not expected to create
2 significant noise, traffic or other conditions that may be detrimental to neighboring
3 uses or to the public. Therefore, the proposed development's design, location, size,
4 and operating characteristics will not be detrimental to the City's public health, safety,
5 or welfare.

6 **SECTION 6:** The Planning Commission hereby approves Resolution No. 2016-03,
7 recommending to the City Council the adoption of an ordinance amending the Land Use
8 Element of the General Plan; an ordinance amending Title 9, Chapter 4, Article 3 of the
9 Huntington Park Municipal Code relating to property development standards; a
10 Conditional Use Permit to establish a self-storage facility; a Development Permit for the
11 construction of two warehouse buildings totaling 245,000 square feet; a Tentative Parcel
12 Map to divide one parcel into two; and the adoption of a Mitigated Negative Declaration
13 subject to the execution and fulfillment of the following conditions:

14 **Planning Division**

- 15 1. That the property owner and applicant shall indemnify, protect, hold harmless and
16 defend the City and any agency or instrumentality thereof, its officers, employees and
17 agents from all claims, actions, or proceedings against the City to attack, set aside,
18 void, annul, or seek damages arising out of an approval of the City, or any agency or
19 commission thereof, concerning this project. City shall promptly notify both the
20 property owner and applicant of any claim, action, or proceeding to which this
21 condition is applicable. The City shall cooperate in the defense of the action, while
22 reserving its right to act as it deems to be in the best interest of the City and the
23 public. The property owner and applicant shall defend, indemnify and hold harmless
24 the City for all costs and fees incurred in additional investigation or study, or for
25 supplementing or revising any document, including, without limitation, environmental
26 documents. If the City's legal counsel is required to enforce any condition of approval,
27 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 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 by the property or business owner and at their own expense.
7. That all on-site uses shall obtain/amend its City of Huntington Park Business License prior to commencing business operations.
8. That the Applicant shall obtain Fire Department approval of the project (design, layout, use, parcel subdivision, etc.), as presented to the Planning Commission and City Council, otherwise this entitlement shall become null and void.
9. 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.
10. 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

1 facilities shall be of compatible design related to the building structure for which such
2 facilities are intended to serve and shall be installed prior to the commencement of
3 business operations.

4 11. That any proposed on-site utilities, including electrical and telephone, be installed
5 underground and be completely concealed from public view as required by the
6 Planning Division.

7 12. That all proposed trash enclosures be maintained with a gate and overhead trellis in
8 compliance with HPMC Section 9-3.103(24).

9 13. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the
10 Huntington Park Municipal Code relating to Storm Water Management. The applicant
11 shall also comply with all requirements of the National Pollutant Discharge
12 Elimination System (NPDES), Model Programs, developed by the County of Los
13 Angeles Regional Water Quality Board. This includes compliance with the City's Low
14 Impact Development (LID) requirements.

15 14. That this entitlement shall be subject to review for compliance with conditions of the
16 issuance at such intervals as the City Planning Commission shall deem appropriate.

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

19 16. That this entitlement may be subject to additional conditions after its original
20 issuance. Such conditions shall be imposed by the City Planning Commission as
21 deemed appropriate to address problems of land use compatibility, operations,
22 aesthetics, security, noise, safety, crime control, or to promote the general welfare of
23 the City.

24 17. That this entitlement shall be subject to review if any alteration, modification, or
25 expansion is proposed.

26 18. That this entitlement shall expire in the event it is not exercised within one (1) year
27 from the date of approval, unless an extension has been granted by the Planning
28 Commission.

1 19. That if the self-storage use ceases to operate for a period of six (6) months the
2 entitlement shall be null and void.

3 20. That should the operation of this establishment be granted, deemed, conveyed,
4 transferred, or should a change in management or proprietorship occur at any time,
5 this Conditional Use Permit shall be reviewed to ensure compliance with all
6 conditions of approval is current.

7 21. The Director of Community Development is authorized to make minor modifications
8 to the approved preliminary plans or any of the conditions if such modifications shall
9 achieve substantially the same results, as would strict compliance with said plans and
10 conditions.

11 22. That the business owner (applicant) and property owner agree in writing to the above
12 conditions.

13 **Police Department**

14 23. The operation of the establishment shall be limited to those activities and elements
15 expressly indicated on the permit application and approved by the City Council. Any
16 change in the operation, which exceeds the conditions of the approved permit, will
17 require that a new permit application be submitted to the City Council for their review
18 and approval.

19 24. That Noise emanating from the permittee's premises shall not be audible 50 feet or
20 more from the property line of the premises. The permittee shall be responsible for
21 determining how to best meet this requirement, either by keeping doors and windows
22 closed, limiting hours of entertainment, or by offering non-amplified entertainment.

23 25. Litter shall be removed daily or as needed from in front of and around the building.

24 26. Current occupancy loads shall be posted at all times.

25 27. The permittee shall be responsible for installing and maintaining a video surveillance
26 system that monitors no less than the front and rear of the business, with full view of
27 the public right-of-ways, and any parking lot under the control of the permittee.
28

1 These cameras shall record video for a minimum of 30 days and the recordings will
2 be made available to the Huntington Park Police Department.

3 28. The surrounding area (exterior & parking lot) shall be illuminated in order to make
4 easily discernible the appearance and conduct of all person on or about the property.

5 29. Address should be clearly marked in front and rear of structure.

6 30. Business shall have an alarm system installed with panic buttons at the cashier
7 stands and inner offices.

8 **Building and Safety**

9 31. The initial plan check fee will cover the initial plan check and one recheck **only**.
10 Additional review required beyond the first recheck shall be paid for on an hourly
11 basis in accordance with the current fee schedule.

12 32. The second sheet of building plans is to list all conditions of approval and to include a
13 copy of the Planning Commission Decision letter. This information shall be
14 incorporated into the plans prior to the first submittal for plan check.

15 33. School Developmental Fees shall be paid to the School District prior to the issuance
16 of the building permit.

17 34. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance
18 of the building permit.

19 35. Art fee shall be paid to the City prior to issuance of the building Permit

20 36. Recycling deposit shall be filed prior to issuance of the building permit to the
21 satisfaction of the recycling coordinator.

22 37. The address of the building located at the north side of the property (Building A- 1
23 Story Building) shall be 6901 S. Alameda Street and the address of the building
24 located at the south side of the property (Building B- 3 Story Building) shall be 6911
25 S. Alameda Street. An application to assign numbers shall be filed with Building
26 Division prior to plan check submittal.

27 38. In accordance with paragraph 5538(b) of the California Business and Professions
28 Code, plans are to be prepared and stamped by a licensed architect.

1 39. Structural calculations prepared under the direction of an architect, civil engineer or
2 structural engineer shall be provided.

3 40. Nonfixed and movable fixtures, cases, racks, counters and partitions over 5 feet 9
4 inches in height require design and installation plans with supporting calculations to
5 be submitted for plan check review.

6 41. A geotechnical and soils investigation report is required, the duties of the soils
7 engineer of record, as indicated on the first sheet of the approved plans, shall include
8 the following:

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

15 42. The owner shall retain the soils engineer preparing the Preliminary Soils and/or
16 Geotechnical Investigation accepted by the City for observation of all grading, site
17 preparation, and compaction testing. Observation and testing shall not be performed
18 by another soils and/or geotechnical engineer unless the subsequent soils and/or
19 geotechnical engineer submits and has accepted by the Public Works Department, a
20 new Preliminary Soils and/or Geotechnical Investigation.

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

23 44. A grading and drainage plan shall be approved prior to issuance of the building
24 permit. The grading and drainage plan shall indicate how all storm drainage including
25 contributory drainage from adjacent lots is carried to the public way or drainage
26 structure approved to receive storm water.

27 45. All State of California disability access regulations for accessibility per Chapter 11B
28 shall be complied with.

1 46. The building permit will not be issued until the property has been surveyed and the
2 boundaries marked by a land surveyor licensed by the State of California.

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

8 48. Electrical plan check is required.

9 49. Mechanical plan check is required.

10 50. Energy calculations are required.

11 51. Plumbing plan check is required.

12 52. Plumbing fixtures shall be provided as required by the Chapter 4 of the California
13 Plumbing Code. Additional fixtures may be required if not in compliance.

14 53. Project shall comply with the CalGreen Non Residential mandatory requirements.

15 54. No form work or other construction materials will be permitted to encroach in to
16 adjacent property without written approval of the affected property owner.

17 55. Mezzanines shall comply with Section 505.2 of the Building Code.

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

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

25 58. Fire-resistance rating requirements for exterior walls based on fire separation
26 distance of 0 to 5 feet shall comply with Table 602 of the Building Code.

27 59. Maximum area of exterior wall openings and degree of open protection based on fire
28 separation distance of 0 to 5 feet shall comply with Table 705.8 of the Building Code.

1 60. Exterior exit stairways and ramps as an element of means of egress shall comply
2 with Section 1026 and 1027 of the Building Code.

3 61. All development projects equal to one acre or greater of disturbed area that adds
4 more than 10,000 square feet of impervious surface area shall comply with Low
5 Impact Development (LID) standards per Order No. R4-2012-0175.

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

11 63. Separate permit is required for Fire Sprinklers

12 64. Building permits shall not be issued until the final map has been prepared to the
13 satisfaction of the Building Official.

14 **Engineering**

15 65. Remove and replace broken and off grade sidewalk and construct new full size
16 concrete sidewalk along the length of the property frontage in accordance with
17 SPPWC standard plan 113-2, and as directed by the City Engineer or his/her
18 designee.

19 66. Remove and replace broken and off grade curb and gutter and construct new curb
20 and gutter along the length of the property frontage in accordance with SPPWC
21 Standard Plan 120-2, and as directed by the City Engineer or his/her designee.

22 67. Commercial driveways shall be constructed to the satisfaction and approval of the
23 City Engineer and to meet ADA requirements.

24 68. Underground all utility services to the property.

25 69. All USA markings shall be removed at the end of the project.

26 70. Rehabilitate existing AC street pavement by grinding to a depth of 3" and overlay new
27 AC along the length of the property frontage to the centerline of the street.

28 71. All existing pavement striping shall be replaced accordingly.

- 1 72. New LED Street Lights shall be install per Street Light Plan submitted to the City.
- 2 73. All improvements are to be designed, installed and completed at the sole expense of
- 3 the applicant/developer/property owner.
- 4 74. The applicant/developer/property owner shall design and construct the improvements
- 5 to the satisfaction and approval of the City Engineer or his/her designee.
- 6 75. All work shall be done in accordance with Standard Plans for Public Works
- 7 Construction (SPPWC), and/or as directed by the City Engineer or his/her designee.
- 8 76. Project shall meet all requirements of the National Pollutant Discharge Elimination
- 9 System (NPDES) related to pollutants; runoff and non-stormwater discharges
- 10 including but not limited to Low Impact Development, Stormwater Pollution
- 11 Prevention Plan, and/or Erosion Control Plans.
- 12 77. All existing damaged or off-grade curb, gutter and sidewalk shall be removed and
- 13 replaced as directed by the City Engineer or his/her designee.
- 14 78. Any existing improvements damaged or made off grade during construction, shall be
- 15 removed and replaced in accordance with appropriate standards, and as directed by
- 16 the City Engineer or his/her designee.
- 17 79. Bench Marks, Center Line Ties, and any other Survey Monumentation, shall be
- 18 established and/or replaced accordingly at the completion of the project.
- 19 80. New trees shall be one of the approved types by the City for trees in public right-of-
- 20 way, or as directed by the City Engineer or his/her designee. Trees shall be installed
- 21 in the parkway with a low drip irrigation system. Root barriers shall be installed. A
- 22 48"x48" street tree cover shall be installed where required by the City Engineer or
- 23 his/her designee.
- 24 81. When required, existing street pavement shall be rehabilitated along the length of the
- 25 property frontage to the centerline of the street as indicated below, and as directed by
- 26 the City Engineer or his/her designee:
- 27 Install Type II slurry on existing AC pavement.
- 28 or

1 Grind existing pavement to a depth of 2" and overlay new AC.

2 or

3 Remove and reconstruct existing pavement. New street section to match existing
4 adjacent street section, but shall not be less than 4" AC, 4" CAB on 95% compacted
5 base.

6 or

7 Pay in-lieu fee for the required rehab to the City. City will use the in-lieu fees in the
8 future for street rehabilitations as necessary.

9 82. All new driveways shall be according to SPPWC Standard Plan 110-2, Type B or C
10 with the minimum width established by Planning and/or Los Angeles County Fire
11 Department.

12 83. All existing noncomplying driveway aprons shall be constructed in accordance with
13 applicable SPPWC standards.

14 84. Top of driveway apron X shall be 5 feet minimum from any trees, power poles, traffic
15 signal controllers, electric services or similar improvements in the public right of way.

16 85. When required, all existing driveways aprons to be closed shall be removed and
17 replaced with necessary improvements (parkway, landscape, sidewalk, curb and
18 gutter, any others as applicable) to match required adjacent sections, and as directed
19 by the City Engineer or his/her designee.

20 86. All existing and proposed utilities shall be conveyed to the site underground.

21 87. New street lights shall match existing street light standards in the street block, and as
22 directed by the City Engineer or his/her designee.

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

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

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

3 AYES:

4 NOES:

5 ABSENT:

6

7

HUNTINGTON PARK PLANNING COMMISSION

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Eddie Carvajal, Chairperson

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12 ATTEST:

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Carlos Luis, Secretary

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DRAFT CITY COUNCIL ORDINANCE

EXHIBIT G

CASE NO. 2016-03

General Plan’s Land Use Element and the current MPD property development standards within Title 9, Chapter 4, Article 3 of the Huntington Park Municipal Code; and

WHEREAS, on March 16, 2016, following proper notice and public hearing, the City’s Planning Commission adopted Resolution No. 2016-03 recommending to the City Council the adoption of an Ordinance amending the Land Use Element of the General Plan and Title 9, Chapter 4, Article 3 of the Huntington Park Municipal Code pertaining to MPD property development standards; and

WHEREAS, the City Council has considered evidence presented by the Planning Commission and City Staff at a duly noticed public hearing held on March 16, 2016.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: The Land Use Element of the General Plan is hereby amended to read as follows:

**TABLE LU-1
LAND USE DESIGNATIONS/OVERLAYS**

| LAND USE | MAXIMUM DEVELOPMENT DENSITY/INTENSITY (a) | AVERAGE DENSITY/INTENSITY (b) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| RESIDENTIAL Low-Density Residential Medium-Density Residential High-Density Residential Senior Citizen Housing Overlay Single Room Occupancy Overlay | Up to 8.7 du/ac (c) Up to 17.4 du/ac Up to 20 du/ac Up to 225 du/ac Up to 400 du/ac | 8.7 du/ac 17.4 du/ac 20 du/ac 225 du/ac 400 du/ac |
| CENTRAL BUSINESS DISTRICT CBD/Residential | 4:1 FAR on Pacific Boulevard (d) 2:1 FAR elsewhere | 1:1 to 1.75:1 FAR (e) |
| COMMERCIAL General Commercial Professional Commercial | 1:1 FAR 1:1 FAR | 0.5:1 FAR 0.8:1 FAR |
| MANUFACTURING PLANNED DEVELOPMENT (MPD) | 2:1 FAR | 0.4:1 FAR |
| PUBLIC Parks and Recreation Schools Public Facilities | (f) | (f) |
| TRANSPORTATION Streets Rail Transportation Corridor | Not Applicable Not Applicable | Not Applicable Not Applicable |

1 **Manufacturing Planned Development:** Permitted uses include light and heavy manufacturing,
2 processing, warehousing, distribution, wholesaling, service operations, and related developments of a
3 more intense nature. Some of the allowable uses in this designation are cloth manufacturing, electric
4 appliance assembly, and trade schools. The maximum permitted FAR is 2:1.

5 **SECTION 2:** Title 9, Chapter 4, Article 3 of the Huntington Park Municipal Code is hereby
6 amended to read as follows:

7 **9-4.303 General standards.**

8 1. The following development standards are minimum unless stated as maximum by this
9 Code. All setbacks shall be measured from the property line.

10 **Table IV-9**

11 **General Standards**

| Standard | MPD |
|---------------------------------------|------------|
| Gross lot area (square feet) | 5,000 |
| Floor area ratio maximum (FAR) | 2:1 |
| Front setback (feet) | 5 |
| Rear setback (feet) | 0 |
| Side setback (each) (feet) | 0 |
| Side setback (street side) (feet) | 0 |
| Distance between structures (feet) | 0 |
| Structure height (maximum) (feet) | none |

21 **SECTION 3:** Pursuant to the California Environmental Quality Act (CEQA), A Mitigated
22 Negative Declaration was prepared for the proposed project. With mitigation measures, the proposed
23 project would have less-than-significant impacts to the surrounding physical environment.

24 **SECTION 4:** Any provisions of the Huntington Park Municipal Code or appendices thereto
25 inconsistent with the provisions of this Ordinance are hereby repealed or modified to the extent
26 necessary to affect the provisions of the Ordinance.

27 **SECTION 5:** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance
28 is for any reason held to be invalid or unconstitutional by the decision of any court of competent

1 jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The
2 City Council of the City of Huntington Park hereby declares that it would have adopted this Ordinance
3 and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any
4 one or more sections, subsections, sentences, clauses, phrases or potions may be declared invalid or
5 unconstitutional.

6 **SECTION 6:** The City Council hereby incorporates by reference herein and adopts all of the
7 findings and conclusions contained within the Planning Commission Resolution No. 2016-03.

8 **SECTION 7:** This Ordinance shall take effect thirty 30 days after it final passage by the City
9 Council.

10 **SECTION 8:** The City Clerk shall certify to the passage of this Ordinance and shall cause the
11 same to be published in the manner prescribed by law.

12 **PASSED, APPROVED AND ADOPTED** this ___ day of _____, 2016.

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_____, Mayor

Donna Schwartz, City Clerk



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: MARCH 16, 2016

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: JUAN ARAUZ, ASSOCIATE PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2016-06 CUP
(CONDITIONAL USE PERMIT)**

REQUEST: A REQUEST FOR PLANNING COMMISSION APPROVAL OF CONDITIONAL USE PERMIT (CUP) FOR THE ON-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH A RESTAURANT LOCATED AT 2667 FLORENCE AVENUE, WITHIN THE DOWNTOWN SPECIFIC PLAN (DTSP) ZONE.

APPLICANTS: Kevin Zhu & Xue Jiao Chen
2667 Florence Avenue, Suite A
Huntington Park, CA 90255

PROPERTY OWNER: Watson and Associates
101 Main Street, Suite A
Seal Beach, CA 90740

PROJECT LOCATION: 2667 Florence Avenue, Suite A

**ASSESSOR'S
PARCEL NUMBER:** 6322-025-049

PRESENT USE: Commercial

PROJECT SIZE: 1,675 sq. ft.

BUILDING SIZE: Building 1: 16,387 sq. ft.
Building 2: 11,742 sq. ft.
Building 3: 9,705 sq. ft.
Total: 37,834 sq. ft.

SITE SIZE: 95,131 sq. ft.

GENERAL PLAN: Downtown Specific Plan (DTSP)

ZONE: DTSP

**SURROUNDING
LAND USES:**

North: Residential
West: Commercial
South: Commercial (Unincorporated Los Angeles County)
East: Commercial

**MUNICIPAL CODE
REQUIREMENTS FOR A
CONDITIONAL USE PERMIT:**

A restaurant with the on-sale of alcoholic beverages is permitted in the CG 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.

**ENVIRONMENTAL
REVIEW:**

Categorically Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

**PROJECT
ANALYSIS:**

The Applicants, Kevin Chen Zhu and Xue Jiao Chen (Applicants), are requesting Planning Commission approval of a Conditional Use Permit for the on-site sale of beer and wine within a restaurant located at 2667 Florence Avenue, Suite A, in the DTSP Zone.

The Applicants established their restaurant, Hot Mariscos, at 2667 Florence Avenue, Suite A in July of 2015 and was approved with a dining area. The Applicants have made interior improvements to their tenant space since operating their restaurant, consisting primarily of cosmetic repairs. The Applicants state that there is a demand for beer and wine from their customers, however, they are not able to serve alcoholic beverages because a CUP is required. According to the Applicants, the ability to serve beer and wine would improve their sales and make their restaurant more competitive with other restaurants that serve alcohol.

Since the Applicants have already invested in interior tenant improvements, no new construction is being proposed. No modifications are necessary as the restaurant is equipped with all the necessary amenities: kitchen, seating area, storage, and a restroom.

Site Description

The project site is located on the northern side of Florence Avenue, between Rita Avenue and Seville Avenue. It is

bordered by commercial uses to the east, west, and south, and by residential uses to the north. The commercial uses to the south are within the jurisdiction of unincorporated Los Angeles County.

The subject tenant space consists of an existing 1,675 square foot bona-fide restaurant, within an existing 37,834 square foot commercial shopping center. The shopping center is comprised of three buildings, each with its own parcel, however, the center is all under one ownership. The shopping center has a mix of tenants including restaurants, retail, and office uses.

The site is physically suitable for the type and intensity of the proposed restaurant expansion with the on-sale of alcoholic beverages. There are adequate provisions for public access along Florence Avenue, Rita Avenue, and Seville Avenue. The buildings, landscape and parking lot are in good condition, therefore no significant site improvements are required by the Planning Division.

Parking Analysis

Per the Huntington Park Municipal Code (HPMC) Section 9-3.801, the off-street parking requirement for a restaurant is one parking space per every 400 square feet of non-seating area and one parking space per every 100 square feet of seating area. Based on the parking calculation for all the uses, including the restaurant, the property requires 154 parking spaces. Presently, the site consists of 151 parking spaces. However, the property owner is willing to help the Applicants meet the required off-street parking requirement by restriping a portion of the parking lot to provide an additional 7 off-street parking spaces. With the restriping of the parking lot, the Applicants proposal will have a surplus of 4 off-street parking spaces. The table below summarizes this parking calculation.

| OFF-STREET PARKING CALCULATION FOR SUBJECT SHOPPING CENTER | | |
|-----------------------------------------------------------------------|------------------------------|-----------------|
| USE | REQUIRED | PROVIDED |
| Restaurant Seating Area | <u>7,930 sf/100</u> 79.3 | - |
| Restaurant Non-Seating Area | <u>9,457 sf/400</u> 23.6 | - |
| Standard Office and Retail | <u>16,612 sf/400</u> 41.5 | - |
| Medical Office | <u>2,247 sf/300</u> 7.5 | - |
| Beauty Salon | <u>924 sf/600</u> 1.5 | - |
| Total | 154 | 158 |
| 158 provided - 154 required = 4 surplus parking space | | |

Conditional Use Permit Findings

In granting a Conditional Use Permit to allow the on-sale of alcoholic beverages at an existing bona-fide restaurant, 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 use of on-site sale of beer and wine 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. The proposed use complies with all HPMC

development standards including; zoning, parking, and compatibility and would not impair the integrity and character of the DTSP zoning district.

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

Finding: The proposed use of on-site sale of beer and wine is consistent with the General Plan and meets all the zoning and development standards such as zoning and parking. 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 July of 2015 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 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. Additionally, the site has adequate vehicle circulation and suitable access.

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

Finding: The subject site is physically suitable for the proposed restaurant with on-site sale of beer and wine. The lot size of the site is over 95,000 square feet and provides sufficient parking and vehicle circulation. The site is accessible by Florence Avenue, Rita Avenue, and Seville Avenue.

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

Finding: Vehicular and pedestrian access to the site would be provided through Florence Avenue, Rita Avenue, and Seville Avenue. The proposed request for on-site sale of beer and wine 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. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and services.

Conclusion

Based on the above analysis, staff has determined that the Applicants' proposed project satisfies all of the required findings for approval of a Conditional Use Permit. Therefore staff recommends approval of the Applicants' request to allow the on-site sale of beer and wine, subject to conditions, at 2667 Florence Avenue, Suite A.

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. 2016-06 CUP**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING

1. That the property owner and Applicants 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 Applicants 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 Applicants 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 Applicants 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.

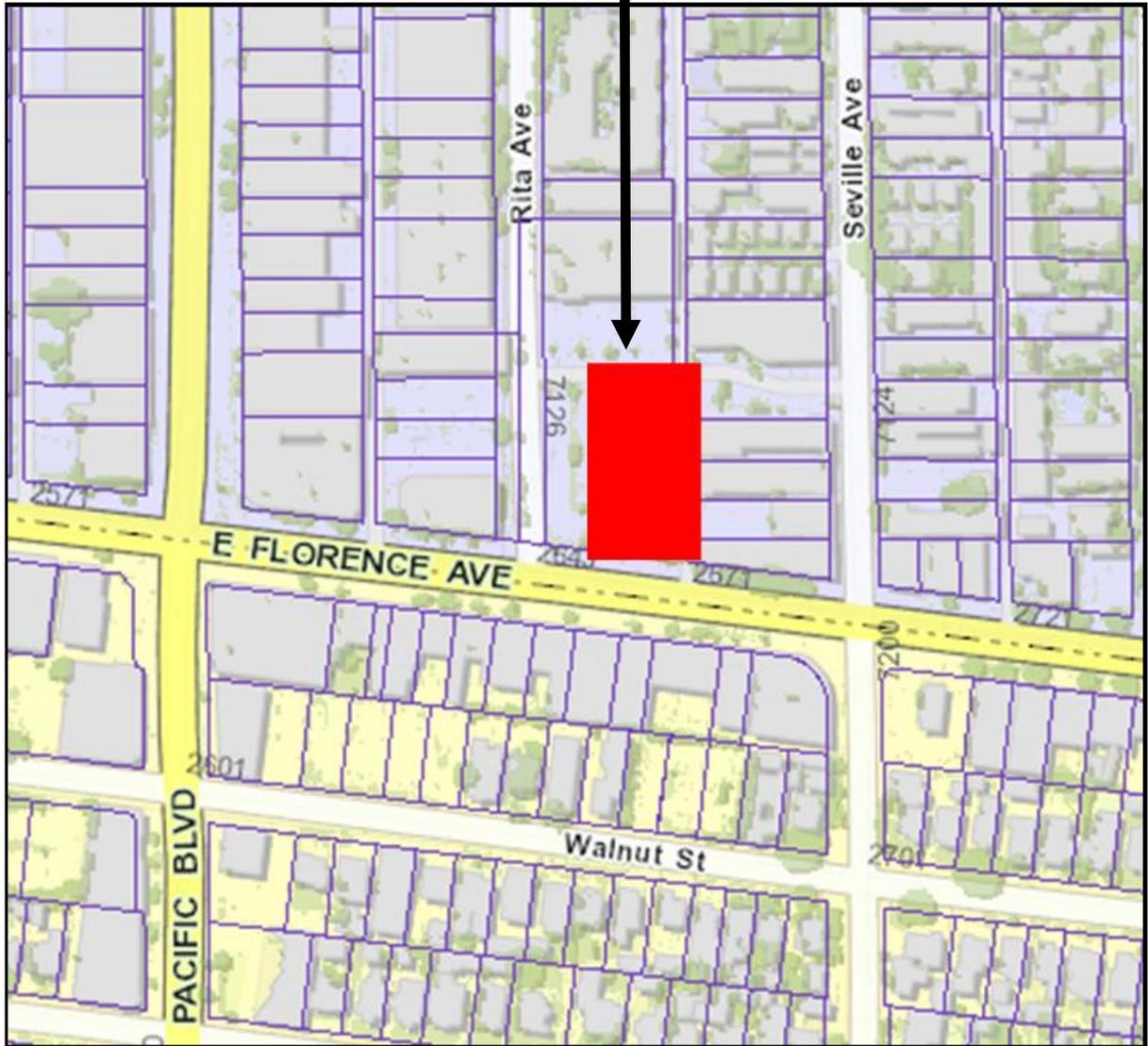
8. That the operator shall obtain/amend its City of Huntington Park Business License prior to commencing business operations.
9. That the Applicants obtain and maintain a valid alcohol beverage license for the on-site sale of beer and wine from the State Department of Alcoholic Beverage Control (ABC) 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 existing trash enclosure with a gate and overhead trellis be maintained in compliance with HPMC Section 9-3.103(24).
17. 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.

18. 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.
19. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
20. 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.
21. 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.
22. 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.
23. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
24. 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.
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.

EXHIBITS:

- A: Vicinity Map
- B: Site Plan
- C: Floor Plan
- D: Elevations
- E: Conditional Use Permit Application/Environmental Assessment Checklist
- F: PC Resolution No. 2016-06 CUP

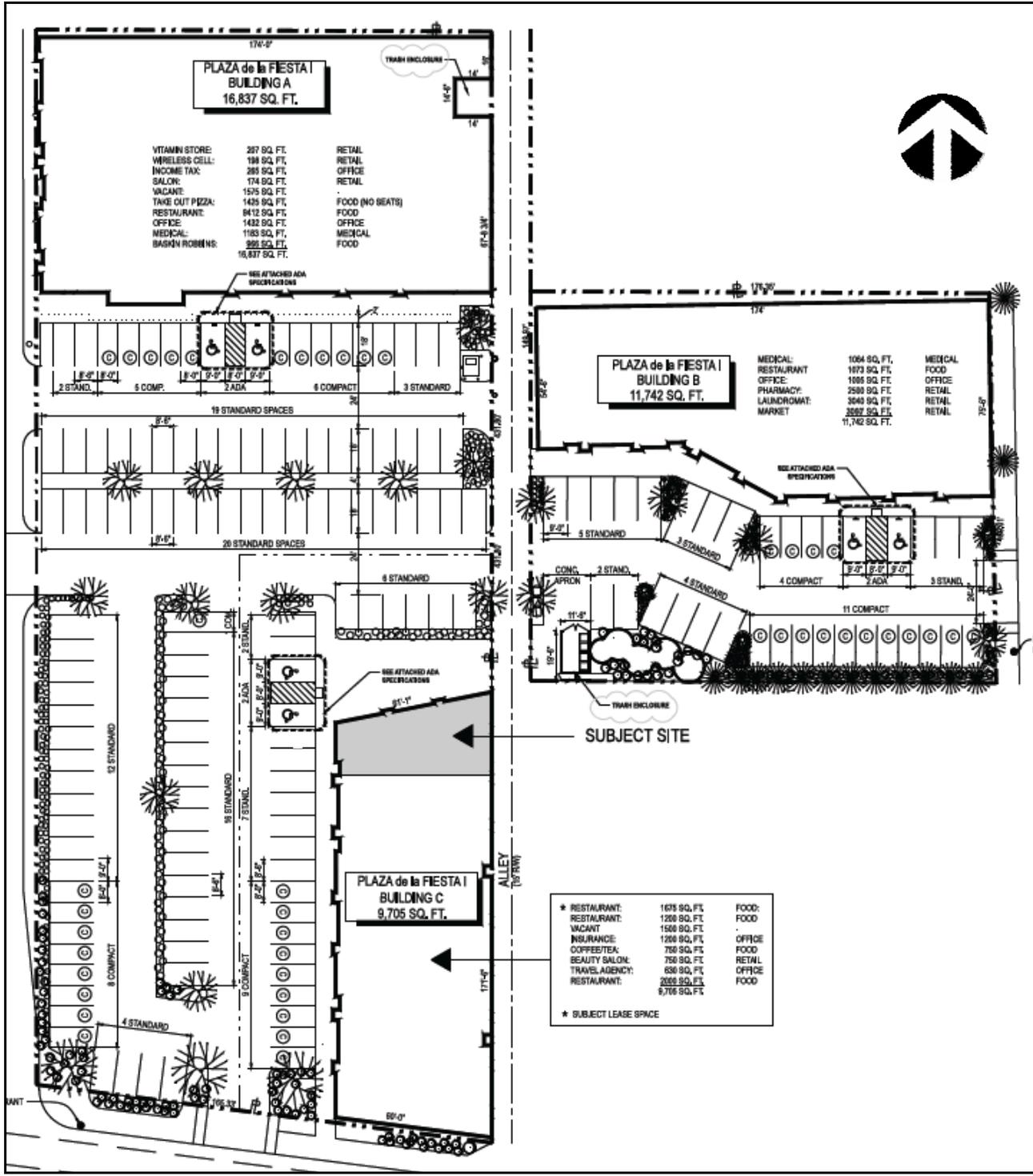
SUBJECT SITE:
6901 Alameda Street
Huntington Park, CA 90255



VICINITY MAP

EXHIBIT A

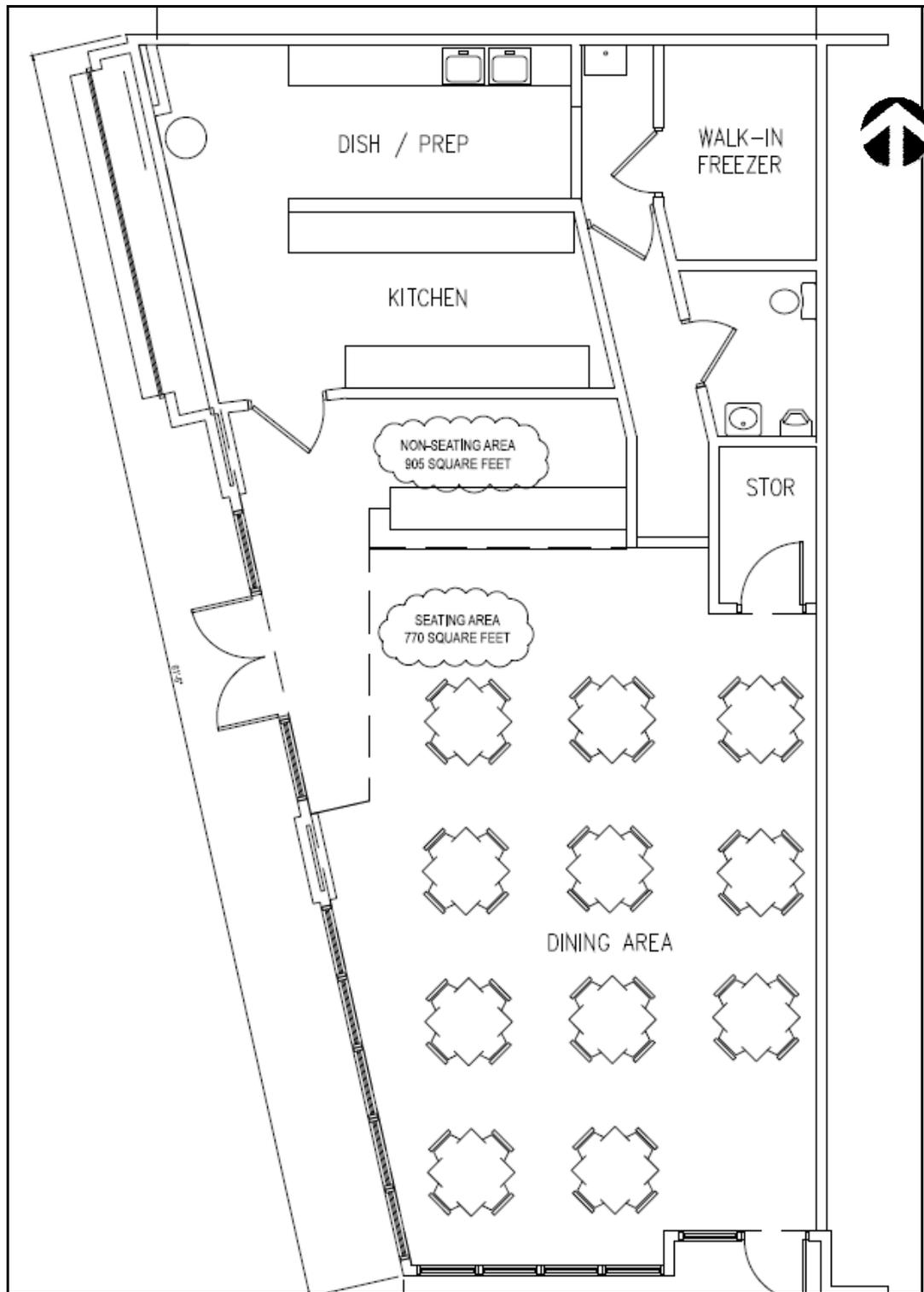
CASE NO. 2016-06



SITE PLAN

EXHIBIT B

CASE NO. 2016-06



FLOOR PLAN

EXHIBIT C

CASE NO. 2016-06



10'-0" NORTH ELEVATION (B)



ELEVATIONS

EXHIBIT D

CASE NO. 2016-06

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

EXHIBIT E

CASE NO. 2016-06



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: 2667 E. Florence Ave., Suite A, Huntington Park, CA
 General Location: Florence Ave. and Rita
 Assessors Parcel Number (APN): 6322 - 025 - 047

APPLICANT'S INFORMATION

Applicant: Ms. Xue Jiao Chen and Kevin Zhu
 Mailing Address: 2667 E. Florence Avenue, Suite A, Huntington Park, CA
 Phone 1: (323) 589-1388 Phone 2: (626) 993-5583 Fax: (323) 589-1383

PROPERTY OWNER'S INFORMATION

Property Owner: Fiesta 1, LLC C/O Watson and Associates
 Mailing Address: 101 Main Street, Suite A, Seal Beach, CA 90740
 Phone 1: (562) 430-0503 Phone 2: _____ Fax: (562) 493-5860

REQUEST

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

We request a CUP to allow the sale of beer and wine
with the operation of an existing sit down restaurant.
This would be on premises sale of beer and wine.

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

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

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

1. The site for this proposed use is adequate in size and shape. (Explain)
The existing 1,675 square foot restaurant is located in an existing 38,284 square foot neighborhood shopping center on 2.44 acres.

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 site is located at the corner of Florence and Rita. It has access of Rita Ave, Florence Ave, Alley access and access off Seville Avenue. All are adequate city access points.

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

The sale of beer and wine with the existing restaurant would provide a nice complimentary choice of beverages with the existing restaurant menu. The sale of beer and wine would not be detrimental or adverse, as it would be sold similar to other sit down restaurants in neighborhood shopping centers like Plaza de la Fiesta.

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

The proposed use is consistent with General Plan as it would cater to the needs of the public and is a compatible use within this existing approved shopping center which was developed in accordance with General Plan and with this type of use in mind. In addition the development of the 250 car parking garage which is under utilized was intended to cater to this shopping center.

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

[Handwritten Signature]

Date 2/2/16

Applicant Signature (Required)

Shu Zhu

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.

Robert W. McCone Authorized Agent Vice President

Date 2/1/16

Property Owner Signature (Required)

Robert W. McCone

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: Ms. Xue Jiao Chen
 Address: 2667 E. Florence Avenue, Suite A, Huntington Park
 Telephone: (323) 589-1388 Fax: (323) 589-1383

2. **Contact Person concerning this project:**
 Name: Kevin Zhu
 Address: 2661 E. Florence Avenue, Suite D, Huntington Park
 Telephone: (626) 993-5583 Fax: (323) 589-1383

3. **Address of project:** 2667 E. Florence Avenue, Suite A, Huntington Park

4. **Assessor's Parcel Number (APN):** 6322-025-047

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 On Premises sale of beer and wine with a bonafide sit down restaurant.

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:**
ABC License

7. **Existing Zone:** DTSP

8. **Proposed use of site:** Existing 1,675 square foot restaurant within an existing 38,284 square foot retail shopping center.

9. **Site size** (lot dimensions and square footage):
See Attached Site plan. Total property encompasses approximately 2.44 acres.
-
10. **Project size:**
Square feet to be added/constructed to structure(s):
None
Total square footage of structure(s): Approximately 38,284 square feet.
11. **Number of floors of construction:**
Existing: One
Proposed: One
12. **Parking:**
Amount required: 153 retail parking spaces.
Amount provided: 158 parking spaces, plus underutilized 250 car parking garage.
13. **Anticipated time scheduling of project:** As soon as possible.
14. **Proposed phasing of development:** N/A
15. **If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:**
N/A
16. **If commercial, indicate the type of commercial use, estimated employment per shift, proposed hours of operations, indicate whether neighborhood, City or Regionally oriented, square footage of sales area, and loading locations:**
This is an existing 1,675 square foot restaurant use with 2 - 4 employees per shift.
The hours of operation are 11am to 9pm. This restaurant will be regionally oriented. The sales area has about 730 square feet.
The loading area will be off the north entrance to the restaurant.

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 proposed beer and wine license would be used in conjunction with an existing sit down restaurant. This location has been the site of a sit down restaurant for over 28 years within the existing neighborhood shopping center. An underutilized 250 car parking garage is located adjacent to this shopping center and was developed for the purpose of serving the needs of this shopping center.

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

This is an existing single story neighborhood shopping center. No new construction is proposed with this application.

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



Applicant (Signature)

1/27/2016.

Date



Subject Property
2667 E. Florence Ave, Ste A
Huntington Park, 90255

250 Space
Parking
Structure

Subject Site
2667 E. Florence Ave, Ste A, Huntington Park, 90255



Subject Site
2667 E. Florence Ave, Ste A, Huntington Park, 90255



Surrounding Property
2661 E. Florence Ave, Huntington Park, 90255



Surrounding Property
7119 Seville Ave, Huntington Park, 90255



Surrounding Property
2661 E. Florence Ave, Huntington Park, 90255



P.C. RESOLUTION NO. 2016-06 CUP

EXHIBIT F

CASE NO. 2016-06

1 **SECTION 1:** Based on the evidence in the Environmental Assessment
2 Questionnaire, the Planning Commission adopts the findings in said Questionnaire and
3 determines that the project, as proposed, will have no significant adverse effect on the
4 environment and adopts an Environmental Categorical Exemption (CEQA Guidelines,
5 Section 15301, Existing Facilities.

6 **SECTION 2:** The Planning Commission hereby finds that all of the following required
7 findings can be made for a Conditional Use Permit in connection with Case No. 2016-06
8 CUP:

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

12 **Finding:** The proposed use of on-site sale of beer and wine is conditionally
13 permitted within the subject zoning district. The subject zoning district, DTSP, is
14 intended to provide for restaurants, general retail, professional office, and service-
15 oriented business activities serving a community-wide need under design standards
16 that ensure compatibility and harmony with adjoining land uses. The proposed use
17 complies with all HPMC development standards including; zoning, parking, and
18 compatibility and would not impair the integrity and character of the DTSP district.

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

20 **Finding:** The proposed use of on-site sale of beer and wine is consistent with the
21 General Plan and meets all the zoning and development standards such as zoning
22 and parking. The land uses for the General Plan and Zoning map have the same
23 DTSP designation and thus consistent. This proposed development also fulfills the
24 goals and objectives of the General Plan, which include providing a mix of land
25 uses which meets the diverse needs of the City.

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

1 **Finding:** The proposed use of on-site sale of beer and wine is Categorically
2 Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California
3 Environmental Quality Act (CEQA) Guidelines.

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

11 **Finding:** The subject restaurant has been in business since July of 2015 and has
12 created no nuisances to the City or surrounding properties. The design, location,
13 size, and operating characteristics of the proposed restaurant with alcohol sales is
14 not expected to be detrimental to the public health, safety and welfare of the City.
15 The proposed request for on-site sale of beer and wine is harmonious and
16 compatible with the existing commercial and service uses presently located within
17 the vicinity and zoning district. Additionally, the site has adequate vehicle
18 circulation and suitable access.

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

21 **Finding:** The subject site is physically suitable for the proposed restaurant with on-
22 site sale of beer and wine. The lot size of the site is over 95,000 square feet and
23 provides sufficient parking and vehicle circulation. The site is accessible by
24 Florence Avenue, Rita Avenue, and Seville Avenue.

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

28 **Finding:** Vehicular and pedestrian access to the site would be provided through

1 Florence Avenue, Rita Avenue, and Seville Avenue. The proposed request for on-
2 site sales of beer and wine will not significantly intensify public access, water,
3 sanitation, and public utilities and services. The project will not require changes to
4 existing public utilities. Given that the surrounding area is already completely
5 developed with public access, water, sanitation, and other public utilities, the
6 proposed project would not affect these infrastructures or require any types of
7 modifications. In addition, the proposed project would not impede the accessibility
8 to public access, water, sanitation, or other public utilities and services.

9 **SECTION 3:** The Planning Commission hereby approves Case No. 2016-06 CUP, a
10 request for approval of a Conditional Use Permit to allow the on-site sale of beer and
11 wine within a restaurant located at 2667 Florence Avenue, Suite A, in the DTSP Zone,
12 subject to the execution and fulfillment of the following conditions:

- 13 1. That the property owner and Applicants shall indemnify, protect, hold harmless and
14 defend the City and any agency or instrumentality thereof, its officers, employees and
15 agents from all claims, actions, or proceedings against the City to attack, set aside, void,
16 annul, or seek damages arising out of an approval of the City, or any agency or
17 commission thereof, concerning this project. City shall promptly notify both the property
18 owner and Applicants of any claim, action, or proceeding to which this condition is
19 applicable. The City shall cooperate in the defense of the action, while reserving its right
20 to act as it deems to be in the best interest of the City and the public. The property owner
21 and Applicants shall defend, indemnify and hold harmless the City for all costs and fees
22 incurred in additional investigation or study, or for supplementing or revising any
23 document, including, without limitation, environmental documents. If the City's legal
24 counsel is required to enforce any condition of approval, the Applicants shall pay for all
25 costs of enforcement, including legal fees.
- 26 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department
27 corrections and conditions, the property shall be developed substantially in accordance
28 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.

- 1 5. That the business be operated in compliance with the City of Huntington Park Noise
2 Ordinance.
- 3 6. That all graffiti be removed from all exterior walls and/or surfaces prior to the
4 commencement of alcohol sales.
- 5 7. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code
6 Section 5-27.02(d), shall be diligently removed within a reasonable time period.
- 7 8. That the operator shall obtain/amend its City of Huntington Park Business License prior
8 to commencing business operations.
- 9 9. That the Applicants obtain and maintain a valid alcohol beverage license for the on-site
10 sale of beer and wine from the State Department of Alcoholic Beverage Control (ABC)
11 and comply with all requirements, and should at any time the required license or permits,
12 issued by the ABC, be surrendered, revoked or suspended, this Conditional Use Permit
13 shall automatically become null and void.
- 14 10. That if the business ceases to operate as a bona fide public eating establishment
15 (restaurant) as defined under the Huntington Park Municipal Code Section 9-
16 4.203(2)(A)(1), then the entitlement shall be null and void.
- 17 11. That business operation be limited to a restaurant only and that beer and wine only be
18 served in conjunction with meals during regular business hours.
- 19 12. That alcohol shall only be served and/or consumed within the designated dining area as
20 shown on the floor plan.
- 21 13. That if any signs are proposed, such signs shall be installed in compliance with the City's
22 sign regulations and that approval be obtained through a Sign Design Review prior to
23 installation and that any existing non-permitted signs either apply for proper permits or
24 be removed.
- 25 14. That all existing and/or proposed mechanical equipment and appurtenances, including
26 satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on
27 the property shall be completely shielded/enclosed so as not to be visible from any public
28 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 existing trash enclosure with a gate and overhead trellis be maintained in
compliance with HPMC Section 9-3.103(24).

1 17. That the Applicants comply with all of the provisions of Title 7, Chapter 9 of the
2 Huntington Park Municipal Code relating to Storm Water Management. The Applicants
3 shall also comply with all requirements of the National Pollutant Discharge Elimination
4 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.

5 18. That this entitlement shall be subject to review for compliance with conditions of the
6 issuance at such intervals as the City Planning Commission shall deem appropriate.

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

9 20. That this entitlement may be subject to additional conditions after its original issuance.
10 Such conditions shall be imposed by the City Planning Commission as deemed
11 appropriate to address problems of land use compatibility, operations, aesthetics,
12 security, noise, safety, crime control, or to promote the general welfare of the City.

13 21. That the Applicants be required to apply for a new entitlement if any alteration,
14 modification, or expansion would increase the existing floor area of the establishment.

15 22. That this entitlement shall expire in the event it is not exercised within one (1) year from
16 the date of approval, unless an extension has been granted by the Planning
17 Commission.

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

20 24. That should the operation of this establishment be granted, deemed, conveyed,
21 transferred, or should a change in management or proprietorship occur at any time, this
22 Conditional Use Permit shall be reviewed.

23 25. The Director of Community Development is authorized to make minor modifications to
24 the approved preliminary plans or any of the conditions if such modifications shall
25 achieve substantially the same results, as would strict compliance with said plans and
26 conditions.

27 26. That the business owner (Applicants) and property owner agree in writing to the above
28 conditions.

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.



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: MARCH 16, 2016

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: MANUEL ACOSTA, ECONOMIC DEVELOPMENT MANAGER

FROM: CARLOS LUIS, SENIOR PLANNER

SUBJECT: PLANNING COMMISSION CASE NO. 2016-07 ZOA/CUP/DP
ZONING ORDINANCE AMENDMENT / DEVELOPMENT PERMIT /
CONDITIONAL USE PERMIT

REQUEST: FOR A ZONING ORDINANCE AMENDMENT TO AMEND CHAPTER 4, SECTION 4-6 ALLOWABLE LAND USE BY DISTRICT, SUBSECTION A OF THE LAND USE ACTIVITY TABLE OF THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DTSP) RELATING TO ALLOWABLE USES; A CONDITIONAL USE PERMIT TO ESTABLISH A DIALYSIS CLINIC; AND A DEVELOPMENT PERMIT FOR A PROPOSED TENANT IMPROVEMENT TO THE INTERIOR OF AN EXISTING 13,700 SQUARE FOOT COMMERCIAL BUILDING; AND THE ADOPTION OF A NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR PROPERTY LOCATED AT 6121-6125 PACIFIC BOULEVARD WITHIN THE DTSP.

APPLICANT: PHP Investments, LLC
1803 Ventura Boulevard, #232
Encino, CA 91316

PROPERTY OWNER: PHP Investments, LLC
1803 Ventura Boulevard, #232
Encino, CA 91316

PROJECT LOCATIONS: Downtown Huntington Park Specific Plan (DTSP) - ZOA;
6121-6125 Pacific Boulevard – CUP / DP

ASSESSOR'S PARCEL NUMBERS (APN): 6320-020-010 and 6320-020-019

PLANNING COMMISSION AGENDA REPORT

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March 16, 2016

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PRESENT USE: Commercial Building (vacant) – 6121- 6125 Pacific Blvd.
Commercial Parking Lot – APN 6320-020-010

BUILDING SIZE: 13,700 sq. ft. – 6121-6125 Pacific Blvd.

PROPERTY SIZE: 16,192 sq. ft. – 6121-6125 Pacific Blvd.
11,678 sq. ft. – APN 6320-020-010

GENERAL PLAN: Downtown Huntington Park Specific Plan

ZONE: Downtown Huntington Park Specific Plan (DTSP)
District B - Festival

**SURROUNDING
LAND USES:** North: DTSP
West: DTSP
South: DTSP
East: DTSP

PROJECT DESCRIPTION: The project applicant, PHP Investments, LLC (Applicant), is requesting approval for a proposed code amendment to the City's Downtown Huntington Park Specific Plan (DTSP) list of permitted uses by including Dialysis clinics as Conditionally Permitted Uses. In addition, the Applicant is applying for a Conditional Use Permit (CUP) for a proposed Dialysis Clinic to be located at 6121-6125 Pacific Boulevard. Lastly, the Applicant is requesting a Development Permit (DP) for a proposed tenant improvement required in order to change the occupancy of the building from retail to a dialysis clinic. The Planning Commission generally serves as the final reviewing authority for consideration of Conditional Use Permits and Development Permits. However, pursuant to Huntington Park Municipal Code (HPMC) Section 9-2.102, the Planning Commission will serve as a recommending body to the City Council for all approvals requested by the Applicant. HPMC Section 9-2.102 provides that permit processing and environmental/design review shall be concurrent and the final decision on the project shall be made by the highest level of review authority. Here, the City Council will serve as the final review authority for all approvals requested by the Applicant because the City Council is the final review authority for Zoning Ordinance Amendments.

**MUNICIPAL CODE
REQUIREMENTS FOR
ZONING ORDINANCE:**

Pursuant to the Huntington Park Municipal Code (HPMC) Section 9-2.1401, the City Council may amend the General Plan, the Zoning Ordinance or Zoning Map whenever required by public necessity and general welfare.

**REQUIRED FINDINGS FOR
A ZONING ORDINANCE
AMENDMENT:**

Pursuant to HPMC Section 9-2.1405, the Planning Commission shall make a written recommendation to the City Council on the proposed amendment whether to approve, approve in modified form, or disapprove based upon the findings outlined in Section 9-2.1407 (Findings), below. Pursuant to City of Huntington Park Municipal Code Section 9-2.1407(2), an amendment to the Zoning Code may be approved in compliance with State law (Government Code Section 653800 et. seq., Chapter 43 only if all of the following findings are made:

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

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

Pursuant to HPMC Section 9-2.102, the Planning Commission will serve as a recommending body to the City Council for the consideration of the Applicant's Conditional Use Permit (CUP). Following a public hearing, the Planning Commission shall record its recommendation to the City Council in writing and shall recite the findings upon which the recommendation is based. The Planning Commission may recommend approval and/or modification to a Conditional Use Permit (CUP) application in whole or in part, with or

without conditions, only if all of the following findings are made:

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;
2. The proposed use is consistent with the General Plan;
3. The approval of the 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.

**REQUIRED FINDINGS
FOR A DEVELOPMENT
PERMIT:**

Pursuant to HMPC Section 9-2.1004, a Development Permit is required because the Applicant is proposing a change in use from retail to medical office. Pursuant to HMPC Section 9-2.102, the Planning Commission will serve as a recommending body to the City Council for the consideration of the Applicant's Development Permit. Following a public hearing, if required, the Planning Commission (as outlined in Table II-1) shall record its recommendation to the City Council in writing and shall recite the findings upon which the recommendation is based. The Planning Commission may

PLANNING COMMISSION AGENDA REPORT

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recommend approval, modification, or denial of a Development Permit in whole or in part and shall impose specific development conditions if approval is recommended. 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. 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:**

Upon completion of the Environmental Assessment Initial Study, the City of Huntington Park has determined that the

proposed project will not have a significant effect on the environment and has prepared a Negative Declaration for the project. The Negative Declaration (ND) was prepared in accordance with the California Environmental Quality Act (CEQA), Article 1. Sec. 15000 et. seq.

BACKGROUND:

Site Description

The subject site is located on the west side of Pacific Boulevard, south of Randolph Street, within the City's Downtown Huntington Park Specific Plan (DTSP). Specifically, the subject site is located within District B, also known as the "Festival" district. The subject site is bounded to the north, south, east, and west by commercial properties zoned (DTSP). The subject site has frontage along Pacific Boulevard. An off-street parking lot is located at the rear of the building, which is accessed by Rugby Avenue and an alley located behind the subject site.

The subject site measures approximately 16,192 square feet and is currently developed with an approximate 13,700 square foot commercial building. According to business license records, the subject site is currently being occupied by a retail furniture shop (6121 Pacific) and a bridal/tuxedo business (6123 Pacific). Associated with the subject site is an off-street parking lot located to the rear (west) of the parcel fronting Pacific Boulevard. The parking lot measures approximately 11,678 square feet and can accommodate 35 number of vehicles.

Project Description

The Applicant is requesting a proposed code amendment to the City's Downtown Huntington Park Specific Plan (DTSP) list of permitted uses by including Dialysis clinics as Conditionally Permitted Uses. In addition, the Applicant is applying for a Conditional Use Permit (CUP) for a proposed Dialysis Clinic to be located at 6121-6125 Pacific Boulevard. Lastly, the Applicant is requesting a Development Permit (DP) for a proposed tenant improvement required in order to change the occupancy of the building from retail to a dialysis clinic.

DISCUSSION:

In order to amend the Zoning Code, the Planning Commission is required to make a written recommendation to the City Council of the proposed amendment. The

Planning Commission may recommend approval, approval in modified form, or recommend disapproval based upon the findings outlined in Section 9-2.1407(2).

Pursuant to 9-2.102 of the HPMC, projects requiring the filing of more than one land use permit application, shall file all related permits concurrently, unless waived by the Director, and pay appropriate fees in compliance with Article 16 of the HPMC. Permit processing and environmental/design review shall be concurrent and the final decision on the project shall be made by the highest level of Review Authority, in compliance with Table II-1 (Threshold of Review).

ANALYSIS:

Business Plan

According to the business plan dated January 15, 2016, DaVita proposes to provide outpatient dialysis services. Patients are anticipated to receive treatment three times a week for three hours each treatment. No general anesthetic is required nor used for this process and as a result, patients are ambulatory and return home that same day.

DaVita staff will consist of a facility administrator, a registered nurse, a clinical coordinator, and patient technicians as required by patient volume, a biomedical technician, a social worker, and a dietician. Although the business description does not specify the approximate amount of patients they expect to treat at the facility at any given time, the floor plan identifies a treatment area with a capacity of 25 stations.

In conversations with the Applicant, they have expressed to us that patients are transported to the facility by family or caregivers. According to the Applicant, family and caregivers are anticipated to patronize surrounding businesses while they wait for patient treatment to finish. While it is conceivable that people waiting for patients may patronize local businesses, it is unknown how many actually will shop locally while they wait.

Floor Plan

The existing building is comprised of a first floor approximately 13,560 square feet in size and a mezzanine level measuring approximately 2,632 square feet. The proposed plans identify the demolition of the mezzanine

level as well as a complete reconfiguration of the first floor. The proposed tenant improvement requires approval of a Development Permit (DP).

The first floor is proposed to be occupied by a dialysis clinic along with a second tenant, which is yet to be determined. The dialysis clinic will occupy approximately 11,590 square feet and the second tenant will occupy 1,970 square feet.

The primary entrance of the proposed dialysis clinic will be located along the northwest portion (rear) of the building, adjacent to the alley and off-street parking lot. The floor plan will consist of a waiting area, offices, conference rooms, equipment room, storage room, restrooms, staff lounge, exam rooms, nurse stations, and treatment stations. Only secondary access (i.e. exit) is proposed along Pacific Boulevard. In order to promote Pacific Boulevard as a pedestrian friendly street, typical building design includes primary access from Pacific Boulevard. In this proposal, primary accesses is from the rear, which may also be considered adequate; however, rear entrance is catered towards patrons arriving from the off-street parking areas.

Although the specific tenant for the adjacent space is not determined at this time, in conversation with the Applicants, they have expressed interest in proposing a retail tenant. It is worth noting that the proposed project dedicates approximately 15% of the first floor area to a retail establishment versus approximately 85% of floor area to the dialysis clinic.

Off-Street Parking

Since dialysis clinics do not provide for their own specific off-street parking calculation, we have determined that the parking standards for health related uses applies. Per DTSP Section 4-4.9, health related uses such as medial offices/clinics, dental offices/clinics, and veterinary clinics require one parking space for every 300 square feet of building gross floor area. For the proposed adjacent tenant space, if the use is commercial, retail and service based, parking is required at a ratio of one space for every four hundred square feet of gross floor area. As a result, the proposed project would require a minimum of 39 parking spaces for the proposed dialysis clinic and 5 spaces for the commercial, retail, service use. A total of 44 spaces shall be

required. The following table identifies the required spaces by use:

| STANDARD OFF-STREET PARKING CALCULATION | | |
|------------------------------------------------|-----------------------|-----------------|
| USE | REQUIRED | PROVIDED |
| Dialysis Clinic | 11,590/300 = 39 | - |
| Retail/commercial | 1,970/400 = 5 | - |
| | Total Required | 44 |
| | Total Provided | 40 |

The proposed project has a total of 40 existing parking spaces. Therefore, the proposed project is deficient four parking spaces. Due to the fact that the proposed project does not provide for sufficient off-street parking, the Applicant has the option of reducing the size of the building in order to comply with the parking requirement or pay parking in-lieu fee for each parking space that is deficient. The parking in-lieu fee will be subject to HPMC section 9-3.813.

Existing Façade

As shown on the Elevation Plans, the existing building is proposed to remain as is with no exterior improvements. It is worth noting that although not shown on the elevation plans, there is a proposed change to the east elevation affecting the existing store front. According to the floor plan, the southerly most entrance doors will be removed and one will be replaced with a new exit door. If the Planning Commission considers recommending approval of proposed project, a condition will be included in requiring that all entrance doors along Pacific Boulevard shall be replaced with storefronts to match existing.

Zoning Ordinance Amendment

The Applicant is requesting to include Dialysis Clinics as conditionally permitted uses within section 4-6, Land Use Table of the DTSP. Currently, the DTSP Dialysis Clinics are not listed within the DTSP. As a result, pursuant to section 4-6 of the DTSP, where a use classification is not listed, that land use classification is not permitted. In order to propose a Dialysis Clinic within the City’s DTSP, the Zoning Ordinance Amendment (ZOA) is required.

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Due to the fact the Applicant is proposing the ZOA to require a CUP for Dialysis Clinics, a CUP application is also being requested along with the ZOA and DP. If the ZOA is recommended for approval, all future requests for dialysis clinics will require a public hearing before the Planning Commission. The CUP would allow the City to review future applications on a case-by-case basis. Should applications be considered, conditions of approval may be imposed relating to hours of operation, site improvements, etc.

The Applicant has identified in the ZOA application that the "DTSP has outgrown its limit" and the Applicant's goal is to "bring job opportunities to the City of Huntington Park." The Applicant has also stated that if the ZOA is approved, they will be bringing "one of the largest dialysis company to the area for serving the people." The Applicant also states that "services will be provided to residents of Huntington Park as well as other neighboring cities."

The Applicant states that the proposed ZOA will not cause any conflict between the goals and objectives of the City. In addition, the Applicant further states that the proposal "will follow all rules and regulations of the City and keep up with the City's priorities." The Applicant has also identified that their proposed "changes are not conflict with City plans."

The Applicant's written application also states that the proposed project will provide convenience to the residents of Huntington Park by providing additional dialysis services to the area. Furthermore, according to the application, the project will "have more business like restaurants, pharmacy, convenience stores for the patient and their accompanies." The Applicant has verbally clarified to us that the proposed parties waiting for a patient's treatment will shop and patronize local surrounding businesses. Again, although it is conceivable that people waiting for patients to receive treatment may shop and patronize local surrounding businesses, it is also common for them to wait for the patient to complete treatment in the lobby or waiting area of the business.

As noted in the CUP application, the Applicant states that the proposed dialysis clinic will employ 25 people. Although there is a potential for job creation, it is unclear if there will be new employment opportunities or if DaVita will transfer existing employees to this location.

Pursuant to HPMC 9-4.603, which outlines the intent and purpose of the DTSP, which is to “to provide for development of local and regionally serving commercial uses and improve the economic vitality and livability of the downtown area through the through implementation of a comprehensive strategy attracting and expanding economic activity and commerce, as well as establishing a more pedestrian-friendly mixed use environment.” As stated in the intent, the focus of the DTSP is on expand economic activity and commerce in order to improve the vitality and livability of the downtown area. Typically, medical related uses generate little to no sales tax revenue. The alternative to a dialysis clinic would be to establish a use that is currently permitted. It is worth noting that according to the Applicant, they have been unsuccessful in attracting a commercial tenant.

Findings

Zoning Ordinance Amendment

In order to recommend approval to the City Council, the Planning Commission must make the findings in support of the ZOA. Pursuant to HPMC Section 9-2.1407(2), the following are the findings that must be made:

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

Conditional Use Permit Findings

If the Planning Commission recommends approval of the ZOA, the following findings for a Conditional Use Permit

must also be made and recommended to the City Council in order to establish a dialysis clinic at the subject site. The findings are as follows:

- 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.**

Development Permit Findings

A Development Permit is required in order to allow the tenant improvements to accommodate a dialysis clinic if the proposed project is recommended for approval. The following are the findings that will need to be made and recommended in conjunction with the findings above:

- 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.**
- 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.**

Other Department and Agency Review

The proposed project application has been routed to various departments within the City as well as outside agencies for comments. The following is a list of department and agencies we routed the application to and the status of the review.

Los Angeles County Fire Department:
Under review and awaiting response

Los Angeles County Sanitation District:
No Response

Huntington Park Building and Safety Division:

See Conditions of Approval

Huntington Park Police Department:
See Conditions of Approval

Huntington Park Code Enforcement Division:
See Conditions of Approval

SUBSEQUENT ACTION:

If the Planning Commission makes the required findings and recommends to the City Council the adoption of the Zoning Ordinance Amendment, approval of the Conditional Use Permit and Development Permit; the item will be presented to the City Council, at a duly noticed public hearing, for final consideration and approval.

CONCLUSION:

Based on the information provided, the Planning Commission has the following options:

1. Recommend approval of the proposed ZOA, CUP, and DP and associated Negative Declaration to the City Council – This option will require the Planning Commission to make the findings in support of the ZOA, CUP, and DP. A Resolution would be required to be brought back to the Planning Commission.
2. Recommend denial of the proposed ZOA, CUP, and DP and associated Negative Declaration to the City Council - This option will require the Planning Commission to not make the findings in support of the ZOA, CUP, and DP. A Resolution would be required to be brought back to the Planning Commission.
3. Continue the item and request additional information from the Applicant - This option will require the Applicant to submit additional information and the item brought back to the Planning Commission for consideration.

If the Planning Commission selects option 1, the following conditions of approval are recommended.

CONDITIONS OF APPROVAL:

Planning Division

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 proposed 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 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 by the property or business owner and at their own expense.
7. The elevation plans shall be revised to reflect the proposed removal of the entrance doors along the easterly elevation (facing Pacific Boulevard) and identify that they will be replaced with storefront to match the existing.
8. The existing building shall be comprehensively painted with new paint. Prior to painting, the Applicant shall obtain Planning Division approval of the proposed paint colors.

PLANNING COMMISSION AGENDA REPORT

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9. The existing structure located at the northwest corner of the parking lot shall be removed from the subject site.
10. The existing roof mounted sign shall be removed from the subject site.
11. The Applicant shall contact the Gabrieleno Band of Mission Indians to coordinate monitoring of the site during all ground disturbance requirements.
12. That the operator shall obtain/amend its City of Huntington Park Business License prior to commencing business operations.
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 business.
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.
16. 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.
17. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
18. 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.
19. 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.
20. That this permit 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.

PLANNING COMMISSION AGENDA REPORT

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21. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
22. 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.
23. 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.
24. That the Applicant and property owner agree in writing to the above conditions.

Building and Safety

25. 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.
26. 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.
27. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
28. Art fee shall be paid to the City prior to issuance of the building Permit
29. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.
30. The proposed tenant space shall be addressed as 6125 Pacific Boulevard Unit B whereas the newly subdivided tenant space shall be addressed 6125 Pacific Boulevard Unit A. An application to assign unit numbers shall be filed with Building Division prior to plan check submittal.
31. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
32. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
33. 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:

PLANNING COMMISSION AGENDA REPORT

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- 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.

34. 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.

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 X-ray equipment.

37. Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing or similar care on a less than 24-hour basis to individuals who are rendered incapable of self-preservation by the services provided are considered as ambulatory care facility.

38. An ambulatory health care facility that receives persons for outpatient medical care that may render the patient incapable of unassisted self-preservation and where each tenant space accommodates more than five such patients shall be classified as I-2.1 Group Occupancy.

39. Occupancies in Group I-2 *and* I-2.1 shall comply with the provisions of Sections 407.

40. Occupancies classified as ambulatory care facilities shall comply with the provisions of Sections 422.

41. Applicant is solely responsible for satisfying all Office of Statewide Health Planning and Development ('OSHPD') requirements, including but not limited to Health and Safety Code Sections 1200 and/or 1250; and for obtaining any necessary certifications required for an OSHPD 3 use by the State of California. Applicant is solely responsible for submitting plans to OSHPD, paying all associated fees, requesting inspections from OSHPD, and coordinating all OSHPD 3 work with all other work within the jurisdiction of the City. City will plan check and inspect only for compliance with California Title 24, excluding all OSHPD 3 requirements. City is not responsible for scheduling or coordinating any work within its jurisdiction with any work within the jurisdiction of OSHPD.

42. 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

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such division or group of occupancies per Section 3408.1 of CBC.

43. 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.
44. Each portion of a building shall be individually classified in accordance with Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or 508.4, or a combination of these sections.
45. Individual occupancies shall be separated from adjacent occupancies in accordance with Table 508.4.
46. The building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire-resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2.
47. Fire-resistance rating requirements for exterior walls based on fire separation distance of 5 to 10 feet shall comply with Table 602 of the Building Code.
48. Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 5 to 10 feet shall comply with Table 705.8 of the Building Code.
49. Egress through intervening spaces shall comply with Section 1014.2.
50. The common path of egress travel (defined in the code as “that portion of exit access which the occupants are required to traverse before two separate and distinct paths of egress travel to two exits are available”) shall not exceed the common path of egress travel distances in Table 1014.3.
51. Two exits or exit access doorways from any space shall be provided where the common path of egress travel exceeds one of the limitations of Section 1014.3.
52. Egress doors shall be of the pivoted or side-hinged swinging type per Section 1008.1.2.
53. All State of California disability access regulations for accessibility per Chapter 11B shall be complied with.
54. When alterations are made to existing buildings or facilities, they shall comply with accessibility requirements per 11B-202.3.
55. Car and van parking spaces shall comply with *Section 11B-502*.
56. Electrical plan check is required.

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57. Mechanical plan check is required.

58. Plumbing plan check is required.

59. Energy calculations are required.

60. 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.

61. Project shall comply with the CalGreen Non Residential mandatory requirements.

62. Two exits or exit access doorways within and from individual dwelling unit shall be provided where the 125 feet of common path of egress travel in a sprinklered, Group R-2 building per Section 1014.3 and 1015.1 of the Building Code.

63. Exterior exit stairways and ramps as an element of means of egress shall comply with Section 1026 and 1027 of the Building Code.

Police Department

64. The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the City Council. Any change in the operation, which exceeds the conditions of the approved permit, will require that a new permit application be submitted to the City Council for their review and approval.

65. 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.

66. Litter shall be removed daily or as needed from in front of and around the building.

67. Current occupancy loads shall be posted at all times.

68. 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.

69. 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.

70. Address should be clearly marked on front and rear of structure.

PLANNING COMMISSION AGENDA REPORT

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71. Business should have an alarm system installed with panic buttons at the cashier stands/receptionist and inner offices.

Fire Department

72. All conditions, as required by the Los Angeles County Fire Department, shall be complied with.

EXHIBITS:

- A: Business Description
- B: Vicinity Map
- C: Site Plan
- D: Floor Plan
- E: Elevations
- F: Applications and Environmental Assessment Checklist
- G: Negative Declaration

Business Description

EXHIBIT A

CASE NO. 2016-07 ZOA/CUP/DP



January 15, 2016

City of Huntington Park
Manuel Acosta and Carlos Luis
6550 Miles Avenue
Huntington Park Ca 90255

**Re: Proposed Universal-Huntington Park Dialysis Center at 6121 Pacific Blvd,
Huntington Park, CA**

Dear Mr. Acosta and Mr. Luis:

Pursuant to our submittal for a conditional use permit, the purpose of this letter is to provide a description of our dialysis service that will be conducted within the building. The above proposed center will be licensed to provide outpatient dialysis services. Patients will come in for treatment approximately three times a week for three hours per treatment. While at the facility, patients undergo a blood cleansing process. **The use of general anesthetic is not required nor used for this process.** At the end of the treatment, patients are ambulatory and return home.

Policies and procedures have been developed to direct the activities of all patients and staff in the event of a fire or other emergency. **All patients receive training in emergency evacuation procedures** on admission to the dialysis center with a review every six months. Staff training is ongoing and drills are conducted quarterly.

The Clamp and Cut Procedure is required training that patients receive upon admission and twice per year thereafter. The procedure requires the dialysis machine to be turned off, both bloodlines clamped and then cut or disconnected from the patient. The procedure takes less than 15 seconds to perform. The bloodlines in use are manufactured with ratchet clamps attached so that when squeezed, shut automatically and lock in place. Additionally, all of the dialysis machines are equipped with a Clamp and Cut Kit maintained within reach of the patient.

The typical staff on-hand is made up of a facility administrator, a registered nurse, clinical coordinator, patient technicians as required by patient volume, a biomedical technician, a social worker, and a dietician. If I can be of further assistance, please call me at 916-546-6995

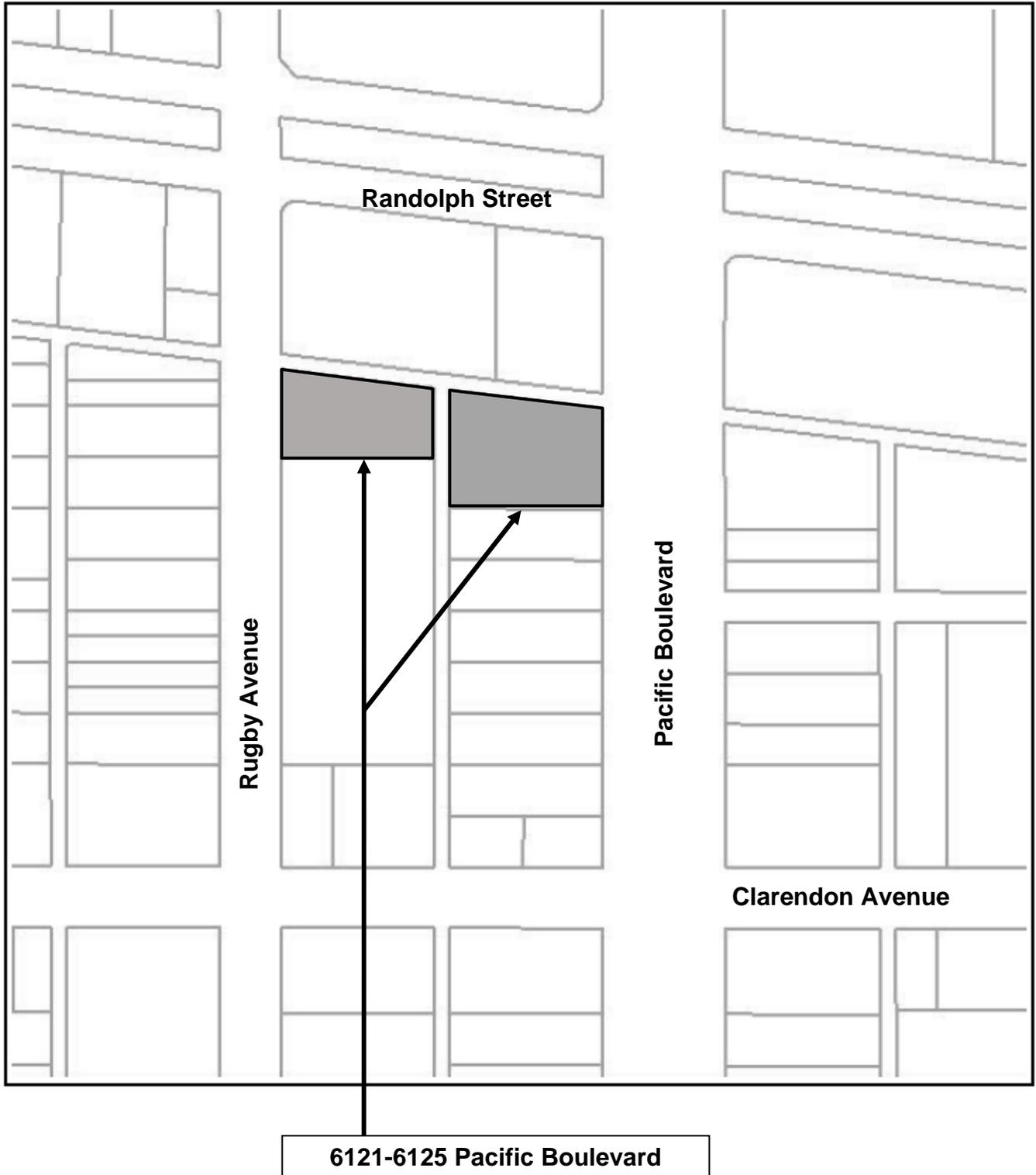
Sincerely,

Vicinity Map

EXHIBIT B

CASE NO. 2016-07 ZOA/CUP/DP

VICINITY MAP



Site Plan

EXHIBIT C

CASE NO. 2016-07 ZOA/CUP/DP

Floor Plans

EXHIBIT D

CASE NO. 2016-07 ZOA/CUP/DP

Elevations

EXHIBIT E

CASE NO. 2016-07 ZOA/CUP/DP

Applications and Environmental Assessment Checklist

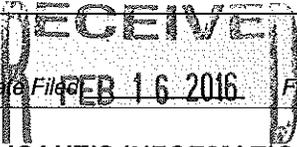
EXHIBIT F

CASE NO. 2016-07 ZOA/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

ZONING ORDINANCE AMENDMENT APPLICATION



FOR OFFICE USE ONLY

Date Filed: FEB 16 2016 File No: ZCA-CUP DP 2016-07 Fee/Receipt No.: 43300 Initials: Y

APPLICANT'S INFORMATION

Applicant: PHP Investments LLC
 Mailing Address: 18034 Ventura BLVD # 232 Encino, CA 91316
 Phone 1: (310)- 394- 9966 Phone 2: _____ Fax: (310)- 394- 3311

Please answer the following questions completely. Failure to completely answer all questions may delay the processing of this application. Attach additional sheets if necessary.

1. Please list the specific code section(s) you wish to amend (provide a strike-out version of the particular sections of the code with your suggestions):

Amend 4-6 Allowable Land use by District section A.
By Adding Dialysis Clinics to the list of uses.

2. Give justification as to why the section(s) of the zoning ordinance should be amended:

Current Facility has outgrown it limit,
 Our goal is to bring job opportunities in the city of Huntington. With Amended the current zone we are going to bring one of the largest dialysis company to the area for serving the people. This company
 Please see the attachment

3. Explain how the proposed amendment(s) is consistent with the goals and objectives of the City's General Plan:

There is not any conflict between the goals and objectives of the city and our improvement. We
always follow all rules and regulation of city and keep up with city's priorities. Our goals are clear
and we are looking to improve our society. We make sure all changes are not conflict with city plans

Explain how the proposed amendment(s) meets the needs of the community as a whole:

Our project effect in the best way in the community. The first effect with having this clinic is convenient.
second, by having the clinic in the area we are going to have more business like restaurants, Pharmacy,
Convenient stores for the patient and their accompanies. (please see attachment)

[Signature]
 Signature of Applicant

2/16/2015
 Date

2- This Company provide the community health services not only inside the city but also bring people for the outside too. It will be the first and largest dialysis clinic in the area which makes the life easier for the patients. Instead of patients go to other cities and spend money there. They can use the same services in their city and help to improve their community by having more income with new businesses, *providing More Services to Community.*

4- During the time patients are in the clinic their families can have a chance to do their regular business such as grocery shopping, eating, and etc... In overall having these changes in area bring more jobs and businesses.



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

Date Filed: FEB 16 2016

FOR OFFICE USE ONLY

File No.: ZCA WPP DP 2016-07 Fee/Receipt No.: 43300

Initials: UE

BY: _____

PROJECT INFORMATION

Project Address: 6121- 6125 Pacific Blvd.

General Location: _____

Assessors Parcel Number (APN): 6320 020 010 & 6320 020 019

APPLICANT'S INFORMATION

Applicant: PHP Investments, LLC.

Mailing Address: 18034 Ventura Blvd #232 Encino, CA 91316

Phone 1: (310) - 394- 9966

Phone 2: _____

Fax: (310)- 394- 3311

PROPERTY OWNER'S INFORMATION

Property Owner: PHP Investments, LLC

Mailing Address: 18034 Ventura Blvd # 232 Encino, CA 91316

Phone 1: (310)- 394- 9966

Phone 2: _____

Fax: (310) - 394- 3311

REQUEST

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

Dialysis clinic

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)

Yes it is Adequate

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)

Yes, its on exsisty facility

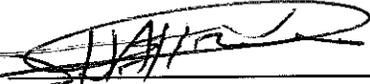
3. The proposed use will not be materially detrimental, nor have an adverse effect upon adjacent uses, buildings, or structures. (Explain)

No, there is not HAZARD or ENVIRONMENTAL ISSUES, During the time the families Drop off patience they have a chance to shop & eat in the Area and it has a great positive effect on the Area.

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

No, it will be in conflict because it will create ADDITIONAL Dining services & bring job and more business to the Area, while waiting for there patience people shop & eat in Area.

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

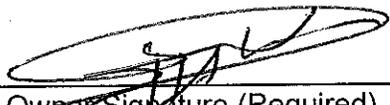

Applicant Signature (Required)

Date

9/16/2016

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

9/16/2016


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: PHP Investments, LLC

Address: 18034 Ventura BLVD #232 Encino, CA 91316

Telephone: (310)- 394- 9966

Fax: (310)- 394- 3311

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

Name: Ersel Shakibkoo

Address: 18034 Ventura #232 Encino, CA 91316

Telephone: (310)- 394- 9966

Fax: (310)- 394- 3311

3. **Address of project:** 6121-6125 Pacific BLVD.

4. **Assessor's Parcel Number (APN):** 6320 020 010 & 6320 020 019

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

Conditional Use Permit

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

7. **Existing Zone:** DTSP

8. **Proposed use of site:** DIALYSIS CLINIC

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

16,192 - BUILDING CITE
11,678 - PARKING LOT

10. Project size:

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

N/A

Total square footage of structure(s): N/A

11. Number of floors of construction:

Existing: 1 story

Proposed: 1 story

12. Parking:

Amount required: 44

Amount provided: 47

13. Anticipated time scheduling of project: Soon as possible

14. Proposed phasing of development: N/A

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

N/A

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

| | | | | |
|-----------|---------------------|----|----------|-------------|
| Diagnosis | Number of employees | 25 | Regional | 24 Hours |
| Retail | " | " | City | 9:00 - 8:00 |

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

NA

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:

NA

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.

VACANT Commercial Building and behind parking

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.).

Dialysis Clinic and Retail

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)

9/16/2016
Date



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

DEVELOPMENT PERMIT APPLICATION

RECEIVED
 FEB 16 2016

FOR OFFICE USE ONLY

Date Filed: FEB 16 2016 File No. ZCA CUP DP 2016-07 Fee/Receipt No.: 43300 Initials: Y

PROJECT INFORMATION

Project Address: 6121-6125 Pacific Blvd
 General Location: _____
 Assessors Parcel Number (APN): 6320 020 010 & 6320 020 019

APPLICANT'S INFORMATION

Applicant: PHP Investments, LLC
 Mailing Address: 1803 Ventura Blvd # 232 Encino, CA 91316
 Phone 1: (310)-394-9966 Phone 2: _____ Fax: (310)-394-3311

PROPERTY OWNER'S INFORMATION

Property Owner: PHP Investments, LLC
 Mailing Address: 1803 Ventura Blvd # 232 Encino, CA 91316
 Phone 1: (310)-394-9966 Phone 2: _____ Fax: (310)-394-3311

PROJECT DESCRIPTION (Check as Appropriate):

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

Other Improvements (Describe): New opening in alley side, New roof, AC, exterior door, all inside improvement, inside under ground plumbing and demolition of mezzanine

Describe in detail the proposed development:

Dialysis Clinic

TYPE OF USE (Check as Appropriate):

Residential Retail/Office Commercial Restaurant Industrial/Manufacturing

Other (Describe): _____

Square Footage of New Development/Addition: _____

Total Square Footage: 11,590

Lot Coverage: 16,192 Off-Street Parking Spaces Provided: 47 No. of Floors: _____

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

[Signature]
 Signature of Applicant

2/16/2016
 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

RECEIVED
 FEB 16 2016

FOR OFFICE USE ONLY

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

1. **BY Applicant** (please circle whether Owner, Leasee, Purchaser or Representative):
 Name: PHP Investmnts, LLC
 Address: 18034 Ventura BLVD #232 Encino, CA 91316
 Telephone: (310)- 394- 9966 Fax: (310)- 394- 3311

2. **Contact Person concerning this project:**
 Name: Ersel Shakibkoo
 Address: 18034 Ventura Blvd #232
 Telephone: (310)- 394- 9966 Fax: (310)- 394- 3311

3. **Address of project:** 6121- 6125 Pacific Boulevard

4. **Assessor's Parcel Number (APN):** 6320 020 010 & 6320 020 019

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:**

7. **Existing Zone:** DfSP

8. **Proposed use of site:** Dialysis Clinic

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

16,192 - Building site
11,678 - parking lot

10. Project size:

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

N/A
Total square footage of structure(s): N/A

11. Number of floors of construction:

Existing: 1 story
Proposed: 1 story

12. Parking:

Amount required: 44
Amount provided: 47

13. Anticipated time scheduling of project: SOON AS POSSIBLE

14. Proposed phasing of development: N/A

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

N/A

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

Days/hrs # of employees 25 Regional, 24 Hours
Retail # of " 6, City, 9:00 am - 8:00 pm
Open to manufacturing

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

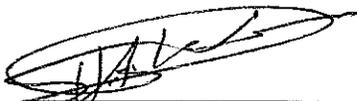
34. Describe the project site as it exists before the project, including any existing structures on the site, and the use of the structures (i.e. residential, commercial, industrial, etc.) Attach photographs of the site and of the surrounding land uses.

VACANT commercial building & behind parking

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.).

Dialysis clinic & Retail

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)

9/16/2016

Date

Negative Declaration

EXHIBIT G

CASE NO. 2016-07 ZOA/CUP/DP



Community Development Department

ORIGINAL FILED

FEB 25 2016

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

LOS ANGELES, COUNTY CLERK

Notice is hereby given that the City of Huntington Park has prepared an Environmental Initial Study for the following location:

PROJECT: Case No. 2016-07 Zoning Ordinance Amendment / Conditional use Permit / Development Permit and Negative Declaration No. 2016-02

LOCATIONS: 1) Citywide: Downtown Huntington Park Specific Plan (DTSP) - ZOA
2) 6121-6125 Pacific Boulevard, Huntington Park, CA 90255 – CUP/DP

PROJECT DESCRIPTION: Case No. 2016-07 Zoning Ordinance Amendment (ZOA) / Conditional Use Permit (CUP) / Development Permit (DP) proposes to amend the Chapter 4, Section 4-6 Allowable Land Use By District, subsection A of the Land Use Activity Table of the Downtown Huntington Park Specific Plan (DTSP) relating to allowable uses, a Conditional Use Permit to establish a Dialysis Clinic; and a Development Permit for a proposed tenant improvement to the interior of an existing 11,590 square foot commercial building

APPLICANT: PHP Investments, LLC

Based on the environmental information gathered and analyzed for the project during the Initial Study process, the City of Huntington Park has determined that there is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment. Therefore, a Negative Declaration for the project is proposed pursuant to the requirements of the California Environmental Quality Act (CEQA).

The 20-day public review period for this document begins on February 25, 2016 and expires on March 15, 2016.

The proposed Negative Declaration is available for public inspection during normal business hours at: 1) The City of Huntington Park, Planning Division located at 6550 Miles Avenue, Huntington Park, CA, and 2) Los Angeles County Library in the City of Huntington Park located at 6518 Miles Avenue, Huntington Park, CA.

The Planning Commission of the City of Huntington Park will conduct a public hearing to consider the proposed Negative Declaration in conjunction with Case No. 2016-007 ZOA/ CUP/DP on **Wednesday, March 16, 2016**, at 6:30 pm or as soon thereafter as possible, in the Huntington Park City Council Chambers, City Hall, 6550 Miles Avenue, Huntington Park, California.

Please address all public comments (before the close of the environmental review period noted above) to: City of Huntington Park, Attn: Carlos Luis, Senior Planner, 6550 Miles Avenue, Huntington Park, CA 90255, (323)584-6250, cluis@hpca.gov.

**CITY OF HUNTINGTON PARK
ENVIRONMENTAL CHECKLIST FORM**

PROJECT TITLE: 2016-07 Zoning Ordinance Amendment / Conditional Use Permit / Development Permit and Negative Declaration No. 2016-02

LEAD AGENCY NAME AND ADDRESS: City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

CONTACT PERSON AND PHONE NUMBER: Carlos Luis, Senior Planner
(323) 584-6250

PROJECT LOCATIONS: 1) Citywide: Huntington Park Downtown Specific Plan (DTSP) - ZOA
2) 6121-6125 Pacific Boulevard, Huntington Park, CA 90255 – CUP/DP

PROJECT SPONSOR'S NAME AND ADDRESS: PHP Investments, LLC
1803 Ventura Boulevard, #232
Encino, CA 91316

GENERAL PLAN DESIGNATION: The proposed text amendments pertain to the following Land Use Designation: "Downtown Huntington Park Specific Plan."

ZONING CLASSIFICATION: The proposed text amendments pertain to the following Zoning Classification: DTSP (Downtown Huntington Park Specific Plan).

PROJECT DESCRIPTION (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.):

Zoning Ordinance Amendment (ZOA) / Conditional Use Permit (CUP) / Development Permit (DP) Case No. 2016-07 proposes to amend Chapter 4, Section 4-6 Allowable Land Uses By District, subsection A of the Land Use Activity Table of the Downtown Huntington Park Specific Plan by listing "Dialysis Clinics" as part of the conditionally permitted uses within the allowed uses table. In addition, a Conditional Use Permit is requested in order to allow for a Dialysis Clinic if the ZOA is approved. Lastly, a Development Permit is also requested for a proposed tenant improvement to an existing 11,590 square foot building are proposed as part of the project.

SURROUNDING LAND USES AND SETTING (Briefly describe the project's surroundings.):

The proposed text amendments apply to the Downtown Huntington Park Specific Plan. The CUP and DP are proposed on property located 6121-6125 Pacific Boulevard. The subject site is bounded to the north, east, south, and west by properties zoned DTSP. Surrounding properties are currently developed as commercial uses, parking lot, and residential uses.

OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (i.e., permits, financing approval, or participation agreement.):

None

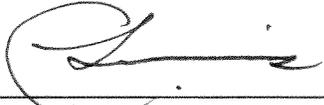
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

| | | | | | |
|--------------------------|-------------------------------|--------------------------|------------------------------------|--------------------------|------------------------|
| <input type="checkbox"/> | Aesthetics | <input type="checkbox"/> | Agriculture Resources | <input type="checkbox"/> | Air Quality |
| <input type="checkbox"/> | Biological Resources | <input type="checkbox"/> | Cultural Resources | <input type="checkbox"/> | Geology/Soils |
| <input type="checkbox"/> | Hazards & Hazardous Materials | <input type="checkbox"/> | Hydrology/Water Quality | <input type="checkbox"/> | Land Use/Planning |
| <input type="checkbox"/> | Mineral Resources | <input type="checkbox"/> | Noise | <input type="checkbox"/> | Population/Housing |
| <input type="checkbox"/> | Public Services | <input type="checkbox"/> | Recreation | <input type="checkbox"/> | Transportation/Traffic |
| <input type="checkbox"/> | Utilities/Service Systems | <input type="checkbox"/> | Mandatory Findings of Significance | | |

DETERMINATION (To be completed by the Lead Agency): On the basis of this initial evaluation:

| | |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. |
| <input type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. |
| <input type="checkbox"/> | I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. |
| <input type="checkbox"/> | I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. |
| <input type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. |



 Signature

Carlos Luis

 Printed Name

February 25, 2016

 Date

City of Huntington Park

 For

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (i.e., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (i.e., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take into account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact”. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated”, describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (i.e., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

| Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--------------------------------|-----------------------------------------------------|------------------------------|-----------|
|--------------------------------|-----------------------------------------------------|------------------------------|-----------|

I. AESTHETICS. Would the project:

| | | | | | |
|----|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

II. AGRICULTURE RESOURCES.

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the Calif. Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the Calif. Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

| | | | | | |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--------------------------------|-----------------------------------------------------|------------------------------|-----------|
|--------------------------------|-----------------------------------------------------|------------------------------|-----------|

III. AIR QUALITY.

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

| | | | | | |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

IV. BIOLOGICAL RESOURCES.

Would the project:

| | | | | | |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--------------------------------|-----------------------------------------------------|------------------------------|-----------|
|--------------------------------|-----------------------------------------------------|------------------------------|-----------|

IV. BIOLOGICAL RESOURCES, continued.

| | | | | | |
|----|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) | Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

V. CULTURAL RESOURCES.

Would the project:

| | | | | | |
|----|-------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VI. GEOLOGY AND SOILS. Would the project:

| | | | | | |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) | Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) | Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) | Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) | Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--------------------------------|-----------------------------------------------------|------------------------------|-----------|
|--------------------------------|-----------------------------------------------------|------------------------------|-----------|

VI. GEOLOGY AND SOILS, continued.

| | | | | | |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) | Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VII. GREENHOUSE GAS EMISSIONS.

Would the project:

| | | | | | |
|----|------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Conflict with an applicable plan, policy or regulation Adopted for the purpose of reducing the emission of Greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

| | | | | | |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and , as a result, would create a significant hazard to the public or environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
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|--------------------------------|-----------------------------------------------------|------------------------------|-----------|

VIII. HAZARDS AND HAZARDOUS MATERIALS, continued.

| | | | | | |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) | For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working within the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) | Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) | Expose people or structures to a significant risk of | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

IX. HYDROLOGY AND WATER QUALITY.

Would the project:

| | | | | | |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
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|--------------------------------|-----------------------------------------------------|------------------------------|-----------|

IX. HYDROLOGY AND WATER QUALITY, continued.

| | | | | | |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) | Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) | Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) | Place housing within 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) | Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) | Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) | Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

X. LAND USE AND PLANNING.

Would the project:

| | | | | | |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--------------------------------|-----------------------------------------------------|------------------------------|-----------|
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XI. MINERAL RESOURCES. Would the project:

| | | | | | |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XII. NOISE. Would the project result in:

| | | | | | |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) | For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XIII. POPULATION AND HOUSING. Would the project:

| | | | | | |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--------------------------------|-----------------------------------------------------|------------------------------|-----------|
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XIII. POPULATION AND HOUSING, continued.

| | | | | | |
|----|----------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) | Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|----------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

XIV. PUBLIC SERVICES.

| | | | | | |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | i) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | ii) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | iii) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | iv) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | v) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XV. RECREATION.

| | | | | | |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XVI. TRANSPORTATION/TRAFFIC.

Would the project:

| | | | | | |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
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XVI. TRANSPORTATION/TRAFFIC, continued.

| | | | | | |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) | Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Substantially increase hazards due to a design feature (i.e., sharp curves or dangerous intersections) or incompatible uses (i.e., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) | Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XVII. UTILITIES AND SERVICE SYSTEMS.

Would the project:

| | | | | | |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Require or result in the construction of new water or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) | Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) | Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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|--------------------------------|-----------------------------------------------------|------------------------------|-----------|
| Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

| | | | | | |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

I. AESTHETICS. Would the project:

a. Have a substantial adverse effect on a scenic vista?

No Impact. The proposed Zoning Ordinance Amendment, Conditional Use Permit and Development Permit will amend the Downtown Huntington Park Specific Plan to include "Dialysis Clinics" as a Conditionally Permitted uses within the allowed uses table. In addition, the CUP will conditionally permit Dialysis Clinics on the subject site and the Development Permit will allow the proposed tenant improvements to the existing 11,590 square foot building. The tenant improvements will be subject to review and approval by the City's Building and Safety Division. No grading is proposed at this time.

b. Substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. See reason listed under I.a.

c. Substantially degrade the existing visual character or quality of the site and its surroundings?

No Impact. See reason listed under I.a.

- d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No Impact. See reason listed under I.a.

II. AGRICULTURE RESOURCES. Would the project:

- a. Convert Prime Farmland, Unique Farmland, or Farm-land of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will not propose any new physical development or grading and therefore, there is no opportunity to impact any agricultural resource. In addition all proposed construction will be limited to the interior of the existing building.

- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. See reason listed under II.a.

- c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

No Impact. See reason listed under II.a.

III. AIR QUALITY. Would the project:

- a. Conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will not propose any new physical development and therefore, there is no opportunity to affect the air quality. In addition all proposed construction will be limited to the interior of the existing building and will be subject to review and approval by the City's Building and Safety Division.

- b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

No Impact. See reason listed under III.a.

- c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

No Impact. See reason listed under III.a.

- d. Expose sensitive receptors to substantial pollutants concentrations?

No Impact. See reason listed under III.a.

- e. Create objectionable odors affecting a substantial number of people?

No Impact. See reason listed under III.a.

IV. **BIOLOGICAL RESOURCES. Would the project:**

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. The City of Huntington Park is located within a highly developed urban area of southeast Los Angeles County, within the greater metropolitan Los Angeles region. The City of Huntington Park is bounded by four (4) major freeway corridors, including the I-105, the I-710, the I-110 and the I-10. There are no designated wildlife habitat areas within the municipal boundaries of the City of Huntington Park, nor are there any designated wildlife corridors intersecting the community. In addition, the Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit do not propose any new physical development or grading that could potentially affect any biological habitat. For these reasons, it is concluded that the proposed text amendments would not have an opportunity to affect any biological resource.

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. See reason listed under IV.a.

- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other mean?

No Impact. See reason listed under IV.a.

- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. See reason listed under IV.a.

- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. See reason listed under IV.a.

- f. Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. See reason listed under IV.a.

V. CULTURAL RESOURCES. Would the project:

- a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

No Impact. The City of Huntington Park is located within a highly developed urban area of southeast Los Angeles County and does not have any historical area recorded with the State Historic Preservation Office. In addition, the Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit do not propose any new physical development that could potentially affect cultural resources. All work will be executed within the existing building. For these reasons, it is concluded that the proposed text amendment would not have an opportunity to affect any cultural resource.

- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

No Impact. See reason listed under V.a.

- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. See reason listed under V.a.

- d. Disturb any human remains, including those interred outside of formal cemeteries?

No Impact. See reason listed under V.a.

VI. GEOLOGY AND SOILS. Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. The Zoning Ordinance Amendment, Conditional Use Permit, and the Development Permit will not propose any new physical development and therefore, there is no opportunity for any person or structures to be adversely affected by potential seismic-related, geological, and/or soil hazards. All proposed work will be conducted within the existing building and will be subject to review and approval by the City's Building and Safety.

ii) Strong seismic ground shaking?

No impact. See reason listed under VI.a.i.

iii) Seismic-related ground failure, including liquefaction?

No impact. See reason listed under VI.a.i.

iv) Landslides?

No Impact. Given that new physical development or grading is not proposed with the text amendments and Development Permit, there is no opportunity for any soil erosion or loss of topsoil. Furthermore, the City of Huntington Park is characterized by gently sloping topography and is not subject to any potential landslide hazards.

b. Result in substantial soil erosion or the loss of topsoil?

No Impact. See reason listed under VI.a.iv.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact. See reason listed under VI.a.iv.

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

No impact. See reason listed under VI.a.i.

VII. GREEN HOUSE GAS EMISSIONS

- a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

No Impact. There are no significant greenhouse gas emissions anticipated as a result of the proposed project. In addition, the Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will not propose any new physical development that could potentially generate greenhouse gas emissions. For these reasons, it is concluded that the proposed text amendment would not have an opportunity to generate greenhouse gas emissions.

- b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions or greenhouse gases?

No Impact. See reason listed under VII.a.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- c. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

No Impact. The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will not propose any new physical development and therefore, there is no opportunity to create a hazard to the public or environment through the transport, use or disposal of hazardous material. Furthermore, there is no opportunity to conflict with any airport land use plan or City emergency response plan.

- d. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No Impact. See reason listed under VIII.a.

- e. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. See reason listed under VIII.a.

- f. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?

No Impact. See reason listed under VIII.a.

- g. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact. See reason listed under VIII.a.

- h. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working within the project area?

No Impact. See reason listed under VIII.a.

- i. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

No Impact. See reason listed under VIII.a.

- j. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. See reason listed under VIII.a.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

- a. Violate any water quality standards or waste discharge requirements?

No Impact. The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will not propose any new physical development or grading and therefore, there is no opportunity to violate any water quality or discharge standard or requirement. Stormwater drainage systems will not be directly affected by the proposed text amendment. In addition, all work will be performed within the existing building.

- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No Impact. The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will not propose any new physical development or grading and therefore, there is no opportunity to affect drainage patterns or flows. Water quality will not be degraded. There will be no person or

structure exposed to any potential flood hazard. The City of Huntington Park is not subject to any dam failure, seiche, or tsunami.

- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

No Impact. See reason listed under IX.b.

- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

No Impact. See reason listed under IX.b.

- e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

No Impact. See reason listed under IX.a.

- f. Otherwise substantially degrade water quality?

No Impact. See reason listed under IX.b.

- g. Place housing within 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. See reason listed under IX.b.

- h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. See reason listed under IX.b.

- i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. See reason listed under IX.b.

- j. Inundation by seiche, tsunami, or mudflow?

No Impact. See reason listed under IX.b.

X. LAND USE AND PLANNING. Would the project:

- a. Physically divide an established community?

No Impact. The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will not propose any new physical development and therefore, there is no opportunity to divide any community. There will not be conflict with any land use plan or habitat conservation plan. In addition, all proposed work will be executed within the existing building.

- b. Conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. See reason listed under X.a.

- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. See reason listed under X.a.

XI. MINERAL RESOURCES. Would the project:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will not propose any new physical development or grading and therefore, there is no opportunity to impact any mineral resources within the City of Huntington Park. In addition, all proposed work will be performed within the existing building.

- b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. See reason listed under X.a.

XII. NOISE. Would the project result in:

- a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

No Impact. The Zoning Ordinance Amendment and Development Permit will not propose any new physical development or grading and therefore, there is no opportunity to expose people to noise levels in excess of General Plan standards or expose people to excessive groundborne vibration or noise levels. In addition, all proposed work will be performed within the existing building.

- b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

No Impact. See reason listed under XII.a.

- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact. The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will not propose any new physical development and therefore, there is no opportunity to permanently or temporarily increase noise levels. In addition, all proposed work will be performed within the existing building.

- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact. See reason listed under XII.c.

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will not propose any new physical development and therefore, there is no opportunity for conflict with any public airport, private airstrip, or airport land use plan.

- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. See reason listed under XII.e.

XIII. POPULATION AND HOUSING. Would the project:

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact. The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will not propose any new physical development and therefore, there is no opportunity to potentially induce any substantial population or employment growth in the area.

- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit propose to amend the existing DTSP by introducing Dialysis Clinics as conditionally permitted uses. The Development Permit is required for the proposed tenant improvements to the existing 11,590 square foot building located at 6121-6215 Pacific Boulevard, which is located within the Downtown Huntington Park Specific Plan (DTSP), which is currently being utilized for commercial purposes. No displacement of housing or persons is anticipated. The City will evaluate all future proposals on a case-by-case basis and provide the appropriate environmental clearances for these proposals. Potential displacement issues, if applicable, will be addressed and resolved as part of the review process.

- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. See reason listed under XIII.b.

XIV. PUBLIC SERVICES.

- a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- i) Fire protection?

No Impact. The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will not propose any new physical development and therefore, there is no opportunity to potentially burden public services.

- ii) Police protection?

No Impact. See reason listed under XIV.a.i.

- iii) Schools?

No Impact. See reason listed under XIV.a.i.

iv) Parks?

No Impact. See reason listed under XIV.a.i.

v) Other public facilities?

No Impact. See reason listed under XIV.a.i.

XV. RECREATION.

- a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will not propose any new physical development and therefore, there is no opportunity to potentially burden existing regional parks or other recreational facilities within the City.

- b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. See reason listed under XV.a.

XVI. TRANSPORTATION/TRAFFIC. Would the project:

- a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

No Impact. The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will not propose any new physical development and therefore, there is no opportunity to potentially create traffic congestion. Accordingly, there will not be any conflicts with the County's Congestion Management Agency or City's parking requirements nor will there be any traffic hazards created. No transportation or traffic issues will directly result with the proposed text amendment, CUP, or tenant improvement.

- b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

No Impact. See reason listed under XVI.a.

- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. See reason listed under XVI.a.

- d. Substantially increase hazards due to a design feature (i.e., sharp curves or dangerous intersections) or incompatible uses (i.e., farm equipment)?

No Impact. See reason listed under XVI.a.

- e. Result in inadequate emergency access?

No Impact. See reason listed under XVI.a.

- f. Result in inadequate parking capacity?

No Impact. See reason listed under XVI.a.

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

No Impact. The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will not propose any new physical development and therefore, there is no opportunity to potentially burden utility and service systems.

- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. See reason listed under XVII.a.

- c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. See reason listed under XVII.a.

- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

No Impact. See reason listed under XVII.a.

- e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact. See reason listed under XVII.a.

- f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

No Impact. See reason listed under XVII.a.

- g. Comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. See reason listed under XVII.a.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

No Impact. The proposed Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will not propose any new physical development or any land use change. Therefore, there is no opportunity to potentially degrade the quality of the environment, including biological and cultural resources.

- b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

No Impact. The proposed Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will not propose any new physical development. Therefore, there is no opportunity to potentially degrade the quality of the environment or generate any cumulative impacts.

- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact. The proposed Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will not propose any new physical development. Therefore, there is no opportunity to potentially degrade the quality of the environment or cause substantial adverse effects on human beings, either directly or indirectly.

XIX. DISCUSSION OF ENVIRONMENTAL EVALUATION.

The proposed Zoning Ordinance Amendment proposes to amend Chapter 4, Section 4-6, Allowable Land Use By District, subsection A of the Land Use Activity Table of the Downtown Huntington Park Specific Plan (DTSP) to include "Dialysis Clinics" as conditionally permitted uses within DTSP. The Conditional Use Permit is proposed in conjunction with the Zoning Ordinance Amendment and the Development Permit is proposed for the tenant improvements to the existing 11,590 square foot building for property located at 6121-6125 Pacific Boulevard. However, it cannot be determined whether any site-specific environmental impacts will directly result with the proposed text amendment. The City will evaluate all future proposals on a case-by-case basis and provide the appropriate environmental clearances for these proposals.

XX. SOURCES.

1. The City of Huntington Park General Plan, *City of Huntington Park*, 1991,1993
2. The City of Huntington Park Municipal Code, City of Huntington Park, 2001
3. State Register of Historical Buildings, *California Office of Historic Preservation*, 1994