



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, July 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 Angelica Montes
Commissioner Vacant

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

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

CONSENT ITEMS

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

1. Approval of Planning Commission Meeting Minutes:

1-1. Regular Meeting of May 18, 2016.

PUBLIC HEARING

1. **CASE NO. 2016-11 DP – DEVELOPMENT PERMIT** – A request for Planning Commission approval of a Development Permit to make tenant improvements and expand a dental office use in an existing multi-tenant commercial building at 2620-2640 Zoe Avenue, within District C (Neighborhood) of the Downtown Specific Plan (DTSP).

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;
2. Take public testimony; and
3. Consider PC Resolution No. 2016-11, approving a Development Permit for tenant improvements and the expansion of a dental office in an existing multi-tenant commercial building at 2620-2640 Zoe Avenue, within District C (Neighborhood) of the Downtown Specific Plan (DTSP).

REGULAR AGENDA

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to the Regular Meeting on Wednesday, August 17, 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 14th of July 2016.



Carlos Luis



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

**Regular Meeting
Wednesday, May 18, 2016 at 6:30 p.m.**

**Freedom Park Auditorium
3801 61st Street
Huntington Park, California 90255**

Chair Martinez called the meeting to order at 6:43 p.m. PRESENT: Commissioners: Eduardo Carvajal, Angelica Montes, (VACANCY), Vice Chair Carlos Cordova and Chair Efren Martinez. STAFF PRESENT: Senior Planner Carlos Luis, Permit Technician Rodrigo Pelayo, Assistant City Attorney Noel Tapia, and Recording Secretary/Jr. Deputy City Clerk Jessie Gomez.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Carvajal.

PUBLIC COMMENT - None

CONSENT ITEMS

Motion: Commissioner Carvajal motioned to approve consent items, seconded by Commissioner Montes. Motion passed unanimously by one motion.

1. Approved Planning Commission Meeting Minutes of:

1-1. Regular Meeting of April 20, 2016

PUBLIC HEARING

Assistant City Attorney Noel Tapia, noted that Vice Chair Cordova lives within the 500 feet boundary of the proposed property and recommended that Vice Chair Cordova recuse himself.

At 6:47 p.m. Vice Chair Cordova recused himself from the Freedom Park Auditorium due to the conflict of interest living within 500 feet of said property.

1. (Continued from April 20, 2016, Regular Planning Commission Meeting) 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.

Senior Planner Carlos Luis, presented the staff report.

Jana Robbins, Senior Transportation Analyst, presented a brief overview and traffic analysis on traffic circulation, pedestrian congestion, parking and pedestrian safety.

Chair Martinez opened the item up for public comment.

PUBLIC COMMENT

1. Sandra Kim and Liliana Garcia, Co-Principals, Aspire School, spoke in support of the proposed request. Ms. Kim addressed amendments requested by Transtech.

Assistant Attorney Tapia suggested the reduction of Public Comments time from 3 minutes to 2 minutes.

Motion: Chair Martinez motioned to reduce public comments from 3 minutes to 2 minutes, seconded by Commissioner Montes. Motion passed 3 to 1, (Vice Chair Cordova recusing himself from the meeting.)

ROLL CALL:

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

2. Kerry Porter, resident, questioned existing conditions and suggested to paint white lines on Carmelita.
3. Luis Huizar, resident, congratulated Aspire on project, questioned the number of students attending Aspire from surrounding areas and concerned with school start time.
4. Ruben Flores, resident, raised parking concerns due to City of Bell parking restrictions.
5. Bryan Osorio, Sophia Medina Aspire students and Lupe Barba-Medina, Aspire employee, Miriam Torres, parent, spoke in support of the proposed request.
6. Jorge Corona, in support of Aspire commented on start time changes and mentioned that traffic issues could be addressed.

PUBLIC COMMENT (continued)

7. Julian Chaidez, Aspire student, in support of Aspire, expressed the experience he has had by attending the school.
8. Norma Santiago, parent, in support of Aspire, spoke in regards to traffic, congestion complaint issues and school safety.
9. Maria Magaña, resident, questioned the number of students who live nearby that are currently attending Aspire.
10. Kate Ford, Aspire Area Superintendent, expressed her support, is ready and looking forward to working with the community.
11. Ana Gutierrez, resident, in support of Aspire and was hoping more residents and principles from surrounding schools would have attended the meeting.

Sandra Kim and Liliana Garcia stated that 98% of students are City Residents but don't have the percentage of the nearby students that attend the school, provided school schedule and explained that the drop off system is open to all ages.

Chair Martinez stated that he is in support of Education, asked if conditions of approval could be included such as neighborhood student enrollment and crossing guards requirements.

Chair Martinez closed public comment

Motion: Commissioner Carvajal motioned to continue the item to the Regular Planning Commission Meeting on Wednesday, June 15, 2016, to be held at City Hall, Council Chambers, gave staff direction to work with applicant to get conditions of approval resolved, seconded by Commissioner Montes. Motion passed 2-1-1 by the following

ROLL CALL:

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

PLANNING COMMISSION COMMENTS

Commissioner Montes, thanked staff for all their support.

Vice Chair Cordova, thanked staff, the public, Aspire for being present.

Commissioner Carvajal, thanked everyone that was present, invited everyone to attend the meetings and explained that he would like the best for the children of the community.

Chair Martinez, thanked staff, community and told Aspire that he would like them to work together.

ADJOURNMENT

At 9:34 p.m. Chair Martinez adjourned the City of Huntington Park Planning Commission Meeting to a special meeting on Thursday, May 19, 2016 at 6:30 p.m.

Respectfully submitted,

Jessie Gomez
Recording Secretary/City Clerk

DRAFT



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: JULY 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. 2016-11 DP (DEVELOPMENT PERMIT)

REQUEST: A request for Planning Commission approval of a Development Permit to make tenant improvements and expand a dental office use in an existing multi-tenant commercial building at 2620-2640 Zoe Avenue, within District C (Neighborhood) of the Downtown Specific Plan (DTSP).

APPLICANT: Keivan Sarraf
1212 Beverly View Drive
Beverly Hills, CA 90210

PROPERTY OWNER: Total Care Properties, LLC
1212 Beverly View Drive
Beverly Hills, CA 90210

PROJECT LOCATION: 2620-2640 Zoe Avenue

**ASSESSOR'S
PARCEL NUMBERS:** 6322-017-014

PRESENT USE: Commercial multi-tenant building

PROJECT SIZE: 4,083 sq. ft.

BUILDING SIZE: 7,910 sq. ft.

SITE SIZE: 8,573 sq. ft.

GENERAL PLAN: Downtown Huntington Park Specific Plan (DTSP)

ZONE: DTSP – District C (Neighborhood)

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

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

Pursuant to the City of Huntington Park Municipal Code (HPMC) Section 9-2.1003 approval of a Development Permit shall be required for:

1. A new structure or use listed as subject to a “Development Permit” in the applicable zoning district;
2. For the expansion or conversion of an existing structure or use, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure;
3. For the enlargement or exterior alteration of an existing structure, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure, for which a Development Permit has not been issued, excluding an existing single-family structure; and
4. For the expansion of a legal nonconforming structure, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure, for which a Development Permit has not been issued in compliance with Chapter 3 Article 6 (Nonconforming structures and uses).

**REQUIRED FINDINGS
FOR A DEVELOPMENT
PERMIT:**

Following a hearing, the Review Authority shall record the decision in writing and shall recite the findings upon which the decision is based. The Review Authority may approve, modify, or deny a Development Permit in whole or in part and shall impose specific development conditions if approved. These conditions shall relate to both on- and off-site improvements that are necessary to accommodate flexibility in site planning/property development, mitigate project-related adverse impacts and to carry out the

purpose/intent and requirements of the respective zoning district and General Plan goals and policies. The Review Authority may approve a Development Permit, only if all of the following findings are made:

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

**ENVIRONMENTAL
REVIEW:**

Categorical Exemption, CEQA Article 19, Section 15301, Existing Facilities.

BACKGROUND:

The applicant, Mr. Keivan Sarraf, is requesting Planning Commission approval of a Development Permit to make tenant improvements and expand a dental office use in an existing multi-tenant commercial building at 2620-2640 Zoe

Avenue, within District C (Neighborhood) of the Downtown Specific Plan (DTSP).

The subject property is currently developed as a commercial multi-tenant building with a combination of uses including retail stores, medical/dental offices, restaurants, and barber/beauty salons.

On February 2, 2015, the Planning Division received a Business License application from Mr. Keivan Sarraf to establish a dental office at 2620 Zoe. Planning staff reviewed the application and approved the business license application. Staff explained to the applicant that any future expansions of the dental office would be subject to a parking assessment and review by the Planning Commission.

On March 16, 2015, Mr. Sarraf submitted a Business License application to establish his dental office at 2640 Zoe Ave explaining that he was no longer going to establish his business at the previously approve location (2620 Zoe Ave). On March 25, 2015, the Planning Division approved Mr. Sarraf's business license application for a dental office use at 2640 Zoe Ave. The subject tenant space (2640 Zoe Ave) was previously occupied by a medical clinic. Therefore, staff deemed the new dental office to be similar in use and made a determination that it was a "continued use." As a result, the parking assessment was not required. At the time of business license approval, the applicant was informed that any proposed future expansions of the dental or medical uses within the site would be subject to a parking assessment and review by the Planning Commission.

On June 30, 2015, Mr. Sarraf submitted a proposal to expand the existing dental use at 2640 Zoe Ave into adjacent tenant spaces within the same building. After reviewing the proposal, staff determined that the proposal was deficient 2.4 parking spaces, which was rounded up to 3 off-street parking spaces. Staff explained to Mr. Sarraf that the expansion of the legal non-conforming dental use would be subject to in-lieu parking fees and an entitlement would also have to be obtained.

- **Site Description**

The subject site measures 8,573 sq. ft. and is currently developed with a 7,847 sq. ft. single-story multi-tenant commercial structure. The subject site does not have any off-street parking spaces. The subject site is located on the southwest corner of Zoe Avenue and Rita Avenue and is surrounded by commercial uses to the north, south, east, and west.

ANALYSIS:

The allowable floor area ratio (FAR) within District C of the Downtown Specific Plan (DTSP) is 2:1, which allows 2 square feet of gross floor area per 1 square foot of lot area. With the proposed 63 square foot addition, the project would still be in compliance with FAR requirements.

FLOOR AREA RATIO 2:1		
Lot Size	Allowable Floor Area Ratio	Allowable Gross Floor Area
8,573 Sq. ft.	2 S.F. of G.F.A / 1 S.F. of Lot Area	2 X 8,573 = 17,146 sq. ft.

- **Project Description**

The project proposes a 63 sq. ft. addition to the existing 7,847 sq. ft. commercial structure and tenant improvements to expand an existing dental office into adjacent tenant spaces. The project will consist of expanding the dental office located on the easterly side of the building into four (4) adjacent tenant spaces. In addition, facade improvements around the entire structure are proposed to change the architectural aesthetics to a contemporary style. The facade improvements would include new stucco and veneer decorative stone cladding throughout the entire building, new decorative moldings, and replacement of glass storefronts.

- **Building/Dental Office Expansion**

The existing structure is currently subdivided with 10 tenant spaces. The recessed entrances of the tenant spaces adjacent to the dental office are proposed to be demolished

and replaced with a continuous exterior wall. The proposed improvement would increase the gross floor area of the building to total 7,910 square feet.

The existing dental office is 1,224 square feet. With the proposed expansion into the four adjacent tenant spaces, the dental office would occupy a total of 4,859 square feet or 61% of the entire building.

- ***Façade/ Architectural Improvements***

The project proposes facade improvements around the entire structure in order to enhance the architectural aesthetics of the existing building. The facade improvements would include new stucco and veneer decorative stone cladding throughout the entire building, new decorative moldings, and replacement of glass storefronts.

As part of the façade improvements, Planning staff would require the applicant to acquire approval for a Planned Sign Program and new signage for the existing businesses as part of the Conditions of Approval.

- ***Access***

The subject property is located at the southwest corner of Zoe Avenue and Rita Avenue. The site is only accessible to pedestrian traffic via the public sidewalks.

- ***Off-Street Parking***

The site is developed with a combination of general retail stores, medical and dental offices, and restaurants. Per the HPMC Section 9-3.804, the parking requirement for general retail uses is 1 space for every 400 square feet of gross floor area. In addition, the off-street parking requirements for medical/dental office uses is 1 space for every 300 square feet of gross floor area. Lastly, the parking requirements for restaurants are 1 space for every 100 square feet of seating area and 1 space for every 400 square feet of non-seating area.

The project site is currently developed with no off-street parking due to the fact that the existing building occupies most of the site. Pursuant to the City's parking standards,

Staff determined that the proposed project would require an additional 3 off-street parking spaces for the expansion of the dental office use into the adjacent tenant spaces.

The subject site is located within 500 feet of a public parking lot. In order to comply with minimum development standards, the applicant proposes to pay in-lieu parking fees for the three (3) required parking spaces as part of the Conditions of Approval.

The parking calculations are summarized in the following table:

Project Area of Existing Building		
Uses	Existing	Proposed
General Commercial	1 space/ 400 s.f. of gfa (1,271/400) = 3.17 spaces	-
Restaurant	seating: 1 space/ 100 s.f. of gfa (0/100) = 0 spaces nonseating: 1 space/ 400 s.f. of gfa (1,588/400) = 3.97 spaces	-
Medical/ Dental	1 space/ 300 s.f. of gfa (1,224/300) = 4.08 spaces	1 space/ 300 s.f. of gfa (4,083/300) = 13.61 spaces
	11.22 Required Spaces	13.61 Required Spaces
		Total Parking Required: 13.61-11.23=2.39 = 3 Additional Spaces

- ***Comments from other Departments and/or Agencies***

The Planning Division received comments from the Huntington Park Building and Safety Division and Code Enforcement Division. If the project is approved, the comments would be incorporated to Resolution 2016-11 (Exhibit G) as Conditions of Approval.

- ***Development Permit Analysis***

In granting a Development Permit for tenant improvements and the expansion of a dental office use in an existing multi-tenant commercial building, the Planning Commission

must make findings in connection with the Development Permit, as set forth in the Huntington Park Municipal Code (HPMC). A Development Permit may be approved only if all of the following findings are made:

1. That the proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards in that ***the subject zoning district, DTSP, provides for a variety of uses, including service oriented uses. Pursuant section 4.6 of the DTSP, medical and dental office uses are permitted within the subject zoning district. In addition, as conditioned, the proposed development complies with all DTSP.***
2. The proposed development is consistent with the General Plan in that ***the General Plan Land Use designation of the subject site is Downtown Huntington Park Specific Plan. Permitted uses in this designation include a wide range of general retail and service establishments, such as stores and offices, to accommodate the surrounding community.***

The proposed project consists of an expansion of existing permitted uses. This proposal is consistent with Goal 3.0, and Policy 3.1 of the General Plan, which the proposed project would provide for the revitalization of deteriorating land uses and properties.

3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property in that ***it is anticipated that the existing and future development of the zoning district continue as commercial. The surrounding properties within the vicinity are built for commercial uses. The proposed expansion would be similar and compatible with existing surrounding uses, therefore, will not adversely impact the subject site or surrounding area. The proposed use***

will not be of greater intensity than the existing surrounding uses.

4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines in that ***the proposed addition to the existing commercial structure will not result in more than 2,500 square feet. Therefore, it is exempt per CEQA's Categorical Exemption, Section 15301, Existing Facilities.***
5. The subject site is physically suitable for the type and density/intensity of use being proposed in that ***the subject site is currently developed with a multitenant commercial building. The proposed 63 square foot addition to the building can be accommodated on the site due to the fact that the lot measures 8,573 square feet and will comply with the HPMC requirements.***
6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare in that ***the subject site is currently developed with adequate access, water, sanitation and public utilities. The proposed building expansion would not be considered to be detrimental to public health, safety and general welfare because no additional utility services will be required.***
7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City in that ***as conditioned, the proposed building expansion complies with all minimum development standards of the Zoning Code. Thereby, the proposed development would not be considered to be detrimental to the public health, safety, or welfare of the City.***

- **Conclusion**

Based on the above analysis, this proposal would not adversely affect or interfere with the public's health, safety, and welfare. The proposed development meets all of the City's Zoning and Development Standards subject to the approval of a Development Permit by the City's Planning Commission, and is consistent with the City's General Plan. The applicant shall also be required to obtain permits/approvals from all other applicable agencies including the Fire Department and Building and Safety.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, consider all public testimony and adopt PC Resolution No. 2016-11, subject to the proposed conditions of approval and/or additional conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING

1. That the property owner and applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the applicant shall pay for all costs of enforcement, including legal fees.
2. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
3. That the property 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.

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4. 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.
5. That all proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the structure or property shall be completely shielded/enclosed so as not to be visible from public view and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to the issuance of the Certificate of Occupancy as approved by the Planning Division.
6. That the property be maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.
7. 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.
8. That all unpermitted signage shall either be removed from the site or legalized.
9. That the applicant acquire approval for a Planned Sign Program through a Sign Design Review.
10. That the applicant pay in-lieu parking fees for three parking spaces in the amount determined by the City Council.
11. That all signs on the site be installed in compliance with the City's sign regulations and that approval be obtained through a Sign Design Review prior to installation.
12. That 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.
13. That the Permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
14. 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.

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15. That should the operation of this facility be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Permit shall be reviewed.
16. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.
17. 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.
18. That the applicant shall comply and satisfy any and all conditions set by applicable departments or agencies, including but not limited to: Building and Safety Division, Engineering Department, and the Fire Department.
19. 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.
20. That the applicant and property owner agree in writing to the above conditions.

BUILDING & SAFETY

21. The initial plan check fee will cover the initial plan check and one recheck only. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule.
22. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
23. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
24. Art fee shall be paid to the City prior to issuance of the building Permit
25. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.
26. Approval is required from the Los Angeles County Health Department for X-ray equipment.

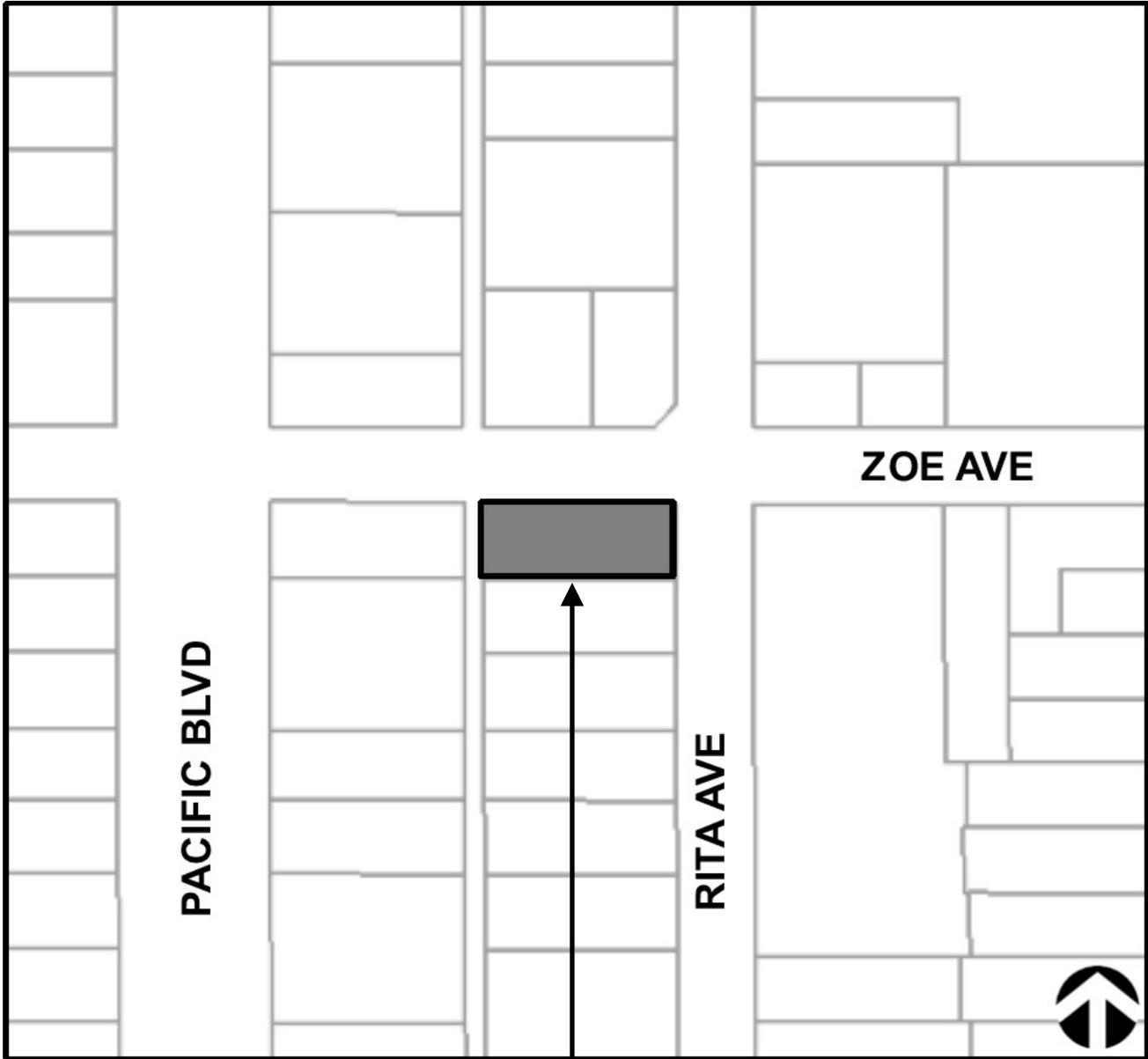
27. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
28. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
29. The newly created Tenant Space shall be addressed as 2630 Zoe Avenue and an application to assign address shall be filed with Building Department prior to plan check submittal. The remaining 5 units addressing will remain as 2620, 2622, 2624, 2626, 2628 Zoe.
30. Additions, alterations, repairs and changes of use or occupancy in all buildings and structures shall comply with the provisions for new buildings and structures except as otherwise provided in Chapter 34 of the Building Code in effect.
31. Alterations to the existing building or structure shall be made to ensure that the existing building or structure together with the addition are no less conforming with the provisions of the current code than the existing building or structure was prior to the addition. An existing building together with its additions shall comply with the height and area provisions of Chapter 5.
32. All State of California disability access regulations for accessibility and adaptability shall be complied with.
33. Each addition to an existing building or facility shall comply with the requirements for new construction and shall comply with Section 11B-202.4.
34. Swinging doors and gates shall have maneuvering clearances complying with Table 11B-404.2.4.1. Minimum maneuvering clearances of 60 inches minimum for exterior door with front or hinged approach in pull position are required.
35. Electrical plan check is required.
36. Mechanical plan check is required.
37. Plumbing plan check is required.
38. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code. Table 422.1 shall apply to additions in an existing building resulting in increased occupant load. Additional fixtures may be required.
39. Energy calculations for Title 24 compliance are required.
40. Project shall comply with the CalGreen Non Residential mandatory requirements.

CODE ENFORCEMENT

41. That anti-graffiti window film be applied to the exterior of all windows.
42. That the rear of the property be kept free from any overgrown weeds.
43. That window sign coverage shall not exceed 25 percent of each window.

EXHIBITS:

- A: Vicinity Map
- B: Assessor's Parcel Map
- C: Site Plan
- D: Floor Plan
- E: Elevations
- F: Applications and Environmental Assessment Checklist
- G: PC Resolution No. 2016-11



2620-2640 Zoe Avenue
Huntington Park, CA 90255

VICINITY MAP

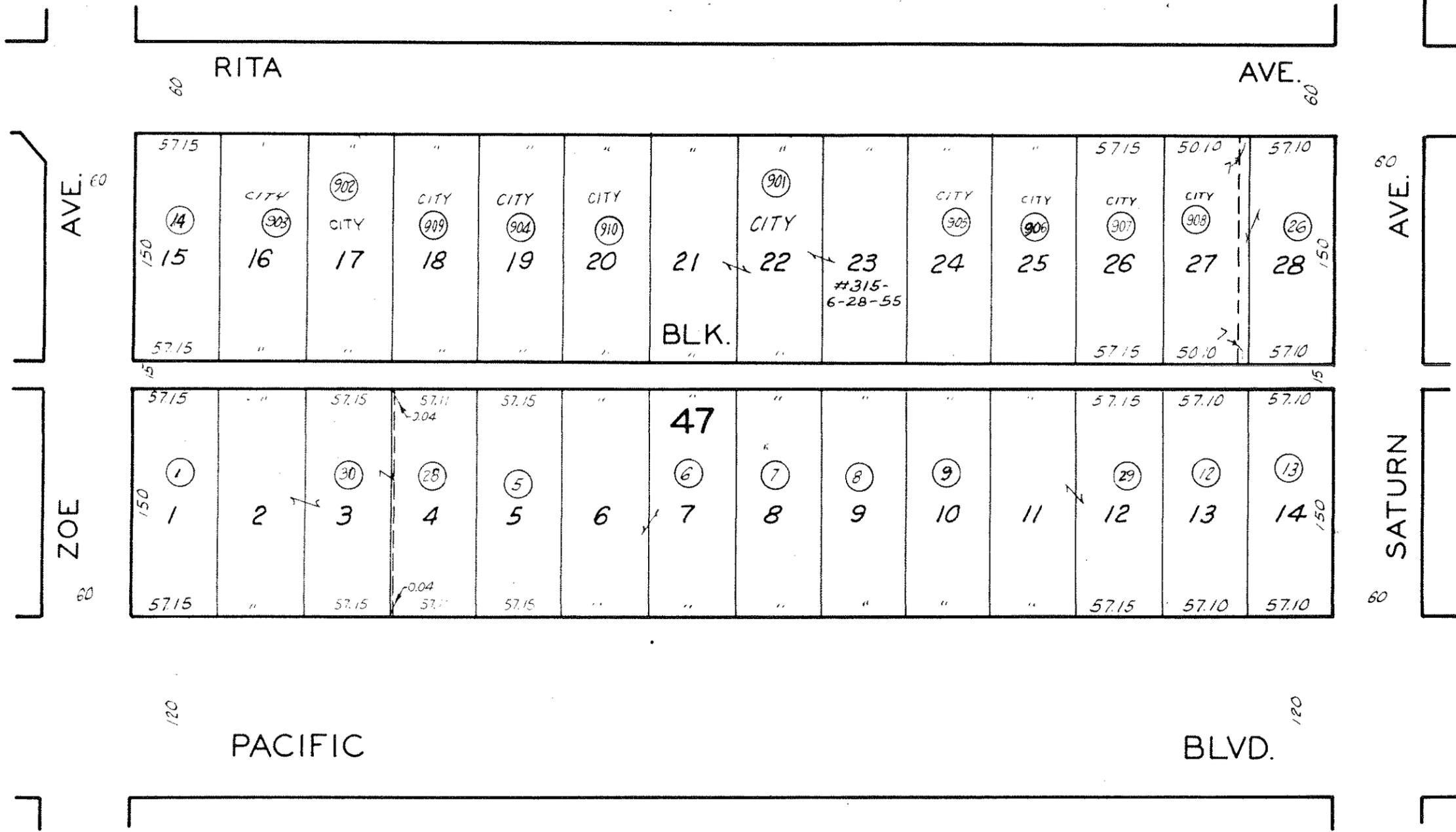
ASSESSOR'S PARCEL MAP

EXHIBIT B

CASE NO. 2016-11 DP

1988

1-9-59
4-3-62
6-29-62
690129
720228
841127608-85
2-240,601-8
860408605-86
860808618-87
87100508013001
87123006003001
88022916027001



CODE 589



HUNTINGTON PARK
M. B. 3-91

SITE PLAN

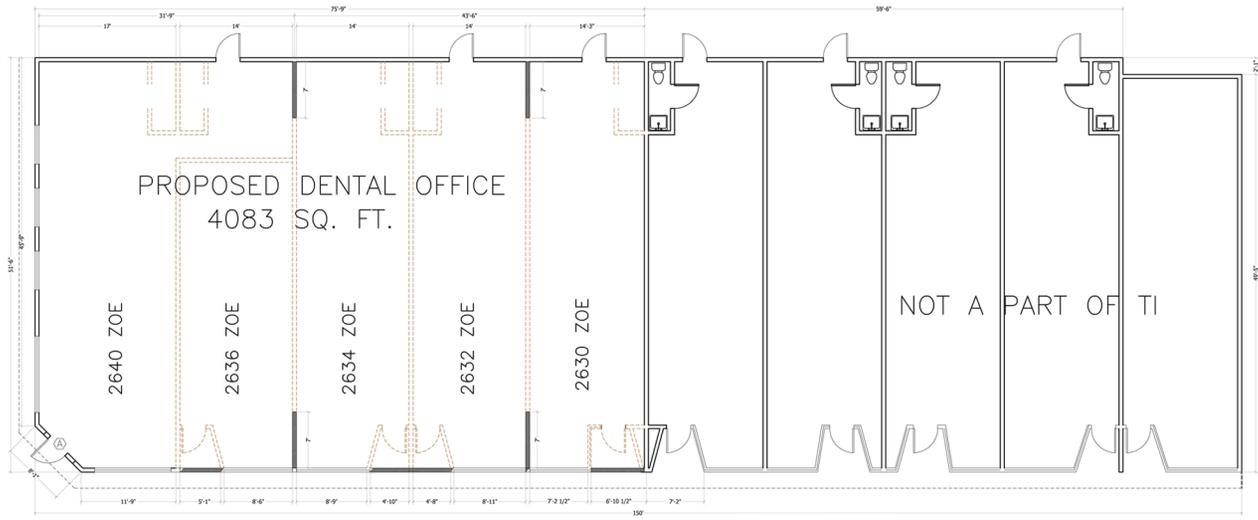
EXHIBIT C

CASE NO. 2016-11 DP

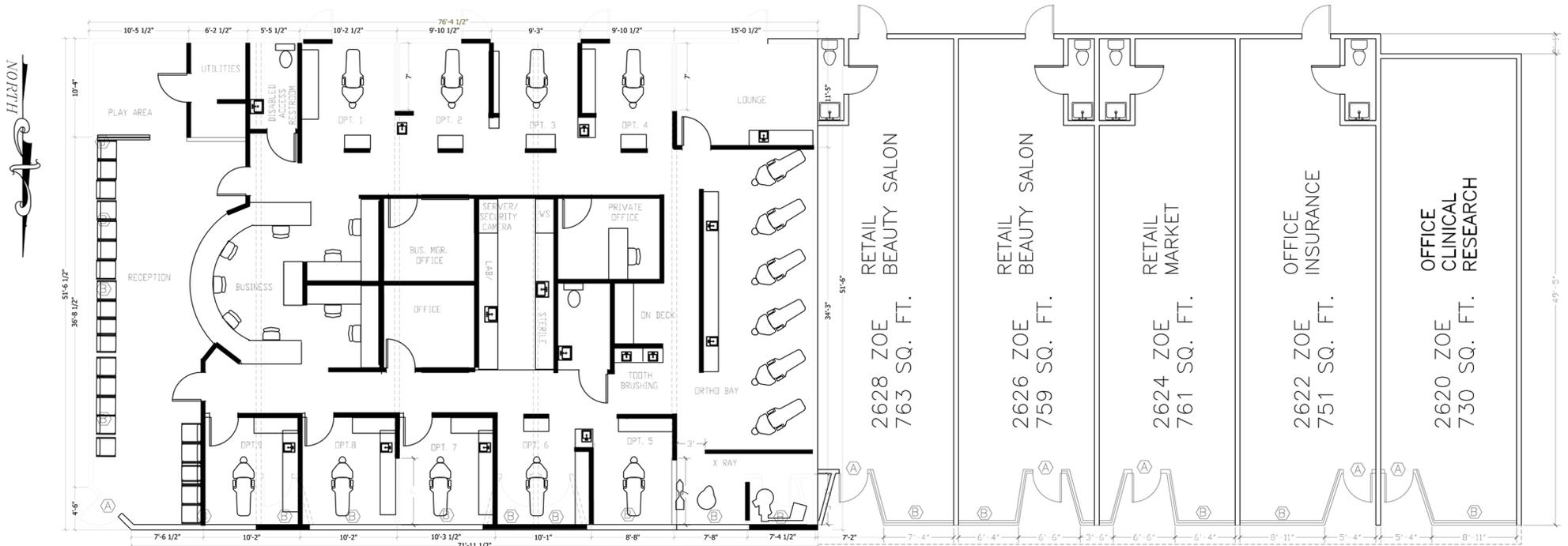
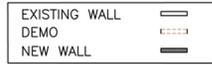
FLOOR PLAN

EXHIBIT D

CASE NO. 2016-11 DP



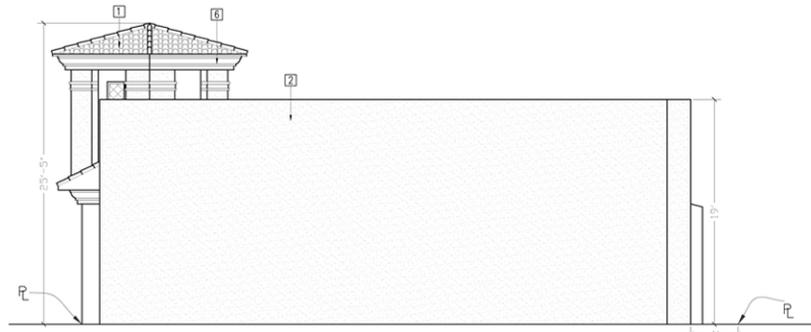
DEMO. PLAN



PROPOSED FLOOR PLAN

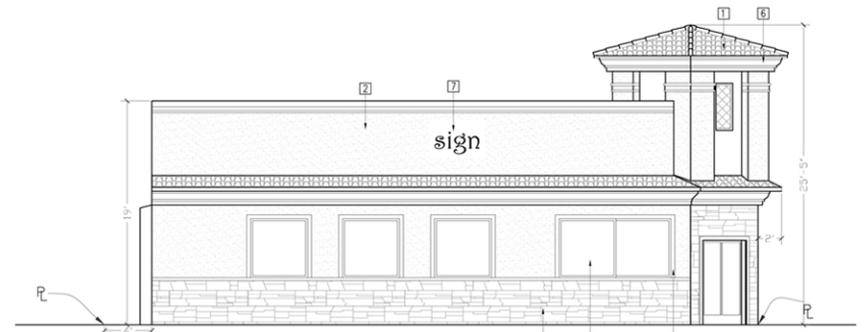


ELEVATIONS



PROPOSED WEST ELEVATION

3/16" = 1'



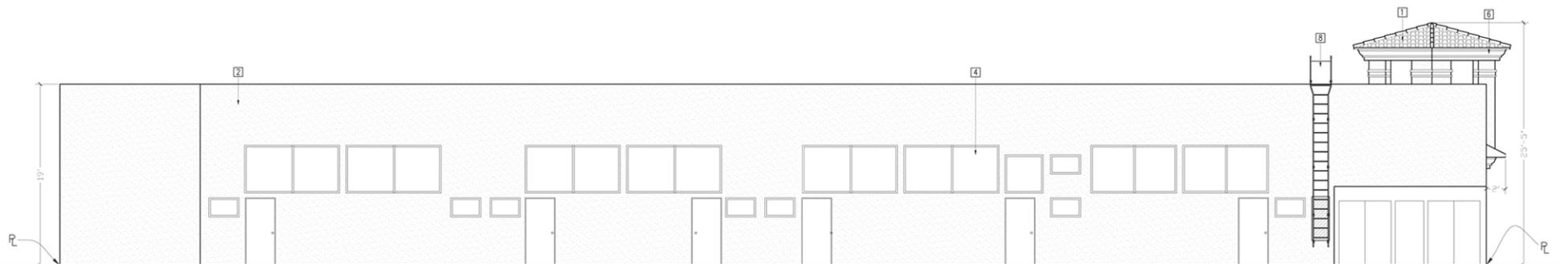
PROPOSED EAST ELEVATION

3/16" = 1'



PROPOSED NORTH ELEVATION

3/16" = 1'



PROPOSED SOUTH ELEVATION

3/16" = 1'

EX. ELEC. METER CLOSET



SIGN

SIGN

SIGN

SIGN

SIGN

SIGN



**DEVELOPMENT PERMIT APPLICATION
&
ENVIRONMENTAL ASSESSMENT CHECKLIST**

EXHIBIT F

CASE NO. 2016-11 DP



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

DEVELOPMENT PERMIT APPLICATION

RECEIVED
 JUN 23 2016

FOR OFFICE USE ONLY

Date Filed: _____ File No.: 2016-11 DP Fee/Receipt No.: _____ Initials: RP

PROJECT INFORMATION

Project Address: 2620-2640 Zoe Ave, Huntington Park, CA 90255
 General Location: The corner of Zoe Ave and Rita Ave
 Assessors Parcel Number (APN): 6322-017-014-15

APPLICANT'S INFORMATION

Applicant: Keivan Sarraf [Redacted]
 Mailing Address: 1212 Beverly View Dr, Beverly Hills, CA 90210
 Phone 1: Cell: [Redacted] Phone 2: _____ Fax: 888-699-6623

PROPERTY OWNER'S INFORMATION

Property Owner: Total Care Properties, LLC
 Mailing Address: 1212 Beverly View Dr, Beverly Hills, CA 90210
 Phone 1: Cell: [Redacted] Phone 2: _____ Fax: 888-699-6623

PROJECT DESCRIPTION (Check as Appropriate):

Interior Improvement(s) Only Addition to Existing Structure New Structure
 Other Improvements (Describe): Redesign of building facade and general appearance.

Describe in detail the proposed development:
Interior TI, Facade remodel, combine 5 tenant spaces into one, expansion of medical use.

TYPE OF USE (Check as Appropriate):

Residential Retail/Office Commercial Restaurant Industrial/Manufacturing
 Other (Describe): Dental Office

Square Footage of New Development/Addition: 4083 sf of TI including 63 sf addition
 Total Square Footage: 7847 sf
 Lot Coverage: 91.53% Off-Street Parking Spaces Provided: 0 No. of Floors: 1

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

Signature of Applicant: _____ Date: 6/22/16



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: 6/23/16 File No.: 2016-11 DP Fee/Receipt No.: _____ Initials: AS

1. **Applicant** (please circle whether Owner, Lessee, Purchaser or Representative):
 Name: Keivan Sarraf
 Address: 1212 Beverly View Dr, Beverly Hills, CA 90210
 Telephone: [REDACTED] Fax: 888-699-6623

2. **Contact Person concerning this project:**
 Name: Keivan Sarraf
 Address: 1212 Beverly View Dr, Beverly Hills, CA 90210
 Telephone: [REDACTED] Fax: 888-699-6623

3. **Address of project:** 2620-2640 Zoe Ave, Huntington Park, CA 90255

4. **Assessor's Parcel Number (APN):** 6322-017-014-15

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

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

7. **Existing Zone:** DTSP: Downtown Specific Plan

8. **Proposed use of site:** Dental office

9. **Site size** (lot dimensions and square footage):
8,572.5 sf, 0.20 Acres
-
-
10. **Project size:**
Square feet to be added/constructed to structure(s):
4083 SF to be remodeled including 63 sf of additional space
-
- Total square footage of structure(s): Current: 7,847 sf, Final: 7910 sf
11. **Number of floors of construction:**
Existing: 1 Floor
Proposed: No Change
12. **Parking:**
Amount required: 13.61
Amount provided: 0 (Applicant will pay in-lieu fees)
13. **Anticipated time scheduling of project:** Begin construction in July 2016. Complete work December 2016.
14. **Proposed phasing of development:** The project will be completed in one phase.
15. **If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:**
N/A
-
-
-
16. **If commercial, indicate the type of commercial use, estimated employment per shift, proposed hours of operations, indicate whether neighborhood, City or Regionally oriented, square footage of sales area, and loading locations:**
Dental office. Hours of operations will be Monday - Friday, 9 AM - 6 PM.
-
-
-

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 a 1 story multi tenant retail property built in 1942 consisting of block and stucco. It is occupied by various merchants including a barber shop, restaurants, beauty salon, and mini market.

Photographs attached.

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

The land is used as a shopping strip mall. The development will not modify the height, primary frontage, secondary frontage, setbacks, or rear yard of the property.

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)

6/22/16

Date

P.C. RESOLUTION NO. 2016-11

EXHIBIT G

CASE NO. 2016-11 DP

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:** Based on the evidence in the Environmental Assessment
5 Questionnaire, the Planning Commission determines that the proposed Development
6 Permit is exempt from the California Environmental Quality Act pursuant to Section
7 15301 of the CEQA Guidelines (Existing Facilities).

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

- 10 A. Each fact set forth in the Staff Report to the Planning Commission dated July 20,
11 2016 is true and correct.
- 12 B. City of Huntington Park Municipal Code Sections 9-2.1007 requires that, in order
13 to approve a Development Permit, the Planning Commission must make all of
14 the following findings, supported by substantial evidence:
- 15 1. The proposed development is one permitted within the subject zoning district
16 and complies with all of the applicable provisions of this Code, including
17 prescribed development/site standards.
 - 18 2. The proposed development is consistent with the General Plan.
 - 19 3. The proposed development would be harmonious and compatible with existing
20 and planned future developments within the zoning district and general area,
21 as well as with the land uses presently on the subject property.
 - 22 4. The approval of the Development Permit for the proposed project is in
23 compliance with the requirements of the California Environmental Quality Act
24 (CEQA) and the City's Guidelines.
 - 25 5. The subject site is physically suitable for the type and density/intensity of use
26 being proposed.

27 //

28 //

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

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

7 C. The Planning Commission is able to make all required findings:

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

11 **Finding:** The subject zoning district, DTSP, provides for a variety of uses,
12 including service oriented uses. Pursuant section 4.6 of the DTSP, medical
13 and dental office uses are permitted within the subject zoning district. In
14 addition, as conditioned, the proposed development complies with all DTSP.

15
16 **2. The proposed development is consistent with the General Plan.**

17 **Finding:** The General Plan Land Use designation of the subject site is
18 Downtown Huntington Park Specific Plan. Permitted uses in this designation
19 include a wide range of general retail and service establishments, such as
20 stores and offices, to accommodate the surrounding community.

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

25 **Finding:** It is anticipated that the existing and future development of the zoning
26 district continue as commercial. The surrounding properties within the vicinity
27 are built for commercial uses. The proposed expansion would be similar and
28 compatible with existing surrounding uses, therefore, will not adversely impact

1 the subject site or surrounding area. The proposed use will not be of greater
2 intensity than the existing surrounding uses.

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

6 **Finding:** The proposed addition to the existing commercial structure will not
7 result in more than 2,500 square feet. Therefore, it is exempt per CEQA's
8 Categorical Exemption, Section 15301, Existing Facilities.

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

11 **Finding:** The subject site is currently developed with a multitenant commercial
12 building. The proposed 2,461 square foot addition to the building can be
13 accommodated on the site due to the fact that the lot measures 84,071 square
14 feet and will comply with the HPMC requirements.

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

18 **Finding:** The subject site is currently developed with adequate access, water,
19 sanitation and public utilities. The proposed building expansion would not be
20 considered to be detrimental to public health, safety and general welfare
21 because no additional utility services will be required.

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

25 **Finding:** The proposed building expansion complies with all minimum
26 development standards of the Zoning Code. Thereby, the proposed
27 development would not be considered to be detrimental to the public health,
28 safety, or welfare of the City.

1 **SECTION 3:** The Planning Commission hereby approves Case No. 2016-11 DP, a
2 request for approval of a Development Permit to make tenant improvements and expand
3 a dental office use in an existing multi-tenant commercial building at 2620-2640 Zoe
4 Avenue, within District C (Neighborhood) of the Downtown Specific Plan (DTSP), subject
5 to the execution and fulfillment of the following conditions:

6 **PLANNING**

7 42. That the property owner and applicant shall indemnify, protect, hold harmless and
8 defend the City and any agency or instrumentality thereof, its officers, employees and
9 agents from all claims, actions, or proceedings against the City to attack, set aside, void,
10 annul, or seek damages arising out of an approval of the City, or any agency or
11 commission thereof, concerning this project. City shall promptly notify both the property
12 owner and applicant of any claim, action, or proceeding to which this condition is
13 applicable. The City shall cooperate in the defense of the action, while reserving its right
14 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.

15 43. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall
16 be diligently removed within a reasonable time period.

17 44. That the property comply with the City's Standards for Exterior Colors, Section 9-
18 3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of
Occupancy.

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

22 46. That all proposed mechanical equipment and appurtenances, including satellite dishes,
23 gutters etc., whether located on the rooftop, ground level or anywhere on the structure or
24 property shall be completely shielded/enclosed so as not to be visible from public view
25 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.

26 47. That the property be maintained in a clean, neat, quiet, and orderly manner at all times
27 and comply with the property maintenance standards as set forth in the Huntington Park
28 Municipal Code Sections 8-9.02.1 and 9-3.103.18.

- 1 48. 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.
- 2
- 3 49. That all unpermitted signage shall either be removed from the site or legalized.
- 4
- 5 50. That the applicant acquire approval for a Planned Sign Program through a Sign Design Review.
- 6
- 7 51. That the applicant pay in-lieu parking fees for three parking spaces in the amount determined by the City Council.
- 8
- 9 52. That all signs on the site be installed in compliance with the City's sign regulations and that approval be obtained through a Sign Design Review prior to installation.
- 10
- 11 53. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The applicant shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
- 12
- 13
- 14 54. That the Permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
- 15
- 16 55. 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.
- 17
- 18 56. That should the operation of this facility be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Permit shall be reviewed.
- 19
- 20 57. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.
- 21
- 22 58. 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.
- 23
- 24 59. That the applicant shall comply and satisfy any and all conditions set by applicable departments or agencies, including but not limited to: Building and Safety Division, Engineering Department, and the Fire Department.
- 25
- 26
- 27 60. That the Director of Community Development or his designee is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
- 28

1
2 61. That the applicant and property owner agree in writing to the above conditions.

3 **BUILDING & SAFETY**

4 62. The initial plan check fee will cover the initial plan check and one recheck only.
5 Additional review required beyond the first recheck shall be paid for on an hourly basis in
6 accordance with the current fee schedule.

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

10 64. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of
11 the building permit.

12 65. Art fee shall be paid to the City prior to issuance of the building Permit

13 66. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction
14 of the recycling coordinator.

15 67. Approval is required from the Los Angeles County Health Department for X-ray
16 equipment.

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

19 69. Structural calculations prepared under the direction of an architect, civil engineer or
20 structural engineer shall be provided.

21 70. The newly created Tenant Space shall be addressed as 2630 Zoe Avenue and an
22 application to assign address shall be filed with Building Department prior to plan check
23 submittal. The remaining 5 units addressing will remain as 2620, 2622, 2624, 2626, 2628
24 Zoe.

25 71. Additions, alterations, repairs and changes of use or occupancy in all buildings and
26 structures shall comply with the provisions for new buildings and structures except as
27 otherwise provided in Chapter 34 of the Building Code in effect.

28 72. Alterations to the existing building or structure shall be made to ensure that the existing
building or structure together with the addition are no less conforming with the provisions
of the current code than the existing building or structure was prior to the addition. An
existing building together with its additions shall comply with the height and area
provisions of Chapter 5.

73. All State of California disability access regulations for accessibility and adaptability shall
be complied with.

1 74. Each addition to an existing building or facility shall comply with the requirements for new
2 construction and shall comply with Section 11B-202.4.

3 75. Swinging doors and gates shall have maneuvering clearances complying with Table
4 11B-404.2.4.1. Minimum maneuvering clearances of 60 inches minimum for exterior
5 door with front or hinged approach in pull position are required.

6 76. Electrical plan check is required.

7 77. Mechanical plan check is required.

8 78. Plumbing plan check is required.

9 79. Plumbing fixtures shall be provided as required by the Chapter 4 of the California
10 Plumbing Code. Table 422.1 shall apply to additions in an existing building resulting in
11 increased occupant load. Additional fixtures may be required.

12 80. Energy calculations for Title 24 compliance are required.

13 81. Project shall comply with the CalGreen Non Residential mandatory requirements.

14 **CODE ENFORCEMENT**

15 82. That anti-graffiti window film be applied to the exterior of all windows.

16 83. That the rear of the property be kept free from any overgrown weeds.

17 84. That window sign coverage shall not exceed 25 percent of each window.

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

22 **SECTION 5:** 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 July, 2016, by the following

2 vote:

3 AYES:

4 NOES:

5 ABSTAIN:

6 ABSENT:

7 HUNTINGTON PARK PLANNING COMMISSION

8

9

10

11

Efren Martinez, Chair

12

13 ATTEST:

14

15

16

17 Donna Schwartz, Secretary

18

19

20

21

22

23

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25

26

27

28