



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, April 20, 2016 at 6:30 p.m.

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

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

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

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

CALL TO ORDER

ROLL CALL

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

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

CONSENT ITEMS

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

1. Approval of Planning Commission Meeting Minutes:

- 1-1. Regular Meeting of March 16, 2016
- 1-2. Special Meeting of April 6, 2016

REGULAR AGENDA

1. **(Continued from April 6, 2016) CASE NO. 2014-01A CUP/DP – CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT MODIFICATION** – A request to modify Conditional Use Permit and Development Permit Case No. 2014-01 by removing the construction of a 5-story parking lot and apartment structure containing 100 parking spaces and 36 apartments and replacing it with 45 off-street parking spaces for the use of the existing charter school, and an addendum to the Mitigated Negative Declaration.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

- 1. Conduct a public hearing;
 - 2. Take public testimony; and
 - 3. Consider PC Resolution No. 2014-01A approving the removal of the construction of a 5-story parking lot and apartment structure, and an addendum to the Mitigated Negative Declaration for property located at 6100 Carmelita Avenue, within the Residential High Density (R-H) Zone.
2. **CASE NO. 2014-03 CUP/DP – CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT** – A request for a time extension for a previously approved Conditional Use Permit and a Development Permit (PC Case No. 2014-03) to expand a convenience store within a gas station with off-site sale of beer and wine at 3084 Gage Avenue, in the C-G (Commercial General) Zone.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Take public testimony; and
2. Consider the following options:
 - 2-1 Approve an extension, not to exceed one year, to expired Planning Commission entitlement Case No. 2014-03 CUP/DP.
 - 2-2 Deny the proposed extension to expired Planning Commission entitlement Case No. 2014-03 CUP/DP.
3. **CASE NO. 2015-10 VAR/CUP – VARIANCE / CONDITIONAL USE PERMIT –**
A request for a Variance to deviate from the minimum development standards for establishments serving alcohol, and approval of a Conditional Use Permit to allow the off-sale of beer and wine (type-20 license) at an existing convenience store located at 2321 Florence Avenue, within the Commercial General (C-G) Zone .

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

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

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to a regular meeting on Wednesday, May 18, 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

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

Chair Carvajal called the meeting to order at 6:32 p.m. PRESENT: Commissioners Carlos Cordova, Angelica Montes and Vice Chair Efren Martinez. ABSENT: Commissioner Marcos Osorio. STAFF PRESENT: Senior Planner Carlos Luis, Associate Planner Juan Arauz, Assistant City Attorney Noel Tapia, and Recording Secretary/City Clerk Donna Schwartz.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Cordova.

PUBLIC COMMENT - None

REORGANIZATION

Chair Carvajal opened up nominations for Chair.

Motion: Commissioner Montes nominated Vice Chair Martinez as Chair, seconded by Chair Carvajal. Motion passed by the following vote:

ROLL CALL:

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

Chair Martinez opened up nominations for Vice Chair.

Motion: Commissioner Carvajal nominated Commissioner Cordova as Vice Chair, seconded by Commissioner Montes. Motion passed by the following vote:

ROLL CALL:

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

CONSENT ITEMS

Motion: Commissioner Carvajal motioned to approve consent items, seconded by Commissioner Montes. Motion passed by the following vote:

ROLL CALL:

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

1. Approved Planning Commission Meeting Minutes:

- 1-1. Special Meeting of February 8, 2016; and
- 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).

Assistant City Attorney Tapia, advised Chair Martinez to recuse himself due to potential conflict of interest.

Chair Martinez recused himself.

Associate Planner Arauz presented the item, provided a PowerPoint presentation and noted the owner/applicant was in attendance for any questions.

Vice Chair Cordova opened the item up for public comment.

Public Comment

1. Jay Light, owner/applicant, asked Assistant City Attorney Tapia if he could resubmit his application if he withdrew it at this time. Mr. Light withdrew his application.

Assistant City Attorney Tapia informed Mr. Light that he has one-year from withdrawal to resubmit his application.

Senior Planner Luis asked Mr. Light to submit a formal letter to the Planning Department of his decision to withdraw his application.

Vice Chair Cordova closed public comment.

Chair Martinez returned to the Council Chambers.

- 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).

Associate Planner Arauz presented the item, provided a PowerPoint presentation and noted applicant was in attendance for any questions.

Chair Martinez opened the item up for public comment.

Public Comment

1. Ken Jackson, Camfield Partners/Applicant, spoke in support of the proposed project.

Chair Martinez closed public comment.

Motion: Vice Chair Cordova motioned to adopt PC Resolution 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 (CEGQ), seconded by Commissioner Montes. Motion passed 4-0-1 by the following vote:

Roll Call:

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

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).

Associate Planner Arauz presented the item, provided a PowerPoint presentation and noted the applicant was in attendance for any questions.

Chair Martinez opened the item up for public comment.

Public Comment

1. Kevin Zhu, owner/applicant, spoke in support of the request for on-site sale of beer and wine in conjunction with his restaurant.
2. Leticia Martinez, Henry Morales, Sandra Molina, all spoke in support of the request.
3. Jim Watson, Watson and Associates, developer, property owner, spoke in support of his tenant and the request. Mr. Watson stated there is security on the property and that he is very proactive if there are any problems.

Chair Martinez closed public comment.

Vice Chair Cordova voiced concern with security and asked to extend the hours up to when the establishment closes and would like the parking lot restriped.

Commissioner Carvajal feels security is important, that requester is dedicated and supports the request as long as recommendations are met. Mr. Carvajal would like the security hours extended to one hour after establishment closes.

Chair Martinez voiced concern with security and to extend the hours of security to 10 p.m. and agrees that it's important to restripe the parking lot.

Chair Martinez reopened public comment.

Chair Martinez asked Mr. Watson if he could extend the security time.

Public Comment

1. Jim Watson, Watson and Associates, developer, property owner, stated he would extend to 10 p.m. and agrees with having security guard stay until establishment closes.

Chair Martinez closed public comment.

Motion: Commissioner Montes motioned to adopt 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) with the added conditions to extend the hours of the security guard and to restripe the parking lot, seconded by Vice Chair Cordova. Motion passed 4-0-1 by the following vote:

Roll Call:

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

Senior Planner Luis announced that there is a 15 day appeal period.

- 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).

Senior Planner Luis presented the item and announced that a public comment had been received by email which was in opposition of the location of the proposed project. Mr. Luis also noted that the applicant was in attendance for any questions.

Chair Martinez opened the item up for public comment.

Public Comment

1. Rita Shakibkoo , PHP Investments; Carlos Devine, DaVita; Brian Norden, Regional Director of DaVita; Marlena Gomez; Leticia Martinez by text message; Maria Covarrubias; Susie Martinez; Henry Chavez; Ezequiel Romero; and Kai Chan, all spoke in support of the proposed project.
2. Hector Pacheco, Advocate, support of the proposed project. Mr. Pacheco stated he had numerous letters and had over 300 signatures all in support of the proposed project.
3. James Watson, Watson and Associates, spoke in support of the proposed project, noting the significant amount of vacant property along Pacific Boulevard and feels there will be another recession.

4. Rita Shakibkoo, PHP Investments, noted number of parking spaces being more than enough, additional striping, that parking is accessible and the reason for no rendering was submitted was due to no exterior improvements.
5. Ersal Shakibkoo, property owner, noted his family has diabetes's and spoke in support of the proposed project.

Senior Planner Luis stated the parking that exist on the site and in the adjacent off-site parking lot total 35 parking spaces. Approximately 5 of those spaces do not provide sufficient access as they are tandem parking stalls. With regard to the rendering there was no exterior improvements proposed, but a potential rendering was received tonight to get an idea of what the facilities look like.

At 8:35 p.m. Vice Chair Cordova left the chambers.

At 8:37 p.m. Vice Chair Cordoba reentered the chambers.

Chair Martinez closed public comment.

Chair Martinez voiced concern of the location on Pacific Boulevard feels this location is more for commercial, a source for revenue, and would like for other locations to be considered.

Vice Chair Cordova agrees with Chair Martinez.

At 8:51 p.m. Commissioner Carvajal left the chambers.

Commissioner Montes also agrees and added that Pacific Boulevard is a noisy location and feels there's a better location for the center.

At 8:54 p.m. Commissioner Carvajal returned to the chambers.

Commissioner Carvajal supports businesses bringing in revenue but would like to see the center in a different location.

Chair Martinez reopened the item up for public comment.

Public Comment

1. Rita Shakibkoo PHP Investments, asked the Commission to reconsider and reiterated her support and need for the center.
2. Ersal Shakibkoo, property owner, reiterated his support for the center.

Chair Martinez closed public comment.

Chair Martinez asked staff to assist with finding another location for the center.

Senior Planner Luis stated that staff can continue to promote the owner's property and suggested promoting at the ICIS conference, making flyers and is more than happy to work with the property owner.

Chair Martinez asked staff to make the applicant a priority and to look for an alternate location for the applicant.

Chair Martinez reopened the item up for public comment.

Public Comment

1. Ersal Shakibkoo, property owner, reiterated his support for the proposed project.

Chair Martinez closed public comment.

Motion: Commissioner Carvajal motioned to deny the proposed project and approved bringing back to the Planning Commission a resolution to deny, seconded by Vice Chair Cordova. Motion passed 4-0-1 by the following vote:

Roll Call:

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

Assistant City Attorney Tapia announced that the City Council will have the final consideration.

Senior Planner Luis stated that staff will prepare the resolution to bring back to the Planning Commission for adoption.

STAFF COMMENTS

Senior Planner Luis congratulated the new Chair and thanked the Previous Chair and looks forward in continuing to work with all the Commissioners.

City Clerk/Recording Secretary Schwartz, also congratulated the new and previous Chair and Vice Chair.

Assistant City Attorney Tapia congratulated the new Chair and Vice Chair and thanked the previous Chair.

PLANNING COMMISSION COMMENTS

Commissioner Montes, thanked staff for all their support.

Commissioner Carvajal, thanked everyone, noted it was a great year and congratulated new Chair Martinez and Vice Chair Cordova.

Vice Chair Cordova, thanked staff, thanked those who nominated and supported the vote for his new position of Vice Chair, and requested staff provide the current Planning Commission with information that was previously given to prior Planning Commission on items that are being presented to the current Commission.

Chair Martinez, thanked those for the nomination and support, thanked staff for all their support, thanked outgoing Chair Carvajal for his service and support and agrees with Vice Chair Cordova with bringing information to the current Planning Commission on items that were presented to the Planning Commission prior to the current Commission.

ADJOURNMENT

At 9:34 p.m. Chair Martinez adjourned the City of Huntington Park Planning Commission to a Special Meeting on Wednesday, April 6, 2016 at 6:30 p.m.

Respectfully submitted,

Donna G. Schwartz
Recording Secretary/City Clerk



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

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

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

Chair Martinez called the meeting to order at 6:331 p.m. PRESENT: Commissioners, Angelica Montes and Vice Chair Carlos Cordova. ABSENT: Commissioners Eduardo Carvajal and Marcos Osorio. STAFF PRESENT: Senior Planner Carlos Luis, Permit Technician Rodrigo Pelayo, Planning Intern Jessica Jimenez, Assistant City Attorney Noel Tapia, and Recording Secretary/City Clerk Donna Schwartz.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Chair Carlos Cordova.

PUBLIC COMMENT - None

CONSENT ITEMS

Chair Martinez pulled Item 1 for further review, proposed changes and to bring back to the Planning Commission at a later date. Chair Martinez provided his proposed wording to staff.

Vice Chair Cordova provided his wording changes to staff.

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

Motion: Chair Martinez motioned for proposed changes, seconded by Commissioner Carvajal. Motion passed 3-0-2 by the following vote (Commissioners Carvajal and Osorio ABSENT):

ROLL CALL:

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

REGULAR AGENDA

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

Senior Planner Luis requested to continue the item noting there was an error in noticing the item the first time and in order to allow staff time to properly notice the public hearing.

Chair Martinez noted requested information previously requested and wants to see a list of all conditions the applicant was supposed to meet, along with conditions they have not met and conditions they are required to meet now.

Vice Chair Cordova would like to see the Planning Commission Minutes added to the City's website.

Motion: Vice Chair Cordova motioned to continue item, seconded by Commissioner Montes. Motion passed 3-0-2 by one motion (Commissioners Carvajal and Osorio ABSENT).

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

Senior Planner Luis presented the item, provide a PowerPoint presentation and noted the applicant was in attendance for any questions.

Chair Martinez opened the item up for public comment.

PUBLIC COMMENT

1. Rudy De La O, Whitfield Associates, Inc., spoke in support of the proposed project.

Chair Martinez closed public comment.

Motion: Chair Martinez motioned to adopt Resolution No. 2016-05 approving a Conditional Use Permit allowing an approximate 2,000 square foot addition and a façade remodel to an existing automobile dealership within the Commercial General (C-G) zone on property located at 6333 S. Alameda Street, seconded by Commissioner Montes. Motion passed 3-0-2 by the following vote (Commissioners Carvajal and Osorio ABSENT):

ROLL CALL:

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

Senior Planner Luis announced that there is a 15 day appeal period.

STAFF COMMENTS

Assistant City Attorney Tapia encouraged the Commissioners to send him any questions they may have.

Senior Planner Luis noted that at the last meeting there was an applicant who withdrew his application. Mr. Luis noted that he could resubmit within a year, a letter went out to the applicant informing him of the information. He introduced Planning Intern Jessica Jimenez.

PLANNING COMMISSION COMMENTS

Commissioner Montes, welcomed Jessica and thanked staff for all their support.

Vice Chair Cordova, welcomed Jessica, thanked staff for all their support towards the school project and wants to make sure that the Commission has all the right information in order to make good decisions.

Chair Martinez, welcomed Jessica, acknowledged planning is a great team to work with as well as City Council, reiterated having all the information regarding the school project, at least a week ahead of time, he requested translation be provided at the next meeting and thanked staff for all their support.

ADJOURNMENT

At 7:14 p.m. Chair Martinez adjourned the City of Huntington Park Planning Commission to a regular Meeting on Wednesday, April 20, 2016 at 6:30 p.m.

Respectfully submitted,

Donna G. Schwartz
Recording Secretary/City Clerk

DRAFT



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: APRIL 20, 2016

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: MANUEL ACOSTA, ECONOMIC DEVELOPMENT MANAGER

FROM: CARLOS LUIS, SENIOR PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2014-01A CUP / DP
CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT
MODIFICATION AND AN ADDENDUM TO THE MITIGATED
NEGATIVE DECLARATION**

REQUEST: TO MODIFY CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT CASE NO. 2014-01 BY REMOVING THE CONSTRUCTION OF A 5-STORY PARKING LOT AND APARTMENT STRUCTURE CONSISTING OF 100 OFF-STREET PARKING SPACES AND 36 APARTMENTS AND REPLACING IT WITH 45 OFF-STREET PARKING SPACES FOR THE USE OF THE EXISTING CHARTER SCHOOL AND AN ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION

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

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

PROJECT LOCATION: 6100 Carmelita Avenue

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

PRESENT USE: Charter School

PROJECT SIZE: 34,280 square foot (Existing Charter School)

Residential: 89,600 sq. ft. (To be removed)

SITE SIZE:	6318-028-900:	74,420 sq. ft. (1.71 acres)
	6318-029-900:	6,435 sq. ft. (0.15 acres)
	<u>Total:</u>	<u>80,855 sq. ft. (1.86 acres)</u>

GENERAL PLAN: Residential High-Density

ZONE: R-H (High-Density Residential)

**SURROUNDING
LAND USES:**

North: Public Park/Community Center/Public School (O-S and P-F)

West: Residential (R-H)

South: Residential (R-H)

East: Residential (R-H)

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

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

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

Following a hearing, the Planning Commission shall record the decision in writing and shall recite the findings upon which the decision is based. The Commission may approve and/or modify a Conditional Use Permit application in whole or in part, with or without conditions, only if all of the following findings are made:

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

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2014-01A-CUP/DP: 6100 Carmelita Avenue

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

**MUNICIPAL CODE
REQUIREMENTS FOR A
DEVELOPMENT PERMIT:**

Pursuant to Huntington Park Municipal Code (HPMC), the construction of multi-family housing requires a Development Permit. Per HPMC Section 9-2.1005, each Development Permit application shall be analyzed to ensure that the application is consistent with the purpose/intent of the municipal code and the City's CEQA Guidelines. To ensure effective implementation of General Plan policies relating to design, each applicable Development Permit shall be reviewed by the Director prior to determination by the Planning Commission.

**REQUIRED FINDINGS
FOR A DEVELOPMENT
PERMIT:**

Following a hearing, the Planning Commission shall record the decision in writing and shall recite the findings upon which the decision is based. The Commission may approve, modify, or deny a Development Permit in whole or in part and shall impose specific development conditions if approved. These conditions shall relate to both on- and off-site improvements that are necessary to accommodate

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2014-01A-CUP/DP: 6100 Carmelita Avenue

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flexibility in site planning/property development, mitigate project-related adverse impacts and to carry out the purpose/intent and requirements of the respective zoning district and General Plan goals and policies. The Review Authority may approve a Development Permit, only if all of the following findings are made:

1. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards;
2. The proposed development is consistent with the General Plan;
3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property;
4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
5. The subject site is physically suitable for the type and density/intensity of use being proposed;
6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare; and
7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.

**ENVIRONMENTAL
REVIEW:**

An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQ). An addendum to the Mitigated Negative Declaration has been prepared for the proposed project as allowed by Section 15164 (Addendum to an EIR or Negative Declaration) of the CEQA handbook.

**PROJECT
BACKGROUND:**

- ***Site Information***

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

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

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

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

- ***Project Description***

The applicant is requesting modification to CUP / DP Case No. 2014-01, by removing the request to build a 5-story structure consisting of 100 parking spaces and 36 apartments. In lieu of the structure, the applicant is proposing to maintain the existing 45 surface parking lot.

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

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

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- Increased traffic
- Reduced on-street parking

The project was subsequently approved by the Division of the State Architect (DSA) and construction permits were issued by the DSA. Construction of the charter school was completed in August of 2015. The school commenced operation at the opening of the 2015-2016 academic year. No construction activity was ever initiated on the 5-story structure (parking and apartments) and instead a surface parking lot was constructed.

- ***Environmental Review***

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

An addendum to the Mitigated Negative Declaration has been prepared for this project. The addendum has determined that due to the removal of the request to construct 36 apartments and a parking structure, the project's intensity will be reduced. It can be reasonably assumed that by not building the 5-story structure, impacts associated with the project will be reduced. As a result, some of the mitigation measures will also be removed or modified.

PROJECT ANALYSIS:

- ***CUP / DP Modification***

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

Bonus if the modification is approved. Additionally, the Density Bonus approved a reduced off-street parking requirement for the school in exchange for the 36 units. Since the Density Bonus will no longer be required, compliance with the off-street parking requirements will be required for the school.

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

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

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

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

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

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

A total of 40 parking spaces are required for the existing charter school. This was calculated utilizing the ratio of 1

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parking space for every 10 students. The applicant previously identified a maximum enrollment of 400 students for the school. The applicant has confirmed that enrollment will remain at 400 students. As a result, 40 spaces are required, which is 60 less than previously required.

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

The City's traffic consultant, TransTech, has recommended a tiered level plan in efforts to address the congestion problem. The program was derived after a thorough review and analysis of existing conditions in the area, community input, and fieldwork. TransTech determined that all three (3) schools contribute to the congestion and parking problem. Other issues such as the reduction of students walking or biking to school and proximity of start and end times of each school contribute to the congestion problem.

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

1. Stagger start/end times by 30 minutes
 - a. Aspire school change hours from 7:45 a.m. to 8:45 a.m. and from 2:45 p.m. to 3:45 p.m.
2. Install white curbs areas on 61st Street between Carmelita Avenue to Corona Avenue and "No Stopping" from 7:30 a.m. to 9:00 a.m. and 2:00 p.m. to 4:00 p.m. on school days.
 - a. White curb on south side of 61st Street from Carmelita Avenue to Aspire driveway and from Aspire driveway to property line.
3. All vehicles must enter Aspire school from both east and west directions to move queuing off of 61st Street.
4. Aspire to allow the use of both lanes on their site for student drop-off/pick-up and install a crosswalk inside of

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the drive aisles to allow students to safely cross with a school attendant.

5. Install painted “stand back lines” at crosswalk at Carmelita Avenue and 61st Street to allow crossing guards to control the movement of pedestrians in the crosswalk. “Crossing groups” allowing vehicles to clear intersection.

Other measures recommended as “step 1” by TransTech, but not directly associated with Aspire School are:

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

In the event that “Step 1” does not provide relief in traffic congestion and circulation, TransTech has prepared a “Step 2” plan, which can be found as Exhibit C. It is worth noting that within “Step 2,” there are four (4) options that can take

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place. Each step may be considered more intense or require additional funding, staffing, monitoring, etc.

For this request, conditions of approval have been incorporated for Aspire relating to items 1-4 noted in "Step 1," as they specifically pertain to Aspire School.

The applicant's Traffic Engineer has provided a response memo dated March 2016 has identified another proposed plan/changes to original plan in order to address the congestion and circulation problems. According to the engineer, they propose to allow vehicles to approach from both the east and west, making both left and right turns into the access driveway, which is located along 61st Street versus coning off the access point and only allowing right turns onto the subject site off 61st Street. The engineer states that limiting access to one lane has caused undue congestion at the intersection of Carmelita Avenue and 61st Street. According to the memo, Aspire has made the modification and removed the cones to widen the entrance and created two (2) lanes. This has allowed vehicles to enter the site from both directions and recued congestion leading up to the access road. As a result, the applicant's traffic engineer is requesting that the City remove Mitigation measure No. 5, which required the coning off of the ingress access driveway.

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

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

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recommendation to remove the southern crosswalk and adding “Crossing Prohibited – Use North Side” signs is proposed.

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

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

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

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

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

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

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

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

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

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

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

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

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

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- ***Additional Conditions of Approval***

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

1. Aspire Public Schools shall work together with the City to minimize impacts to off-site parking and circulation and shall implement "Step 1" of the City's Traffic Congestion Relief Plan. All modifications to the City's Traffic Congestion Relief Plan shall be implemented by Aspire upon notification from the City.
2. If additional "Steps" are necessary, as stipulated in the City's Traffic Congestion Relief Plan, Aspire School shall implement additional requirements to the satisfaction of the City.
3. All school staff shall park in the on-site parking lot. This shall include part time staff.
4. To help alleviate traffic and parking congestion the school shall stagger their start and end times 30 minutes apart from Nimitz Middle School and Huntington Park Elementary. Start and End times shall be filed with the City Engineer every other year and at the satisfaction of the City.
5. Aspire Public Schools shall encourage the use of both drop off lanes on school site. Aspire School shall provide staff to assist students exiting/entering vehicles from both drop off lanes in order to ensure pedestrian safety. City engineer shall review the design of the on-site drop off lanes for improvements to pedestrian safety. All improvements and measures shall be to the satisfaction of the City.
6. A parking management plan shall be filed with the City estimating the amount of parents parking and walking students to the campus by grade and identify where they will park. The plan shall be submitted to the City and task completed to the satisfaction of the City.

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7. School shall provide private crossing guards, as approved by the City, at two intersection locations:
 - a. Carmelita Ave at 61st St
 - b. Corona Ave at 61st St
8. Crossing guard services shall be provided by a company, with experience in the crossing guard industry, to the satisfaction of the City. Copies of crossing guard contracts shall be submitted to the City.
9. School shall work with Huntington Park PD to provide training for the crossing guards at the above locations. The amount and level to be at the satisfaction of the City.
10. Aspire Public School shall participate with Nimitz Middle School and Huntington Park Elementary school in educating parents and students on pedestrian and vehicle safety and “Rules of the Road” with emphasis on parking, walking and drop off and pick-up procedures. This will include the preparation of handouts, brochures and training materials to distribute to every student and parent at the start of each school year with reference on the school’s web site. Materials must be submitted to the City Engineer to show conformance with this task. Task materials must be to the satisfaction of the City.
11. To allow for the flow of two-way traffic as well as queuing into the school drop off lanes from 61st Street, No Stopping Signs with painted white curbs restricting stopping/parking for an hour to hour and a half encompassing school start and let out times shall be posted on the south side of 61st Street along the school frontage. Ex. (7:30 to 8:30am and 2:00 to 3:30pm). Or any combination of hours to the satisfaction of the City.

• ***Other Department/Agency Reviews***

The proposed request has been reviewed by the Building and Safety Division, Department of Public Works, the Los Angeles County Fire Department, and the Huntington Park Police Department. All previous conditions of approval are

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required.

RECOMMENDATIONS:

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

CONDITIONS OF APPROVAL:

Mitigation Measures

1. **Mitigation Measure No. 1:** Prior to the issuance of a certificate of occupancy, the private school operator shall implement a trip reduction plan that maintains less than 1,050 inbound trips per day (a minimum 11% reduction) for the school. An annual vehicle count shall be performed by the school operator and submitted to the City annually to confirm compliance with the current threshold. Should the threshold change, the applicant shall provide documentation of compliance with the applicable SCAQMD significance threshold applicable at the time.
2. **Mitigation Measure No. 2:** The construction contractor shall water all exposed dirt surfaces at least 3 times per day for fugitive dust suppression.
3. **Mitigation Measure No. 3:** Small bulldozers only shall operate within 56 feet of the nearest residential structure.
4. **Mitigation Measure No. 4:** Close the cross-walk over the on-site access road to pedestrians during peak school periods. This is important because vehicle queuing at the drop-off/pick-up zone is anticipated to block sight distance to pedestrians on the school side of the crosswalk. This crossing is not on any pedestrian routes to the school and being closed during student drop-off/pick-up times should not impact students or pedestrians. An alternate measure would be to provide a crossing guard at the crosswalk during school drop-off/ pick-up times if remained open.
5. **Mitigation Measure No. 5:** The school shall develop a drop-off/pick-up and parking circulation plan and shared with parents and enforced/monitored by trained school staff maximize safety and efficiency of school traffic circulation on and off-site.

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Project Design

6. As part of the development of the school, prior to the issuance of a certificate of occupancy, a recreation area shall be provided, which may consist of blacktop and/or landscaped areas improved with playground equipment or other recreational facilities and equipment.
7. Project plans and drawings shall be submitted to the Los Angeles County Fire Department (LACoFD) for review and recommendations regarding emergency access to buildings and fire hydrant locations, and other applicable requirements. LACoFD approval of the project plans shall be demonstrated to the satisfaction of the Director of Community Development prior to issuance of demolition or grading permits for the project.
8. The following security measures shall be included in the project design for the school:
 - a. A minimum of seven before- and after-school monitors shall be posted at the entrances of the school, at the intersection of Carmelita Avenue and 61st Street, at the ingress and egress points of the private street, and at the drop-off/pick-up area to control traffic ingress and egress to the school property and to ensure that pedestrians and vehicles observe all traffic restrictions.
 - b. Pathways for all crossings shall be provided and shall be clearly marked.
 - c. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
9. That the property owner shall grant either by the covenants, conditions and restrictions (CC&R's) for the subject property, or by a separate covenant recorded against the subject property, the right of entry to authorized City employees and/or agents for the purpose of removing or painting over graffiti from structures on the subject property, prior to authorization to operate.
10. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of Occupancy.
11. That all signs on the site be installed in compliance with the City's sign regulations and/or Sign Program and that approval be obtained through a Sign Design Review prior to installation.
12. That the applicant shall install 8-foot high decorative block walls along the south and east property lines as approved by the Planning Division. A block wall measuring 36 inches shall be installed along the 10'-0" front and street side yard setback, as measured from the property line.

Aesthetics

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

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14. Mesh Fencing during Construction - The portions of the project site under construction shall be temporarily concealed from public view through the installation of mesh screening along the perimeter fence.
15. Exterior lighting shall be low-wattage and shall be shielded and directed onto the project site and away from adjacent residential uses. Outdoor lighting will be limited to security lighting of walkways and parking areas. All security lighting will be fitted with side shields and hoods to avoid spill light, glare, and sky glow.
16. That a minimum 10'-0" landscape planter and permanent irrigation be provided along 61st Street and Carmelita Avenue; with the exception of driveways and walkways and that landscaping be provided in areas not used for vehicle parking, vehicle circulation or pedestrian access. A landscape plan designed by a Registered Landscape Architect shall be provided for the entire property showing planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to, and approved by the Planning Division, and such landscaping shall be installed and planted according to such approved plan, prior to issuance of the certificate of occupancy, and shall thereafter be continuously and permanently maintained.
17. That street trees with decorative plastic or permeable concrete grates be installed along the frontages of Carmelita Avenue and 61st Street Rita Avenue at 40-feet on center, or as indicated on approved plans. The trees shall be 24-inch box minimum and the species of trees shall be determined by the City's Public Works Department. Installation and maintenance shall also be per the Public Works Department requirements.
18. That all proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and shall be completely concealed from public view as required by the City prior to issuance of Certificate of Occupancy.
19. That all existing and/or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the structure or property shall be completely shielded/enclosed so as not to be visible from public view and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to the issuance of the Certificate of Occupancy as approved by the Planning Division.
20. That the use be conducted, and the property be maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.
21. That decorative paving be provided and maintained at the driveway entrance along public alley at the rear of the property, as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.

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Noise

22. Equipment operational noise shall comply with the City's standard of 50 dBA during daytime operations, and 40 dBA during nighttime operations at any property line.
23. All interior walls shall be designed in accordance with the California Division of the State Architect and California Department of Education's standards for schools with interior multipurpose rooms and physical education facilities as applicable.
24. Noise generated by the proposed project shall be in compliance with the noise limitations per Section 9-3.507 (Specific Requirements) of Huntington Park's Municipal Code.

Traffic and Circulation

25. That the City, in its discretion, may request the school operator to shift/stagger school start and end times in order to reduce traffic congestion associated to Nimitz Middle School and Huntington Park Elementary School. The applicant shall make a reasonable effort to coordinate with Nimitz Middle School and Huntington Park Elementary School to avoid traffic congestion associated with overlapping start and end times and special events.
26. That the vehicle circulation areas be paved and striped as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.
27. That all required off-street parking and loading spaces comply with the minimum dimensions as set forth within the Huntington Park Municipal Code prior to issuance of the Certificate of Occupancy.
28. A School Safety Plan shall be developed to implement a program of student supervision, traffic and pedestrian control, signage, and safety procedures. The Plan will include measures to ensure a high level of pedestrian safety, such as: school warning and speed limit signs, school crossing guards and crosswalks, pavement markings, and clearly marked passenger drop-off zones. The Plan will also include a "Safe Routes to School" map for distribution to all school attendees with clear guidance on safe pedestrian access to school. Furthermore, the Plan shall include an Evacuation Plan outlining procedures and safe evacuation routes in the event of an accident or emergency. The Plan shall be finalized and implemented in coordination with the City. The schools shall provide an orientation on school safety for students at the beginning of each school year and as necessary throughout the year to maintain safe school practices.
29. Prior to issuance of a Certificate of Occupancy, the project applicant shall install a "Stop" signs at the exit/egress point of the private street, subject to approval by the City of Huntington Park.
30. Prior to issuance of a Certificate of Occupancy, the project applicant shall install "Stop" signs at the exit/egress point of the private street, subject to approval by the City.

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31. Prior to issuance of a Certificate of Occupancy, the project applicant shall coordinate with the City to have the pavement marked with the words "KEEP CLEAR" at the egress/exit driveway of the private street located along of Carmelita Avenue.
32. Prior to issuance of a Certificate of Occupancy for the project, the applicant shall develop a Comprehensive Parking Plan and shall submit the Plan to the City for review and approval. The Plan shall contain the following elements:
 - a. Assigned parking spaces for staff
 - b. Written traffic and parking policy for distribution to staff and parents
 - c. Traffic and parking monitors
 - d. Signage
 - e. An event parking plan
 - f. A plan for adequate off-street parking that avoids school visitors or staff parking in residential neighborhoods or unauthorized parking on nearby properties.
33. Aspire Public Schools shall work together with the City to minimize impacts to off-site parking and circulation and shall implement "Step 1" of the City's Traffic Congestion Relief Plan. All modifications to the City's Traffic Congestion Relief Plan shall implemented by Aspire upon notification from the City.
34. If additional "Steps" are necessary, as stipulated in the City's Traffic Congestion Relief Plan, Aspire School shall implement additional requirements to the satisfaction of the City.
35. All school staff shall park in the on-site parking lot. This shall include part time staff.
36. To help alleviate traffic and parking congestion the school shall stagger their start and end times 30 minutes apart from Nimitz Middle School and Huntington Park Elementary. Start and End times shall be filed with the City Engineer every other year and at the satisfaction of the City.
37. Aspire Public Schools shall encourage the use of both drop off lanes on school site. Aspire School shall provide staff to assist students exiting/entering vehicles from both drop off lanes in order to ensure pedestrian safety. City engineer shall review the design of the on-site drop off lanes for improvements to pedestrian safety. All improvements and measures shall be to the satisfaction of the City.
38. A parking management plan shall be filed with the City estimating the amount of parents parking and walking students to the campus by grade and identify where they will park. The plan shall be submitted to the City and task completed to the satisfaction of the City.
39. School shall provide private crossing guards, as approved by the City, at two intersection locations:

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- a. Carmelita Ave at 61st St
- b. Corona Ave at 61st St

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

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

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

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

General Conditions

44. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

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

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

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47. That a two separate ninety-six (96) square foot decorative trash enclosure be provided on-site and that a decorative trellis, as approved by the Planning Division, be installed above the required trash enclosure prior to issuance of Certificate of Occupancy. The design and location shall be approved by the Planning Division. Trash bins shall be kept within the approved trash enclosure area only, and trash area shall be kept free of trash overflow and maintained in a clean manner at all times.
48. That a lighting plan be provided for all outdoor areas of the property per HPMC Section 9-3.809(6). Such lighting shall be decorative and installed as approved by the Planning Division and to the satisfaction of the Building Official prior to issuance of the Certificate of Occupancy. The proposed light fixtures shall be decorative and energy efficient and the illumination of such shall be projected towards the site and away from all adjacent properties, public streets, and rights-of-way.
49. That the applicant comply with the City's requirement for Publicly Visible Art or pay in-lieu art fees in accordance with HPMC Title 9, Chapter 3, Article 17 prior to Building Permit issuance.
50. That the school operator shall obtain a City of Huntington Park Business License prior to commencing business operations.
51. That public improvements be completed per the City Engineer's requirements prior to issuance of the Certificate of Occupancy as follows:
 - a. Remove and replace all public improvements damaged by construction per City Engineer's requirements; and
 - b. Repair and/or replace any abutting substandard or damaged public improvements as required by the City Engineer.
 - c. Install all new driveways per City Engineer's requirements; and
52. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the issuance of Building Permits to consolidate the existing two (2) parcels, 6318-028-900 and 6318-029-900, into one (1) parcel.
53. That the applicant comply with the requirements of County Sanitation District of Los Angeles.
54. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The applicant shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2014-01A-CUP/DP: 6100 Carmelita Avenue

April 20, 2016

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55. That the Conditional Use Permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
56. That the entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
57. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.
58. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.
59. That the applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing area of the use or if the location is modified from that approved by the Planning Commission.
60. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
61. That this permit may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
62. That the Director of Community Development or his designee is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
63. The applicant and/or school operator shall provide the City with contact information for a designated responsible party at the school responsible for resolution of complaints and operational and permit condition issues. Contact information shall be kept current and the Planning Division shall be notified of any change in contact information.
64. School enrollment shall not exceed 400 students.
65. The school shall be operated in a manner consistent with the School Charter issued by the Los Angeles County Office of Education.
66. That the applicant and property owner agree in writing to the above conditions.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2014-01A-CUP/DP: 6100 Carmelita Avenue

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EXHIBITS:

- A: PC Resolution No. 2014-01A
- B: July 2, 2014 Staff Report and Resolution No. 2014-01
- C: July 2, 2014 Planning Commission Meeting Minutes
- D: Proposed Traffic Congestion Relief Plan
- E: Santec Memo dated March 2016
- F: Mitigation Measure and Conditions of Approval Status Table
- G: Site Plans
- H: Floor Plans
- I: Elevation Plans
- J: Entitlement Applications/Environmental Assessment Checklist
- K: Addendum to Mitigated Negative Declaration

PC RESOLUTION NO. 2014-01A

EXHIBIT A

CASE NO. 2016-05 CUP

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RESOLUTION NO. 2014-01A

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

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

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

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

WHEREAS, the Planning Commission has considered the environmental impact information relative to the entitlement on July 2, 2014; and

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

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

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

3 **WHEREAS**, all persons appearing for or against the approval of the proposed project
4 and addendum to the Mitigated Negative Declaration were given the opportunity to be heard
5 in connection with said matter; and

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

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

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

13 **SECTION 1:** That in accordance with CEQA and based on the evidence in the Initial
14 Study/Mitigated Negative Declaration (IS/MND), the Planning Commission adopts the findings
15 in said IS/MND and determines that the project could have potential impacts on the
16 environment, however through the incorporation of identified mitigation measures, those
17 impacts can be reduced to a less than significant level and therefore the Planning Commission
18 hereby adopts said IS/MND associated with the proposed project.

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

- 21 1. The proposed use is conditionally permitted within, and would not impair the
22 integrity and character of, the subject zoning district and complies with all of the
23 applicable provisions of this Code (Huntington Park Zoning Code Title 9) ***in that***
24 ***private schools require a Conditional Use Permit within the Residential High***
25 ***Density (RH) zone and the removal of the request to construct a 5-story***
26 ***structure consisting of 100 off-street parking spaces and 36 affordable***
27 ***apartments would not impair the integrity and character of the surrounding***
28

1 **area. In addition, conditions of approval have been incorporated**
2 **addressing issues of concern, including, but not limited to, traffic and**
3 **circulation; and**

4 2. The proposed use is consistent with the General Plan **in that the proposed**
5 **project will continue to be consistent with Goal 1.0 and Goal 2.0 of the**
6 **Huntington Park General Plan by providing for a mix of land uses which**
7 **meets the diverse needs of all Huntington Park residents, offers a variety of**
8 **employment opportunities, and allows for the capture of regional growth by**
9 **providing additional educational services to the residents. In addition, the**
10 **proposed project would be compatible with and complement existing land**
11 **uses by having a structure that is similar in height and design to the**
12 **surrounding neighborhood; and**

13 3. The approval of the Conditional Use Permit for the proposed use is in compliance
14 with the requirements of the California Environmental Quality Act (CEQA) and the
15 City's Guidelines **in that the City of Huntington Park considered a Mitigated**
16 **Negative Declaration for the project on July 2, 2014 and an Addendum to**
17 **the Mitigated Negative Declaration was determined to be adequate pursuant**
18 **to section 15164 of the CEQA Handbook; and**

19 4. The design, location, size, and operating characteristics of the proposed use are
20 compatible with the existing and planned future land uses within the general area
21 in which the proposed use is to be located and will not create significant noise,
22 traffic, or other conditions or situations that may be objectionable or detrimental
23 to other permitted uses operating nearby or adverse to the public interest, health,
24 safety, convenience, or welfare of the City **in that, as conditioned, the existing**
25 **school will continue to operate at the subject and will implement the Traffic**
26 **Congestion Relief Plan in order to provide measures to reduce the impact**
27 **the neighborhood has experienced due to traffic. In addition, the removal**
28

1 **of the request to construct a 5-story structure consisting of 100 off-street**
2 **parking spaces and 36 affordable apartments is anticipated to help with the**
3 **vehicle traffic issues in that anticipated volumes of traffic generated by the**
4 **apartments will not occur ; and**

5 5. The subject site is physically suitable for the type and density/intensity of the use
6 being proposed **in that the removal of the 5-story structure consisting of 100**
7 **off-street parking spaces and 36 affordable apartments will be replaced with**
8 **45 off-street parking spaces which will be utilized by the existing school ;**
9 and

10 6. There are adequate provisions for public access, water, sanitation, and public
11 utilities and services to ensure that the proposed use would not be detrimental to
12 public health and safety **in that the project was approved and issued permits**
13 **by the appropriate agencies, including, but not limited to water, sanitation,**
14 **and public utilities.**

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

17 1. The proposed development is one permitted within the subject zoning district and
18 complies with all of the applicable provisions of this Code, including prescribed
19 development/site standards **in that the removal of the request to construct a**
20 **5-story structure consisting of 100 off-street parking spaces and 36**
21 **affordable apartments will continue to comply with the underlying zoning of**
22 **the subject site, as schools are conditionally permitted uses within the RH**
23 **zone.;**

24 2. The proposed development is consistent with the General Plan **in that the**
25 **proposed project will continue to be consistent with Goal 1.0 and Goal 2.0 of**
26 **the Huntington Park General Plan by providing for a mix of land uses which**
27 **meets the diverse needs of all Huntington Park residents, offers a variety of**
28

1 **employment opportunities, and allows for the capture of regional growth by**
2 **providing additional educational services to the residents. In addition, the**
3 **proposed project would be compatible with and complement existing land**
4 **uses by having a structure that is similar in height and design to the**
5 **surrounding neighborhood;**

6 3. The proposed development would be harmonious and compatible with existing and
7 planned future developments within the zoning district and general area, as well as
8 with the land uses presently on the subject property **in that the removal of the**
9 **request to construct a 5-story structure consisting of 100 off-street parking**
10 **spaces and 36 affordable apartments and the existing school will be**
11 **harmonious and compatible with existing and planned future developments**
12 **within the general area due to the fact the schools are typically located in**
13 **residential zones. In addition, the existing school structure is compatible**
14 **with surrounding buildings within the general area;**

15 4. The approval of the Development Permit for the proposed project is in compliance
16 with the requirements of the California Environmental Quality Act (CEQA) and the
17 City's Guidelines **in that the City of Huntington Park considered a Mitigated**
18 **Negative Declaration for the project on July 2, 2014 and an Addendum to the**
19 **Mitigated Negative Declaration was determined to be adequate pursuant to**
20 **section 15164 of the CEQA Handbook;**

21 5. The subject site is physically suitable for the type and density/intensity of use being
22 proposed **in that the removal of the 5-story structure consisting of 100**
23 **off-street parking spaces and 36 affordable apartments will be replaced with**
24 **45 off-street parking spaces which will be utilized by the existing school;**

25 6. There are adequate provisions for public access, water, sanitation and public
26 utilities and services to ensure that the proposed development would not be
27 detrimental to public health, safety and general welfare **in that the project was**
28

1 *approved and issued permits by the appropriate agencies, including, but not*
2 *limited to water, sanitation, and public utilities;* and

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

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

11 **Mitigation Measures**

- 12 1. **Mitigation Measure No. 1:** Prior to the issuance of a certificate of occupancy, the private
13 school operator shall implement a trip reduction plan that maintains less than 1,050
14 inbound trips per day (a minimum 11% reduction) for the school. An annual vehicle count
15 shall be performed by the school operator and submitted to the City annually to confirm
16 compliance with the current threshold. Should the threshold change, the applicant shall
17 provide documentation of compliance with the applicable SCAQMD significance threshold
18 applicable at the time.
- 19 2. **Mitigation Measure No. 2:** The construction contractor shall water all exposed dirt
20 surfaces at least 3 times per day for fugitive dust suppression.
- 21 3. **Mitigation Measure No. 3:** Small bulldozers only shall operate within 56 feet of the
22 nearest residential structure.
- 23 4. **Mitigation Measure No. 4:** Close the cross-walk over the on-site access road to
24 pedestrians during peak school periods. This is important because vehicle queuing at the
25 drop-off/pick-up zone is anticipated to block sight distance to pedestrians on the school
26 side of the crosswalk. This crossing is not on any pedestrian routes to the school and being
27 closed during student drop-off/pick-up times should not impact students or pedestrians.
28 An alternate measure would be to provide a crossing guard at the crosswalk during school
drop-off/ pick-up times if remained open.
5. **Mitigation Measure No. 5:** The school shall develop a drop-off/pick-up and parking
circulation plan and shared with parents and enforced/monitored by trained school staff
maximize safety and efficiency of school traffic circulation on and off-site.

1 **Project Design**

- 2 6. As part of the development of the school, prior to the issuance of a certificate of occupancy,
3 a recreation area shall be provided, which may consist of blacktop and/or landscaped
4 areas improved with playground equipment or other recreational facilities and equipment.
- 5 7. Project plans and drawings shall be submitted to the Los Angeles County Fire Department
6 (LACoFD) for review and recommendations regarding emergency access to buildings and
7 fire hydrant locations, and other applicable requirements. LACoFD approval of the project
8 plans shall be demonstrated to the satisfaction of the Director of Community Development
9 prior to issuance of demolition or grading permits for the project.
- 10 8. The following security measures shall be included in the project design for the school:
11 a. A minimum of seven before- and after-school monitors shall be posted at the
12 entrances of the school, at the intersection of Carmelita Avenue and 61st Street, at
13 the ingress and egress points of the private street, and at the drop-off/pick-up area
14 to control traffic ingress and egress to the school property and to ensure that
15 pedestrians and vehicles observe all traffic restrictions.
16 b. Pathways for all crossings shall be provided and shall be clearly marked.
17 c. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d),
18 shall be diligently removed within a reasonable time period.
- 19 9. That the property owner shall grant either by the covenants, conditions and restrictions
20 (CC&R's) for the subject property, or by a separate covenant recorded against the subject
21 property, the right of entry to authorized City employees and/or agents for the purpose of
22 removing or painting over graffiti from structures on the subject property, prior to
23 authorization to operate.
- 24 10. That the property comply with the City's Standards for Exterior Colors, Section 9-
25 3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of
26 Occupancy.
- 27 11. That all signs on the site be installed in compliance with the City's sign regulations and/or
28 Sign Program and that approval be obtained through a Sign Design Review prior to
installation.
12. That the applicant shall install 8-foot high decorative block walls along the south and east
property lines as approved by the Planning Division. A block wall measuring 36 inches
shall be installed along the 10'-0" front and street side yard setback, as measured from
the property line.

24 **Aesthetics**

- 25 13. Building materials shall not be reflective or produce meaningful amounts of glare.
- 26 14. Mesh Fencing during Construction - The portions of the project site under construction
27 shall be temporarily concealed from public view through the installation of mesh screening
28 along the perimeter fence.

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

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

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

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

22 19. That all existing and/or proposed mechanical equipment and appurtenances, including
23 satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on
24 the structure or property shall be completely shielded/enclosed so as not to be visible from
25 public view and/or adjacent properties. Such shielding/enclosure of facilities shall be of
26 compatible design related to the building structure for which such facilities are intended to
27 serve and shall be installed prior to the issuance of the Certificate of Occupancy as
28 approved by the Planning Division.

20 20. That the use be conducted, and the property be maintained in a clean, neat, quiet, and
21 orderly manner at all times and comply with the property maintenance standards as set
22 forth in the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.

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

26 **Noise**

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

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

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

5 **Traffic and Circulation**

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

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

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

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

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

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

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

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

- a. Assigned parking spaces for staff
- b. Written traffic and parking policy for distribution to staff and parents
- c. Traffic and parking monitors
- d. Signage
- e. An event parking plan
- f. A plan for adequate off-street parking that avoids school visitors or staff parking in residential neighborhoods or unauthorized parking on nearby properties.

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

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

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

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

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

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

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

- a. Carmelita Ave at 61st St
- b. Corona Ave at 61st St

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

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

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

9 43. To allow for the flow of two-way traffic as well as queuing into the school drop off lanes
10 from 61st Street, No Stopping Signs with painted white curbs restricting
11 stopping/parking for an hour to hour and a half encompassing school start and let out
12 times shall be posted on the south side of 61st Street along the school frontage. Ex.
13 (7:30 to 8:30am and 2:00 to 3:30pm). Or any combination of hours to the satisfaction
14 of the City.

15 **General Conditions**

16 44. That the applicant/property owner and each successor in interest to the property which is
17 the subject of this project shall defend, indemnify and hold harmless the City of Huntington
18 Park and its agents, officers, and employees from any claim, action or proceedings, liability
19 cost, including attorney's fees and costs against the City or its agents, officers or
20 employees, to attack, set aside, void or annul any approval of the City, City Council,
21 Planning Commission, or Design Review Board concerning this project. The City shall
22 promptly notify the applicant of any claim, action or proceeding and should cooperate fully
23 in the defense thereof.

24 45. Except as set forth in subsequent conditions, all-inclusive, and subject to department
25 corrections and conditions, the property shall be developed substantially in accordance
26 with the applications, environmental assessment, and plans submitted.

27 46. That the proposed project shall comply with all applicable federal, state and local agency
28 codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning,
and Business License Regulations of the City of Huntington Park.

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

48. That a lighting plan be provided for all outdoor areas of the property per HPMC Section 9-
3.809(6). Such lighting shall be decorative and installed as approved by the Planning
Division and to the satisfaction of the Building Official prior to issuance of the Certificate of
Occupancy. The proposed light fixtures shall be decorative and energy efficient and the

1 illumination of such shall be projected towards the site and away from all adjacent
2 properties, public streets, and rights-of-way.

3 49. That the applicant comply with the City's requirement for Publicly Visible Art or pay in-lieu
4 art fees in accordance with HPMC Title 9, Chapter 3, Article 17 prior to Building Permit
5 issuance.

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

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

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

15 52. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the
16 issuance of Building Permits to consolidate the existing two (2) parcels, 6318-028-900 and
17 6318-029-900, into one (1) parcel.

18 53. That the applicant comply with the requirements of County Sanitation District of Los
19 Angeles.

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

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

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

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

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

1 59. That the applicant be required to apply for a new entitlement if any alteration, modification,
2 or expansion would increase the existing area of the use or if the location is modified from
that approved by the Planning Commission.

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

5 61. That this permit may be subject to additional conditions after its original issuance. Such
6 conditions shall be imposed by the City Planning Commission as deemed appropriate to
7 address problems of land use compatibility, operations, aesthetics, security, noise, safety,
crime control, or to promote the general welfare of the City.

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

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

13 64. School enrollment shall not exceed 400 students.

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

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

17
18 **SECTION 5:** This resolution shall not become effective until 15 days after the date of
19 decision rendered by the Planning Commission, unless within that period of time it is appealed
20 to the City Council. The decision of the Planning Commission shall be stayed until final
21 determination of the appeal has been effected by the City Council.

22 **SECTION 6:** The Secretary of the Planning Commission shall certify to the adoption
23 of this resolution and a copy thereof shall be filed with the City Clerk.
24
25
26
27
28

1 **PASSED, APPROVED, AND ADOPTED** this 20th day of April, 2016, by the following

2 vote:

3 AYES:

4 NOES:

5 ABSTAIN:

6 ABSENT:

7 HUNTINGTON PARK PLANNING COMMISSION

8

9

10

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Chairperson

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13

14 ATTEST:

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18 Secretary

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

EXHIBIT B

CASE NO. 2014-01A CUP/DP



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: July 2, 2014

TO: Chairperson and Members of the Planning Commission

FROM: Albert G. Fontanez, Planning Manager

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

REQUEST: A request for Planning Commission approval of a Conditional Use Permit and a Development Permit to construct and operate a public charter school and 36 affordable dwelling units on a privately-owned property located at 6100 Carmelita Avenue; and, the adoption of an associated Mitigated Negative Declaration under the California Environmental Quality Act (CEQA).

**APPLICANT/
PROPERTY OWNER:** AMG and Associates, LLC
16633 Ventura Blvd, Suite 1014
Encino, CA 91436

PROJECT LOCATION: 6100 Carmelita Avenue

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

PRESENT USE: Vacant/Multi-Family Residential

PROJECT SIZE:

New School:	34,280 sq. ft.
<u>New Residential:</u>	<u>89,600 sq. ft.</u>
Total Building:	123,880 sq. ft.

SITE SIZE:

6318-028-900:	74,420 sq. ft. (1.71 acres)
6318-029-900:	6,435 sq. ft. (0.15 acres)
<u>Total:</u>	<u>80,855 sq. ft. (1.86 acres)</u>

GENERAL PLAN: Residential High-Density

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ZONE: R-H (High-Density Residential)

SURROUNDING

LAND USES:

North: Public Park/Community Center/Public School

West: Residential (R-H)

South: Residential (R-H)

East: Residential

MUNICIPAL CODE

REQUIREMENTS FOR A

CONDITIONAL USE PERMIT:

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

REQUIRED FINDINGS

FOR A CONDITIONAL

USE PERMIT:

Following a hearing, the Planning Commission shall record the decision in writing and shall recite the findings upon which the decision is based. The Commission may approve and/or modify a Conditional Use Permit application in whole or in part, with or without conditions, only if all of the following findings are made:

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

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and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;

5. The subject site is physically suitable for the type and density/intensity of use being proposed; and
6. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

**MUNICIPAL CODE
REQUIREMENTS FOR A
DEVELOPMENT PERMIT:**

Pursuant to Huntington Park Municipal Code (HPMC), the construction of multi-family housing requires a Development Permit. Per HPMC Section 9-2.1005, each Development Permit application shall be analyzed to ensure that the application is consistent with the purpose/intent of the municipal code and the City's CEQA Guidelines. To ensure effective implementation of General Plan policies relating to design, each applicable Development Permit shall be reviewed by the Director prior to determination by the Planning Commission.

**REQUIRED FINDINGS
FOR A DEVELOPMENT
PERMIT:**

Following a hearing, the Planning Commission shall record the decision in writing and shall recite the findings upon which the decision is based. The Commission may approve, modify, or deny a Development Permit in whole or in part and shall impose specific development conditions if approved. These conditions shall relate to both on- and off-site improvements that are necessary to accommodate flexibility in site planning/property development, mitigate project-related adverse impacts and to carry out the purpose/intent and requirements of the respective zoning district and General Plan goals and policies. The Review Authority may approve a Development Permit, only if all of the following findings are made:

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2014-01-CUP/DP: 6100 Carmelita Avenue

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1. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards;
2. The proposed development is consistent with the General Plan;
3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property;
4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
5. The subject site is physically suitable for the type and density/intensity of use being proposed;
6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare; and
7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.

**ENVIRONMENTAL
REVIEW:**

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

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PROJECT ANALYSIS:

Project Description

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

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

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

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

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

Site Description

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

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

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

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

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

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

Access

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

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

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

Parking

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

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

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

The parking calculations are summarized in the following table:

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

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

Environmental Issues

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

Air Quality

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

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

Noise

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

Traffic

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

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

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

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

Community Meeting

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

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Summary

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

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

RECOMMENDATIONS:

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

CONDITIONS OF APPROVAL:

Mitigation Measures

- Mitigation Measure No. 1:** Prior to the issuance of a certificate of occupancy, the private school operator shall implement a trip reduction plan that maintains less than 1,050 inbound trips per day (a minimum 11% reduction) for the school. An annual vehicle count shall be performed by the school operator and submitted to the City annually to confirm compliance with the current threshold. Should the threshold change, the applicant shall provide documentation of compliance with the applicable SCAQMD significance threshold applicable at the time.
- Mitigation Measure No. 2:** The construction contractor shall water all exposed dirt surfaces at least 3 times per day for fugitive dust suppression.
- Mitigation Measure No. 3:** A noise shield consisting of overlapping panels shall be installed along the length of the east and south side of the parking structure prior to the issuance of an occupancy permit for the school or residential units, whichever is first, to reduce noise levels to a maximum of 60 dB at the property line.

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4. **Mitigation Measure No. 4:** Small bulldozers only shall operate within 56 feet of the nearest residential structure.
5. **Mitigation Measure No. 5:** Cone-off the ingress access driveway to one lane from E. 61st Street during peak times so that all vehicles entering the school site will be in a position to access the drop-off/pick-up zone and then transition the cones to open the 2nd lane for circulation (prior to the entrance to the parking structure). This will minimize weaving/merging and keep the circulation lane clear of stopped vehicles waiting to access the school curb frontage. During off-peak periods both lanes can be accessed from E. 61st Street.
6. **Mitigation Measure No. 6:** Close the cross-walk over the on-site access road to pedestrians during peak school periods. This is important because vehicle queuing at the drop-off/pick-up zone is anticipated to block sight distance to pedestrians on the school side of the crosswalk. This crossing is not on any pedestrian routes to the school and being closed during student drop-off/pick-up times should not impact students or pedestrians. An alternate measure would be to provide a crossing guard at the crosswalk during school drop-off/ pick-up times if remained open.
7. **Mitigation Measure No. 7:** Prohibit drop-off/pick-up in the parking structure so that students do not cross in front of access road vehicles to access the school. Similarly, prohibit drop-off/pick-up from the circulation lane (lane adjacent to the parking structure).
8. **Mitigation Measure No. 8:** The school shall develop a drop-off/pick-up and parking circulation plan and shared with parents and enforced/monitored by trained school staff maximize safety and efficiency of school traffic circulation on and off-site.

Project Design

9. As part of the development of the school, prior to the issuance of a certificate of occupancy, a recreation area shall be provided, which may consist of blacktop and/or landscaped areas improved with playground equipment or other recreational facilities and equipment.
10. Project plans and drawings shall be submitted to the Los Angeles County Fire Department (LACoFD) for review and recommendations regarding emergency access to buildings and fire hydrant locations, and other applicable requirements. LACoFD approval of the project plans shall be demonstrated to the satisfaction of the Director of Community Development prior to issuance of demolition or grading permits for the project.
11. The following security measures shall be included in the project design for the school:
 - a. A minimum of seven before- and after-school monitors shall be posted at the entrances of the school, at the intersection of Carmelita Avenue and 61st Street, at the ingress and egress points of the private street, and at the drop-off/pick-up area

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

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

12. That the property owner shall grant either by the covenants, conditions and restrictions (CC&R's) for the subject property, or by a separate covenant recorded against the subject property, the right of entry to authorized City employees and/or agents for the purpose of removing or painting over graffiti from structures on the subject property, prior to authorization to operate.

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

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

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

Aesthetics

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

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

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

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

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20. That street trees with decorative plastic or permeable concrete grates be installed along the frontages of Carmelita Avenue and 61st Street Rita Avenue at 40-feet on center, or as indicated on approved plans. The trees shall be 24-inch box minimum and the species of trees shall be determined by the City's Public Works Department. Installation and maintenance shall also be per the Public Works Department requirements.
21. That all proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and shall be completely concealed from public view as required by the City prior to issuance of Certificate of Occupancy.
22. That all existing and/or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the structure or property shall be completely shielded/enclosed so as not to be visible from public view and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to the issuance of the Certificate of Occupancy as approved by the Planning Division.
23. That the use be conducted, and the property be maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.
24. That decorative paving be provided and maintained at the driveway entrance along public alley at the rear of the property, as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.

Noise

25. Equipment operational noise shall comply with the City's standard of 50 dBA during daytime operations, and 40 dBA during nighttime operations at any property line.
26. All interior walls shall be designed in accordance with the LAUSD's standards for schools with interior multipurpose rooms and physical education facilities as applicable.
27. Noise generated by the proposed project shall be in compliance with the noise limitations per Section 9-3.507 (Specific Requirements) of Huntington Park's Municipal Code.

Traffic and Circulation

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

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29. That the vehicle circulation areas and parking structure be paved and striped as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.
30. That all required off-street parking and loading spaces comply with the minimum dimensions as set forth within the Huntington Park Municipal Code prior to issuance of the Certificate of Occupancy.
31. A School Safety Plan shall be developed to implement a program of student supervision, traffic and pedestrian control, signage, and safety procedures. The Plan will include measures to ensure a high level of pedestrian safety, such as: school warning and speed limit signs, school crossing guards and crosswalks, pavement markings, and clearly marked passenger drop-off zones. The Plan will also include a "Safe Routes to School" map for distribution to all school attendees with clear guidance on safe pedestrian access to school. Furthermore, the Plan shall include an Evacuation Plan outlining procedures and safe evacuation routes in the event of an accident or emergency. The Plan shall be finalized and implemented in coordination with the City. The schools shall provide an orientation on school safety for students at the beginning of each school year and as necessary throughout the year to maintain safe school practices.
32. Prior to issuance of a Certificate of Occupancy, the project applicant shall install a "Stop" signs at the exit/egress point of the private street, subject to approval by the City of Huntington Park.
33. Prior to issuance of a Certificate of Occupancy, the project applicant shall install "Stop" signs at the exit/egress point of the private street, subject to approval by the City of Huntington Park.
34. Prior to issuance of a Certificate of Occupancy, the project applicant shall coordinate with the City to have the pavement marked with the words "KEEP CLEAR" at the egress/exit driveway of the private street located along of Carmelita Avenue.
35. Prior to issuance of a Certificate of Occupancy for Phase I of the project, the applicant shall develop a Comprehensive Parking Plan and shall submit the Plan to the City for review and approval. The Plan shall contain the following elements:
 - a. Assigned parking spaces for staff
 - b. Written traffic and parking policy for distribution to staff and parents
 - c. Traffic and parking monitors
 - d. Signage
 - e. An event parking plan
 - f. A plan for adequate off-street parking that avoids school visitors or staff parking in residential neighborhoods or unauthorized parking on nearby properties.

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General Conditions

36. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.
37. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
38. That the proposed project shall comply with all applicable federal, state and local agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.
39. That a two separate ninety-six (96) square foot decorative trash enclosure be provided on-site and that a decorative trellis, as approved by the Planning Division, be installed above the required trash enclosure prior to issuance of Certificate of Occupancy. The design and location shall be approved by the Planning Division. Trash bins shall be kept within the approved trash enclosure area only, and trash area shall be kept free of trash overflow and maintained in a clean manner at all times.
40. That a lighting plan be provided for all outdoor areas of the property per HPMC Section 9-3.809(6). Such lighting shall be decorative and installed as approved by the Planning Division and to the satisfaction of the Building Official prior to issuance of the Certificate of Occupancy. The proposed light fixtures shall be decorative and energy efficient and the illumination of such shall be projected towards the site and away from all adjacent properties, public streets, and rights-of-way.
41. That the applicant comply with the City's requirement for Publicly Visible Art or pay in-lieu art fees in accordance with HPMC Title 9, Chapter 3, Article 17 prior to Building Permit issuance.
42. That the school operator shall obtain a City of Huntington Park Business License prior to commencing business operations.
43. That public improvements be completed per the City Engineer's requirements prior to issuance of the Certificate of Occupancy as follows:
 - a. Remove and replace all public improvements damaged by construction per City Engineer's requirements; and

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2014-01-CUP/DP: 6100 Carmelita Avenue

July 2, 2014

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- b. Repair and/or replace any abutting substandard or damaged public improvements as required by the City Engineer.
 - c. Install all new driveways per City Engineer's requirements; and
44. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the issuance of Building Permits to consolidate the existing two (2) parcels, 6318-028-900 and 6318-029-900, into one (1) parcel.
45. That the applicant comply with the requirements of County Sanitation District of Los Angeles.
46. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The applicant shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
47. That the Conditional Use Permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
48. That the entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
49. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.
50. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.
51. That the applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing area of the use or if the location is modified from that approved by the Planning Commission.
52. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
53. That this permit may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2014-01-CUP/DP: 6100 Carmelita Avenue

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54. That the Director of Community Development or his designee is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
55. The applicant and/or school operator shall provide the City with contact information for a designated responsible party at the school responsible for resolution of complaints and operational and permit condition issues. Contact information shall be kept current and the Planning Division shall be notified of any change in contact information.
56. School enrollment shall not exceed 400 students.
57. The schools shall be operated in a manner consistent with the School Charter issued by the LAUSD.
58. That the applicant and property owner agree in writing to the above conditions.

EXHIBITS:

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

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RESOLUTION NO. 2014-01

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

WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California at 6:30 p.m. on July 2, 2014, pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code, upon an application from AMG and Associates, LLC requesting approval of a Conditional Use Permit and a Development Permit to construct and operate a public charter school and 36 affordable dwelling units on a privately-owned property located at 6100 Carmelita Avenue, within the R-H (High-Density Residential) Zone on the following described property:

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

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

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

WHEREAS, all persons appearing for or against the approval of the proposed project and associated Negative Declaration were given the opportunity to be heard in connection with said matter; and

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

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

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

4 **SECTION 1:** That in accordance with CEQA and based on the evidence in the Initial
5 Study/Mitigated Negative Declaration (IS/MND), the Planning Commission adopts the findings
6 in said IS/MND and determines that the project could have potential impacts on the
7 environment, however through the incorporation of identified mitigation measures, those
8 impacts can be reduced to a less than significant level and therefore the Planning Commission
9 hereby adopts said IS/MND associated with the proposed project.

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

- 12 1. The proposed use is conditionally permitted within, and would not impair the
13 integrity and character of, the subject zoning district and complies with all of the
14 applicable provisions of this Code (Huntington Park Zoning Code Title 9); and
- 15 2. The proposed use is consistent with the General Plan; and
- 16 3. The approval of the Conditional Use Permit for the proposed use is in compliance
17 with the requirements of the California Environmental Quality Act (CEQA) and the
18 City's Guidelines; and
- 19 4. The design, location, size, and operating characteristics of the proposed use are
20 compatible with the existing and planned future land uses within the general area
21 in which the proposed use is to be located and will not create significant noise,
22 traffic, or other conditions or situations that may be objectionable or detrimental
23 to other permitted uses operating nearby or adverse to the public interest, health,
24 safety, convenience, or welfare of the City; and
- 25 5. The subject site is physically suitable for the type and density/intensity of the use
26 being proposed; and
- 27 6. There are adequate provisions for public access, water, sanitation, and public
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1 utilities and services to ensure that the proposed use would not be detrimental to
2 public health and safety.

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

- 5 1. The proposed development is one permitted within the subject zoning district and
6 complies with all of the applicable provisions of this Code, including prescribed
7 development/site standards;
- 8 2. The proposed development is consistent with the General Plan;
- 9 3. The proposed development would be harmonious and compatible with existing and
10 planned future developments within the zoning district and general area, as well as
11 with the land uses presently on the subject property;
- 12 4. The approval of the Development Permit for the proposed project is in compliance
13 with the requirements of the California Environmental Quality Act (CEQA) and the
14 City's Guidelines;
- 15 5. The subject site is physically suitable for the type and density/intensity of use being
16 proposed;
- 17 6. There are adequate provisions for public access, water, sanitation and public
18 utilities and services to ensure that the proposed development would not be
19 detrimental to public health, safety and general welfare; and
- 20 7. The design, location, size and operating characteristics of the proposed
21 development would not be detrimental to the public health, safety, or welfare of the
22 City.

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

25 **Mitigation Measures**

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

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

- 5 2. **Mitigation Measure No. 2:** The construction contractor shall water all exposed dirt
6 surfaces at least 3 times per day for fugitive dust suppression.
- 7 3. **Mitigation Measure No. 3:** A noise shield consisting of overlapping panels shall be
8 installed along the length of the east and south side of the parking structure prior to the
9 issuance of an occupancy permit for the school or residential units, whichever is first, to
10 reduce noise levels to a maximum of 60 dB at the property line.
- 11 4. **Mitigation Measure No. 4:** Small bulldozers only shall operate within 56 feet of the
12 nearest residential structure.
- 13 5. **Mitigation Measure No. 5:** Cone-off the ingress access driveway to one lane from E.
14 61st Street during peak times so that all vehicles entering the school site will be in a
15 position to access the drop-off/pick-up zone and then transition the cones to open the 2nd
16 lane for circulation (prior to the entrance to the parking structure). This will minimize
17 weaving/merging and keep the circulation lane clear of stopped vehicles waiting to access
18 the school curb frontage. During off-peak periods both lanes can be accessed from E. 61st
19 Street.
- 20 6. **Mitigation Measure No. 6:** Close the cross-walk over the on-site access road to
21 pedestrians during peak school periods. This is important because vehicle queuing at the
22 drop-off/pick-up zone is anticipated to block sight distance to pedestrians on the school
23 side of the crosswalk. This crossing is not on any pedestrian routes to the school and being
24 closed during student drop-off/pick-up times should not impact students or pedestrians.
25 An alternate measure would be to provide a crossing guard at the crosswalk during school
26 drop-off/ pick-up times if remained open.
- 27 7. **Mitigation Measure No. 7:** Prohibit drop-off/pick-up in the parking structure so that
28 students do not cross in front of access road vehicles to access the school. Similarly,
prohibit drop-off/pick-up from the circulation lane (lane adjacent to the parking structure).
8. **Mitigation Measure No. 8:** The school shall develop a drop-off/pick-up and parking
circulation plan and shared with parents and enforced/monitored by trained school staff
maximize safety and efficiency of school traffic circulation on and off-site.

24 **Project Design**

- 25 9. As part of the development of the school, prior to the issuance of a certificate of occupancy,
26 a recreation area shall be provided, which may consist of blacktop and/or landscaped
27 areas improved with playground equipment or other recreational facilities and equipment.
- 28 10. Project plans and drawings shall be submitted to the Los Angeles County Fire Department
(LACoFD) for review and recommendations regarding emergency access to buildings and

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

- 3 11. The following security measures shall be included in the project design for the school:
- 4 a. A minimum of seven before- and after-school monitors shall be posted at the
 - 5 entrances of the school, at the intersection of Carmelita Avenue and 61st Street, at
 - 6 the ingress and egress points of the private street, and at the drop-off/pick-up area
 - to control traffic ingress and egress to the school property and to ensure that
 - pedestrians and vehicles observe all traffic restrictions.
 - 7 b. Pathways for all crossings shall be provided and shall be clearly marked.
 - 8 c. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d),
 - shall be diligently removed within a reasonable time period.
- 9 12. That the property owner shall grant either by the covenants, conditions and restrictions
- 10 (CC&R's) for the subject property, or by a separate covenant recorded against the subject
- 11 property, the right of entry to authorized City employees and/or agents for the purpose of
- removing or painting over graffiti from structures on the subject property, prior to
- authorization to operate.
- 12 13. That the property comply with the City's Standards for Exterior Colors, Section 9-
- 13 3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of
- Occupancy.
- 14 14. That all signs on the site be installed in compliance with the City's sign regulations and/or
- 15 Sign Program and that approval be obtained through a Sign Design Review prior to
- 16 installation.
- 17 15. That the applicant install 8-foot high decorative block walls along the south and east
- 18 property lines as approved by the Planning Division.

19 **Aesthetics**

- 20 16. Building materials shall not be reflective or produce meaningful amounts of glare.
- 21 17. Mesh Fencing during Construction - The portions of the project site under construction
- 22 shall be temporarily concealed from public view through the installation of mesh screening
- along the perimeter fence.
- 23 18. Exterior lighting shall be low-wattage and shall be shielded and directed onto the project
- 24 site and away from adjacent residential uses. Outdoor lighting will be limited to security
- 25 lighting of walkways and parking areas. All security lighting will be fitted with side shields
- and hoods to avoid spill light, glare, and sky glow.
- 26 19. That a minimum 10'-0" landscape planter and permanent irrigation be provided along 61st
- 27 Street and Carmelita Avenue; with the exception of driveways and walkways and that
- 28 landscaping be provided in areas not used for vehicle parking, vehicle circulation or
- pedestrian access. A landscape plan designed by a Registered Landscape Architect shall

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

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

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

14 22. That all existing and/or proposed mechanical equipment and appurtenances, including
15 satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on
16 the structure or property shall be completely shielded/enclosed so as not to be visible from
17 public view and/or adjacent properties. Such shielding/enclosure of facilities shall be of
18 compatible design related to the building structure for which such facilities are intended to
19 serve and shall be installed prior to the issuance of the Certificate of Occupancy as
20 approved by the Planning Division.

21 23. That the use be conducted, and the property be maintained in a clean, neat, quiet, and
22 orderly manner at all times and comply with the property maintenance standards as set
23 forth in the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.

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

27 **Noise**

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

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

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

1 **Traffic and Circulation**

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

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

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

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

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

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

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

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

- a. Assigned parking spaces for staff
- b. Written traffic and parking policy for distribution to staff and parents
- c. Traffic and parking monitors
- d. Signage
- e. An event parking plan
- f. A plan for adequate off-street parking that avoids school visitors or staff parking in residential neighborhoods or unauthorized parking on nearby properties.

1 **General Conditions**

2 36. That the applicant/property owner and each successor in interest to the property which is
3 the subject of this project shall defend, indemnify and hold harmless the City of Huntington
4 Park and its agents, officers, and employees from any claim, action or proceedings, liability
5 cost, including attorney's fees and costs against the City or its agents, officers or
6 employees, to attack, set aside, void or annul any approval of the City, City Council,
7 Planning Commission, or Design Review Board concerning this project. The City shall
8 promptly notify the applicant of any claim, action or proceeding and should cooperate fully
9 in the defense thereof.

10 37. Except as set forth in subsequent conditions, all-inclusive, and subject to department
11 corrections and conditions, the property shall be developed substantially in accordance
12 with the applications, environmental assessment, and plans submitted.

13 38. That the proposed project shall comply with all applicable federal, state and local agency
14 codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning,
15 and Business License Regulations of the City of Huntington Park.

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

22 40. That a lighting plan be provided for all outdoor areas of the property per HPMC Section 9-
23 3.809(6). Such lighting shall be decorative and installed as approved by the Planning
24 Division and to the satisfaction of the Building Official prior to issuance of the Certificate of
25 Occupancy. The proposed light fixtures shall be decorative and energy efficient and the
26 illumination of such shall be projected towards the site and away from all adjacent
27 properties, public streets, and rights-of-way.

28 41. That the applicant comply with the City's requirement for Publicly Visible Art or pay in-lieu
art fees in accordance with HPMC Title 9, Chapter 3, Article 17 prior to Building Permit
issuance.

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

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

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

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

2 44. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the
3 issuance of Building Permits to consolidate the existing two (2) parcels, 6318-028-900 and
4 6318-029-900, into one (1) parcel.

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

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

10 47. That the Conditional Use Permit shall expire in the event the entitlement is not exercised
11 within one (1) year from the date of approval, unless an extension has been granted by
the Planning Commission.

12 48. That the entitlement shall be subject to review for compliance with conditions of the
13 issuance at such intervals as the City Planning Commission shall deem appropriate.

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

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

18 51. That the applicant be required to apply for a new entitlement if any alteration, modification,
19 or expansion would increase the existing area of the use or if the location is modified from
that approved by the Planning Commission.

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

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

25 54. That the Director of Community Development or his designee is authorized to make minor
26 modifications to the approved preliminary plans or any of the conditions if such
27 modifications shall achieve substantially the same results, as would strict compliance with
28 said plans and conditions.

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

5 56. School enrollment shall not exceed 400 students.

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

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

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

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

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1 **PASSED, APPROVED, AND ADOPTED** this 2nd day of July, 2014 by the following

2 vote:

3 AYES:

4 NOES:

5 ABSTAIN:

6 ABSENT:

7 HUNTINGTON PARK PLANNING COMMISSION

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11 Chairperson

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14 ATTEST:

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18 Secretary

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**JULY 2, 2014 PLANNING COMMISSION
MEETING MINUTES**

EXHIBIT C

CASE NO. 2014-01A CUP/DP



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

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

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

Approval of Minutes

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

Public Appearances

None.

Continued Public Hearings

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

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

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

Mr. Fontanez summarized project details including:

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

Mr. Fontanez reviewed the Conditions of Approval, specifically:

Condition No. 11a: the Project Design shall include security measures for the traffic/pedestrian control by before- and after-school monitors;

Condition No. 15: the required 8-foot block walls along the south and east property lines will serve as sound barriers;

Condition No. 28: the City may request staggered school start and end times to reduce traffic congestion associated with nearby schools; and recommendation to modify the condition to include that the applicant shall make an effort to coordinate school schedules with the schools;

Condition No. 35a: the applicant will be required to submit a plan for adequate off-street parking if complaints from residents are received regarding unauthorized parking on nearby properties

Condition No. 44: a Tentative Parcel Map or Lot Line Adjustment application consolidating the two parcels

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

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

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

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

The following individuals came forward to speak in favor:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Public Hearings

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

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

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

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

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

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

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

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

New Business

None.

Information Items

None.

Staff Comments

None.

Planning Commission Comments

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

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

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

Adjournment

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

Laura Herrera, Chairperson

ATTEST:

Albert G. Fontanez, Secretary

**PROPOSED TRAFFIC CONGESTION
RELIEF PLAN**

EXHIBIT D

CASE NO. 2014-01A CUP/DP



TO: Huntington Park Traffic Authority

MEETING DATE: February 11, 2016

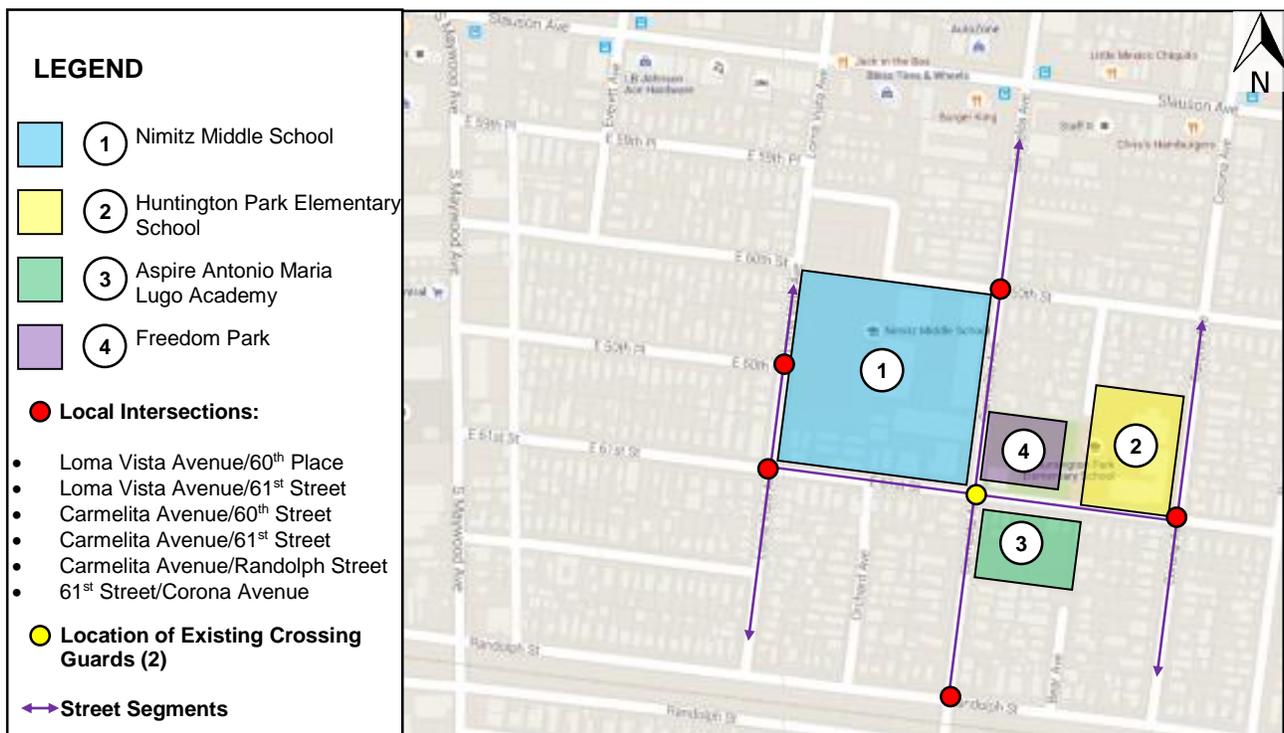
PREPARED BY: Transtech Engineers, Inc. (Traffic Authority Consultant Staff)

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

INTRODUCTION

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

FIGURE 1: SCHOOL SITE VICINITY MAP





BACKGROUND

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

COMMUNITY MEETING

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

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

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

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



Exhibit 1: Community Meeting Handout Map



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

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

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

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

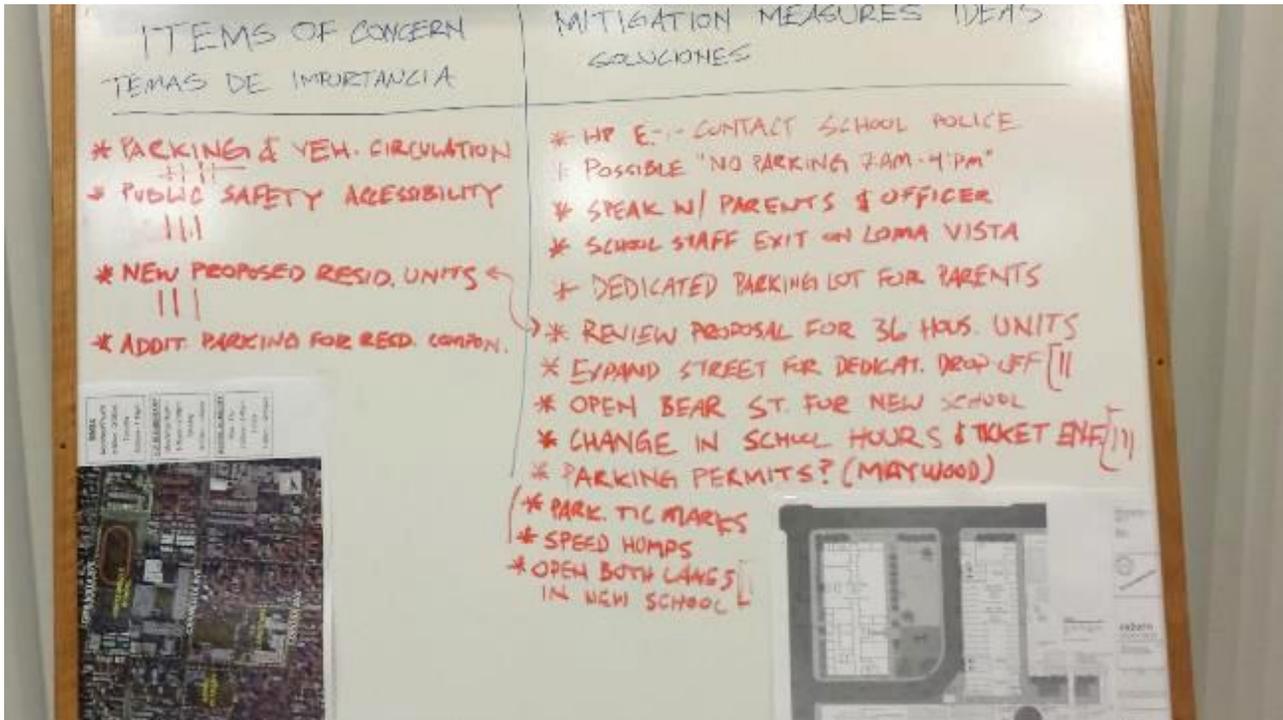


Through discussion, below is a list of possible solutions expressed by community members during the meeting:

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



Exhibit 2: Community Meeting Concern and Mitigation Measures List



EXISTING CONDITIONS ASSESSMENT

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

Communities often tailor a combination of strategies including engineering, enforcement, education, and encouragement to address specific needs of each school as well as other stakeholders. In order to come up with the most appropriate and suitable solution it is important to identify the root cause of the congestion surrounding these schools. Today there is a significant decline in the amount of students walking to school. Forty years ago about half of all students walked to school¹, now fewer than 15%² of all school trips are by walking or bicycling. This has a serious effect on traffic congestion as well as air quality around schools. Studies have shown that kids today are leading more inactive lifestyles which puts them at risk for obesity and diabetes³.

¹ "Transportation Characteristics of School Children," Report No. 4, Nationwide Personal Transportation Study, Federal Highway Administration (FHWA), Washington D.C., July 1972.

² "2001 National Household Travel Survey" data conducted by Federal Highway Administration (FHWA)

³ "Fact Sheet for Physical Activity and the Health of Young People," U.S. Centers of Disease Control (CDC) & Prevention Fact Sheet, 2004.



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

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

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

EXISTING CONDITIONS

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

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

⁴ “Barriers to Children Walking and Biking to School,” Centers of Disease Control (CDC), 2005



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

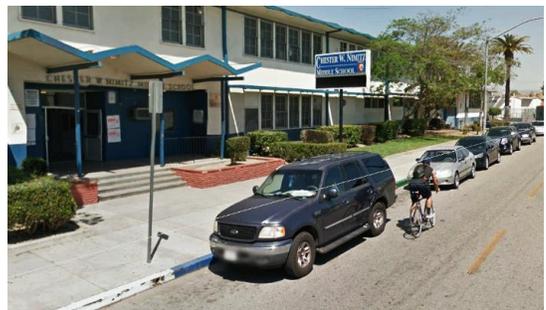
- Carmelita Avenue
- Loma Vista Avenue
- 61st Street
- Corona Avenue
- 60th Place
- 60th Street
- Randolph Street

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

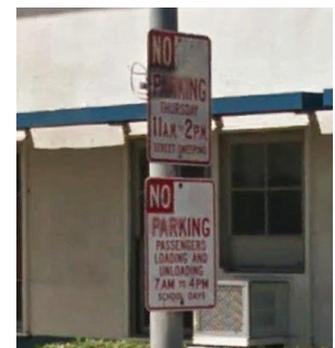
Carmelita Avenue: Carmelita Avenue is approximately 30' (feet) in width with one lane in



each direction divided by a centerline and a speed limit of 25 mph. The sidewalk is approximately 10' (feet) wide on both sides of Carmelita Avenue. The intersections of Carmelita Avenue at 60th Street, at 61st Street, and at Randolph Street are all stop controlled. There is a designated drop off and pick up area for students attending



Nimitz Middle School along the west side of Carmelita Avenue south of 60th Street and north of 61st Street, there is approximately 416' feet of curb space available, approximately 112' feet of green curb available for a 20-minute zone, and approximately 22' feet of blue curb for handicap parking. Parking in front of Nimitz is limited to loading and unloading 7:00am to 4:00 pm on school days. There is no parking on the east side of the street from 60th Street to 61st Street during school days from 7:00am to 4:00pm and on street sweeping days on Wednesday from 9:00am to 12:00pm. There is a gated entrance leading to Nimitz Middle School on-site parking lot at the west leg of the intersection of Carmelita Avenue and 60th Street. The lot also has access thru Loma Vista Avenue approximately 68' feet south of 59th Street and is only used by school staff. There are two entrances to Nimitz Middle School along Carmelita Avenue, the main entrance which is approximately 176' feet south of 60th Street and a gated entrance approximately 224' feet north of 61st Street. The





school also has a gate on Loma Vista at 60th Place which leads from the blacktop playground area.

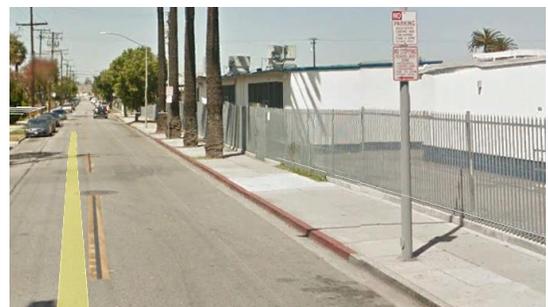
Aspire Antonio Maria Lugo Academy is located on the southeast corner of Carmelita Avenue and 61st Street with a gated pedestrian entrance to the school as well as a gated driveway exiting Aspire drop off and pick up aisle. Exiting vehicles from Aspire are allowed to turn left or right onto Carmelita

Avenue. Freedom park is located at the northeast corner of Carmelita Avenue and 61st Street with a gated entrance to the park's three parking spaces. The entrance is approximately 78' feet north of 61st Street.

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

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

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



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



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

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



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

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



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





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



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

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





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



Corona Avenue: Corona Avenue is approximately 30' (feet) in width with one lane in each direction divided by a centerline and a speed limit of 25 mph. The sidewalk is approximately 10' (feet) wide on both sides of Corona Avenue. The intersections of Corona Avenue at 60th Street, at 61st Street, and at Randolph Street are all stop controlled. There is a 10' feet wide curb cut out in front of Huntington Park Elementary for the SB travel direction designated as a drop off and pick up area for students. There is



approximately 224' feet of curb space available, with approximately 20' feet for handicap access. Parking on the west side of Corona Ave is limited on Wednesday from 9:00am



to 12:00pm for street sweeping and directly in front of Huntington Park Elementary School during school days from 7:00am to 4:00pm for passenger loading and unloading. Parking is available on the east side of the street except for street sweeping days on Thursdays from 11:00am to 2:00pm. The main entrance to Huntington Park Elementary School is located approximately 58' feet north of Corona Avenue and 61st Street. Land use along Corona Avenue is classified as High Density Residential.



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

Huntington Park Elementary School

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

Nimitz Middle School

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

Aspire Antonio Maria Lugo Academy

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



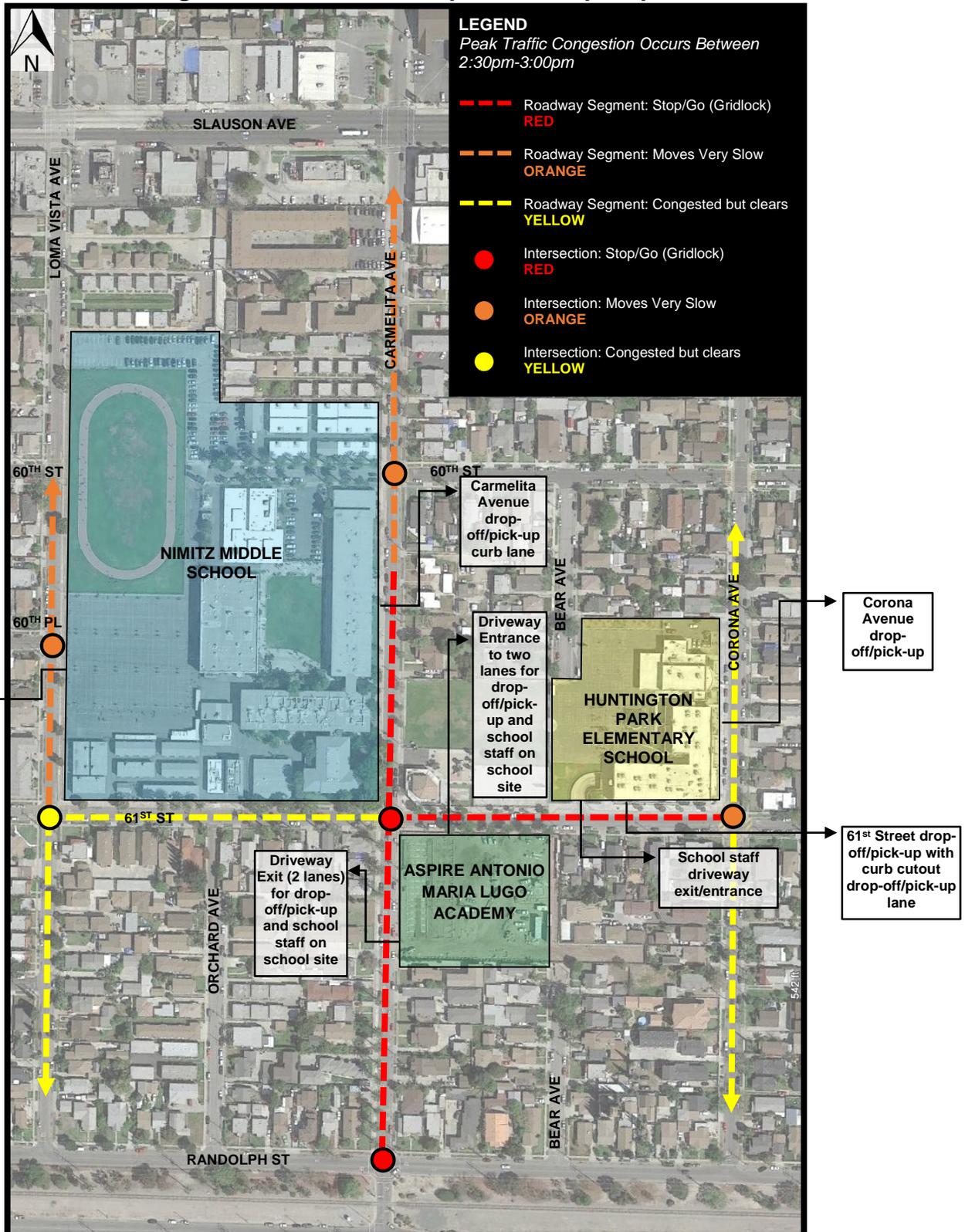
SCHOOL SITE DROP-OFF AND PICK UP LOCATIONS

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

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



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





FIELD OBSERVATIONS

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

1. **Carmelita Avenue at 61st Street:** This intersection is all way stop controlled with marked crosswalks in all legs. During the morning drop-off and afternoon pick-up times there are two designated crossing guards at this location who direct pedestrians. This intersection is one of the main routes between the three schools.
2. **Carmelita Avenue at N. Randolph Street:** This intersection is all way stop controlled with marked crosswalks in all legs. There are no crossing guards at this location. This intersection serves as one of the “exit” points for vehicles leaving the area.

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

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

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



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





2. **Huntington Park Elementary School:** The AFT pick-up time is where the most congestion takes place for all three of the schools. A site visit was conducted during the AFT pick-up period to observe the current circulation patterns around Huntington Park



Elementary School. During the field visit it was observed that parents start arriving by 2:10pm and begin parking along the curb cut out on the north side of 61st Street and on the west side of Corona Avenue where it is designated as a passenger loading and unloading zone. It was also observed that vehicles are parking along the east side of Corona Avenue and on the south

side of 61st street where ever they could find available parking even if there was still available space in the designated loading and unloading zone. Some vehicles would park in front of driveway entrances, blocking the residents from coming in and out of their property. By 2:30pm more pedestrian traffic was observed and the designated loading and unloading zone along the north side of 61st Street was full at which point vehicles would double park to wait for their child. Vehicles were also observed making 3-point u-turns along Corona Avenue and 61st Street to avoid the traffic on Carmelita and 61st Street or to find parking on the opposite side of the street. By 2:33pm students were let out of classes. It was also observed that parents and students are not always using the crosswalks when crossing the street to get to their vehicle on the opposite side. At 2:30pm a small bus arrived and double parked on the west side of Corona Avenue, blocking vehicles parked in the drop off area. By 2:44pm pedestrian and vehicle traffic starts to clear up. By 3:00 pm traffic heading EB on 61st Street to Corona Avenue was flowing during the AFT pick-up period with little to no queing.



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



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

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

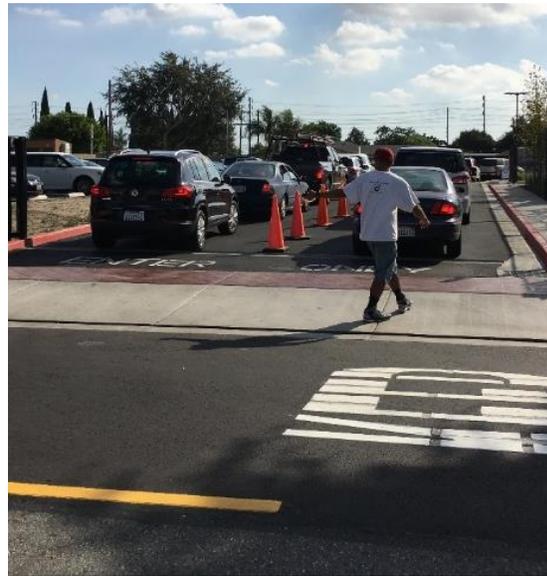
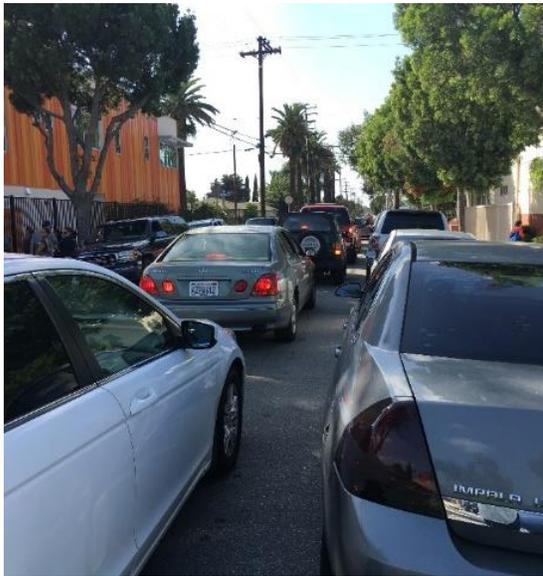


The above photos show the congestion during the AFT pick-up time for Aspire Antonio Maria Lugo Academy at the entrance driveway on 61st Street. As can be seen both lanes on-site are full to capacity and vehicles are forced to wait on 61st street, further adding to the congestion at the Carmelita Avenue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

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



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



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





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

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

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

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



FIELD COUNTS

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

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

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



ACCIDENT DATA

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

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

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

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

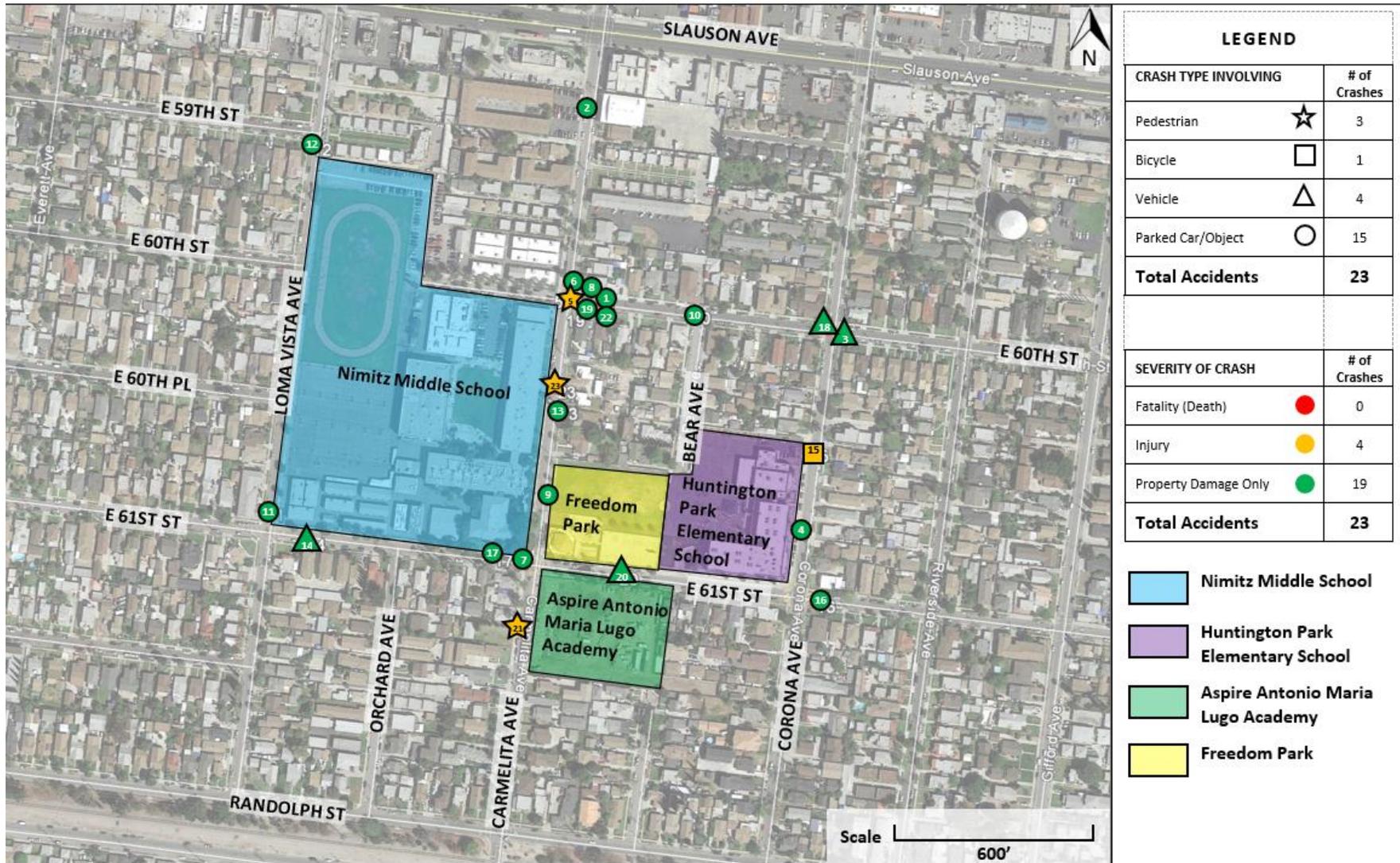


TABLE 2: ACCIDENT HISTORY LIST

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



FIGURE 3: COLLISION DIAGRAM



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



TRAFFIC CONGESTION RELIEF TEST

Observations during AM and afternoon periods found that the main choking point for traffic was on Carmelita Avenue between 61st St and Randolph Street with traffic held between two stop controlled intersections. The closely spaced stop controlled intersections at Randolph St on either side of the tracks coupled with heavy traffic in all directions and pedestrians crossing in all legs was preventing Carmelita Ave southbound traffic from clearing and pushing the gridlock further north to 61st Street. City staff in talks with the police department decided to conduct a TEST to see if clearing the traffic through the intersection at Randolph St would ease the gridlock on Carmelita Avenue in front of Nimitz and Aspire schools. On Wednesday December 16, 2015 the Police Department in conjunction with City Engineering



closed off Carmelita Avenue at Randolph Street between the railroad tracks. All southbound Carmelita Ave traffic was directed either to the east or west along Randolph Street to Maywood Avenue and Gifford Avenue. Northbound traffic would all have to proceed to Maywood Ave or Gifford Ave to Randolph St to access Carmelita Avenue. At first vehicles continued to each stop at the intersection and then proceeded but it became obvious that with pedestrians crossing and heavy east west Randolph traffic that PD would need to step in and direct traffic allowing groups of 5 to 8

vehicles to clear the intersection at a time. This allowed PD to clear the long southbound queues of traffic opening up the Aspire School driveway and the queues north of 61st St. Officers closed off Randolph between the tracks at approximately 2:00 p.m. 30-minutes before the first group of students was released for the day and continued until a little before 3:00 pm.



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



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

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

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





Figure 4: Traffic Congestion Relief Test Conducted





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

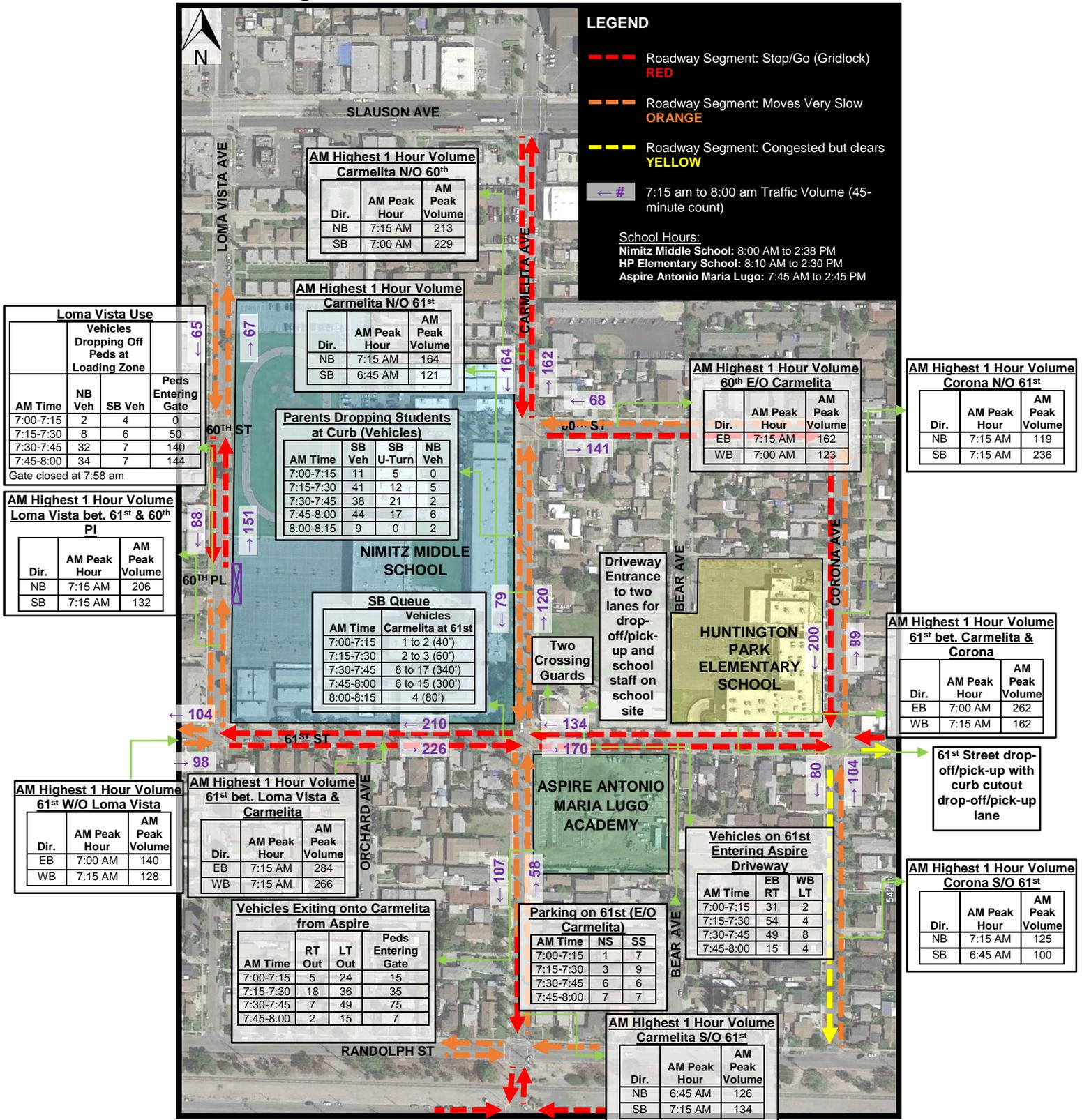
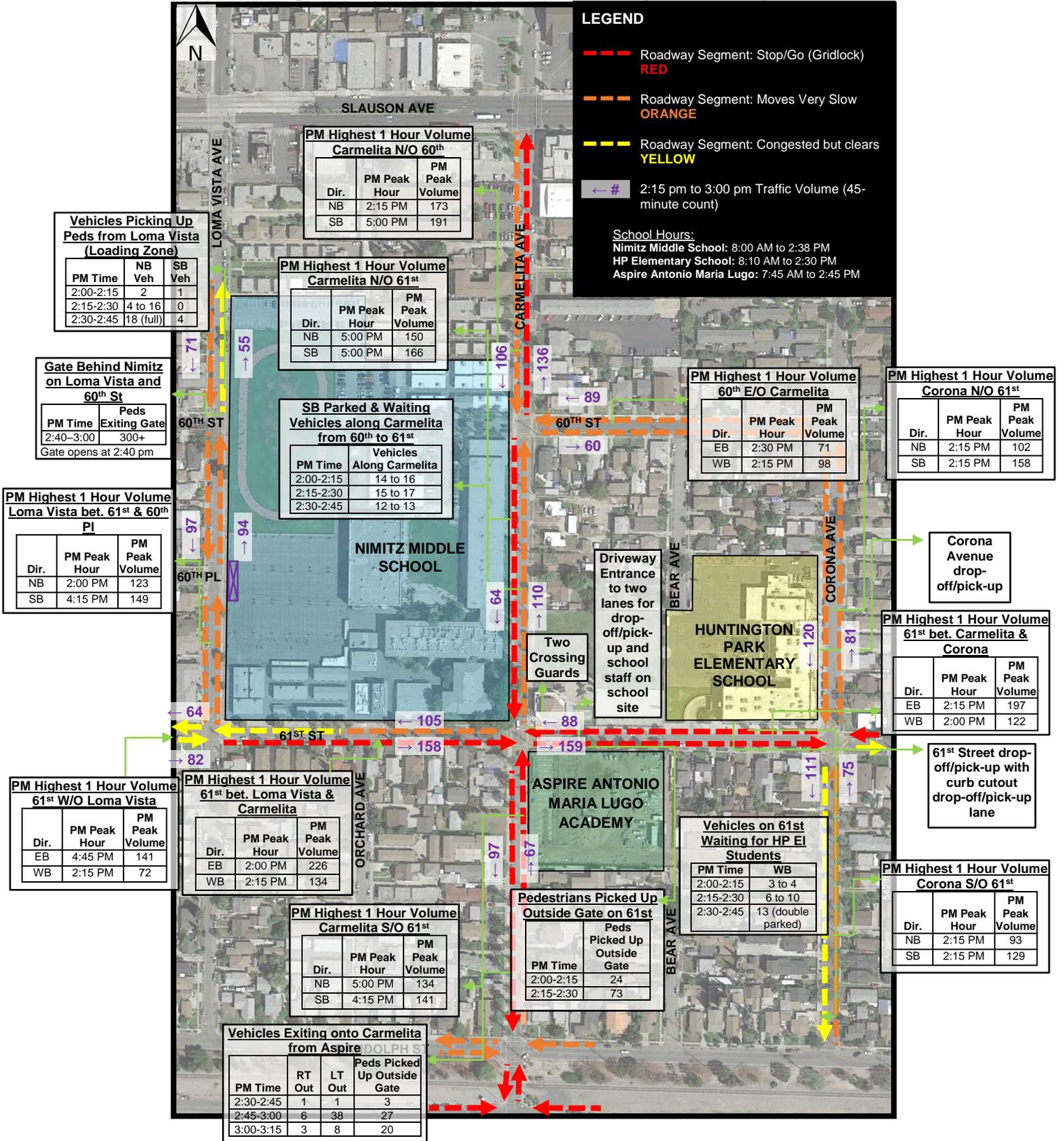




Figure 6: PM Peak Conditions 2:15 pm to 3:00 pm





RECOMMENDATIONS:

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

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

Measures of Effectiveness:

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

TRAFFIC CONGESTION RELIEF

STEP 1: (FIGURE 7)

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



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

STEP 2.1: (FIGURE 8)

If step 1 fails to reduce congestion, and parking impacts then the additional following measures may be instituted:

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

STEP 2.2: (FIGURE 9)

OPTION:

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



STEP 2.3: (FIGURE 10)

OPTION:

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

STEP 2.3.1: (FIGURE 11)

If step 2.3 fails to mitigate congestion, then the additional following measures may be instituted:

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



Figure 7: Step 1 Traffic Congestion Solution Diagram

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

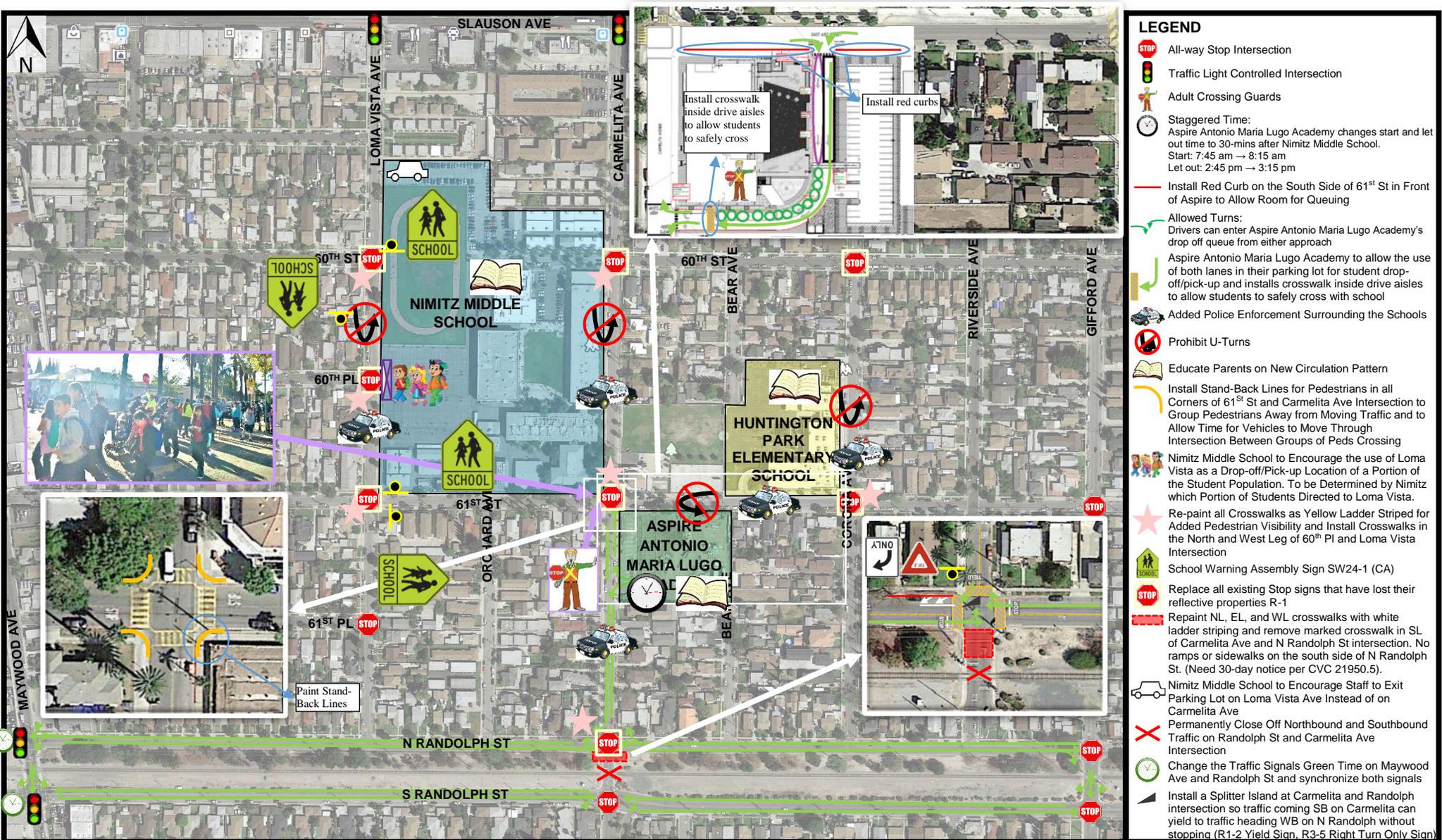


- LEGEND**
- All-way Stop Intersection
 - Traffic Light Controlled Intersection
 - Adult Crossing Guards
 - Staggered Time:
Aspire Antonio Maria Lugo Academy changes start and let out time to 30-mins after Nimitz Middle School.
Start: 7:45 am → 8:15 am
Let out: 2:45 pm → 3:15 pm
 - Install Red Curb on the South Side of 61st St in Front of Aspire to Allow Room for Queuing
 - Allowed Turns:
Drivers can enter Aspire Antonio Maria Lugo Academy's drop off queue from either approach
 - Aspire Antonio Maria Lugo Academy to allow the use of both lanes in their parking lot for student drop-off/pick-up and installs crosswalk inside drive aisles to allow students to safely cross with school
 - Added Police Enforcement Surrounding the Schools
 - Prohibit U-Turns
 - Educate Parents on New Circulation Pattern
 - Install Stand-Back Lines for Pedestrians in all Corners of 61st St and Carmelita Ave Intersection to Group Pedestrians Away from Moving Traffic and to Allow Time for Vehicles to Move Through Intersection Between Groups of Peds Crossing
 - Nimitz Middle School to Encourage the use of Loma Vista as a Drop-off/Pick-up Location of a Portion of the Student Population. To be Determined by Nimitz which Portion of Students Directed to Loma Vista.
 - Re-paint all Crosswalks as Yellow Ladder Striped for Added Pedestrian Visibility and Install Crosswalks in the North and West Leg of 60th Pl and Loma Vista Intersection
 - School Warning Assembly Sign SW24-1 (CA)
 - Replace all existing Stop signs that have lost their reflective properties R-1
 - Repaint NL, EL, and WL crosswalks with white ladder striping and remove marked crosswalk in SL of Carmelita Ave and N Randolph St intersection. No ramps or sidewalks on the south side of N Randolph St. (Need 30-day notice per CVC 21950.5).
 - Nimitz Middle School to Encourage Staff to Exit Parking Lot on Loma Vista Ave Instead of on Carmelita Ave



Figure 8: Step 2.1 Traffic Congestion Solution Diagram

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

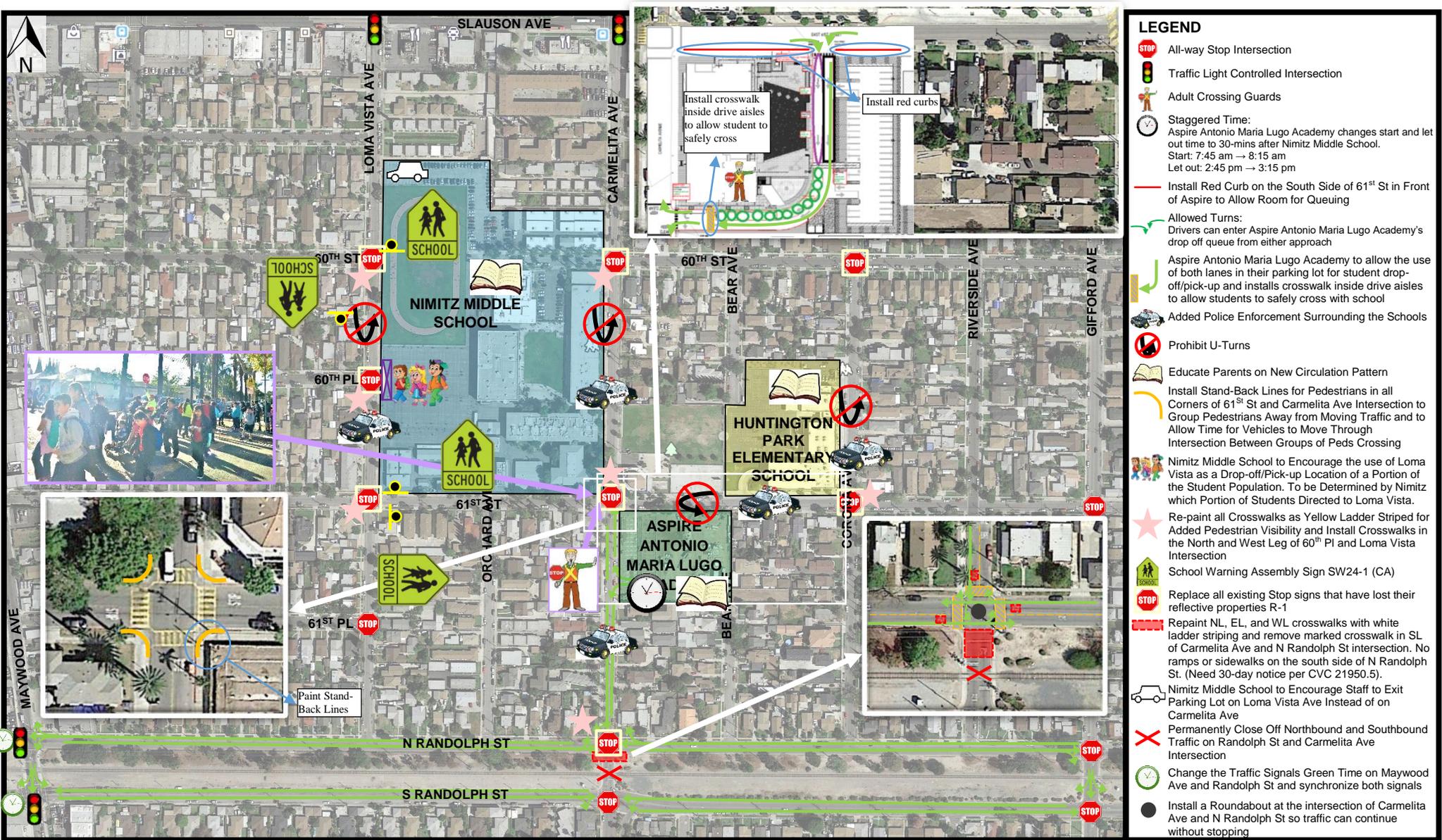


- #### LEGEND
- All-way Stop Intersection
 - Traffic Light Controlled Intersection
 - Adult Crossing Guards
 - Staggered Time:
Aspire Antonio Maria Lugo Academy changes start and let out time to 30-mins after Nimitz Middle School.
Start: 7:45 am → 8:15 am
Let out: 2:45 pm → 3:15 pm
 - Install Red Curb on the South Side of 61st St in Front of Aspire to Allow Room for Queuing
 - Allowed Turns:
Drivers can enter Aspire Antonio Maria Lugo Academy's drop off queue from either approach
 - Aspire Antonio Maria Lugo Academy to allow the use of both lanes in their parking lot for student drop-off/pick-up and installs crosswalk inside drive aisles to allow students to safely cross with school
 - Added Police Enforcement Surrounding the Schools
 - Prohibit U-Turns
 - Educate Parents on New Circulation Pattern
 - Install Stand-Back Lines for Pedestrians in all Corners of 61st St and Carmelita Ave Intersection to Group Pedestrians Away from Moving Traffic and to Allow Time for Vehicles to Move Through Intersection Between Groups of Peds Crossing
 - Nimitz Middle School to Encourage the use of Loma Vista as a Drop-off/Pick-up Location of a Portion of the Student Population. To be Determined by Nimitz which Portion of Students Directed to Loma Vista.
 - Re-paint all Crosswalks as Yellow Ladder Striped for Added Pedestrian Visibility and Install Crosswalks in the North and West Leg of 60th Pl and Loma Vista Intersection
 - School Warning Assembly Sign SW24-1 (CA)
 - Replace all existing Stop signs that have lost their reflective properties R-1
 - Repaint NL, EL, and WL crosswalks with white ladder striping and remove marked crosswalk in SL of Carmelita Ave and N Randolph St intersection. No ramps or sidewalks on the south side of N Randolph St. (Need 30-day notice per CVC 21950.5).
 - Nimitz Middle School to Encourage Staff to Exit Parking Lot on Loma Vista Ave Instead of on Carmelita Ave
 - Permanently Close Off Northbound and Southbound Traffic on Randolph St and Carmelita Ave Intersection
 - Change the Traffic Signals Green Time on Maywood Ave and Randolph St and synchronize both signals
 - Install a Splitter Island at Carmelita and Randolph intersection so traffic coming SB on Carmelita can yield to traffic heading WB on N Randolph without stopping (R1-2 Yield Sign, R3-5 Right Turn Only Sign)



Figure 9: Step 2.2 Traffic Congestion Solution Diagram

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

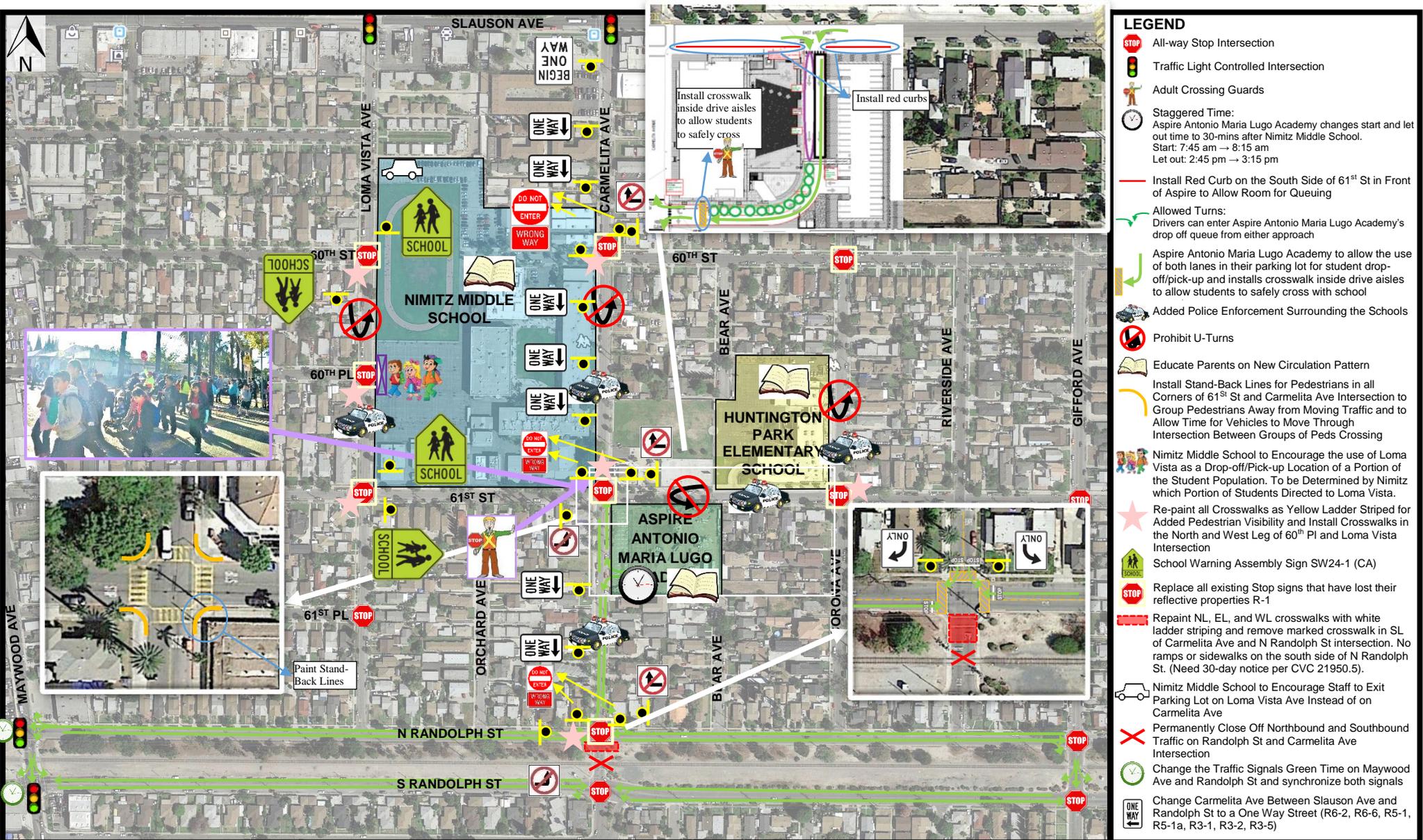


- LEGEND**
- All-way Stop Intersection
 - Traffic Light Controlled Intersection
 - Adult Crossing Guards
 - Staggered Time:
Aspire Antonio Maria Lugo Academy changes start and let out time to 30-mins after Nimitz Middle School.
Start: 7:45 am → 8:15 am
Let out: 2:45 pm → 3:15 pm
 - Install Red Curb on the South Side of 61st St in Front of Aspire to Allow Room for Queuing
 - Allowed Turns:
Drivers can enter Aspire Antonio Maria Lugo Academy's drop off queue from either approach
 - Aspire Antonio Maria Lugo Academy to allow the use of both lanes in their parking lot for student drop-off/pick-up and installs crosswalk inside drive aisles to allow students to safely cross with school
 - Added Police Enforcement Surrounding the Schools
 - Prohibit U-Turns
 - Educate Parents on New Circulation Pattern
 - Install Stand-Back Lines for Pedestrians in all Corners of 61st St and Carmelita Ave Intersection to Group Pedestrians Away from Moving Traffic and to Allow Time for Vehicles to Move Through Intersection Between Groups of Peds Crossing
 - Nimitz Middle School to Encourage the use of Loma Vista as a Drop-off/Pick-up Location of a Portion of the Student Population. To be Determined by Nimitz which Portion of Students Directed to Loma Vista.
 - Re-paint all Crosswalks as Yellow Ladder Striped for Added Pedestrian Visibility and Install Crosswalks in the North and West Leg of 60th Pl and Loma Vista Intersection
 - School Warning Assembly Sign SW24-1 (CA)
 - Replace all existing Stop signs that have lost their reflective properties R-1
 - Repaint NL, EL, and WL crosswalks with white ladder striping and remove marked crosswalk in SL of Carmelita Ave and N Randolph St intersection. No ramps or sidewalks on the south side of N Randolph St. (Need 30-day notice per CVC 21950.5).
 - Nimitz Middle School to Encourage Staff to Exit Parking Lot on Loma Vista Ave Instead of on Carmelita Ave
 - Permanently Close Off Northbound and Southbound Traffic on Randolph St and Carmelita Ave Intersection
 - Change the Traffic Signals Green Time on Maywood Ave and Randolph St and synchronize both signals
 - Install a Roundabout at the intersection of Carmelita Ave and N Randolph St so traffic can continue without stopping



Figure 10: Step 2.3 Traffic Congestion Solution Diagram

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

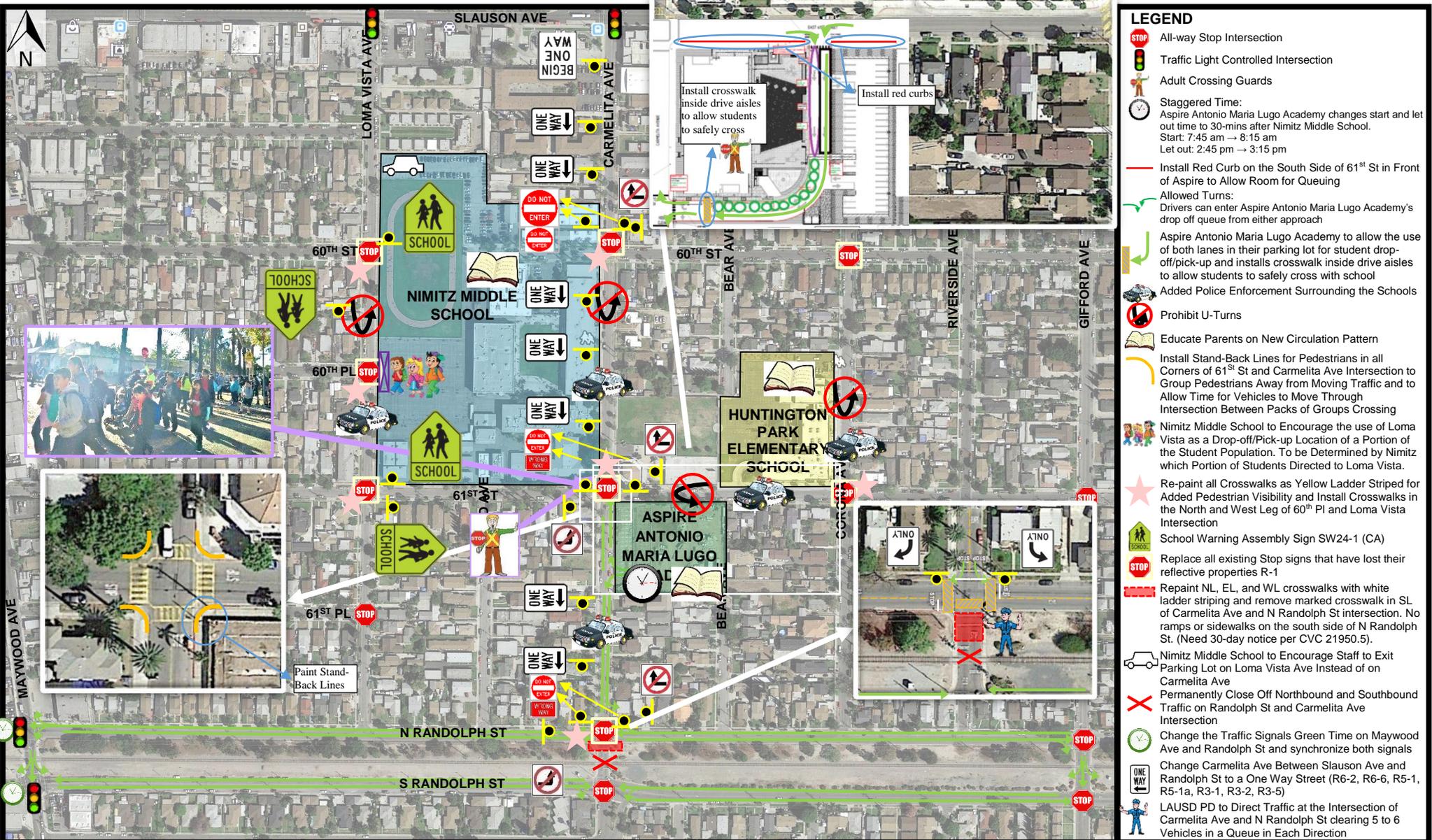


- LEGEND**
- All-way Stop Intersection
 - Traffic Light Controlled Intersection
 - Adult Crossing Guards
 - Staggered Time:
Aspire Antonio Maria Lugo Academy changes start and let out time to 30-mins after Nimitz Middle School.
Start: 7:45 am → 8:15 am
Let out: 2:45 pm → 3:15 pm
 - Install Red Curb on the South Side of 61st St in Front of Aspire to Allow Room for Queuing
 - Allowed Turns:
Drivers can enter Aspire Antonio Maria Lugo Academy's drop off queue from either approach
 - Aspire Antonio Maria Lugo Academy to allow the use of both lanes in their parking lot for student drop-off/pick-up and installs crosswalk inside drive aisles to allow students to safely cross with school
 - Added Police Enforcement Surrounding the Schools
 - Prohibit U-Turns
 - Educate Parents on New Circulation Pattern
 - Install Stand-Back Lines for Pedestrians in all Corners of 61st St and Carmelita Ave Intersection to Group Pedestrians Away from Moving Traffic and to Allow Time for Vehicles to Move Through Intersection Between Groups of Peds Crossing
 - Nimitz Middle School to Encourage the use of Loma Vista as a Drop-off/Pick-up Location for a Portion of the Student Population. To be Determined by Nimitz which Portion of Students Directed to Loma Vista.
 - Re-paint all Crosswalks as Yellow Ladder Striped for Added Pedestrian Visibility and Install Crosswalks in the North and West Leg of 60th Pl and Loma Vista Intersection
 - School Warning Assembly Sign SW24-1 (CA)
 - Replace all existing Stop signs that have lost their reflective properties R-1
 - Repaint NL, EL, and WL crosswalks with white ladder striping and remove marked crosswalk in SL of Carmelita Ave and N Randolph St intersection. No ramps or sidewalks on the south side of N Randolph St. (Need 30-day notice per CVC 21950.5).
 - Nimitz Middle School to Encourage Staff to Exit Parking Lot on Loma Vista Ave Instead of on Carmelita Ave
 - Permanently Close Off Northbound and Southbound Traffic on Randolph St and Carmelita Ave Intersection
 - Change the Traffic Signals Green Time on Maywood Ave and Randolph St and synchronize both signals
 - Change Carmelita Ave Between Slauson Ave and Randolph St to a One Way Street (R6-2, R6-6, R5-1, R5-1a, R3-1, R3-2, R3-5)



Figure 11: Step 2.3.1 Traffic Congestion Solution Diagram

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



- LEGEND**
- All-way Stop Intersection
 - Traffic Light Controlled Intersection
 - Adult Crossing Guards
 - Staggered Time:
Aspire Antonio Maria Lugo Academy changes start and let out time to 30-mins after Nimitz Middle School.
Start: 7:45 am → 8:15 am
Let out: 2:45 pm → 3:15 pm
 - Install Red Curb on the South Side of 61st St in Front of Aspire to Allow Room for Queuing
 - Allowed Turns:
Drivers can enter Aspire Antonio Maria Lugo Academy's drop off queue from either approach
 - Aspire Antonio Maria Lugo Academy to allow the use of both lanes in their parking lot for student drop-off/pick-up and installs crosswalk inside drive aisles to allow students to safely cross with school
 - Added Police Enforcement Surrounding the Schools
 - Prohibit U-Turns
 - Educate Parents on New Circulation Pattern
 - Install Stand-Back Lines for Pedestrians in all Corners of 61st St and Carmelita Ave Intersection to Group Pedestrians Away from Moving Traffic and to Allow Time for Vehicles to Move Through Intersection Between Packs of Groups Crossing
 - Nimitz Middle School to Encourage the use of Loma Vista as a Drop-off/Pick-up Location of a Portion of the Student Population. To be Determined by Nimitz which Portion of Students Directed to Loma Vista.
 - Re-paint all Crosswalks as Yellow Ladder Striped for Added Pedestrian Visibility and Install Crosswalks in the North and West Leg of 60th Pl and Loma Vista Intersection
 - School Warning Assembly Sign SW24-1 (CA)
 - Replace all existing Stop signs that have lost their reflective properties R-1
 - Repaint NL, EL, and WL crosswalks with white ladder striping and remove marked crosswalk in SL of Carmelita Ave and N Randolph St intersection. No ramps or sidewalks on the south side of N Randolph St. (Need 30-day notice per CVC 21950.5).
 - Nimitz Middle School to Encourage Staff to Exit Parking Lot on Loma Vista Ave Instead of on Carmelita Ave
 - Permanently Close Off Northbound and Southbound Traffic on Randolph St and Carmelita Ave Intersection
 - Change the Traffic Signals Green Time on Maywood Ave and Randolph St and synchronize both signals
 - Change Carmelita Ave Between Slauson Ave and Randolph St to a One Way Street (R6-2, R6-6, R5-1, R5-1a, R3-1, R3-2, R3-5)
 - LAUSD PD to Direct Traffic at the Intersection of Carmelita Ave and N Randolph St clearing 5 to 6 Vehicles in a Queue in Each Direction



RECOMMENDATIONS:

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

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

Measures of Effectiveness:

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

TRAFFIC CONGESTION RELIEF

STEP 1: (FIGURE 7)

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



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



Figure 7: Step 1 Traffic Congestion Solution Diagram

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



SANTEC MEMO DATED MARCH 2016

EXHIBIT E

CASE NO. 2014-01A CUP/DP

March 2016

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

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

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

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

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



March 2016

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

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

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



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

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

**MITIGATION MEASURE
AND
CONDITIONS OF APPROVAL
STATUS TABLE**

EXHIBIT F

CASE NO. 2014-01A CUP/DP

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

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

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

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

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

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

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

<u>Conditions of Approval</u>	<u>Status</u>	<u>Modification</u>	<u>Comments</u>
<p>37)Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.</p>	Completed	None proposed	
<p>38)That the proposed project shall comply with all applicable federal, state and local agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.</p>	Completed	None proposed	
<p>39)That a two separate ninety-six (96) square foot decorative trash enclosure be provided on-site and that a decorative trellis, as approved by the Planning Division, be installed above the required trash enclosure .</p>	Pending	Remove the requirement to build 2 enclosures. Only one enclosure will be required for the site.	The existing trash enclosure is adequate for the existing school. No additional trash enclosures shall be required.
<p>40) That a lighting plan be provided for all outdoor areas of the property per HPMC Section 9-3.809(6).</p>	Completed	None proposed	
<p>41)That the applicant comply with the City's requirement for Publicly Visible Art or pay in-lieu art fees in accordance with HPMC Title 9, Chapter 3, Article 17 prior to Building Permit issuance.</p>	Completed	None proposed	
<p>42)That the school operator shall obtain a City of Huntington Park Business License prior to commencing business operations.</p>	Completed	None proposed	

<u>Conditions of Approval</u>	<u>Status</u>	<u>Modification</u>	<u>Status</u>
<p>43) That public improvements be completed per the City Engineer's requirements prior to issuance of the Certificate of Occupancy as follows:</p> <ul style="list-style-type: none"> a. Remove and replace all public improvements damaged by construction per City Engineer's requirements; and b. Repair and/or replace any abutting substandard or damaged public improvements as required by the City Engineer. c. Install all new driveways per City Engineer's requirements; and 	Completed	None proposed	
<p>44) That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the issuance of Building Permits to consolidate the existing two (2) parcels, 6318-028-900 and 6318-029-900, into one (1) parcel.</p>	Completed	None proposed	
<p>45) That the applicant comply with the requirements of County Sanitation District of Los Angeles.</p>	Completed	None proposed	
<p>46) That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The applicant shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.</p>	Completed	None proposed	

<u>Conditions of Approval</u>	<u>Compliance</u>	<u>Modification</u>	<u>Status</u>
<p>47) That the Conditional Use Permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.</p>	<p>On-going</p>	<p>None proposed</p>	
<p>48) That the entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.</p>	<p>On-going</p>	<p>None proposed</p>	
<p>49) That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.</p>	<p>On-going</p>	<p>None proposed</p>	
<p>50) That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.</p>	<p>On-going</p>	<p>None proposed</p>	
<p>51) That the applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing area of the use or if the location is modified from that approved by the Planning Commission.</p>	<p>On-going</p>	<p>None proposed</p>	
<p>52) That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.</p>	<p>On-going</p>	<p>None proposed</p>	

<u>Conditions of Approval</u>	<u>Status</u>	<u>Modification</u>	<u>Comments</u>
<p>53) That this permit may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.</p>	<p>On-going</p>	<p>None proposed</p>	
<p>54)That the Director of Community Development or his designee is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.</p>	<p>On-going</p>	<p>None proposed</p>	
<p>55)The applicant and/or school operator shall provide the City with contact information for a designated responsible party at the school responsible for resolution of complaints and operational and permit condition issues. Contact information shall be kept current and the Planning Division shall be notified of any change in contact information.</p>	<p>Pending</p>	<p>None proposed</p>	<p>Applicant shall submit requested information as soon as possible.</p>
<p>56)School enrollment shall not exceed 400 students.</p>	<p>On-going</p>	<p>None proposed</p>	
<p>57)The school shall be operated in a manner consistent with the School Charter issued by the Los Angeles County Office of Education.</p>	<p>On-going</p>	<p>None proposed</p>	

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

SITE PLANS

EXHIBIT G

CASE NO. 2014-01A CUP/DP

APPLICANT:
 ASPRIN PUBLIC SCHOOLS
 100 W. 10th St., Suite 100
 Denver, CO 80202

CONTACT:
 CAROLYN CHOY
 ASPRIN PUBLIC SCHOOLS
 100 W. 10th St., Suite 100
 Denver, CO 80202

SITE PLAN LEGEND

- GRASS
- PLANTING AREA
- CONCRETE PAVING (FINISH - SEE LANDSCAPE ARCHITECT DRAWINGS)
- ASPHALT PAVING
- SYNTHETIC TURF
- PERMEABLE SYNTHETIC TURF
- PERMEABLE ASPHALT
- ENGINEERED WOOD MULCH, 3" DEPTH
- STEEL FENCING, SEE ACCESSIBLE ROUTE, SEE A1.06
- STEEL GATE, SEE A1.06
- ACCESSIBLE ROUTE:
- PATH OF TRAVEL (P.O.T) AS BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES OR VERTICAL LEVEL CHANGES BEYOND AT 1:2 MAX. SLOPE OR VERTICAL LEVEL CHANGES BEYOND AT 1:48" IN WIDTH AND AT LEAST 48" IN WIDTH SURFACE IS STABLE, FIRM AND DOES NOT EXCEED 2% SLOPE IN THE DIRECTION OF TRAVEL UNLESS OTHERWISE INDICATED.
- ACCESSIBLE PATH OF TRAVEL OF OVERHANGING FREE OBSTRUCTIONS TO 80" ABOVE FINISH FLOOR FINISH OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 5' CLEARANCE SHALL BE REMOVED OR REDUCED TO VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

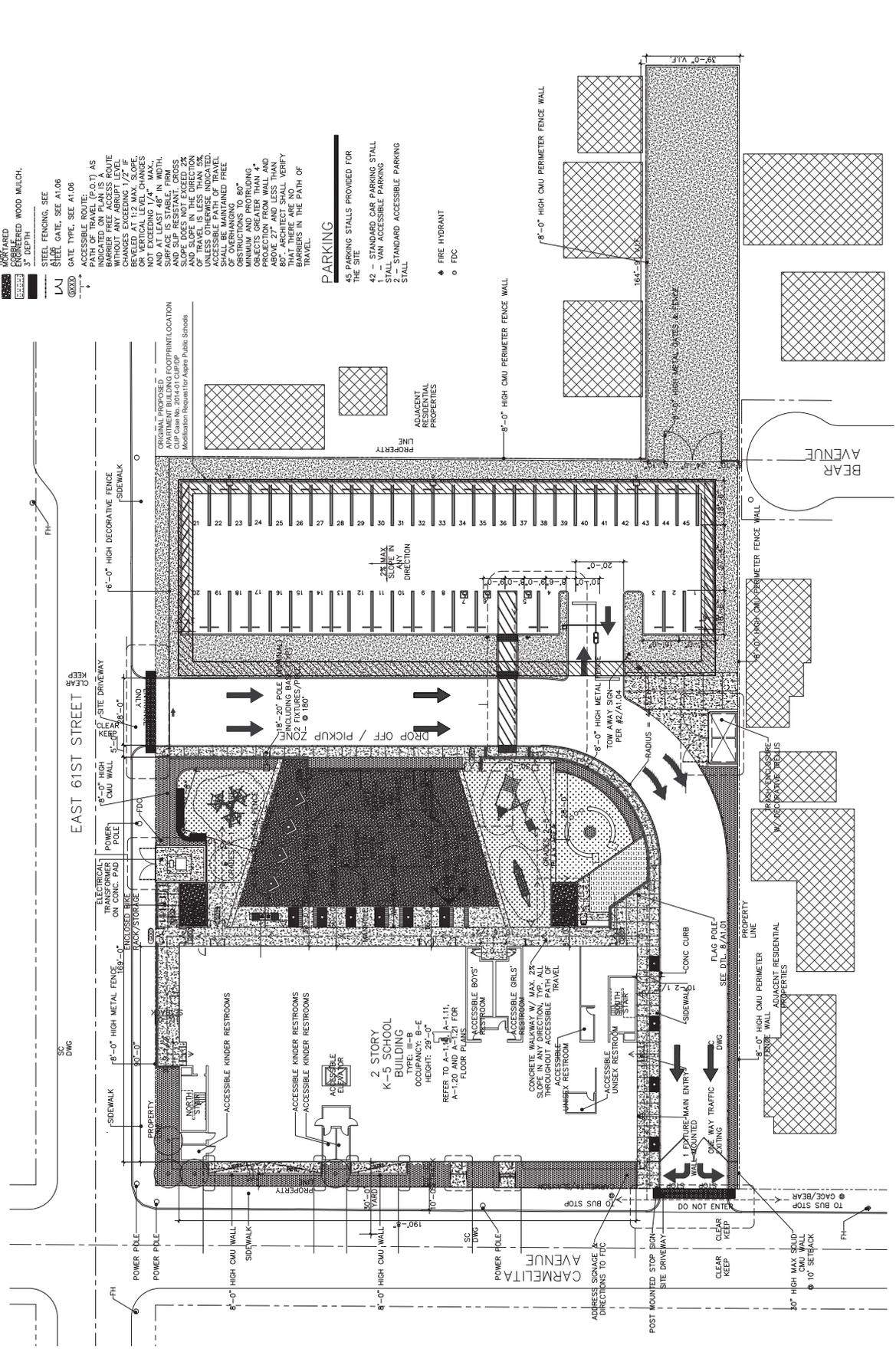
PARKING
 45 PARKING STALLS PROVIDED FOR THE SITE
 42 - STANDARD CAR PARKING STALL
 3 - VAN ACCESSIBLE PARKING STALL
 2 - STANDARD ACCESSIBLE PARKING STALL

◆ FIRE HYDRANT
 ○ FDC

ORIGINAL PROPOSED APARTMENT BUILDING FOOTPRINT LOCATION
 CIP Case No. 2014-01 CIP (P)
 Illustration Request for Property Public Schools

ADJACENT RESIDENTIAL PROPERTIES

8'-0" HIGH CMU PERIMETER FENCE WALL



SITE PLAN
 SCALE: 1/4" = 1'-0"

NAC ARCHITECTURE
 nacarchitecture.com
 1837 SPRING STREET | THIRD FLOOR
 LOS ANGELES, CA 90012
 P: 323.475.8075

NAC 100 100 1000
 DRAWN
 CHECKED
 DATE: DECEMBER 22, 2015
 PROJECT
 2014-01 CIP (P)
 100 W. 10th St. WEST
 PUBLIC SCHOOLS

AS APPROVED
 A1.00 A
 SITE PLAN

15 NAC 100

FLOOR PLANS

EXHIBIT H

CASE NO. 2014-01A CUP/DP

ELEVATION PLANS

EXHIBIT I

CASE NO. 2014-01A CUP/DP

APPLICANT:
 ASPHE PUBLIC SCHOOLS
 1001 72ND AVENUE
 DENVER, CO 80231
 303-733-5000

CONTACT:
 NAC ARCHITECTURE
 837 SPRING STREET, THIRD FLOOR
 DENVER, CO 80202
 P: 303-733-5075

NAC
 ARCHITECTURE
 narchitecture.com
 837 SPRING STREET, THIRD FLOOR
 DENVER, CO 80202
 P: 303-733-5075

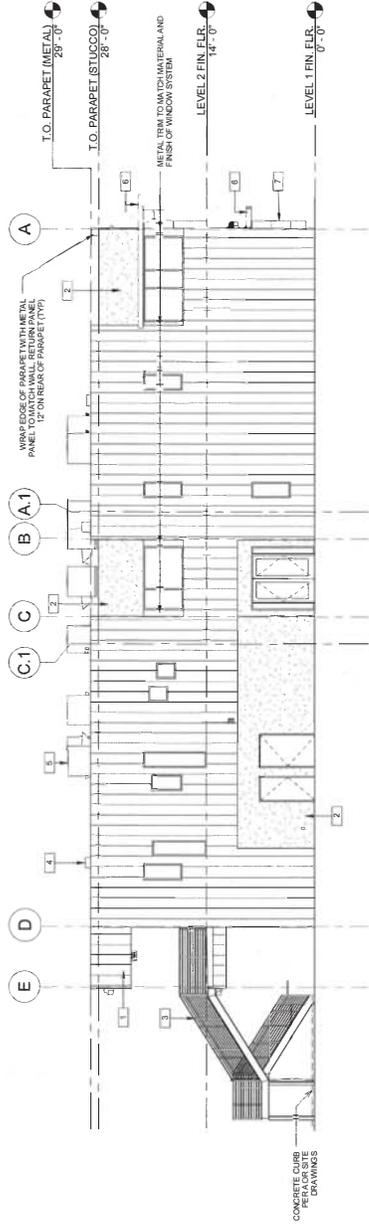
NAC NO 162-6028
 DRAWN
 CHECKED
 DATE: DECEMBER 22, 2015

PROJECT:
 2015 ASPHE P.S.
 2015 H.C. P.P.P.
 MODIFICATION REQUEST
 FOR ASPHE PUBLIC
 SCHOOLS

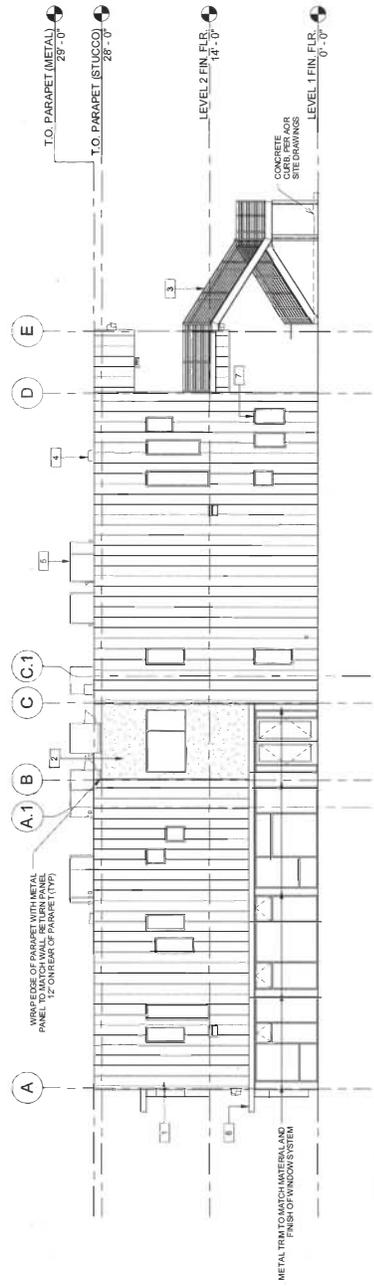
EXISTING
 A3.01
 ELEVATIONS

T&E X205 016

KEYNOTE LEGEND	
1	METAL SKING TO WATER BARBER. SEE SHEET A3.01
2	EXTERIOR STUCCO FINISH TO WALL PER PLAN. SEE SHEET A3.01
3	CONCRETE CURB REPAIR. SEE SHEET A3.01
4	CONCRETE CURB REPAIR. SEE SHEET A3.01
5	CONCRETE CURB REPAIR. SEE SHEET A3.01
6	HVAC UNIT. SEE MECHANICAL
7	STEEL CANOPY. SEE SHEET S-2.30
8	PAINTED TO MATCH EXISTING WINDOW FRAME. SEE DIS. B. 2004.57



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



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

**ENTITLEMENT APPLICATIONS/
ENVIORNMENTAL ASSESSMENT CHECKLIST**

EXHIBIT J

CASE NO. 2014-01A CUP/DP



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

CONDITIONAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY

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

PROJECT INFORMATION

Project Address: 6100 Carmelita Avenue, Huntington Park, CA

General Location: East Huntington Park

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

APPLICANT'S INFORMATION

Applicant: Aspire Public Schools, Attn: Carolyn Choy

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

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

PROPERTY OWNER'S INFORMATION

Property Owner: Aspire Public Schools

Mailing Address: Same as above

Phone 1: _____ Phone 2: _____ Fax: _____

REQUEST

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Carolyn Choy

Applicant Signature (Required)

Date 12/18/15

CAROLYN CHOY

Print Name

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

Property Owner Signature (Required)

Date _____

Print Name



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

ENVIRONMENTAL INFORMATION FORM

FOR OFFICE USE ONLY

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

1. **Applicant** (please circle whether Owner, Leasee, Purchaser or Representative):

Name: Aspire Public Schools

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

Telephone: 510.434.5507

Fax: 510.434.5010

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

Name: Carolyn Choy

Address: Same as above

Telephone: _____

Fax: _____

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

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

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

Conditional Use Permit

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

n/a

7. **Existing Zone:** RH - High Density Residential

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

9. **Site size** (lot dimensions and square footage):
80,855 sqft
-
-
10. **Project size:**
Square feet to be added/constructed to structure(s):
n/a
-
- Total square footage of structure(s): No additions; removal of 89,600 sqft of residential
11. **Number of floors of construction:**
Existing: 2 floors (charter school building)
Proposed: Removal of 5 floors, parking (2) and residential (3)
12. **Parking:**
Amount required: 1 for every 10 students = 400/10 = 40
Amount provided: 45
13. **Anticipated time scheduling of project:** n/a, school project is complete and operational
-
14. **Proposed phasing of development:** Charter school construction complete in August 2015;
Removal of residential phase of development requested
-
15. **If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:**
-
- REMOVAL of 36 units - 12 one-bedrooms, 12 two-bedrooms, 12 three-bedrooms
-
-
16. **If commercial, indicate the type of commercial use, estimated employment per shift, proposed hours of operations, indicate whether neighborhood, City or Regionally oriented, square footage of sales area, and loading locations:**
-
- n/a
-
-
-

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

n/a

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

n/a

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

A) Potentially Significant Impact

B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

AESTHETICS

19. Would the proposed project:

- a. Affect a scenic vista? D
- b. Have a demonstrable negative aesthetic effect? D
- c. Create light or glare? D

AIR QUALITY

20. Would the proposed project:

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

BIOLOGICAL RESOURCES

21. **Would the proposed project:**

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

CULTURAL RESOURCES:

22. **Would the proposed project:**

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

GEOLOGY AND SOILS

23. **Would the proposed project:**

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

HAZARDS

24. **Would the proposed project:**

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

HYDROLOGY AND WATER QUALITY

25. **Would the proposed project:**

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

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

LAND USE AND PLANNING

26. Would the proposed project:

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

MINERAL AND ENERGY RESOURCES

27. Would the proposed project:

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

NOISE

28. Would the proposed project result in:

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

POPULATION AND HOUSING

29. Would the proposed project:

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

PUBLIC SERVICES

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

- a. Fire protection? D

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

RECREATION

31. Would the proposed project:

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

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

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

UTILITIES AND SERVICE SYSTEMS

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

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

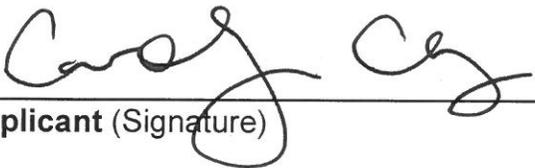
34. Describe the project site as it exists before the project, including any existing structures on the site, and the use of the structures (i.e. residential, commercial, industrial, etc.) Attach photographs of the site and of the surrounding land uses.

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

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

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

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


Applicant (Signature)

12/18/15
Date

**ADDENDUM TO MITIGATED NEGATIVE
DECLARATION**

EXHIBIT K

CASE NO. 2014-01A CUP/DP

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

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

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

APRIL 2016

I. INTRODUCTION

A. PURPOSE

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

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

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

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT REQUIREMENTS

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

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

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

C. INTENDED USES OF ADDENDUM MITIGATED NEGATIVE DECLARATION

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

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

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

D. SUMMARY AND FINDINGS

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

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

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

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

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

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

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

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

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



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: April 20, 2016

TO: Chairperson and Members of the Planning Commission

ATTENTION: Carlos Luis, Senior Planner

FROM: Juan Arauz, Associate Planner

SUBJECT: **PLANNING COMMISSION CASE NO. 2014-03 CUP/DP
(CONDITIONAL USE PERMIT)**

REQUEST: A request for a time extension for a previously approved Conditional Use Permit and a Development Permit (PC Case No. 2014-03) to expand a convenience store within a gas station with off-site sale of beer and wine at 3084 Gage Avenue, in the C-G (Commercial General) Zone.

APPLICANT: Emile Kheir
3084 Gage Avenue
Huntington Park, CA 90255

PROJECT LOCATION: 3084 Gage Avenue

BACKGROUND: On June 17, 1987, the Planning Commission approved Resolution No. 1162, granting a Conditional Use Permit "CUP" for the off-site sale of beer and wine at a convenience store in conjunction with a service station at 3084 Gage Avenue. Subsequently, on February 25, 2015, the Planning Commission approved Resolution No. 2015-02, granting a CUP and a Development Permit for the expansion of the existing convenience store at this location.

Since receiving approval, the applicant has submitted plans for Building and Safety plan check; however, the Applicant has not been able to successfully complete the process.

Extension Request

On March 3, 2016, staff received a written request from Mr. Emile Kheir requesting a time extension to PC Case No. 2015-02 CUP/DP. According to the written request, Mr. Kheir has had difficulties with his design/construction professionals.

DISCUSSION:

Per the HPMC Section 9-2.1110 (Time Extension), the Planning Commission may grant a time extension not to exceed one year increments. A time extension request shall be filed no later than ninety (90) days after expiration and for good cause. Prior to granting an extension, the Planning Commission shall ensure that the CUP complies with all current Code provisions. If granted, the CUP shall be extended from the date of expiration.

RECOMMENDATION:

That the Planning Commission hear all testimony and **approve a time extension, not exceed one year, for PC Case No. 2015-02 CUP/DP.**

EXHIBITS:

- A: Planning Commission Staff Report, February 25, 2015
- B: PC Resolution No. 2015-02
- C: Time Extension Request

**PLANNING COMMISSION STAFF REPORT
FEBRUARY 25, 2015**

EXHIBIT A

CASE NO. 2015-02 CUP/DP



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: FEBRUARY 25, 2015

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

FROM: ALBERT G. FONTANEZ, PLANNING MANAGER
JUAN ARAUZ, ASSISTANT PLANNER

SUBJECT: PLANNING COMMISSION CASE NO. 2015-02 CUP/DP

REQUEST: A request for Planning Commission approval of a Conditional Use Permit and Development Permit to expand an existing gas station with mini-mart with alcohol sales at 3084 Gage Avenue, in the C-G (Commercial General) Zone.

APPLICANT: Emile Kheir
3084 Gage Avenue
Huntington Park, CA 90255

PROPERTY OWNER: Emile Kheir
3084 Gage Avenue
Huntington Park, CA 90255

PROJECT LOCATION: 3084 Gage Avenue

**ASSESSOR'S
PARCEL NUMBER:** 6323-014-048

PRESENT USE: Gas station with convenience store

PROJECT SIZE: 2,812 S.F.

SITE SIZE: 15,980 S.F.

GENERAL PLAN: C-G (Commercial General)

ZONE: Commercial General

**SURROUNDING
LAND USES:**

North: Commercial
West: Residential
South: Residential
East: Commercial

**MUNICIPAL CODE
REQUIREMENTS FOR
GAS STATION WITH
MINI-MART:**

Pursuant to the Huntington Park Municipal Code (HPMC) Section 9-4.203(2)(A), a gas station with mini-mart shall be developed/operated in the following manner:

1. Gas stations with mini-marts may be located in compliance with Table IV-5 (Allowed Land Uses), provided a Conditional Use Permit has been obtained in compliance with Chapter 2, Article 11 (Conditional Use Permits);
2. The premises, including parking lots or parking areas, shall be at least 300 feet from any school, park, religious organization, other gas stations with mini-marts selling alcoholic beverages; and
3. The expansion of existing gas stations with mini-marts shall be exempt from minimum distance requirements.

**MUNICIPAL CODE
REQUIREMENTS FOR
CONVENIENCE STORES:**

Pursuant to Municipal Code Section 9-4.203(2)(F), the retail sales of groceries, staples, sundry items and/or alcoholic beverages within structures of less than 5,000 square feet of gross floor area are subject to the approval of a Development Permit (DP) and shall be developed/operated in the following manner:

1. The minimum site area for a new convenience store shall be 10,000 square feet;
2. The site shall have direct frontage along a major or secondary street;
3. One access drive may be permitted for each street frontage. The design and location of the access drive(s) shall be subject to the approval of the Director;

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2015-02 CUP/DP: 3084 Gage Avenue

February 25, 2015

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4. No convenience store shall be located less than 1000 feet from existing or previously approved convenience stores; 300 feet from schools, parks, religious organizations, discotheque/nightclubs; and 100 feet from residential zones, as measured from one property line to another;
5. All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way;
6. All landscaping shall be installed and permanently maintained in compliance with Chapter 3, Article 8 (Landscaping Standards);
7. All on-site signs shall be in compliance with Chapter 3 Article 12 (Sign Standards);
8. All on-site parking shall be in compliance with Chapter 3, Article 8 (Off-Street Parking Standards). A specific parking plan shall be developed as part of the permit review process;
9. The premises shall be kept in a neat, clean and orderly condition at all times;
10. Every parcel with a structure shall have trash receptacle(s) on the premises in compliance with Section 9-3.103;
11. If on-site dispensing of automotive fuels is provided, the design, location, and operation of these facilities shall be consistent with the provisions of Subsection 9-4.203.N (Service Station Standards). Additionally, the cashier location shall provide direct visual access to the pump islands and the vehicles parked adjacent to the islands;
12. Each convenience store shall provide a minimum of one public, disabled-accessible restroom located within the store;
13. Public pay telephones provided on-site shall not be set up for incoming calls. Public telephones shall be

featured with “call out” service only;

14. Up to four (4) video games may be installed and operated on the premises;
15. The design of the convenience store and its construction materials shall be in compliance with the design guidelines contained in the General Plan; and
16. A convenience store adjacent to any residential zoning district/use shall have a six (6)-foot-high decorative masonry wall along all property lines adjacent to the district(s). The design of the wall and its construction materials shall be subject to the approval of the Director.

**REQUIRED FINDINGS
FOR A DEVELOPMENT
PERMIT:**

Following a hearing, if required, the Review Authority (as outlined in Table II-1) shall record the decision in writing and shall recite the findings upon which the decision is based. The Review Authority may approve, modify, or deny a Development Permit in whole or in part and shall impose specific development conditions if approved. These conditions shall relate to both on- and off-site improvements that are necessary to accommodate flexibility in site planning/property development, mitigate project-related adverse impacts and to carry out the purpose/intent and requirements of the respective zoning district and General Plan goals and policies. The Review Authority may approve a Development Permit, only if all of the following findings are made:

1. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards;
2. The proposed development is consistent with the General Plan;
3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general

area, as well as with the land uses presently on the subject property;

4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
5. The subject site is physically suitable for the type and density/intensity of use being proposed;
6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare; and
7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.

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

Following a hearing, the Planning Commission shall record the decision in writing and shall recite the findings upon which the decision is based. The Commission may approve and/or modify a CUP Permit application in whole or in part, with or without conditions, only if all of the following findings are made:

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;
2. The proposed use is consistent with the General Plan;
3. The approval of the CUP for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
4. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not

create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;

5. The subject site is physically suitable for the type and density/intensity of use being proposed; and
6. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

**ENVIRONMENTAL
REVIEW:**

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

**PROJECT
ANALYSIS:**

The applicant, Mr. Emile Kheir, is requesting Planning Commission approval of a CUP and DP to expand an existing gas station with mini-mart with alcohol sales at 3084 Gage Avenue, in the CG Zone.

Project Description

A CUP is required for the expansion of a convenience store with the off-sale of alcohol. Per current HPMC development standards, convenience stores shall be located a minimum of 100 feet from a residential zone; 300 feet from a school, park, religious organization, or discotheque/nightclub; and 1,000 feet from another convenience store, as measured from property line to property line. However, on June 17, 1987, the Planning Commission approved Resolution No. 1162, granting a CUP for the off-sale of beer and wine in conjunction with a service station at the subject location. Therefore, the existing gas station with mini-mart is considered legal nonconforming. Per HPMC Section 9-4.203(2)(A), the expansion of existing gas stations with mini-marts/convenience stores are exempt from minimum distance requirements.

In addition, because the applicant proposes to expand the existing building square footage by over fifty percent, a DP is required per the HPMC Section 9-2.1000.

Upon reviewing the applicant's request, staff found that the proposed expansion meets all the development standards of the HPMC.

Site Description

The subject site is located on the southwest corner of Gage Avenue and State Street. The site is surrounded by commercial uses to the north and east, and residential uses to the west and south. Access to the site is provided from the north on Gage Avenue and from the east on State Street.

The property's lot size is approximately 15,980 square feet and is developed with a 1,521 square foot convenience store. The applicant proposes to expand the existing convenience store by 1,291 square feet, for a total building area of 2,812 square feet.

Parking Analysis

Per the HPMC, the off-street parking calculation for a gas station and mini-market is one parking space per every 400 square feet. The site has sufficient parking to support the proposed mini-market expansion as shown below.

STANDARD OFF-STREET PARKING CALCULATION		
USE	REQUIRED	PROVIDED
Mini-market	$2,812\text{sf}/400 = 7.0$	9

Development Permit Findings

In granting a Development Permit for the establishment of a convenience store, the Planning Commission must make findings in connection with the Development Permit, as set forth in the Huntington Park Municipal Code. A DP may be approved only if all of the following findings are made:

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

Finding: The proposed development is permitted within the subject zoning district and complies with all applicable development standards, including of-street parking and lot size. Existing gas stations with mini-markets are exempt from distance requirements to sensitive receptors such as schools, parks, and residential properties.

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

Finding: The proposed development is consistent with the General Plan and meets all the zoning and development standards for the expansion of the existing gas station with mini-market.

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

Finding: The proposed expansion of the gas station and mini-market is harmonious and compatible with the existing retail and service uses presently located within the vicinity and zoning district. There are a mixture of commercial uses located within the vicinity, including; restaurant, grocery store, and an automobile service station.

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

Finding: The proposed convenience is Categorically Exempt pursuant to Article 19, Section 15301, Existing

Facilities, of the California Environmental Quality Act (CEQA) Guidelines.

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

Finding: The subject site is physically suitable for the proposed expansion of the convenience store. The site has adequate circulation for vehicles, parking, and access from State Street and Gage Avenue.

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 Gage Avenue and State Street. The site also has adequate sanitation, public utilities and services.

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

Finding: The location and operating characteristics of the proposed mini-market expansion is not expected to be detrimental to the public health, safety and welfare of the City.

Conditional Use Permit Findings

In granting a Conditional Use Permit for the establishment of a convenience store with the off-sale of beer and wine, the Planning Commission must make findings in connection with the Conditional Use Permit, as set forth in the Huntington Park Municipal Code. A CUP 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 mini-market expansion with off-site sales of beer and wine is conditionally permitted within the subject zoning district and complies with all of the provisions of the HPMC, including parking and lot size. Existing gas stations with mini-markets are exempt from distance requirements to sensitive receptors such as schools and residential properties.

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

Finding: The proposed development is consistent with the General Plan because all of the development standards for the expansion of the mini-market are met. The General Plan allows for these type of uses at the subject location.

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 convenience 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 design, location, size, and operating characteristics of the proposed mini-market expansion is not expected to be detrimental to the public health, safety and welfare of the City. The proposed expansion is harmonious and compatible with the existing retail and service uses presently located within the vicinity and zoning district. There are a mixture of commercial

uses located within the vicinity, including; restaurant, grocery store, and an automobile service station.

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 convenience expansion. The site is almost 16,000 square feet and provides sufficient parking and vehicle circulation.

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 Gage Avenue and State Street. The site also has adequate sanitation, public utilities and services. The proposed development will not significantly intensify public access, water, sanitation, and public utilities and services.

Conclusion

Based on the above analysis, staff has determined that the applicant's proposed project satisfies all of the required findings for approval of a CUP and DP. Therefore staff recommends approval of the applicant's request to expand an existing mini-market with alcohol sales located within a gas station at 3084 Gage Avenue.

RECOMMENDATIONS:

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 **approve PC Case No. 2015-02 CUP**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

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1. That the property owner and applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the applicant shall pay for all costs of enforcement, including legal fees.
2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. That the proposed use shall comply with all applicable City, County, State and Federal codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License.
4. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. That the business be operated in compliance with the City of Huntington Park Noise Ordinance.
6. That all graffiti be removed from all exterior walls and/or surfaces prior to the commencement of alcohol sales.
7. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
8. That the operator shall obtain/amend its City of Huntington Park Business License prior to commencing business operations.
9. That the applicant 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.

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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 the operator proposes to add dance and entertainment to the existing bona-fide restaurant, the operator shall obtain all proper permits including a Dance and Entertainment Permit from the City of Huntington Park Finance Department.
14. 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.
15. 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.
16. 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.
17. That the existing trash enclosure with a gate and overhead trellis be maintained in compliance with HPMC Section 9-3.103(24).
18. 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.
19. 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.
20. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.

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21. 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.
22. 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.
23. 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.
24. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
25. 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.
26. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
27. That the business owner (applicant) and property owner agree in writing to the above conditions.

EXHIBITS:

- A: Vicinity Map
- B: Site Plan
- C: Floor Plan
- D: Elevations
- E: CUP/DP Applications and Environmental Assessment Checklist
- F: PC Resolution No. 2015-02

P.C. RESOLUTION NO. 2015-02

EXHIBIT B

CASE NO. 2015-02 CUP/PD

1 **FOLLOWS:**

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

7 **SECTION 2:** The Planning Commission hereby finds that all of the following
8 required findings can be made for a Development Permit in connection with Case No.
9 2015-02 CUP/DP:

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

13 **Finding:** The subject zoning district is General Commercial (CG); the proposed
14 development is permitted within that zone. The proposed development complies
15 with all applicable development standards, including of-street parking and lot size
16 as described above. Additionally, existing gas stations with mini-markets are
17 exempt from distance requirements to sensitive receptors such as schools, parks,
18 and residential properties.

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

20 **Finding:** The proposed development is consistent with the General Plan and meets
21 all the zoning and development standards for the expansion of the existing gas
22 station with mini-market. The land uses for the General Plan and Zoning map have
23 the same CG designation and thus consistent. This proposed development also
24 fulfills the goals and objectives of the General Plan, which include providing a mix of
25 land uses which meets the diverse needs of the City.

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

1 **Finding:** The proposed expansion of the gas station and mini-market is harmonious
2 and compatible with the existing retail and service uses presently located within the
3 vicinity and zoning district. There are a mixture of commercial uses located within
4 the vicinity, including; restaurant, grocery store, and an automobile service station.

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

8 **Finding:** The proposed convenience is Categorically Exempt pursuant to Article 19,
9 Section 15301, Existing Facilities, of the California Environmental Quality Act
10 (CEQA) Guidelines. Per CEQA guidelines, this project will be under 10,000 square
11 feet, is in an area where all public services and facilities are available to allow
12 maximum development per the General Plan, and the area is not environmentally
13 sensitive.

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

16 **Finding:** The subject site is physically suitable for the proposed expansion of the
17 convenience store. The site has adequate circulation for vehicles, parking, and
18 access from State Street and Gage Avenue. Additionally, the subject site is larger
19 than 10,000 square feet, as required by the HPMC.

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

23 **Finding:** The existing gas station and mini-market has been in operation since
24 1987 and provides needed services to the area. Access to the site is provided
25 through Gage Avenue and State Street. The site also has adequate sanitation,
26 public utilities and services. The project will connect with existing infrastructure and
27 existing public utilities.

- 28 7. **The design, location, size and operating characteristics of the proposed**

1 **development would not be detrimental to the public health, safety, or welfare**
2 **of the City.**

3 **Finding:** The location and operating characteristics of the proposed mini-market
4 expansion is not expected to be detrimental to the public health, safety and welfare
5 of the City. The site has adequate vehicle circulation and suitable access through
6 Gage Avenue and State Street. Additionally, the lot size of the subject site is over
7 10,000 square feet as required by the HPMC.

8 **SECTION 3:** The Planning Commission hereby finds that all of the following
9 required findings can be made for a Conditional Use Permit in connection with Case No.
10 2015-02 CUP/DP:

- 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:** The proposed mini-market expansion with off-site sales of beer and wine
15 is conditionally permitted within the subject zoning district and complies with all of
16 the provisions of the HPMC, including parking and lot size. Existing gas stations
17 with mini-markets are exempt from distance requirements to sensitive receptors
18 such as schools and residential properties.

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

20 **Finding:** The proposed development is consistent with the General Plan and meets
21 all the zoning and development standards for the expansion of the existing gas
22 station with mini-market. The land uses for the General Plan and Zoning map have
23 the same CG designation and thus consistent. This proposed development also
24 fulfills the goals and objectives of the General Plan, which include providing a mix of
25 land uses which meets the diverse needs of the City.

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

27 **Finding:** The proposed convenience is Categorically Exempt pursuant to Article 19,
28 Section 15301, Existing Facilities, of the California Environmental Quality Act

1 (CEQA) Guidelines. Per CEQA guidelines, this project will be under 10,000 square
2 feet, is in an area where all public services and facilities are available to allow
3 maximum development per the General Plan, and the area is not environmentally
4 sensitive.

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

12 **Finding:** The existing gas station and mini-market has been in operation since
13 1987 and provides needed services to the area. The design, location, size, and
14 operating characteristics of the proposed mini-market expansion is not expected to
15 be detrimental to the public health, safety and welfare of the City. The proposed
16 expansion is harmonious and compatible with the existing retail and service uses
17 presently located within the vicinity and zoning district. There are a mixture of
18 commercial uses located within the vicinity, including; restaurant, grocery store, and
19 an automobile service station. The site has adequate vehicle circulation and
20 suitable access through Gage Avenue and State Street.

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

23 **Finding:** The subject site is physically suitable for the proposed expansion of the
24 convenience store. The site has adequate circulation for vehicles, parking, and
25 access from State Street and Gage Avenue. Additionally, the subject site is larger
26 than 10,000 square feet, as required by the HPMC.

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

1 **detrimental to public health, safety and general welfare.**

2 **Finding:** Access to the site is provided through Gage Avenue and State Street.
3 The site also has adequate sanitation, public utilities and services. The proposed
4 development will not significantly intensify public access, water, sanitation, and
5 public utilities and services.

6 **SECTION 4:** The Planning Commission hereby approves Case No. 2015-02
7 CUP/DP, a request for approval of a Conditional Use Permit and a Development Permit
8 to expand an existing gas station with mini-mart with alcohol sales at 3084 Gage
9 Avenue, in the Commercial General (CG) Zone, subject to the execution and fulfillment
10 of the following conditions:

11 **PLANNING DIVISION**

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

1 and plans submitted.

- 2 3. That the proposed use shall comply with all applicable City, County, State and
3 Federal codes, laws, rules, and regulations, including Health, Building and
4 Safety, Fire, Sign, Zoning, and Business License.
- 5 4. That the use be conducted, and the property be maintained, in a clean, neat,
6 quiet, and orderly manner at all times and comply with the property maintenance
7 standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the
8 Huntington Park Municipal Code.
- 9 5. That the business be operated in compliance with the City of Huntington Park
10 Noise Ordinance.
- 11 6. That all graffiti be removed from all exterior walls and/or surfaces prior to the
12 commencement of alcohol sales.
- 13 7. That any existing and/or future graffiti, as defined by Huntington Park Municipal
14 Code Section 5-27.02(d), shall be diligently removed within a reasonable time
15 period.
- 16 8. That the operator shall obtain/amend its City of Huntington Park Business
17 License prior to commencing business operations.
- 18 9. That the applicant obtain and maintain a valid alcohol beverage license for the
19 on-site sale of beer and wine from the State Department of Alcoholic Beverage
20 Control (ABC) and comply with all requirements, and should at any time the
21 required license or permits, issued by the ABC, be surrendered, revoked or
22 suspended, this Conditional Use Permit shall automatically become null and
23 void.
- 24 10. That alcohol shall only be served and/or consumed within the designated dining
25 area as shown on the floor plan.
- 26 11. That if any signs are proposed, such signs shall be installed in compliance with
27 the City's sign regulations and that approval be obtained through a Sign Design
28 Review prior to installation and that any existing non-permitted signs either

1 apply for proper permits or be removed.

2 12. That all existing and/or proposed mechanical equipment and appurtenances,
3 including satellite dishes, gutters etc., whether located on the rooftop, ground
4 level or anywhere on the property shall be completely shielded/enclosed so as
5 not to be visible from any public street and/or adjacent properties. Such
6 shielding/enclosure of facilities shall be of compatible design related to the
7 building structure for which such facilities are intended to serve and shall be
8 installed prior to the commencement of alcohol sales.

9 13. That any proposed on-site utilities, including electrical and telephone, be
10 installed underground and be completely concealed from public view as required
11 by the Planning Division prior to the commencement of alcohol sales.

12 14. That the existing trash enclosure with a gate and overhead trellis be maintained
13 in compliance with HPMC Section 9-3.103(24).

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

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

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

25 18. That this entitlement may be subject to additional conditions after its original
26 issuance. Such conditions shall be imposed by the City Planning Commission
27 as deemed appropriate to address problems of land use compatibility,
28 operations, aesthetics, security, noise, safety, crime control, or to promote the

1 general welfare of the City.

2 19. That the applicant be required to apply for a new entitlement if any alteration,
3 modification, or expansion would increase the existing floor area of the
4 establishment.

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

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

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

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

17 24. That the business owner (applicant) and property owner agree in writing to the
18 above conditions.

19 **BUILDING AND SAFETY**

20 1. The initial plan check fee will cover the initial plan check and one recheck only.
21 Additional review required beyond the first recheck shall be paid for on an hourly
22 basis in accordance with the current fee schedule.

23 2. Separate plans, applications and fees are required prior to plan review of
24 electrical, plumbing, mechanical, or grading plans. Review of these plans must
25 be specifically requested; Review is not automatic. If you have any questions
26 concerning whether plan review is required, contact the Building Division.

27 3. Approval is required from the Los Angeles County Health Department.

28 4. Fees shall be paid to the County of Los Angeles Sanitation District prior to

1 issuance of the building permit.

2 5. South Coast Air Quality Management District must be contacted prior to any
3 demolition or renovation. Call (909) 396-2000 for further information. Failure to
4 comply with the provisions of Rule 1403 may result in a penalty of up to \$25,000
5 per day.

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

8 7. Structural calculations prepared under the direction of an architect, civil engineer
9 or structural engineer shall be provided.

10 8. Electrical, Plumbing and Mechanical plan check is required.

11 9. Energy calculations are required.

12 10. All State of California disability access regulations for accessibility to commercial
13 buildings per Chapter 11B shall be complied with.

14 11. Plumbing fixtures shall comply with Los Angeles County Plumbing Code Table
15 422.1.

16 12. Fire-resistance rating requirements for exterior walls based on fire separation
17 distance shall comply with Table 602 of the Building Code.

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

20 ENGINEERING

21 1. Prior to issuance of grading, building or other permits as appropriate, the
22 applicant shall pay all necessary fees to the City.

23 2. If a new sewer line/connection is installed, a fee will be required in addition to
24 the fees paid to the County of Los Angeles Sanitation District, and shall be paid
25 prior to building permit issuance.

26 3. A separate public works permit and payment of fee is required for all work in the
27 public right of way.

28 4. Install new driveway approaches in accordance with SPPWC Standard Plan

1 110-2, and as directed by the City Engineer or his/her designee.

2 5. Remove and replace broken and off grade sidewalk and construct new concrete
3 sidewalk along the length of the property frontage in accordance with SPPWC
4 standard plan 113-2, and as directed by the City Engineer or his/her designee.

5 6. Remove and replace corner ADA ramps per Greenbook, Caltrans, and ADA
6 requirements to the satisfaction of the City Engineer or representative.

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

11 8. Rehabilitate existing AC street pavement along the length of the property
12 frontage to the centerline of the street as indicated below, and as directed by the
13 City Engineer or his/her designee: Grind existing pavement to a depth of 2" and
14 overlay new AC.

15 9. Underground all existing and proposed services to the property.

16 10. All improvements are to be designed, installed and completed at the sole
17 expense of the applicant/developer/property owner.

18 11. The applicant/developer/property owner shall design and construct the
19 improvements to the satisfaction and approval of the City Engineer or his/her
20 designee.

21 12. All work shall be done in accordance with Standard Plans for Public Works
22 Construction (SPPWC) and Caltrans Standards, and/or as directed by the City
23 Engineer or his/her designee.

24 13. Project shall meet all requirements of the National Pollutant Discharge
25 Elimination System (NPDES) related to pollutants; runoff and non-stormwater
26 discharges including but not limited to Low Impact Development, Stormwater
27 Pollution Prevention Plan, and/or Erosion Control Plans.

28 14. All existing damaged or off-grade curb, gutter and sidewalk shall be removed

1 and replaced as directed by the City Engineer or his/her designee.

2 15. Any existing improvements damaged or made off grade during construction,
3 shall be removed and replaced in accordance with appropriate standards, and
4 as directed by the City Engineer or his/her designee.

5 16. Bench Marks, Center Line Ties, and any other Survey Monumentation, shall be
6 established and/or replaced accordingly at the completion of the project.

7 17. New trees shall be one of the approved types by the City for trees in public right-
8 of-way, or as directed by the City Engineer or his/her designee. Trees shall be
9 installed in the parkway with a low drip irrigation system. Root barriers shall be
10 installed. A 48"x48" street tree cover shall be installed where required by the
11 City Engineer or his/her designee.

12 18. When required, existing street pavement shall be rehabilitated along the length
13 of the property frontage to the centerline of the street as indicated below, and as
14 directed by the City Engineer or his/her designee: Grind existing pavement to a
15 depth of 2" and overlay new AC.

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

19 20. All existing noncomplying driveway aprons shall be constructed in accordance
20 with applicable SPPWC standards.

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

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

28 23. All existing and proposed utilities shall be conveyed to the site underground.

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

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

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TIME EXTENSION REQUEST

EXHIBIT C

CASE NO. 2015-02 CUP/DP

NABILS MOBIL MART LLC

EXTENSION LETTER

3084 E. GAGE AVE.
R.F. CA 90255

TO THE PLANNING COMMISSION

We are requesting an extension on the approval for addition time to our property on 3084 E. Gage ave with case No 2015-02 cup

For reasons out of our control, we could not continue with the company that was initially hired to draft And submit plans to various departments required by the city for approval

Multiple attempts were made on our end to help the process along to no avail .

We had no choice and cancelled the contract.

we have retained Modern concept Design to finish our project A.S.A.P

With an extension for our project

We are confident to bring the plans to approved status soon

And start construction quickly after

Thank you]

MAY GOD BLESS

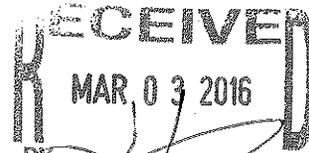
AMERICA HUNTINGTON PARK

EMILE KHEIR



(714) 588-1304 Emile

(310) 619-1662 Nabil



BY: 



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: APRIL 20, 2016

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: RODRIGO PELAYO, PLANNING TECHNICIAN

SUBJECT: **PLANNING COMMISSION CASE NO. 2015-10 VAR/CUP
(VARIANCE/CONDITIONAL USE PERMIT)**

REQUEST: For a Variance to deviate from the minimum development standards for establishments serving alcohol, and approval of a Conditional Use Permit to allow the off-sale of beer and wine (Type-20 license) at an existing convenience store within the Commercial General (CG) Zone on property located at 2321 Florence Avenue.

APPLICANT: Manpreet Cheema
2321 Florence Avenue
Huntington Park, CA 90255

PROPERTY OWNER: N&H Partners, LLC
410 Beverly Drive
Beverly Hills, CA 90212

PROJECT LOCATION: 2321 Florence Avenue Suite #106

**ASSESSOR'S
PARCEL NUMBER:** 6321-031-012

PRESENT USE: Convenience Store (7-Eleven)

PROJECT SIZE: 0 (no additional square footage)

TENANT SIZE: 2,580 sq. ft.

LOT SIZE: 19,983 sq. ft.

GENERAL PLAN: General Commercial

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PC CASE NO. 2015-10 VAR/CUP: 2321 Florence Avenue

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ZONE: C-G (Commercial General)

SURROUNDING

LAND USES:

North: Commercial

West: Commercial/Residential

South: Commercial (County of Los Angeles)

East: Commercial

MUNICIPAL CODE

REQUIREMENTS FOR

A VARIANCE:

Pursuant to the Huntington Park Municipal Code (HPMC) Section 9-2.903, the Commission may grant a Variance from the requirements of the Zoning Code. Examples include, but are not limited to, the following matters:

1. Permit the modification of the dimensional standards of the following:
 - A. Distance between structures;
 - B. Parcel area (size);
 - C. Parcel coverage;
 - D. Parcel dimensions;
 - E. Setbacks; or
 - F. Structure heights.
2. Permit the modification of sign regulations (other than prohibited signs); and
3. Permit the modification of the number and dimensions of parking areas, loading spaces, landscaping, or lighting requirements.

REQUIRED FINDINGS

FOR A VARIANCE:

Pursuant to Municipal Code Section 9-2.906, the Commission may approve and/or modify an application in whole or in part, with or without conditions, **only if all** of the following findings are made:

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

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PC CASE NO. 2015-10 VAR/CUP: 2321 Florence Avenue

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2. That granting the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district and unavailable to the property for which the Variance is sought;
3. That granting the Variance will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located;
4. That granting the Variance does not constitute a special privilege inconsistent with the limitations upon other property in the vicinity and zoning district in which the property is located;
5. That granting the Variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel; and
6. That granting the Variance will not be inconsistent with the General Plan.

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

Pursuant to Municipal Code Section 9-4.203(2)(A)(3)(b), a convenience store with the off-sale of alcoholic beverages is permitted in the General-Commercial (C-G) Zone provided a Conditional Use Permit (CUP) has been granted by the Planning Commission.

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

Following a hearing, the Planning Commission shall record the decision in writing and shall recite the findings upon which the decision is based. The Commission may approve and/or modify a CUP Permit application in whole or in part, with or without conditions, only if all of the following findings are made:

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

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

ENVIRONMENTAL REVIEW:

An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA). The activity is exempt from CEQA pursuant to CEQA Guidelines (Cal. Code Regs., tit. 14 § 15000 et seq.) Section 15270, Projects Which Are Disapproved, and it is not a project pursuant to Guidelines Section 15378 because the term "project" refers an activity that is being approved.

BACKGROUND:

- ***Past Actions***

On October 19, 2011, the Planning Commission adopted Resolution No. 1941-DP/VAR, denying the applicant's request for a Development Permit to establish a new convenience store at 2321 E. Florence Avenue and a Variance to deviate from the minimum development standards for the off-sale of beer and wine. On October 24, 2011, the applicant submitted an application to appeal the

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Planning Commission's decision to the City Council. The appeal was presented to the City Council on November 21, 2011. At the meeting, the City Council continued the item to January 2012.

On January 3, 2012, the City Council overturned the Planning Commission's denial of Case No. 1941-DP/VAR, granting a Development Permit and Variance to deviate from the minimum development standards to establish a convenience store without alcohol sales. The Development Permit was granted to establish a convenience store and the Variance was granted to deviate from the minimum development standards for the distance requirements of convenience stores from sensitive receptors.

The Planning Division received a Variance application from Mr. Manpreet Cheema on October 13, 2014. A Planning Commission meeting was held on November 19, 2014, for consideration of a Variance request to deviate from the minimum development standards to establish the off-sale of beer and wine at the existing convenience store located at 2321 Florence Avenue. The Planning Commission noted that during the City Council meeting on January 3, 2012, 7-Eleven representatives stated they would not seek approval of alcohol sales in the future. The Planning Commission adopted Resolution No. 2014-08, denying the applicant's request because the proposed use did not meet the distance requirements from sensitive receptors and did not comply with all Zoning Code requirements. The 7-Eleven convenience store has continued to operate since 2012 without alcohol sales (dry store).

- ***Site Description***

The subject site is located on the northwest corner of Florence Avenue and Santa Fe Avenue. The lot size is approximately 19,035 square feet and is developed with an 8,580 square foot commercial building. The building is divided into five tenant spaces and is occupied by an insurance office, a retail apparel shop, a medical office, and a convenience store. The site is surrounded by commercial uses to the north, south, east and west. It is worth noting, the subject site is located to the north of the Unincorporated County of Los Angeles area boundary line.

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Access to the site is provided through a driveway along Santa Fe Avenue and a driveway along Florence Avenue.

- ***Project Description***

The applicant, 7-Eleven, Inc, is requesting Planning Commission approval of a Variance to deviate from the minimum development standards for establishments serving alcohol, and approval of a Conditional Use Permit to allow the off-sale of beer and wine (Type-20 license) at an existing convenience store located at 2321 E. Florence Avenue, within the C-G (General-Commercial) Zone.

PROJECT ANALYSIS:

- ***Convenience Store Development Standards***

Convenience stores may be located in compliance with Table IV-5 (Allowed Uses), provided a Conditional Use Permit has been obtained in compliance with Chapter 2, Article 11 (Conditional Use Permits) of the HPMC.

The minimum development standards for the off-sale of beer and wine within a convenience store require that the establishment be located a minimum of 100 feet from residential zones; 300 feet from schools, parks, religious organizations, or discotheque/nightclubs; and 1,000 feet from other convenience stores, as measured from property line to property line.

In addition, the off-sale of beer and wine within a convenience store requires a Conditional Use Permit, which may only be granted by the Planning Commission only if all the required findings are made.

Upon reviewing the applicant's request, Staff determined that the proposed use/subject parcel shown in Exhibit F of this document, is located within 100 feet of a residential zone; within 300 feet of a discotheque/nightclub (Guadalajara Nightclub in Walnut Park); and within 1000 feet from a gas station with mini-mart located at the southwest corner of Florence Avenue and Santa Fe Avenue within Walnut Park. The Guadalajara Nightclub appears to have ceased operating. Pursuant to HPMC Section 9-4.203(B)(2)(A)(1), a "gas station with mini-mart" means an

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establishment that sells gasoline for motor vehicles in conjunction with a “convenience store”.

Furthermore, the Planning Division researched information from the ABC website and found that a moratorium established by the California Department of Alcoholic Beverage Control (ABC), in accordance with the Business and Professions Code Section 23817.5, is in effect and prohibits the issuance of off-sale beer and wine licenses (Type 20) in cities and counties where the ratio of Type 20 licenses exceeds one for each 2,500 inhabitants. The City of Huntington Park is listed as a moratorium city under Section 23817.5 of the Business and Professions Code due to the oversaturation of Type 20 licenses.

- ***Business Operation Plan***

According to the proposed business plan, hours of operation will continue to be 24 hours with alcohol sales from 6:00 AM to 2:00 AM, seven days a week, as regulated by the California Department of Alcoholic Beverage Control (ABC). The store would operate under three work shifts per day with 2 full-time and 2 part-time employees, a total of four employees. In addition, the applicant proposes to incorporate a security plan consisting of security cameras, staff training, and a refrigerator lock system to prevent theft or sales to minors.

- ***Department/ Agency Comments***

Planning Division received comments from ABC stating that currently there are three (3) licenses allowed and three (3) licenses have been issued in the census tract where the subject site is located. The department of ABC also determined that an undue concentration exists, therefore a Letter of Public Convenience or Necessity would be required from the City. The applicant did not specify whether he will transfer an existing ABC alcohol license to the subject location or if he will be acquiring a new license.

The Huntington Park Police Department provided comments where they have identified four existing 7-Eleven stores currently operating in the City, all operating 24 hours per day, and two of the existing 7-Eleven convenience stores sell alcoholic beverages. Police staff

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conducted a search for previous calls for service regarding police officer activities for the last calendar year (1-1-15 to 12-31-15) and predict that call for police response and nuisances in the area would increase significantly. Staff added, "As shown in the statistics related to police response calls, consistently the 7-Eleven stores (with ABC) had a considerably higher number of calls in comparison to the store that did not have an ABC license. Moreover, this location without the overnight sales already has a higher number of calls for service".

- **Variance Analysis**

The applicant is requesting approval of a Variance to deviate from the minimum development standards due to the fact that the proposed use would not comply with the minimum distance requirements as set forth within Sections 9-4.203(B)(2)(A) and 9-4.203(B)(2)(F) of the HPMC.

Specifically, the Variance request is to deviate from the minimum distance requirement of 100 feet from residential zones; 300 feet from schools, parks, religious organizations, or discotheque/nightclubs; and 1,000 feet from other convenience stores, as measured from property line to property line.

In granting a Variance to deviate from the development standards for the off-sale of beer and wine within a convenience store, the Planning Commission must make findings in connection with the Variance, as set forth in the Huntington Park Municipal Code. Staff's recommendation for denial of the Variance request is based on the consideration of the following:

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

There are no special circumstances in relation to the parcel's location, shape, size, surroundings, and topography which would constitute the granting of a Variance to allow the off-sale of beer and wine at a

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convenience store within the proximity of sensitive receptors. The subject property is rectangular in shape; measures approximately 20,000 square feet; is flat in topography; similar to other surrounding properties and is not denied of any privileges enjoyed by other properties in the vicinity.

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

The off-sale of beer and wine within a convenience store can only be established on any property in the CG Zone through the granting of a Conditional Use Permit (CUP) when all of the required development standards are met. In this case, the proposed use is within the CG Zone, however, would not meet the minimum distance requirements from sensitive receptors, such as residential, parks, religious, and school uses. Alcohol establishments are not prohibited, the granting of a Variance is not necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district because there are no special circumstances that prevent such property rights.

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

The granting of a Variance to establish the off-sale of beer and wine in an existing convenience store would be detrimental to public health and safety when the close proximity of residential and school uses are taken into consideration. According to ABC, an undue concentration exists within the census tract where the subject property is located. Three licenses are currently permitted and all three have already been issued by ABC. In addition, the CG Zone is intended to provide for general retail, professional office, and service-oriented business

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activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. While a convenience store with the off-sale of beer and wine does fall within these parameters, the intensity and operating characteristics of this use are such that specific development standards have been adopted in order to protect surrounding property from any potential negative impacts.

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

The granting of a Variance to operate a convenience store with the off-sale of beer and wine would constitute a special privilege as there are no physical hardships on the subject property to distinguish it from similar properties. Similar properties that are not able to meet the minimum distance requirements would not be allowed to establish the off-sale of beer and wine. Therefore, the granting of a Variance for a convenience store with the off-sale of beer and wine on the subject parcel would allow a use that is not authorized by the Code.

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

Pursuant to Sections 9-4.203(B)(2)(A) and 9-4.203(B)(2)(F) of the HPMC, the off-sale of beer and wine within a convenience store is permitted only when all minimum development standards are met, including, but not limited to distance requirements to sensitive receptors. However, the subject parcel does not comply with the distance requirement from sensitive receptors. The location of the proposed use would be within 100 feet of a residential zone; within 300 feet from a discotheque/nightclub; and within 1,000 feet of another convenience store. Therefore, the granting of a Variance to establish the off-sale of beer and wine in an existing

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2015-10 VAR/CUP: 2321 Florence Avenue

April 20, 2016

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convenience store on the subject parcel would allow a use on the subject parcel that is not authorized by the Code.

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

The City of Huntington Park Zoning Code states that convenience stores with the off-sale of beer and wine may be established in the C-G Zone if and only if it is not located within the minimum distance requirements set forth for sensitive receptors such as residential, parks, religious, and school uses. The City's General Plan does not make this specification, but rather designates the overall land use patterns throughout the City. The General Plan provides guidelines for the distribution of various land uses within the City. Based on these provisions, a convenience store use is an acceptable land use for the subject land use designation. While the General Plan does not expressly prohibit the establishment of the proposed use in the General Commercial land use designation, the City's Zoning Code requires that such uses comply with various development standards which this proposal is not able to satisfy.

- ***Conditional Use Permit Analysis***

The applicant is requesting approval of a Conditional Use Permit to allow the off-sale of beer and wine (Type 20 License) at an existing convenience store.

The minimum development standards for the off-sale of beer and wine within a convenience store require that the establishment be located a minimum of 100 feet from residential zones; 300 feet from schools, parks, religious organizations, or discotheque/nightclubs; and 1,000 feet from other convenience stores, as measured from property line to property line.

Staff determined that the proposed use/subject parcel shown in Exhibit F of this document, is located within 100 feet of a residential zone; within 300 feet of a discotheque/nightclub (Guadalajara Nightclub in Walnut

PLANNING COMMISSION AGENDA REPORT

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Park); and within 1000 feet from a gas station with mini-mart located at the south-west corner of Florence Avenue and Santa Fe Avenue within Walnut Park. The Guadalajara Nightclub appears to have ceased operating. Therefore, the proposed use does not meet the minimum development standards for approval of a CUP.

In granting a CUP for the proposed off-sale of beer and wine within an existing convenience store, the Planning Commission must make the required findings, as set forth in the HPMC. Staff's recommendation for denial of the Conditional Use Permit request is based on the consideration of the following:

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

The proposed off-sales of beer and wine are conditionally permitted within the subject zoning district. However, the project does not comply with all of the provisions of the HPMC. Specifically, the proposed use does not comply with the minimum distance requirement to residential uses (100 feet), nightclub/ discotheques (300 feet), and other convenience stores (1,000 feet). Therefore, the use would impair the integrity and character of the subject zoning district.

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

The City of Huntington Park Zoning Code states that convenience stores with the off-sale of beer and wine may be established in the C-G Zone if and only if it is not located within the minimum distance requirements set forth for sensitive receptors such as residential, parks, religious, and school uses. The City's General Plan does not make this specification, but rather designates the overall land use patterns throughout the City. The General Plan provides guidelines for the distribution of various land uses within the City. Based on these provisions, a convenience store use is an

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acceptable land use for the subject land use designation. While the General Plan does not expressly prohibit the establishment of the proposed use in the General Commercial land use designation, the City's Zoning Code requires that such uses comply with various development standards which this proposal is not able to satisfy.

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

The proposed off-sales of beer and wine within an existing convenience store does not comply with the City's guidelines (development standards). Due to the fact that staff is recommending denial of the project, it is exempt per CEQA Section 15270.

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

The granting of a Variance to establish the off-sale of beer and wine in an existing convenience store would be detrimental to public health and safety when the close proximity of residential and school uses are taken into consideration. According to ABC, an undue concentration exists within the census tract where the subject property is located. Three licenses are currently permitted and all three have already been issued by ABC. In addition, the CG Zone is intended to provide for general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. While a convenience store with the off-sale of beer and wine does fall within these parameters, the intensity and

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operating characteristics of this use are such that specific development standards have been adopted in order to protect surrounding property from any potential negative impacts.

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

The subject site is not physically suitable for the off-sale of beer and wine at an existing convenience store due to the fact that proposed use does not meet the minimum distance requirement from sensitive receptors, as required by HPMC Sections 9-4.203(B)(2)(A) and 9-4.203(B)(2)(F).

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

Access to the site is provided through a driveway entrances along Santa Fe Avenue and Florence Avenue. The subject site is already developed as a commercial shopping center and has adequate sanitation, public utilities and services.

Conclusion

Based on the project analysis, staff has determined that the applicant's proposed project would not satisfy all of the required findings for approval of a Variance and Conditional Use Permit.

The subject site is similar to other properties and is not denied of any privileges enjoyed by other properties in the vicinity. Similar zoned properties in the surrounding areas with convenience stores either meet the minimum City standards, or are existing legal nonconforming, thereby creating a nonconforming situation. By not granting the Variance, the property owner would not be prohibited from continuing uses that are principally permitted by right in the CG (General Commercial) Zone. A deviation from the minimum distance requirements could potentially adversely impact the surrounding properties.

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Although the off-sale of beer and wine within a convenience store is permitted in the CG (General Commercial) Zone, the proximity of the proposed use to sensitive receptors is prohibited under current zoning standards. Therefore staff recommends denial of the request for a Variance and Conditional Use Permit for the proposed use at the subject location.

RECOMMENDATIONS:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission adopt Resolution No. 2015-10 VAR/CUP denying the request for a Variance and Conditional Use Permit in order to deviate from the minimum development standards to allow the off-sale of beer and wine at an existing convenience store located at 2321 Florence Avenue in the CG (Commercial General) Zone.

EXHIBITS:

- A: PC Resolution No. 2015-10
- B: Vicinity Map
- C: Assessor's Parcel Map
- D: Site Plan
- E: Floor Plan
- F: Sensitive Receptors Buffer Maps
- G: ABC Moratorium
- H: Variance Application/CUP Application/ Environmental Assessment Checklist

PC RESOLUTION NO. 2015-10

EXHIBIT A

CASE NO. 2015-10 VAR/CUP

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RESOLUTION NO. 2015-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON, STATE OF CALIFORNIA, DENYING A REQUEST FOR A VARIANCE TO DEVIATE FROM THE MINIMUM DEVELOPMENT STANDARDS FOR ESTABLISHMENTS SERVING ALCOHOL, AND CONDITIONAL USE PERMIT TO ALLOW THE OFF-SALE OF BEER AND WINE (TYPE-20 LICENSE) AT AN EXISTING CONVENIENCE STORE WITHIN THE COMMERCIAL GENERAL (CG) ZONE ON PROPERTY LOCATED AT 2321 FLORENCE AVENUE, HUNTINGTON PARK, CALIFORNIA

WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, April 20, 2016 at 6:30 p.m. pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code, upon an application from Manpreet Cheema & 7-Eleven, Incorporated, requesting approval of a Variance to deviate from the minimum development standards for establishments serving alcohol, and approval of a Conditional Use Permit to allow the off-sale of beer and wine (Type-20 license) at an existing convenience store within the Commercial General (CG) Zone on property located at 2321 Florence Avenue described as:

Assessor's Parcel No. 6321-031-012, City of Huntington Park, County of Los Angeles; and

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

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

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

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

//

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

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

6 **SECTION 1:** Based on the evidence within staff report and the Environmental
7 Assessment Questionnaire, the Planning Commission determines that the proposed
8 Variance and Conditional Use Permit are exempt from the California Environmental
9 Quality Act pursuant to Section 15270 (Projects Which Are Disapproved) of the CEQA
10 Guidelines.

11 **SECTION 2:** The Planning Commission hereby finds that the required findings
12 cannot be made in connection with Variance No. 2015-10:

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

17 ***There are no special circumstances in relation to the parcel's location,***
18 ***shape, size, surroundings, and topography which would constitute the***
19 ***granting of a Variance to allow the off-sale of beer and wine at a convenience***
20 ***store within the proximity of sensitive receptors. The subject property is***
21 ***rectangular in shape; measures approximately 20,000 square feet; is flat in***
22 ***topography; similar to other surrounding properties and is not denied of any***
23 ***privileges enjoyed by other properties in the vicinity.***

- 24 2. That granting the Variance is necessary for the preservation and enjoyment of a
25 substantial property right possessed by other property in the same vicinity and
26 zoning district and unavailable to the property for which the Variance is sought in
27 that

28 //

1 ***The off-sale of beer and wine within a convenience store can only be***
2 ***established on any property in the CG Zone through the granting of a***
3 ***Conditional Use Permit (CUP) when all of the required development***
4 ***standards are met. In this case, the proposed use is within the CG Zone,***
5 ***however, would not meet the minimum distance requirements from sensitive***
6 ***receptors, such as residential, parks, religious, and school uses. Alcohol***
7 ***establishments are not prohibited, the granting of a Variance is not***
8 ***necessary for the preservation and enjoyment of a substantial property right***
9 ***possessed by other property in the same vicinity and zoning district because***
10 ***there are no special circumstances that prevent such property rights.***

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

14 ***The granting of a Variance to establish the off-sale of beer and wine in an***
15 ***existing convenience store would be detrimental to public health and safety***
16 ***when the close proximity of residential and school uses are taken into***
17 ***consideration. According to ABC, an undue concentration exists within the***
18 ***census tract where the subject property is located. Three licenses are***
19 ***currently permitted and all three have already been issued by ABC. In***
20 ***addition, the CG Zone is intended to provide for general retail, professional***
21 ***office, and service-oriented business activities serving a community-wide***
22 ***need under design standards that ensure compatibility and harmony with***
23 ***adjoining land uses. While a convenience store with the off-sale of beer and***
24 ***wine does fall within these parameters, the intensity and operating***
25 ***characteristics of this use are such that specific development standards***
26 ***have been adopted in order to protect surrounding property from any***
27 ***potential negative impacts.***

1 4. That granting the Variance does not constitute a special privilege inconsistent with
2 the limitations upon other property in the vicinity and zoning district in which the
3 property is located in that

4 ***The granting of a Variance to operate a convenience store with the off-sale of***
5 ***beer and wine would constitute a special privilege as there are no physical***
6 ***hardships on the subject property to distinguish it from similar properties.***
7 ***Similar properties that are not able to meet the minimum distance***
8 ***requirements would not be allowed to establish the off-sale of beer and wine.***
9 ***Therefore, the granting of a Variance for a convenience store with the off-***
10 ***sale of beer and wine on the subject parcel would allow a use that is not***
11 ***authorized by the Code.***

12 5. That granting the Variance does not allow a use or activity which is not otherwise
13 expressly authorized by the regulations governing the subject parcel in that

14 ***Pursuant to Sections 9-4.203(B)(2)(A) and 9-4.203(B)(2)(F) of the HPMC, the***
15 ***off-sale of beer and wine within a convenience store is permitted only when***
16 ***all minimum development standards are met, including, but not limited to***
17 ***distance requirements to sensitive receptors. However, the subject parcel***
18 ***does not comply with the distance requirement from sensitive receptors.***
19 ***The location of the proposed use would be within 100 feet of a residential***
20 ***zone; within 300 feet from a discotheque/nightclub; and within 1,000 feet of***
21 ***another convenience store. Therefore, the granting of a Variance to establish***
22 ***the off-sale of beer and wine in an existing convenience store on the subject***
23 ***parcel would allow a use on the subject parcel that is not authorized by the***
24 ***Code.***

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

26 ***The City of Huntington Park Zoning Code states that convenience stores***
27 ***with the off-sale of beer and wine may be established in the C-G Zone if and***
28 ***only if it is not located within the minimum distance requirements set forth***

1 *for sensitive receptors such as residential, parks, religious, and school uses.*
2 *The City's General Plan does not make this specification, but rather*
3 *designates the overall land use patterns throughout the City. The General*
4 *Plan provides guidelines for the distribution of various land uses within the*
5 *City. Based on these provisions, a convenience store use is an acceptable*
6 *land use for the subject land use designation. While the General Plan does*
7 *not expressly prohibit the establishment of the proposed use in the General*
8 *Commercial land use designation, the City's Zoning Code requires that such*
9 *uses comply with various development standards which this proposal is not*
10 *able to satisfy.*

11 **SECTION 3:** The Planning Commission hereby finds that all of the following
12 required findings cannot be made for a Conditional Use Permit in connection with Case
13 No. 2015-10:

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

17 *The proposed off-sales of beer and wine are conditionally permitted within*
18 *the subject zoning district. However, the project does not comply with all of*
19 *the provisions of the HPMC. Specifically, the proposed use does not comply*
20 *with the minimum distance requirement to residential uses (100 feet),*
21 *nightclub/ discotheques (300 feet), and other convenience stores (1,000 feet).*
22 *Therefore, the use would impair the integrity and character of the subject*
23 *zoning district.*

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

25 *The City of Huntington Park Zoning Code states that convenience stores with*
26 *the off-sale of beer and wine may be established in the C-G Zone if and only if*
27 *it is not located within the minimum distance requirements set forth for*
28 *sensitive receptors such as residential, parks, religious, and school uses. The*

1 **City's General Plan does not make this specification, but rather designates**
2 **the overall land use patterns throughout the City. The General Plan provides**
3 **guidelines for the distribution of various land uses within the City. Based on**
4 **these provisions, a convenience store use is an acceptable land use for the**
5 **subject land use designation. While the General Plan does not expressly**
6 **prohibit the establishment of the proposed use in the General Commercial**
7 **land use designation, the City's Zoning Code requires that such uses comply**
8 **with various development standards which this proposal is not able to**
9 **satisfy.**

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

13 **The proposed off-sales of beer and wine within an existing convenience store**
14 **does not comply with the City's guidelines (development standards). Due to**
15 **the fact that staff is recommending denial of the project, it is exempt per**
16 **CEQA Section 15270.**

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

23 **The granting of a Variance to establish the off-sale of beer and wine in an**
24 **existing convenience store would be detrimental to public health and safety**
25 **when the close proximity of residential and school uses are taken into**
26 **consideration. According to ABC, an undue concentration exists within the**
27 **census tract where the subject property is located. Three licenses are**
28 **currently permitted and all three have already been issued by ABC. In**

1 **addition, the CG Zone is intended to provide for general retail, professional**
2 **office, and service-oriented business activities serving a community-wide**
3 **need under design standards that ensure compatibility and harmony with**
4 **adjoining land uses. While a convenience store with the off-sale of beer and**
5 **wine does fall within these parameters, the intensity and operating**
6 **characteristics of this use are such that specific development standards have**
7 **been adopted in order to protect surrounding property from any potential**
8 **negative impacts.**

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

11 **The subject site is not physically suitable for the off-sale of beer and wine at**
12 **an existing convenience store due to the fact that proposed use does not**
13 **meet the minimum distance requirement from sensitive receptors, as required**
14 **by HPMC Sections 9-4.203(B)(2)(A) and 9-4.203(B)(2)(F).**

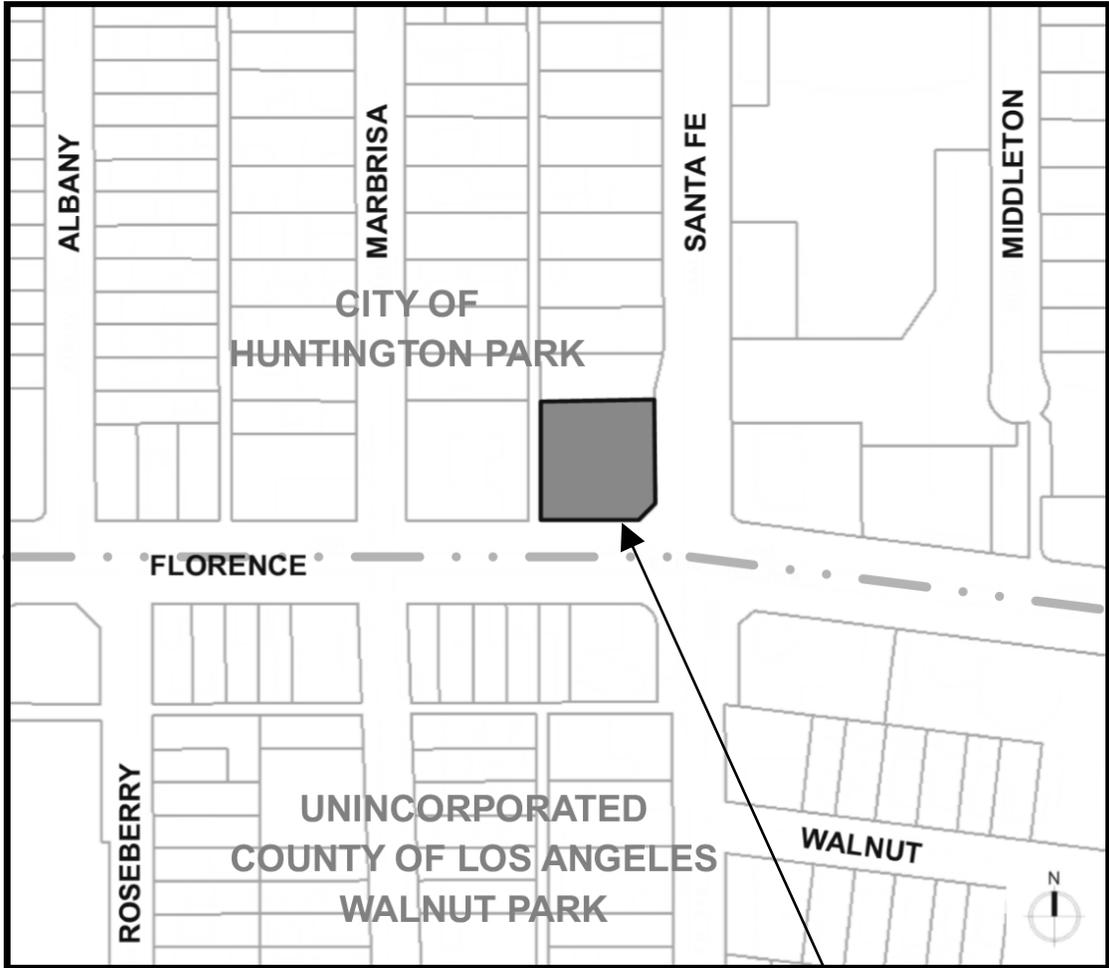
- 15 6. There are adequate provisions for public access, water, sanitation and public
16 utilities and services to ensure that the proposed use would not be detrimental to
17 public health, safety and general welfare.

18 **Access to the site is provided through a driveway entrances along Santa Fe**
19 **Avenue and Florence Avenue. The subject site is already developed as a**
20 **commercial shopping center and has adequate sanitation, public utilities and**
21 **services.**

22 **SECTION 4:** The Planning Commission hereby denies Case No. 2015-10
23 Variance/Conditional Use Permit, a request for a Variance to deviate from the minimum
24 development standards for establishments serving alcohol, and Conditional Use Permit
25 to allow the off-sale of beer and wine (Type-20 license) at an existing convenience store
26 within the Commercial General (CG) zone on property located at 2321 Florence Avenue;

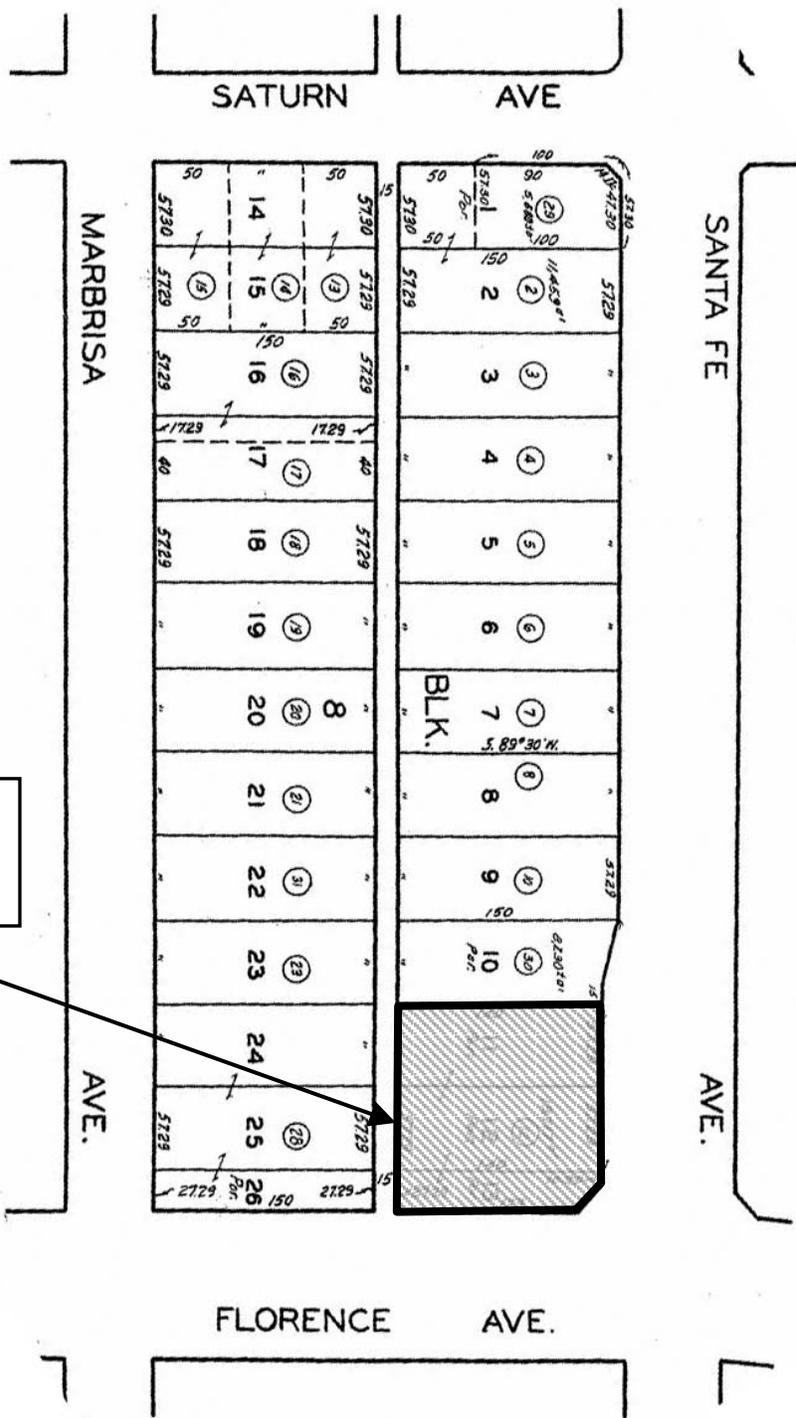
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2321 Florence Avenue
Huntington Park, CA 90255

VICINITY MAP



Subject Site:
 2321 Florence Ave.
 Huntington Park, CA



ASSESSOR'S PARCEL MAP

EXHIBIT C

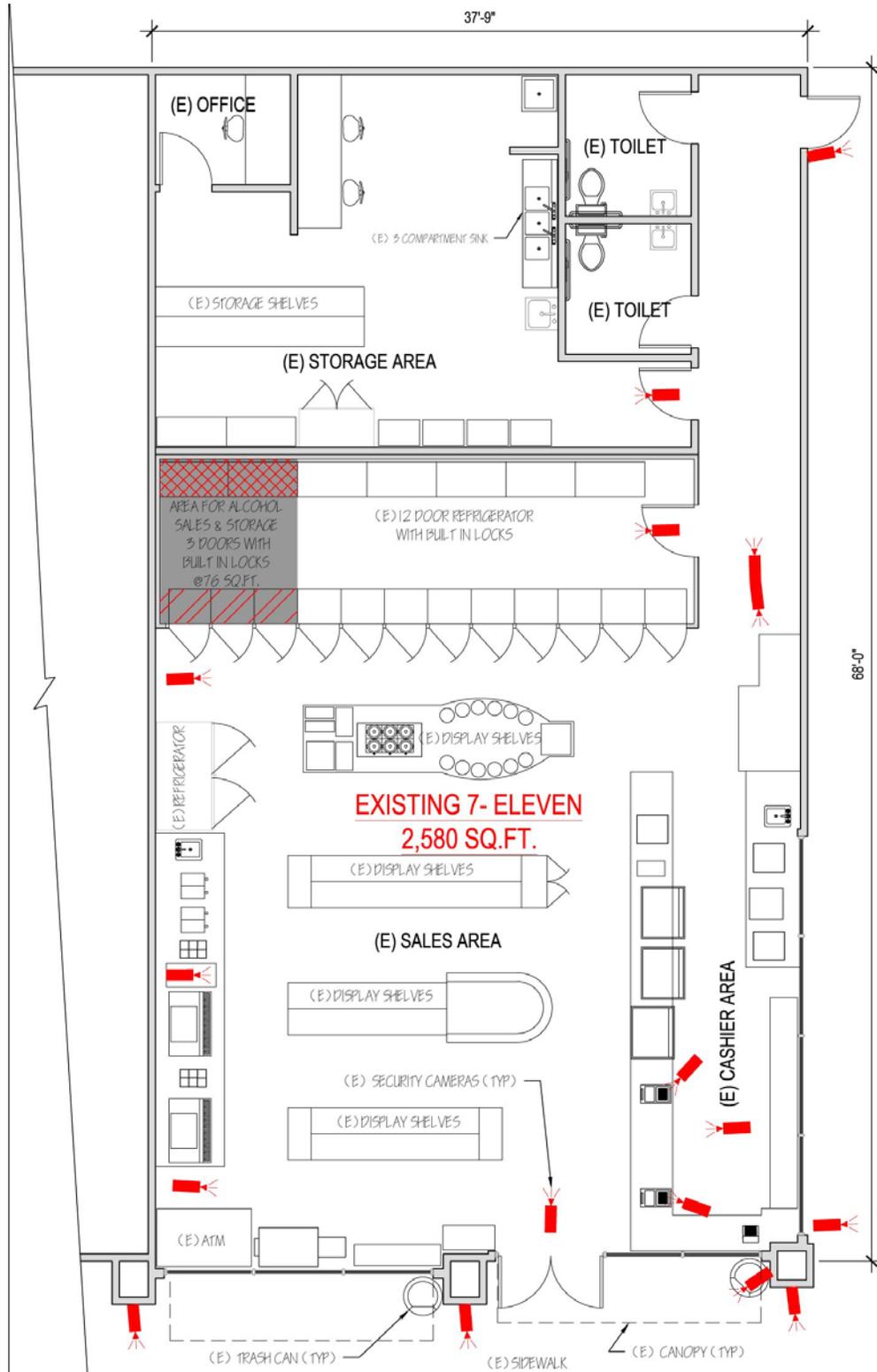
CASE NO. 2015-10 VAR/CUP



SITE PLAN

EXHIBIT D

CASE NO. 2015-10 VAR/CUP



FLOOR PLAN

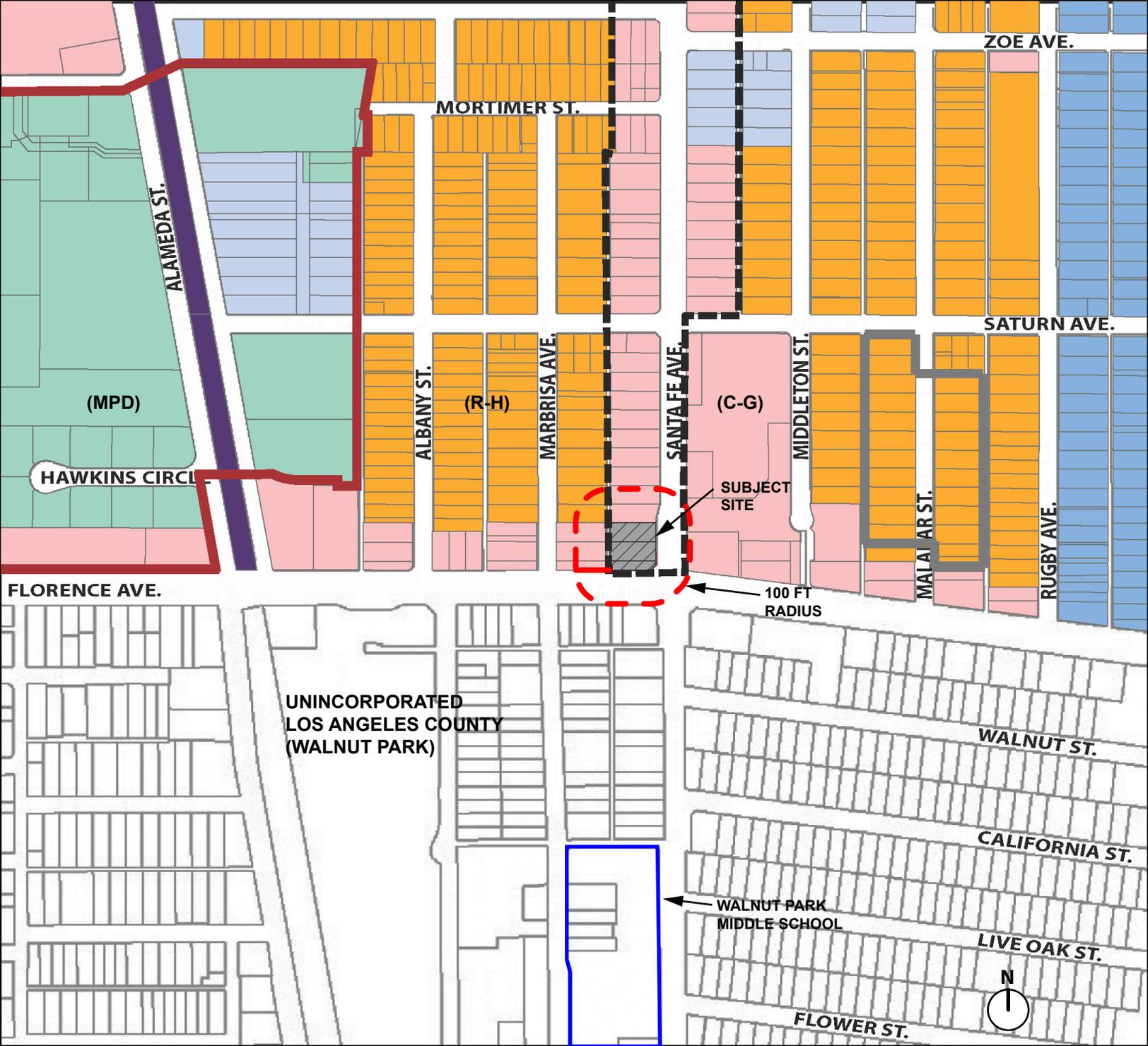
EXHIBIT E

CASE NO. 2015-10 VAR/CUP

**SENSITIVE RECEPTORS
BUFFER MAPS**

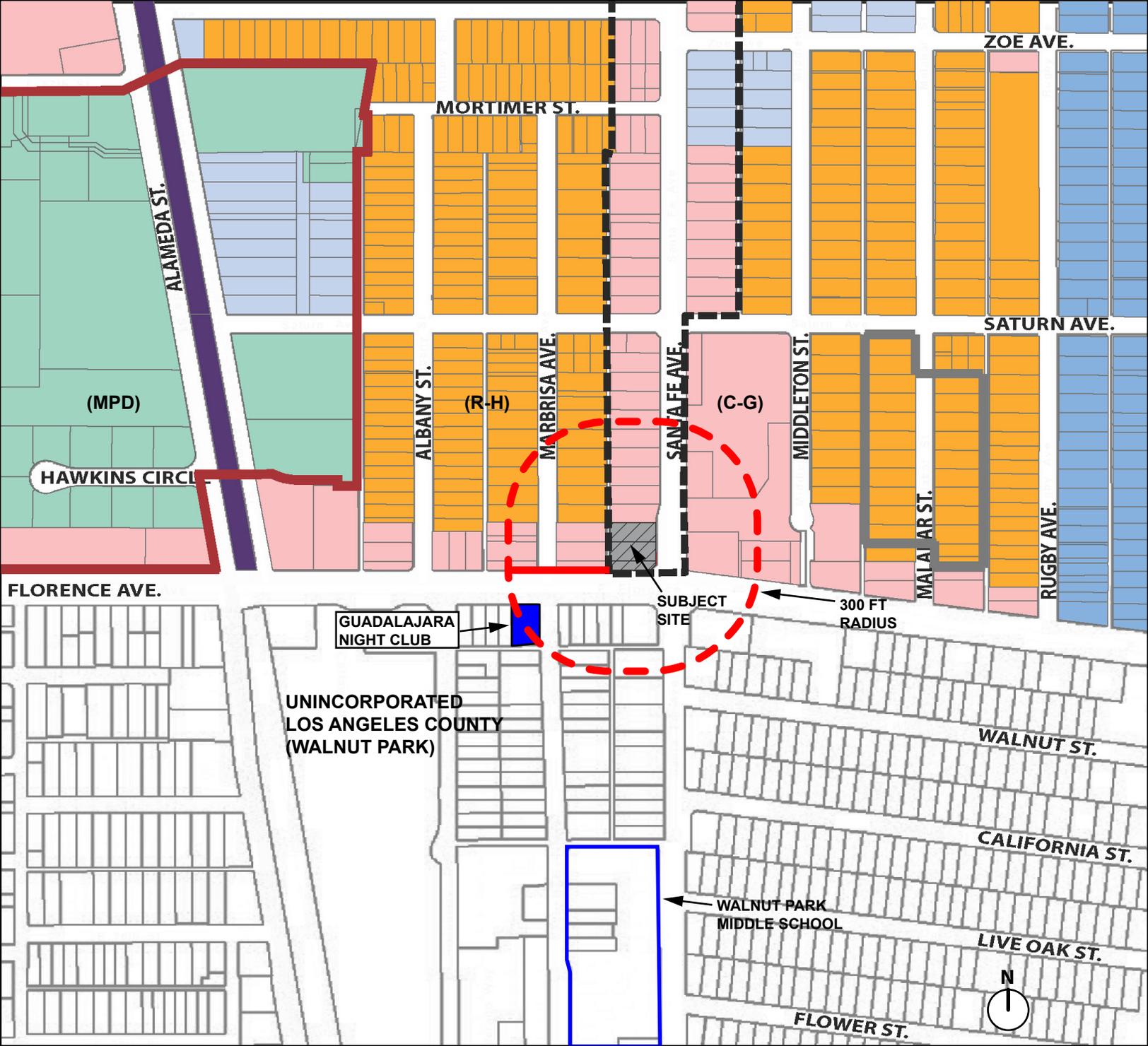
EXHIBIT F

CASE NO. 2015-10 VAR/CUP



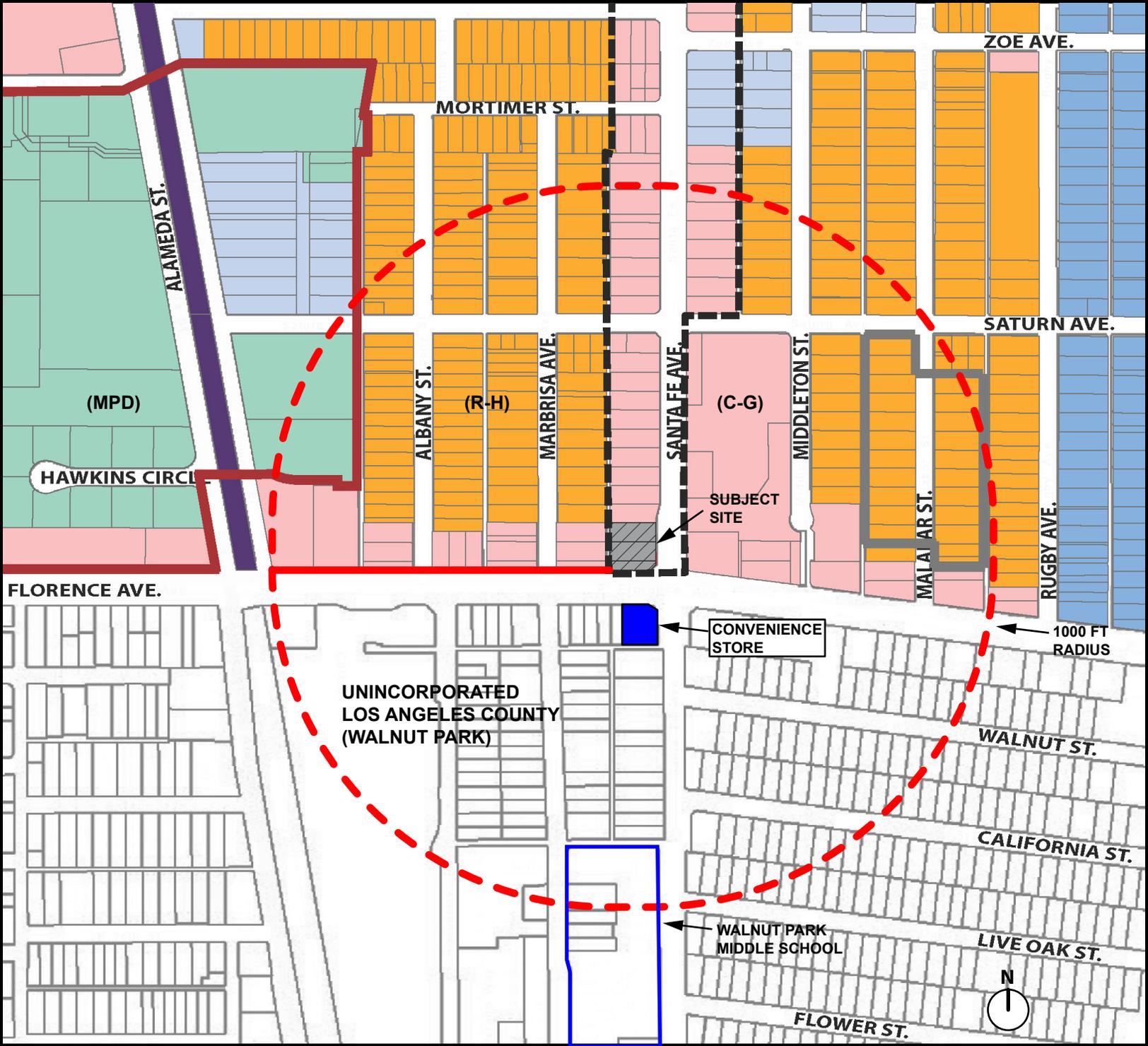
RESIDENTIAL DISTANCE REQUIREMENT (100 FEET)

ADDRESS: 2321 FLORENCE AVENUE



**SCHOOL, PARK, RELIGIOUS ORGANIZATION, DISCOTHEQUE/NIGHTCLUB
DISTANCE REQUIREMENT (300 FEET)**

ADDRESS: 2321 FLORENCE AVENUE



CONVENIENCE STORE DISTANCE REQUIREMENT (1000 FEET)

ADDRESS: 2321 FLORENCE AVENUE

**ALCOHOLIC BEVERAGE CONTROL
MORATORIUM**

EXHIBIT G

CASE NO. 2015-10 VAR/CUP

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL

3927 Lennane Drive, Suite 100
Sacramento, CA 95834
(916) 419-2500



2011 Moratorium Counties/Cities

2011 Moratorium Figures – Section 23817.5 B & P Code

On January 1, 1998, Section 23817.5 was amended to permanently establish a moratorium on the issuance of off-sale and wine licenses (Type 20) in cities and counties where the ratio of Type 20 licenses exceeds one for each 2,500 inhabitants.

In the city and county of San Francisco, the ratio has been established as one for each 1,250 inhabitants. The San Francisco computation combines off-sale beer and wine license with off-sale general licenses for the purpose of establishing the ratio.

Enclosed are the following lists and a map showing the new Type 20 license limitation data:

- List of Counties with their moratorium status.
- List of Cities in Counties with partial moratorium status.
- Summary of Changes to Moratorium Counties/Cities.

Please note the changes in moratorium counties compared to the 2005 list. There have been changes in some of the cities within the current 11 non-moratorium counties.

The new moratorium lists are effective as of May 9, 2011 and will be in effect until recalculated in approximately five years, in accordance with Section 23817.9.

The enclosed lists and map may be distributed to all interested parties.

If you have any questions or need additional information, please contact Debbie Holden:

Email: Debra.Holden@abc.ca.gov

Phone: (916) 419-2535

MORATORIUM - COUNTIES - SECTION 23817.5 B.P. CODE

May 9, 2011

<u>COUNTY</u>	<u>MORATORIUM</u>	<u>COUNTY</u>	<u>MORATORIUM</u>
Alameda	No	Orange	No
Alpine	YES	Placer	YES
Amador	YES	Plumas	YES
Butte	YES	Riverside	No
Calaveras	YES	Sacramento	No
Colusa	YES	San Benito	YES
Contra Costa	No	San Bernardino	No
Del Norte	YES	San Diego	No
El Dorado	YES	San Francisco	YES
Fresno	YES	San Joaquin	YES
Glenn	YES	San Luis Obispo	YES
Humboldt	YES	San Mateo	No
Imperial	YES	Santa Barbara	YES
Inyo	YES	Santa Clara	No
Kern	YES	Santa Cruz	YES
Kings	YES	Shasta	YES
Lake	YES	Sierra	YES
Lassen	YES	Siskiyou	YES
Los Angeles	No	Solano	No
Madera	YES	Sonoma	YES
Marin	YES	Stanislaus	YES
Mariposa	YES	Sutter	YES
Mendocino	YES	Tehama	YES
Merced	YES	Trinity	YES
Modoc	YES	Tulare	YES
Mono	YES	Tuolumne	YES
Monterey	YES	Ventura	No
Napa	YES	Yolo	YES
Nevada	YES	Yuba	YES

SUMMARY OF CHANGES TO MORATORIUM COUNTIES/CITIES
EFFECTIVE May 9, 2011

<u>NO LONGER MORATORIUM CITIES</u>	<u>CITIES</u>	<u>MORATORIUM</u>
CONTRA COSTA COUNTY	Pittsburg	NO
LOS ANGELES COUNTY	Paramount	NO
	Pico Rivera	NO
RIVERSIDE COUNTY	Beaumont	NO
	San Jacinto	NO
SACRAMENTO COUNTY	Galt	NO
SAN BERNARDINO COUNTY	Grand Terrace	NO
	Montclair	NO
	Pomona	NO
	Victorville	NO
SANTA CLARA COUNTY	Hollister	NO
VENTURA COUNTY	Westlake Village	NO
<u>NEWLY ADDED MORATORIUM CITIES</u>		
ALAMEDA COUNTY	San Leandro	YES
CONTRA COSTA COUNTY	Danville	YES
	Martinez	YES
	Walnut Creek	YES
LOS ANGELES COUNTY	Artesia	YES
	Beverly Hills	YES
	Calabasas	YES
	Covina	YES
	Culver City	YES
	El Monte	YES
	Gardena	YES
	La Puente	YES
	Manhattan Beach	YES
	San Dimas	YES
	Torrance	YES
	Whittier	YES

SUMMARY OF CHANGES TO MORATORIUM COUNTIES/CITIES
EFFECTIVE May 9, 2011

ORANGE COUNTY	La Palma	YES
RIVERSIDE COUNTY	Corona	YES
	La Quinta	YES
	Palm Springs	YES
	Temecula	YES
SACRAMENTO COUNTY	Rio Vista	YES
SAN DIEGO COUNTY	Encinitas	YES
SAN MATEO COUNTY	Atherton	YES
	Burlingame	YES
	Redwood City	YES
	San Bruno	YES
	South San Francisco	YES
SOLANO COUNTY	Vacaville	YES

MORATORIUM CITIES - SECTION 23817.5 B. P. CODE

Effective May 9, 2011

ALAMEDA COUNTY

CITY	MORATORIUM	CITY	MORATORIUM
Alameda	NO	Livermore	YES
Albany	YES	Newark	NO
Berkeley	YES	Oakland	NO
Dublin	NO	Piedmont	NO
Emeryville	YES	Pleasanton	NO
Fremont	NO	San Leandro	YES
Hayward	NO	Union City	NO

CONTRA COSTA COUNTY

CITY	MORATORIUM	CITY	MORATORIUM
Antioch	NO	Oakley	NO
Brentwood	YES	Orinda	NO
Clayton	NO	Pinole	NO
Concord	NO	Pittsburg	NO
Danville	YES	Pleasant Hill	YES
El Cerrito	NO	Richmond	NO
Hercules	NO	San Pablo	YES
Lafayette	NO	San Ramon	NO
Martinez	YES	Walnut Creek	YES
Moraga	NO		

LOS ANGELES COUNTY

CITY	MORATORIUM	CITY	MORATORIUM
Agoura Hills	NO	La Verne	NO
Alhambra	NO	Lawndale	YES
Arcadia	NO	Lomita	NO
Artesia	YES	Long Beach	NO
Avalon	YES	Los Angeles	NO
Azusa	YES	Lynwood	NO
Baldwin Park	NO	Malibu	YES
Bell	YES	Manhattan Beach	YES
Bell Flower	NO	Maywood	YES
Bell Gardens	YES	Monrovia	NO
Beverly Hills	YES	Montebello	NO
Bradbury	NO	Monterey Park	NO
Burbank	NO	Norwalk	NO

MORATORIUM CITIES - SECTION 23817.5 B. P. CODE

Effective May 9, 2011

LOS ANGELES COUNTY (Continued)

CITY	MORATORIUM	CITY	MORATORIUM
Calabasas	YES	Palmdale	NO
Carson	NO	Palos Verdes Estate	NO
Cerritos	NO	Paramount	NO
Claremont	NO	Pasadena	NO
Commerce	YES	Pico Rivera	NO
Compton	NO	Pomona	NO
Covina	YES	Rancho Palos Verde	NO
Cudahy	YES	Redondo Beach	NO
Culver City	YES	Rolling Hills	NO
Diamond Bar	NO	Rolling Hills Estates	NO
Downey	NO	Rosemead	NO
Duarte	YES	San Dimas	YES
El Monte	YES	San Fernando	YES
El Segundo	YES	San Gabriel	NO
Gardena	YES	San Marino	NO
Glendale	NO	Santa Clarita	NO
Glendora	NO	Santa Fe Springs	YES
Hawaiian Garder	YES	Santa Monica	NO
Hawthorne	NO	Sierra Madre	NO
Hermosa Beach	YES	Signal Hill	YES
Hidden Hills	NO	South El Monte	YES
Huntington Park	YES	South Gate	YES
Industry	YES	South Pasadena	NO
Inglewood	YES	Temple City	NO
Irwindale	YES	Torrance	YES
La Canada Flintr	NO	Vernon	YES
La Habra Height	NO	Walnut	NO
Lakewood	NO	West Covina	NO
La Mirada	NO	West Hollywood	NO
Lancaster	NO	Westlake Village	NO
La Puente	YES	Whittier	YES

ORANGE COUNTY

CITY	MORATORIUM	CITY	MORATORIUM
Aliso Viejo	NO		
Anaheim	NO	La Palma	YES
Brea	NO	Los Alamitos	NO
Buena Park	NO	Mission Viejo	NO

MORATORIUM CITIES - SECTION 23817.5 B. P. CODE

Effective May 9, 2011

ORANGE COUNTY (Continued)

CITY	MORATORIUM	CITY	MORATORIUM
Costa Mesa	YES	Newport Beach	NO
Cypress	NO	Orange	NO
Dana Point	NO	Placentia	NO
Fountain Valley	NO	Rancho Santa Marg:	NO
Fullerton	YES	San Clemente	NO
Garden Grove	NO	San Juan Capistrano	NO
Huntington Beac	NO	Santa Ana	NO
Irvine	NO	Seal Beach	NO
Laguna Beach	NO	Stanton	YES
Laguna Hills	NO	Tustin	NO
Laguna Niguel	NO	Villa Park	NO
Laguna Woods	NO	Westminster	NO
La Habra	NO	Yorba Linda	NO
Lake Forest	NO		

RIVERSIDE COUNTY

CITY		CITY	
Banning	YES	La Quinta	YES
Beaumont	NO	Menifee	NO
Blythe	YES	Moreno Valley	NO
Calimesa	YES	Murrieta	NO
Canyon Lake	NO	Norco	YES
Cathedral City	YES	Palm Desert	YES
Coachella	YES	Palm Springs	YES
Corona	YES	Perris	NO
Desert Hot Sprin	YES	Rancho Mirage	NO
Hemet	YES	Redlands	NO
Indian Wells	NO	Riverside	NO
Indio	YES	San Jacinto	NO
Lake Elsinore	YES	Temecula	YES
		Wildomar	NO

SACRAMENTO COUNTY

CITY			
Citrus Heights	NO	Isleton	YES
Elk Grove	NO	Rancho Cordova	NO
Folsom	NO	Rio Vista	YES
Galt	NO	Sacramento	YES

MORATORIUM CITIES - SECTION 23817.5 B. P. CODE

Effective May 9, 2011

SAN BERNARDINO COUNTY

CITY	MORATORIUM	CITY	MORATORIUM
Adelanto	NO	Montclair	NO
Apple Valley	NO	Needles	YES
Barstow	YES	Ontario	YES
Big Bear Lake	YES	Pomona	NO
Chino	YES	Rancho Cucamonga	NO
Chino Hills	NO	Redlands	NO
Colton	YES	Rialto	NO
Fontana	NO	San Bernardino	YES
Grand Terrace	NO	Upland	NO
Hesperia	NO	Victorville	NO
Highland	NO	Yucaipa	NO
Loma Linda	NO	Yucca Valley	YES
		29 Palms	NO

SAN DIEGO COUNTY

CITY	MORATORIUM	CITY	MORATORIUM
Carlsbad	NO	Lemon Grove	NO
Chula Vista	NO	National City	NO
Coronado	NO	Oceanside	NO
Del Mar	NO	Poway	NO
El Cajon	YES	San Diego	NO
Encinitas	YES	San Marcos	NO
Escondido	YES	Santee	NO
Imperial Beach	NO	Solana Beach	NO
La Mesa	NO	Vista	NO

SAN MATEO COUNTY

CITY	MORATORIUM	CITY	MORATORIUM
Atherton	YES	Menlo Park	YES
Belmont	NO	Millbrae	NO
Brisbane	YES	Pacifica	NO

MORATORIUM CITIES - SECTION 23817.5 B. P. CODE

Effective May 9, 2011

SAN MATEO COUNTY (Continued)

Burlingame	YES	Portola Valley	NO
Colma	YES	Redwood City	YES
Daly City	NO	San Bruno	YES
East Palo Alto	NO	San Carlos	NO
Foster City	NO	San Mateo	NO
Half Moon Bay	YES	South San Francisc	YES
Hillsborough	NO	Woodside	NO

SANTA CLARA COUNTY

CITY	MORATORIUM	CITY	MORATORIUM
Campbell	YES	Morgan Hill	YES
Cupertino	NO	Monte Sereno	NO
Gilroy	YES	Mountain View	NO
Hollister	NO	Palo Alto	NO
Los Altos	NO	San Jose	NO
Los Altos Hills	NO	Santa Clara	NO
Los Gatos	YES	Saratoga	NO
Milpitas	NO	Sunnyvale	NO

SOLANO COUNTY

CITY	MORATORIUM	CITY	MORATORIUM
Benicia	YES	Suisun City	NO
Dixon	YES	Vacaville	YES
Fairfield	NO	Vallejo	NO
Rio Vista	YES		

VENTURA COUNTY

CITY	MORATORIUM	CITY	MORATORIUM
Camarillo	NO	Port Hueneme	NO
Fillmore	YES	Santa Paula	YES
Moorpark	NO	Simi Valley	NO
Ojai	YES	Thousand Oaks	NO
Oxnard	NO	Ventura	YES
		Westlake Village	NO



COUNTIES WITH MORATORIUM = UNSHADED
COUNTIES WITH PARTIAL MORATORIUM = SHADED

- SACRAMENTO:**
- Isleton
 - Rio Vista
 - Sacramento

- SOLANO:**
- Benicia
 - Dixon
 - Rio Vista
 - Vacaville

- CONTRA COSTA:**
- Brentwood
 - Danville
 - Martinez
 - Pleasant Hill
 - San Pablo
 - Walnut Creek

- ALAMEDA:**
- Albany
 - Berkeley
 - Emeryville
 - Livermore
 - San Leandro

- SAN MATEO:**
- Atherton
 - Brisbane
 - Burlingame
 - Colma
 - Half Moon Bay
 - Menlo Park
 - Redwood City
 - San Bruno
 - South San Francisco

- SANTA CLARA:**
- Campbell
 - Gilroy
 - Los Gatos
 - Morgan Hill

- VENTURA:**
- Fillmore
 - Ojai
 - Santa Paula
 - Ventura

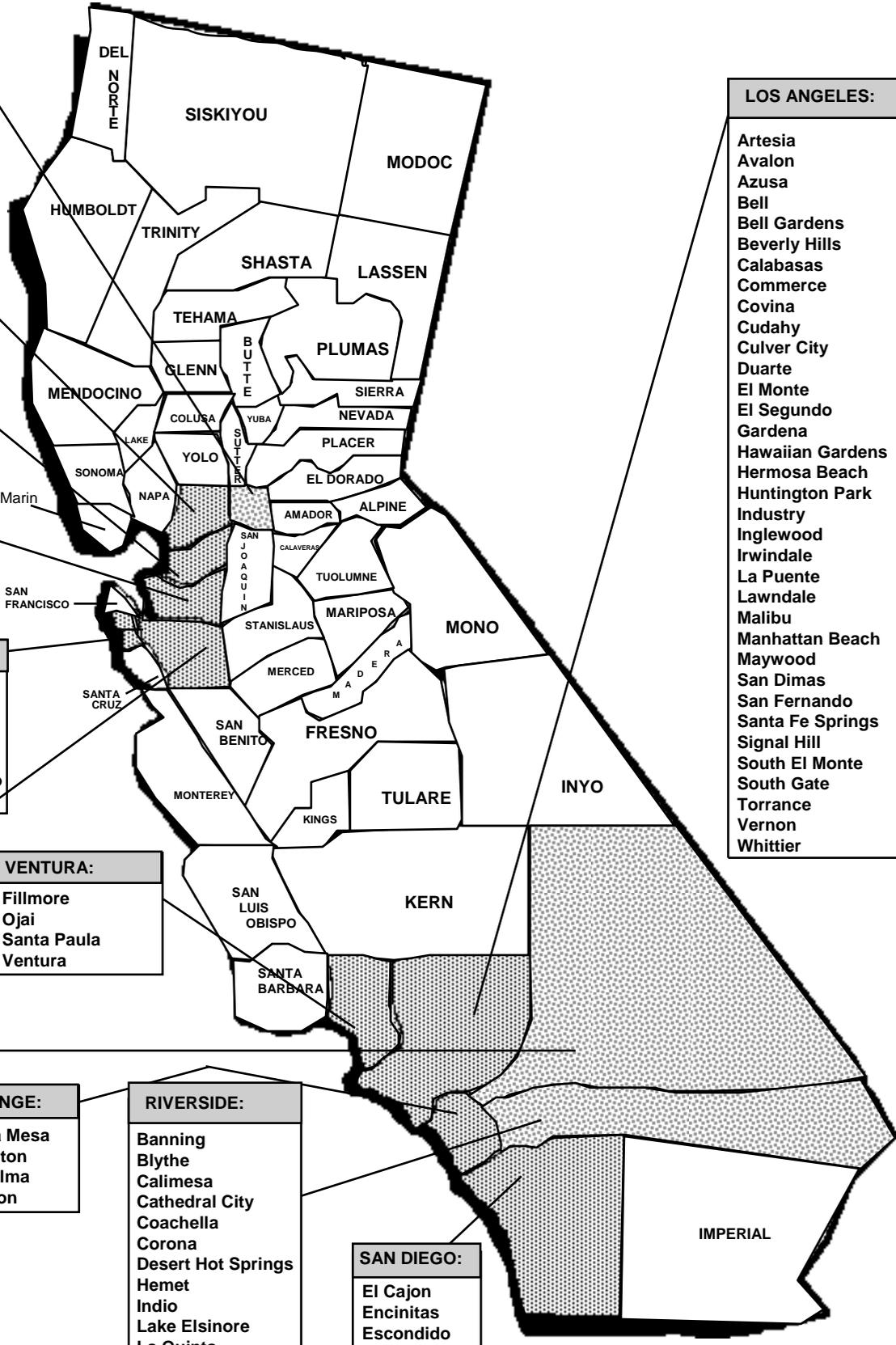
- SAN BERNARDINO:**
- Barstow
 - Big Bear Lake
 - Chino
 - Colton
 - Needles
 - Ontario
 - San Bernardino
 - Yucca Valley

- ORANGE:**
- Costa Mesa
 - Fullerton
 - La Palma
 - Stanton

- RIVERSIDE:**
- Banning
 - Blythe
 - Calimesa
 - Cathedral City
 - Coachella
 - Corona
 - Desert Hot Springs
 - Hemet
 - Indio
 - Lake Elsinore
 - La Quinta
 - Norco
 - Palm Desert
 - Palm Springs
 - Temecula

- SAN DIEGO:**
- El Cajon
 - Encinitas
 - Escondido

- LOS ANGELES:**
- Artesia
 - Avalon
 - Azusa
 - Bell
 - Bell Gardens
 - Beverly Hills
 - Calabasas
 - Commerce
 - Covina
 - Cudahy
 - Culver City
 - Duarte
 - El Monte
 - El Segundo
 - Gardena
 - Hawaiian Gardens
 - Hermosa Beach
 - Huntington Park
 - Industry
 - Inglewood
 - Irwindale
 - La Puente
 - Lawndale
 - Malibu
 - Manhattan Beach
 - Maywood
 - San Dimas
 - San Fernando
 - Santa Fe Springs
 - Signal Hill
 - South El Monte
 - South Gate
 - Torrance
 - Vernon
 - Whittier



**APPLICATIONS AND ENVIRONMENTAL
ASSESSMENT CHECKLIST**

EXHIBIT H

CASE NO. 2015-10 VAR/CUP



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

VARIANCE APPLICATION

RECEIVED	FOR OFFICE USE ONLY		
	Date Filed: FEB 01 2016	File No.: 2015-10	Fee/Receipt No.: _____
BY: <i>[Signature]</i>			Initials: <i>[Signature]</i>

PROJECT INFORMATION

Project Address: 2321 E. Florence Ave. Unit No. ^{#106} ~~10~~, Huntington Park, CA 90255
 General Location: Commercial General (CG) zoning district- Santa Fe & Florence Ave.
 Assessors Parcel Number (APN): 6321-031-012

APPLICANT'S INFORMATION

Applicant: Manpreet Cheema and 7-Eleven, Inc.
 Mailing Address: 2321 E. Florence Ave. Unit No. ^{#106} ~~10~~, Huntington Park, CA 90255
 Phone 1: [Redacted] Phone 2: _____ Fax: _____

PROPERTY OWNER'S INFORMATION

Property Owner: N & H Partners, LLC (Maurice Refoua)
 Mailing Address: 410 S. Beverly Dr., Beverly Hills, CA 90212
 Phone 1: [Redacted] Phone 2: _____ Fax: _____

REQUEST

I/We hereby request a Variance for the following purpose:
 The applicant is requesting a Variance from the City's Development Standards in order to operate a Type 20 ABC license in conjunction with an existing 7- Eleven convenience store. Specifically, the Variance request is to reduce distance requirements from sensitive receptors as defined by the City's municipal code.

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

- A. That there are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this Code denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;
- B. That granting the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district and unavailable to the property for which the Variance is sought;
- C. That granting the Variance will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located;
- D. That granting the Variance does not constitute a special privilege inconsistent with the limitations upon other property in the vicinity and zoning district in which the property is located;
- E. That granting the Variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel; and
- F. That granting the Variance will not be inconsistent with the General Plan.

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

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

Please see attachment.

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

Please see attachment.

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

4. The proposed Variance will not be in conflict with the General Plan. (Explain)
Please see attachment.

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


Applicant Signature (Required)

Date 1/27/2016

MANDRETT CHEEMA
Print Name

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


Property Owner Signature (Required)

Date 1/27/2016

MAURICE REFOVA
Print Name

2321 E. Florence Blvd.
7-Eleven
Variance Request

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

While the subject property may be adequate in size and shape, the Variance request is to deviate from minimum distance requirements to sensitive receptors as defined in the City's Municipal Code. The City of Huntington Park's municipal code recognizes that commercial establishments where alcoholic beverages are sold, such as convenience stores, may present special impacts to the community and to nearby businesses, and therefore establishes distance requirements from sensitive receptors such as other alcohol selling convenience stores, nightclubs and residential uses. The subject site faces special circumstances because of its location and surroundings as it is located within 1000' of another convenience store located at 2322 Florence Blvd.; however, this convenience store is not within the City of Huntington Park, but rather in an unincorporated area of Los Angeles County. Section 9-1.103 of the City's Municipal Code does not indicate whether the City's zoning regulations apply to properties outside of the City's boundaries or if the Planning Commission can consider properties outside of the City's boundaries in their decision making process. It would be a detriment to the City's business community and the applicant to deny the Variance request based on a distance requirement that does not apply to this case, as the other convenience store is located outside the City's boundaries. Technically, the business across the street is a gas station with mini-mart, to which the City's municipal code does not have a minimum distance requirement. Regardless of the distance between the existing convenience store and another, the applicant's proposal includes a comprehensive security plan and employee training program, which includes a multi-point closed circuit camera system, anti-loitering signage program as well as a security lighting plan, in order to mitigate any potential impacts to adjacent properties.

With regards to the subject site and its proximity to a school, park, religious organization or nightclub/discotheque; the subject property is not within 300' of such a use. Although there is a vacant building at 2230 Florence Blvd., that once served as a night club; the business is not within the City of Huntington Park and is longer operational. In addition, the vacant business does not have an active alcohol license. Per the City's Municipal Code, in order for the business to be considered a nightclub/discotheque, there has to be a minimum 200 sq. ft. dedicated dance area as well as where the sale of alcoholic beverages is being conducted. A query of local alcohol licenses through the California Department of Alcohol Beverage Control indicates that the vacant business at 2230 Flores Blvd. does not have an alcohol license. As such, the proposed use is not within 300' of a nightclub/ discotheque.

Lastly, the subject property is located within 100' of a residential zoned property. As previously mentioned, the applicant is proposing a comprehensive security plan and employee training program to mitigate potential impacts to the nearby residentially zoned uses. As proposed, the CUP request will operate in conjunction with a permitted mini-mart. The sale of beer and wine will be an incidental service to the primary sale of goods such as cooked and pre-packaged foods,

personal care items as well as books and magazines. The sale of such goods is for the shopping convenience of families and business professionals in the area, which are not typically associated with loitering and public intoxication. Further, the applicant has gathered signatures from residential and commercial neighbors that are in support of the applicant's request to operate a Type 20 ABC license.

As a result of this information and that fact that similar findings were made to allow for the establishment of the convenience store under City Council Resolution No. 2012-1, this finding can be made.

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

The subject site is located on the northwest corner of Florence Blvd. and Santa Fe Ave., which are both designated as major arterial streets in the City's Circulation Element. The subject site is improved with one 2-way driveway entry along Florence Blvd. that is approximately 25' in width and another 2-way driveway entry on Santa Fe Ave. that is approximately 20' in width. The two driveway entries provide sufficient access for vehicles entering and existing the subject site. In addition, as the CUP request is for an off-site sale of beer and wine license within an existing mini-mart; the proposed CUP will not result in an increase in the amount of on-site parking stalls, as no building expansion is being proposed. Lastly, the subject site is in close proximity to a bus stop, which provides a public transportation alternative in order to get to and from the subject site.

As a result of this information and that fact that similar findings were made to allow for the establishment of the convenience store under City Council Resolution No. 2012-1, this finding can be made.

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

The proposed use will not be materially detrimental, nor have an adverse effect upon such uses, buildings or structures within the City of Huntington Park. The applicant is currently operating a 7-Eleven convenience store on the subject property since 2012. The business is a part of a national chain of retail stores that complies with strict corporate standards, but more importantly adheres to State and local regulations. Such observance of established laws and regulations ensures that business operations do not have an adverse effect on adjacent properties or in the community in which the store is located.

As part of the Variance request, the applicant is requesting to operate a Type 20 ABC license in order to allow for the off-site sale of beer and wine. The applicant has submitted to the City for their review and consideration, a comprehensive security and employee training program, which aims to minimize any potential impacts to neighboring properties. The program is consistent with 7-Eleven's corporate security and training requirements.

As a result of this information and that fact that similar findings were made to allow for the establishment of the convenience store under City Council Resolution No. 2012-1, this finding can be made.

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

The proposed Variance request for a reduction in the minimum distance to sensitive receptors for a Type 20 ABC license will not be in conflict with the City's General Plan, as the proposed Variance request is consistent with GOAL 1.0 of the City's Land Use Element. Goal 1.0 states that the City should provide a mix of land uses, which meet the diverse needs of all Huntington Park residents, offers a variety of employment opportunities and allows for the capture of regional growth. The proposed CUP will compliment an existing retail establishment, which serves as an economic and employment base in the community. The proposed Variance will encourage community-oriented retail by providing general merchandising and retail opportunities at a local level. In addition, the proposed Variance will not alter nor modify the subject property's General Plan designation, therefore making it consistent with the City's General Plan.

In addition, the granting of the Variance does not constitute a special privilege as the property continues to comply with all zoning regulations and conditions of approval set forth in previously approved entitlement requests.

As a result of this information and that fact that similar findings were made to allow for the establishment of the convenience store under City Council Resolution No. 2012-1, this finding can be made.

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

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

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

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

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

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

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

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


Applicant Signature (Required)

Date 11/27/2016

MANPREET CHEEMA
Print Name

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


Property Owner Signature (Required)

Date 11/27/2016

MALURICO REFONA
Print Name

2321 E. Florence Ave.

7-Eleven

CUP Request

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

The subject property is adequate in size and shape for the proposed CUP request as the site is approximately 19,717 sq. ft. in area, and conforms with Commercial General (C-G) zoning district development standards with regards to minimum lot area and lot frontage/ width. As the CUP request is for the off-premise sale of beer and wine within an existing mini-mart, the CUP proposal will not result in a physical expansion or modification of the subject site or building footprint. Rather, the CUP request will serve as an ancillary service to an existing business within the City of Huntington Park that has been in business since 2012.

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

The subject site is located on the northwest corner of Florence Ave. and Santa Fe Ave., which are both designated as major arterial streets in the City's Circulation Element. The subject site is improved with one 2-way driveway entry along Florence Ave. that is approximately 25' in width and another 2-way driveway entry on Santa Fe Ave. that is approximately 20' in width. The two driveway entries provide sufficient access for vehicles entering and existing the subject site. In addition, as the CUP request is for an off-site sale of beer and wine license within an existing mini-mart; the proposed CUP will not result in an increase in the amount of on-site parking stalls, as no building expansion is being proposed. Lastly, the subject site is in close proximity to a bus stop, which provides a public transportation alternative in order to get to and from the subject site.

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

The City of Huntington Park's municipal code recognizes that commercial establishments where alcoholic beverages are sold, such as convenience stores, may present special impacts to the community and to nearby businesses, and therefore establishes distance requirements from sensitive receptors such as other alcohol selling convenience stores, nightclubs and residential uses. The proposed use will not be materially detrimental, nor have an adverse effect upon such uses, buildings or structures within the City of Huntington Park. The subject site is located within 1000' of another convenience store located at 2322 Florence Ave.; however, this convenience store is not within the City of Huntington Park, but rather in an unincorporated area of Los Angeles County. Section 9-1.103 of the City's Municipal Code does not indicate whether the City's zoning regulations apply to properties outside of the City's boundaries or if the Planning Commission can consider properties outside of the City's boundaries in their decision making process. It would be a detriment to the City's business community and the applicant to deny the CUP request based on a distance requirement that does not apply to this case, as the other convenience store is located outside the City's boundaries. Regardless of the distance between one convenience store

and another, the applicant's proposal includes a comprehensive security plan and employee training program, which includes a multi-point closed circuit camera system, anti-loitering signage program as well as a security lighting plan, in order to mitigate any potential impacts to adjacent properties.

With regards to the subject site and its proximity to a school, park, religious organization or nightclub/discotheque; the subject property is not within 300' of such a use. Although there is a vacant building at 2230 Florence Ave., that once served as a night club; the business is not within the City of Huntington Park and is longer operational. In addition, the vacant business does not have an active alcohol license. Per the City's Municipal Code, in order for the business to be considered a nightclub/discotheque, there has to be a minimum 200 sq. ft. dedicated dance area as well as where the sale of alcoholic beverages is being conducted. A query of local alcohol licenses through the California Department of Alcohol Beverage Control indicates that the vacant business at 2230 Flores Ave. does not have an alcohol license. As such, the proposed use is not within 300' of a nightclub/ discotheque.

Lastly, the subject property is located within 100' of a residential zoned property. As previously mentioned, the applicant is proposing a comprehensive security plan and employee training program to mitigate potential impacts to the nearby residentially zoned uses. As proposed, the CUP request will operate in conjunction with a permitted mini-mart. The sale of beer and wine will be an incidental service to the primary sale of goods such as cooked and pre-packaged foods, personal care items as well as books and magazines. The sale of such goods is for the shopping convenience of families and business professionals in the area, which are not typically associated with loitering and public intoxication.

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

The proposed CUP request for a Type 20 ABC license will not be in conflict with the City's General Plan, as the proposed CUP request is consistent with GOAL 1.0 of the City's Land Use Element. Goal 1.0 states that the City should provide a mix of land uses, which meet the diverse needs of all Huntington Park residents, offers a variety of employment opportunities and allows for the capture of regional growth. The proposed CUP will compliment an existing retail establishment, which serves as an economic and employment base in the community. The proposed CUP will encourage community-oriented retail by providing general merchandising and retail opportunities at a local level. In addition, the proposed CUP will not alter nor modify the subject property's General Plan designation, therefore making it consistent with the City's General Plan.

7-Eleven
Conditional Use Permit &
Variance Request
2321 E. Florence Ave.

Business Operational Characteristics

The operations plan for the proposed sale of alcohol within the existing 7-Eleven convenience store located at 2321 E. Florence Ave. is described below:

- 1) Type of license being requested: Type 20 ABC license (off-site sale of beer & wine)
- 2) Days of Operation: Seven (7) days-a-week
- 3) Hours of Operation: 24 hours a day
 - Proposed hours for sale of alcohol: 6:00 a.m. to 2:00 a.m.
- 4) Number of Employees:
 - Full-time: 2
 - Part-time: 2
- 5) Number of Working Shifts:
 - Opening Shift
 - Mid Shift
 - Closing Shift
- 6) Staff Training- Please see Security Plan
- 7) Location of Transactions- the sale of alcoholic beverages will be conducted and limited to the main cash register located at the entry of the business suite. The register is visible from the public street and displays information regarding age verification being required for the sale of alcohol products.
- 8) Location of alcohol sales and storage- Please see Floor Plan.

7-Eleven
Conditional Use Permit &
Variance Request
2321 E. Florence Ave.

Security Plan

The applicant at 2321E. Florence Ave. is requesting to a Conditional Use Permit and Variance in order to operate a Type 20 off-site beer and wine license in conjunction with an existing 7 Eleven convenience store. The existing convenience store operates 7 days a week- 24 hours a day. The applicant proposes to sell alcohol between the hours of 6:00 a.m. and 2:00 a.m.

The security plan for the convenience store focuses on two main concepts, which includes employee training and on-site security measures. These two concepts are described in further detail below:

Employee Training

- Training program for employees will focus on crime deterrence and prevention components such as monitoring cash control in the registers, with no more than \$50 in the register during the day and \$30 at night. In addition, employees will be trained on operation procedures that will discourage robbery and emphasize a no-resistance policy toward robbery.
- Employees will receive training as to how to maintain the interior and exterior of the premises in a bright and clean manner in order to maximize visibility and deter vandalism.
- Employees will be trained in how to implement a point-of-sale verification system on all age restricted products.
- Employees will be instructed to direct enforcement operations to the local law enforcement agencies upon receiving complaints.
- Employees will be trained on the proper operation of the on-site silent alarm system within the business suite.
- Employees will be trained on a continuous bases as well as with all newly hired employees.

On-Site Security Measures

- The applicant will install and operate a surveillance system within and throughout the subject property. The surveillance system will include 11 indoor closed circuit cameras as well as 3 outside cameras.
- The applicant will install a comprehensive silent alarm system within the business suite.

- The applicant will install "anti-loitering" and "anti-graffiti" signage throughout the subject property in order to deter loitering and vandalism.
- The subject property provides sufficient on-site parking and perimeter lighting for the safety and convenience of customers as well as the community.
- Lockable cooler doors (maybe locked at the cashier area at any time).
- Display and storage of alcoholic beverages will be limited and designated to a particular area as described in the proposed business floor plan.
- Signage, retail and merchandising opportunities around the cashier booth will be limited in order to provide maximum visibility from street level view.



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

ENVIRONMENTAL INFORMATION FORM

RECEIVED
 FEB 01 2016
 FOR OFFICE USE ONLY
 Date Filed: _____ File No.: 2015-10 Fee/Receipt No.: _____ Initials: RS
 BY: _____

1. **Applicant** (please circle whether Owner, Leasee, Purchaser or Representative):
 Name: Manpreet Cheema and 7-Eleven, Inc.
 Address: 2321 E. Florence Ave., Unit No. #106
 Telephone: [REDACTED] Fax: _____

2. **Contact Person concerning this project:**
 Name: Octavio Silva
 Address: 8543 Smallwood Avenue, Downey, CA 90240
 Telephone: [REDACTED] Fax: _____

3. **Address of project:** 2321 E. Florence Ave., Unit No. #106 Huntington Park, CA 90255

4. **Assessor's Parcel Number (APN):** 6321-031-012

5. **Indicate type of permit application(s)** (i.e. Conditional Use Permit, Development Permit, Variance, etc.) **for the project to which this form pertains:**
Conditional Use Permit for the ancillary off-site sale of beer and wine & Variance request for reduction in distance from sensitive receptors.

6. **List any other permits and/or other public agency approvals required for this project, including those required by City, County, State and/or Federal agencies:**
Alcohol License from CA Department of Alcohol Beverage Control

7. **Existing Zone:** Commercial General (CG)

8. **Proposed use of site:** The project site is currently developed as a commercial/ retail center.
The applicant is proposing ancillary alcohol sales from an existing 2,580 sq. ft. suite, which is currently a convenience store.

9. **Site size (lot dimensions and square footage):**
The subject site is 19,717 sq. ft. in area and is improved with a single story, 8,520 sq. ft. commercial building. The building is subdivided into 5 suites. The applicant is in suite F.106

10. **Project size:**
Square feet to be added/constructed to structure(s):
N/A- No proposed addition/ construction is being proposed as a result of this permit application.
Total square footage of structure(s): 8,520

11. **Number of floors of construction:**
Existing: 1- single story
Proposed: N/A

12. **Parking:**
Amount required: 22 spaces
Amount provided: 24 spaces

13. **Anticipated time scheduling of project:** N/A- No proposed addition/ construction to the subject site is being proposed as a result of this permit application.

14. **Proposed phasing of development:** N/A- No proposed addition/ construction to the subject site is being proposed as a result of this permit application.

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

16. **If commercial, indicate the type of commercial use, estimated employment per shift, proposed hours of operations, indicate whether neighborhood, City or Regionally oriented, square footage of sales area, and loading locations:**
The subject property operates as a commercial/ retail center. The applicant currently operates a 2,580 sq. ft. 7-Eleven convenience store within Unit No. F of the existing commercial site. The applicant currently employs 2 employees per shift (3 shifts total) and is open 7- days a week/24 hours a day. The applicant is proposing to sell alcohol sales between the hours of 6:00 am and 2:00 am.

BIOLOGICAL RESOURCES

21. Would the proposed project:

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

CULTURAL RESOURCES:

22. Would the proposed project:

- a. Affect historical resources? D

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

GEOLOGY AND SOILS

23. Would the proposed project:

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

- b. Be located on expansive soils? D

- c. Result in unique geologic or physical features? D

HAZARDS

24. Would the proposed project:

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

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

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

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

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

- a. Change water drainage patterns? D

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

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

LAND USE AND PLANNING

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

MINERAL AND ENERGY RESOURCES

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

NOISE

28. Would the proposed project result in:
- a. Increase to existing noise levels? D _____
 - b. Exposure of people to severe noise levels? D _____

POPULATION AND HOUSING

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

PUBLIC SERVICES

30. Would the proposal result in a need for new or altered government services for any of the following public services:
- a. Fire protection? D _____

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

RECREATION

31. Would the proposed project:
- a. Increase the demand for neighborhood or regional parks or other recreational facilities? D
 - b. Affect existing recreational opportunities? D

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:
- a. Increase vehicle trips or traffic congestion? D
 - b. Increase hazards to safety from design features (i.e. sharp curves or dangerous intersections)? D
 - c. Inadequate access to nearby uses? D
 - d. Insufficient on-site parking capacity? D
 - e. Hazards or barriers for pedestrians or bicyclists? D

UTILITIES AND SERVICE SYSTEMS

33. Would the proposed project result in a need for new systems or supplies, or alterations to the following utilities:
- a. Power or natural gas? D
 - b. Communications systems? D
 - c. Local or regional water treatment or distribution facilities? D
 - d. Sewer or septic tanks? D
 - e. Storm water drainage? D
 - f. Solid waste disposal? D
 - g. Local or regional water supplies? D

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

The subject site is improved with an existing 8,520 sq. ft. commercial/ retail building. The site has 24 on site parking spaces and provides approximately 1,928 sq. ft. of landscaping. The subject site is located on the north-west corner of Florence Ave. and Santa Fe Ave. The applicant currently operates an existing convenience store in Unit No. F of the suite. The applicant has been at this location since 2012. The proposed CUP will not alter the existing commercial site or building, as the applicant's request is for an alcohol license, with no building expansion. Commercial uses to the south, east and west of the subject site, and Residential to the north.

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

The subject property is currently developed as a commercial center with 24 on site parking spaces. The existing building is divided into 6 individual suites. The applicant currently operates a 7 Eleven store in Unit No. F. The building is consistent with development standards related to setbacks, lot coverage and landscaping. The proposed alcohol license would not intensify the use of the site as the site is currently commercial and provides more than the required parking spaces.

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


Applicant (Signature)

11/27/2016
Date