



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, February 21, 2018 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 Vacant
Vice Chair Eduardo Carvajal
Commissioner Angelica Montes
Commissioner Luz Gomez
Commissioner Irving Pacheco

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 January 17, 2018

REGULAR AGENGDA

1. **DANCE AND ENTERTAINMENT PERMIT NO. 2018-02** – A request for Planning Commission approval of a Dance and Entertainment Permit for an existing cocktail lounge with on-sale of liquor for property located at 7400 State Street, within the Commercial Neighborhood Zone.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Discuss and consider the proposed Dance and Entertainment Permit; and
2. Take action to approve, deny, or modify the Applicant's proposed Dance and Entertainment Permit.

PUBLIC HEARING

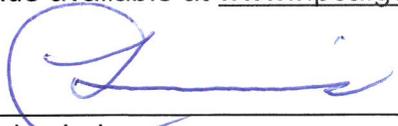
STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to the regular Meeting on Wednesday, March 21, 2018 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 15th of February 2018.



Carlos Luis



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, January 17, 2018 at 6:30 p.m.

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

Acting Chair Carvajal called the meeting to order at 6:33 p.m. PRESENT: Commissioner(s): Luz Gomez and Angelica Montes, (VACANCY). ABSENT: Commissioner Irving Pacheco.

STAFF PRESENT: Senior Planner Carlos Luis; Associate Planner Juan Arauz; Permit Technician Debra Martinez; Deputy City Attorney Vanessa Ibarra and Recording Secretary/City Clerk Donna Schwartz.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Commissioner Gomez.

PUBLIC COMMENT- None

CONSENT ITEMS

Motion: Commissioner Gomez motioned to approve consent items, seconded by Commissioner Montes. Motion passed 3-0-1, by the following vote:

ROLL CALL:

AYES: Commissioner(s): Gomez, Montes and Acting Chair Carvajal
NOES: Commissioner(s): None
ABSENT: Commissioner(s): Pacheco

1. Approved Planning Commission Meeting Minutes:

1-1. Regular Meeting of November 15, 2017

REGULAR AGENDDA

1. **(Continued from November 15, 2017) DETERMINATION OF SIMILARITY - A** request to determine if a restaurant filter cleaning service is similar to a meat-processing center or dairy products manufacturing and distributing center, which is conditionally permitted within the Manufacturing Planned Development (MPD) zone.

Senior Planner Carlos Luis announced the item and introduced Permit Technician Debra Martinez who provided an overview.

Commissioner Gomez direct staff to move forward in favor of the project to be permitted by right.

Commissioner Montes agrees with Commissioner Gomez just concerned with the grease traps being outside.

Planning Commission concurred (Pacheco ABSENT) with option 1 determining that the restaurant filter cleaning service is similar to light manufacturing or warehousing use, which are permitted by right under the MPD Zone of the Huntington Park Municipal Code (HPMC).

PUBLIC HEARING

1. **CASE NO. 2017-09 CUP - CONDITIONAL USE PERMIT-** A request for a Conditional Use Permit to establish a steel manufacturing facility located at 2428 E. 56th Street, within the Manufacturing Planned Development (MDP) zone.

Acting Chair Carvajal announced the item. Senior Planner Carlos Luis introduced Associate Planner Juan Arauz who presented a PowerPoint and spoke in support of staff's recommendations.

Acting Chair Carvajal opened the item up for public comment.

Public Comment

1. Ali Sahabi, applicant, spoke in support of the proposed project.

Acting Chair Carvajal closed public comment.

Motion: Commissioner Montes motioned to adopt PC Resolution No. 2017-09, approving a conditional use permit in connection with real property located at 2428 E. 56th Street, Huntington Park, California, seconded by Commissioner Gomez. Motion passed 3-0-1, by the following vote:

ROLL CALL:

AYES:	Commissioner(s):	Gomez, Montes and Acting Chair Carvajal
NOES:	Commissioner(s):	None

ABSENT: Commissioner(s): Pacheco

Senior Planner Carlos Luis announced the 15-day appeal period.

STAFF COMMENTS

City Clerk Donna Schwartz, wished everyone a Happy New Year.

Deputy City Attorney Vanessa Ibarra, introduced herself.

Senior Planner Carlos Luis, welcomed everyone back and wished all a Happy New Year. He announced projects are lined up for the coming year and look forward to the coming year.

Associate Planner Juan Arauz, welcomed everyone back and looks forward to a new year.

Permit Technician Debra Martinez, wished all a Happy New Year and looks forward to working with the commission.

PLANNING COMMISSION COMMENTS

Commissioner Gomez, wished everyone a Happy New Year and is pleased to be working with Deputy City Attorney Ibarra.

Commissioner Montez, wished everyone a Happy New Year and is excited to see the upcoming new projects.

Acting Chair Carvajal, welcomed Deputy City Attorney Ibarra, thanked staff for all their support noting the city is looking good, noted CVS and Smart & Final breaking ground, wished everyone a Happy New Year and can't wait for new projects coming down the pipeline.

ADJOURNMENT

At 7:09 p.m. Acting Chair Carvajal adjourned the City of Huntington Park Planning Commission to the regular Meeting on Wednesday, February 21, 2018 at 6:30 p.m.

Respectfully submitted,

Donna G. Schwartz
Recording Secretary/City Clerk



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: FEBRUARY 21, 2018

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: CARLOS LUIS, SENIOR PLANNER

FROM: JUAN ARAUZ, ASSOCIATE PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2018-02, DANCE AND ENTERTAINMENT PERMIT; 7400 STATE STREET**

REQUEST: A REQUEST FOR PLANNING COMMISSION APPROVAL OF A DANCE AND ENTERTAINMENT PERMIT FOR AN EXISTING COCKTAIL LOUNGE WITH ON-SALE OF LIQUOR FOR PROPERTY LOCATED AT 7400 STATE STREET, WITHIN THE COMMERCIAL NEIGHBORHOOD ZONE.

APPLICANT: Alex Rivera
9014 Paramount Blvd.
Downey, CA 90240

PROPERTY OWNER: Union Properties
2801 Countrywood Ln
West Covina, CA 91791

PROJECT LOCATION: 7400 State Street

**ASSESSOR'S
PARCEL NUMBER:** 6213-007-019

PRESENT USE: Commercial

PROJECT SIZE: 1,360 sq. ft.

BUILDING SIZE: 31,000 sq. ft.

SITE SIZE: 33,750 sq. ft.

PLANNING COMMISSION AGENDA REPORT

Dance and Entertainment Permit for 7400 State Street

February 21, 2018

Page 2 of 11

GENERAL PLAN: Commercial Neighborhood (C-N)

ZONE: C-N

**SURROUNDING
LAND USES:**

North: Commercial and Residential
West: Commercial
South: Public Facilities (Elementary School)
East: Residential

**MUNICIPAL CODE
REQUIREMENTS FOR A
DANCE AND
ENTERTAINMENT PERMIT:**

Per HPMC Sections 3-1.12 and 3-1.13, Dance and Entertainment Permits require City approval. Additionally, Dance and Entertainment Permits cannot be transferred from one owner to another except by the consent of the City Council.

**ENVIRONMENTAL
REVIEW:**

The proposed Dance and Entertainment Permit is Categorically Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

BACKGROUND:

Conditional Use Permit

On March 27, 1991, the Huntington Park Planning Commission approved Case No. 1359, granting a Conditional Use Permit (CUP) for the on-sale of general liquor in conjunction with a cocktail lounge located at 7400 State Street, in the Commercial Neighborhood (CN) Zone. The cocktail lounge, Shamrock Lounge, occupies a tenant space approximately 1,360 square feet in size and is within an existing multi-tenant commercial shopping center totaling 31,000 square feet. According to business license records, Shamrock Lounge has had an active Dance and Entertainment permit since 2011.

Change of Ownership

On February 13, 2017, the Shamrock Lounge changed ownership and is now owned by Mr. Alex Rivera (Applicant). The change of ownership and transfer of business license and CUP were processed and approved administratively.

PLANNING COMMISSION AGENDA REPORT

Dance and Entertainment Permit for 7400 State Street

February 21, 2018

Page 3 of 11

However, per the Huntington Park Municipal Code (HPMC) Sections 3-1.12 and 3-1.13, Dance and Entertainment Permits cannot be transferred administratively and are subject to Planning Commission review.

Site Description

The subject site, Assessor Parcel Number (APN) 6213-007-019 is located at the southeast corner of State Street and California Street. It is bordered by commercial and residential uses to the north, commercial uses to the west, residential uses to the east, and a school (Hope Street Elementary School) to the south. The property is developed with a multi-tenant commercial building totaling 31,000 square feet and has a lot size of 33,750 square feet.

The subject parcel has a parking lot with 43 off-street parking spaces and vehicular access via driveways along State Street, California Street, and Live Oak Street.

Floor Plan

The subject cocktail lounge is approximately 1,360 square feet in size and is comprised of a fixed bar area with bar stools, one women's restroom, one men's restroom, and moveable tables and chairs. No tenant improvements are proposed as part of the Dance and Entertainment permit request.

Existing Business Operations

The Shamrock Lounge is a cocktail lounge/bar with a type 48 license from the California Department of Alcoholic Beverage Control (ABC). There is no food served at the subject site. According to the business description, the bar hours of operation are Monday through Sunday, 2:00pm to 1:30am.

Proposed Dance and Entertainment

The Applicant proposes entertainment in the form of a DJ and live music consisting of mariachi bands, solo guitarists, "Mexican music", and solo singers. The DJ will play all the same genres of music via a computer. Dance will take place on Friday and Saturday evenings only. The Applicants will

PLANNING COMMISSION AGENDA REPORT

Dance and Entertainment Permit for 7400 State Street

February 21, 2018

Page 4 of 11

book their own entertainment events. No third-party promoter will be used for booking entertainment.

The following is the Applicant's schedule for dance and entertainment.

Dance and Entertainment Schedule		
Days	Entertainment	Dance
Monday	None	None
Tuesday	None	None
Wednesday	None	None
Thursday	8:00pm to 11:00pm (DJ only)	None
Friday	8:00pm to 1:30am (DJ & live music)	8:00pm to 1:30am
Saturday	8:00pm to 1:30am (DJ & live music)	8:00pm to 1:30am
Sunday	8:00pm to 11:00pm (DJ only)	None

Security Plan

The Applicant will contract with a private security company and will not use in-house staff for security. The Applicant proposes to have two security guards on duty on days with entertainment. No security guards are proposed on days with no dance or entertainment.

The Applicant's proposed security schedule is as follows.

Security Schedule	
Days	Security
Monday	None
Tuesday	None
Wednesday	None
Thursday	2 guards from 7:30pm to 11:30pm
Friday	2 guards from 7:30pm to 2:00am
Saturday	2 guards from 7:30pm to 2:00am
Sunday	2 guards from 7:30pm to 11:30pm

ANALYSIS:

Proposed Dance and Entertainment

The Applicant proposes entertainment in the form of a DJ and live music consisting of mariachi bands, solo guitarists, “Mexican music”, and solo singers. The DJ will play all the same genres of music via a computer. Dance will take place on Friday and Saturday evenings only. The Applicants will book their own entertainment events. No third-party promoter will be used for booking entertainment.

The Applicant proposes to operate dance and entertainment in the same manner as has been conducted in previous years at the subject site. No new business or intensification of the existing cocktail lounge is proposed.

To ensure that noise is not an issue, the Applicant will comply with the City’s noise ordinance found in HPMC Section 9-3.5. Additionally, City staff has conditioned that noise emanating from the cocktail lounge shall not be audible beyond the property line of the premises.

The proposed Dance and Entertainment Permit transfer is a continued use and therefore will not require additional on-site parking.

PLANNING COMMISSION AGENDA REPORT

Dance and Entertainment Permit for 7400 State Street

February 21, 2018

Page 6 of 11

Hours of Operation

The Applicant worked with Planning staff on an acceptable schedule and hours for dance and entertainment. The Applicant made has agreed to limit the days and time of live entertainment in order to reduce potential impacts to the neighboring community.

The present hours of operation for the cocktail lounge are Monday through Sunday, from 2:00pm to 1:30am. As described above, the Applicant proposed to have entertainment in the form of a DJ and live music. The Applicant proposes to have entertainment on Thursdays and Sundays, from 8:00pm to 11:00pm, and dancing and entertainment on Fridays and Saturdays, from 8:00pm to 1:30am. The Applicant will book their own events and entertainment, and no third party promoters will be used.

Floor Plan

The 1,360 square foot cocktail lounge is comprised of a fixed bar area with bar stools, one women's restroom and one men's restroom, a 75 square foot stage area, a 40 square foot dance floor, and moveable tables and chairs. There is an entrance fronting State Street and an emergency exit at the rear leading to an alley. No tenant improvements or expansion is proposed as part of the Dance and Entertainment permit request.

The Applicant proposes to move some tables and chairs to have the dance floor in the middle of the dining area (see attached floor plan). The DJ and entertainment area is located at the westerly side of the lounge, and the dance floor will be located at the center of the tenant space.

Security Plan

The Applicant is proposing to contract with a private security company, L.P. Private Security Inc., and will have two guards on all days with entertainment or dancing, as shown in the table above. The Applicant will provide security through a private company, and will not use any cocktail lounge staff for security. The Huntington Park Police Department reviewed the Applicant's proposed security schedule and did not have any objections or concerns.

Police Department Review

Per the City's Police Department, over the past 12 months there have been a total of 23 police calls to the site (police call log is attached). Per the Police Department, there were no major incidents during this time. Additionally, the Police Department has reviewed the Applicants' proposal and did not provide any objections to the Dance and Entertainment Permit.

RECOMMENDATION: Based on the evidence presented, Planning Division staff recommends that the Planning Commission:

1. Discuss and consider the proposed Dance and Entertainment Permit; and
2. Take action to approve, deny, or modify the Applicant's proposed Dance and Entertainment Permit.

CONDITIONS OF APPROVAL:

PLANNING

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

PLANNING COMMISSION AGENDA REPORT

Dance and Entertainment Permit for 7400 State Street

February 21, 2018

Page 8 of 11

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. The business shall comply with all requirements and conditions set forth in Resolution No. 1710.
5. The business shall close no later than 11:00pm on Thursdays and Sundays, and no later than 1:30am Mondays, Tuesdays, Wednesdays, Fridays, and Saturdays.
6. The business shall comply with the City's noise standard as described in the Huntington Park Municipal Code Section 9-3.5.
7. To reduce noise emitting from the premises, the rear exit door adjacent to the alley shall remain closed while and dance and entertainment is conducted. The rear exit door shall remain unlocked and used only for an emergency.
8. To reduce noise emitting from the premises, the Applicant shall insulate the cocktail lounge walls to the satisfaction of the Community Development Director.
9. The business shall be prohibited from hiring or using third-party or "outside" promoters to book dance and entertainment.
10. 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.
11. 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.
12. That the operator shall obtain/amend its City of Huntington Park Business License prior to commencing Dance and Entertainment activities.
13. That the Applicants 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 Dance and Entertainment Permit shall automatically become null and void.
14. The Dance and Entertainment activities shall be consistent with the Entertainment Plan dated February 1, 2018.
15. Security services shall be consistent with the security plan dated February 1, 2018.

PLANNING COMMISSION AGENDA REPORT

Dance and Entertainment Permit for 7400 State Street

February 21, 2018

Page 9 of 11

16. That alcohol shall only be served and/or consumed within the cocktail lounge. No alcohol consumption shall take place outside in either the parking lot or alley.
17. 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.
18. That this Dance and Entertainment Permit shall be subject to review for compliance with conditions of the issuance at such intervals as the Planning Commission shall deem appropriate.
19. That the violation of any of the conditions of this Dance and Entertainment Permit may result in a citation(s) and/or the revocation of the permit.
20. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, the Dance and Entertainment Permit shall be null and void.
21. That the business owner (Applicants) and property owner agree in writing to the above conditions.

CODE ENFORCEMENT

22. Trash enclosures must be secured at all times.
23. Property to be free and clear of graffiti at all times. Keep storefront windows clear of any graffiti, possibly install graffiti film on windows.
24. Lighting shall be provided in the parking lot areas and lighting needs to be maintained.
25. Do not allow outside storage to accumulate throughout the property.
26. Install signage that states "NO ALCOHOL TO BE CONSUMED IN PARKING LOT".
27. Ensure business complies with noise standards as residential properties are close by.
28. Keep parking lot free of trash and litter.
29. That security guard(s) be present on nights and weekends.

POLICE DEPARTMENT

30. The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the City Council. Any change

PLANNING COMMISSION AGENDA REPORT

Dance and Entertainment Permit for 7400 State Street

February 21, 2018

Page 10 of 11

in the operation, which exceeds the conditions of the approved permit, will require that a new permit application be submitted to the City Council for their review and approval.

31. Noise emanating from the permittee's premises shall not be audible beyond the property line of the premises. The permittee shall be responsible for determining how to best meet this requirement, either by keeping doors and windows closed, limiting hours of entertainment, or by offering non-amplified entertainment.
32. The permittee shall not allow employees to discard trash or beer bottles into the outside dumpster between the hours of 8 p.m. and 7 a.m. per section 9-3.507 HPMC.
33. Current occupancy loads shall be posted at all times.
34. The posting of flyers, and/or placards, or cards on windshields or similar literature, advertising entertainment activities at the business including promotional events, shall be strictly prohibited within the City of Huntington Park per HPMC sections 5-1.02, 5-1.03, & 5-1.02.1. Violation of this condition shall be cause for the City Council to take punitive action against the permittee, including revocation, suspension, or modification of this permit.
35. The permittee shall maintain full compliance with all applicable laws, ABC laws, ordinances, and stated conditions. In the event of a conflict between the requirements of this permit, your conditional use permit, or your Alcoholic Beverage Control license, the more stringent regulation shall apply.
36. The permittee shall be responsible for installing and maintaining a video surveillance system that monitors no less than the front and rear of the business, with full view of the public right-of-ways, and any parking lot under the control of the permittee. These cameras shall record video for a minimum of 30 days and the recordings will be made available to the Huntington Park Police Department.
37. The surrounding area (exterior & parking lot) shall be illuminated in order to make easily discernible the appearance and conduct of all person on or about the property.
38. Patrons under eighteen (18) years of age shall not be permitted to enter, or to remain on the premises, after the food services portion of the establishment has closed, or **10 PM, whichever comes first.** Private functions not open to the public are exempt from this condition. The permittee will establish protocols that will prevent the consumption of alcohol by patrons who are not twenty-one (21) years of age.
39. During the hours of Dance and Entertainment the permittee shall be responsible for maintaining an adequate security staff to supervise patrons inside the establishment and those waiting to enter. Potential patrons awaiting entry in a defined "queue" shall be counted toward the calculation of required security staffing levels. For crowds up to fifty (50) patrons, the permittee shall provide a minimum of one (1) uniformed security guard. For crowds over (50) fifty patrons, the permittee shall provide a minimum of one (1) additional

PLANNING COMMISSION AGENDA REPORT

Dance and Entertainment Permit for 7400 State Street

February 21, 2018

Page 11 of 11

uniformed security guard per fifty (50) people. Should the permittee's operations give rise to a substantial increase in complaints/calls for service, or trash left in the parking lot or adjacent property, the permittee shall increase security as directed by the Chief of Police.

EXHIBITS:

- A. Resolution of PC Case No. 1359
- B. Floor Plan
- C. Police Department Calls for Service
- D. Resolution Approving Dance and Entertainment Permit

RESOLUTION OF PC CASE NO. 1359

EXHIBIT A

CASE NO. 2018-02 D&EP

RESOLUTION NO. 1359

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT IN CONNECTION WITH REAL PROPERTY LOCATED AT 7400 STATE STREET, HUNTINGTON PARK, CALIFORNIA

WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California, on Wednesday, March 27, 1991 at 7:30 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 the application from Evangelina Alvarez, requesting a conditional use permit for on-sale general liquor in conjunction with a cocktail lounge in the Commercial Neighborhood (C-N) Zone on the following described property:

Assessor's Parcel No. 6213-007-019, commonly known as 7400 State Street, Huntington Park, California; and

WHEREAS, all persons appearing for or against the granting of the conditional use permit review were given the opportunity to be heard in connection with said matter; and

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

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

NOW, THEREFORE, THE PLANNING COMMISSION DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS FOLLOWS:

SECTION 1: The Planning Commission determines that the proposed conditional use permit will not have a significant effect on the environment and hereby adopts a Negative Declaration.

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1 SECTION 2: The Planning Commission hereby makes the
2 following findings in connection with Conditional Use Permit
3 No. 1359:

4 (A) That the conditional use permit applied for is
5 authorized by the provisions of the Huntington Park
6 Municipal Code; and

7 (B) That the granting of such conditional use permit
8 will not adversely affect the established character of the
9 surrounding neighborhood or be injurious to the property
10 or improvements in such vicinity and zone in which the
11 property is located; and

12 (C) That the granting of such conditional use permit
13 will not adversely affect the Master or General Plan of
14 this City; and

15 (D) That the establishment, maintenance or conducting
16 of the use for which a conditional use permit is sought
17 will not, under the particular case, be detrimental to the
18 health, safety, morals, comfort, convenience or welfare of
19 persons residing or working in the neighborhood of such
20 use; and will not, under the circumstances of the
21 particular case, be detrimental to the public welfare
22 or injurious to the property or improvements in the
23 neighborhood.

24 SECTION 3: The Planning Commission hereby grants
25 Conditional Use Permit No. 1359 subject to the execution and
26 fulfillment of the following conditions:

- 27 1. That the applicant shall comply with all applicable codes,
28 laws, rules and regulations, including Health and Safety,
Building, Fire, Sign, Zoning and Business License Codes of
the City of Huntington Park.
2. That the property be maintained in a neat and orderly
manner at all times and comply with property maintenance
standards as set forth in H.P.M.C. Sec. 8-9.02.1.

- 1 3. That this permit shall expire in the event the entitlement
2 is not exercised within one (1) year from the date of
3 approval or if there is a cessation of the use or uses
4 authorized by this permit for a continuous period of six
5 (6) months or more.
- 4 4. That the violation of the conditions of this conditional
5 use may result in a citation or revocation of the
6 conditional use permit.
- 6 5. That should, at any time, the Alcoholic Beverage License
7 issued to the applicant by the State of California be
8 surrendered pursuant to Rule 65 thereof, this conditional
9 use permit shall automatically become null and void.
- 8 6. That should the operation of this establishment be
9 granted, deeded, conveyed, transferred, or should a change
10 in proprietorship occur at any time, this conditional use
11 permit shall automatically become null and void.
- 10 7. That all licenses and permits relating to the operation of
11 the herein specified use shall be in the name of the
12 applicant only.
- 12 8. That the permit shall be subject to review for compliance
13 with conditions of issuance at such intervals as the City
14 Planning Commission shall deem appropriate, and that the
15 first such review shall be six (6) months after the
16 issuance of the permit.
- 15 9. That the permit may be subject to additional conditions
16 after its original issuance. such conditions shall be
17 imposed by the City Planning Commission as deemed
18 appropriate to address problems of land use compatibility,
19 security, and crime control.
- 17 10. That the roof-mounted antenna be screened from view.
- 18 11. That a 6'-0" high masonry wall be constructed at the east
19 side of the property adjacent to the residential zone.
- 19 12. That the applicant and/or owner agree in writing to the
20 above conditions.

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

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

PASSED, APPROVED, AND ADOPTED this 27th day of March, 1991 by the following vote:

AYES: Commissioners Coover, Mears, Wanke, Watson
NOES: None
ABSENT: Commissioner Thompson

HUNTINGTON PARK PLANNING COMMISSION

Carl F. Watson
Chairman

ATTEST:

Renny Ochoa
Secretary - Acting

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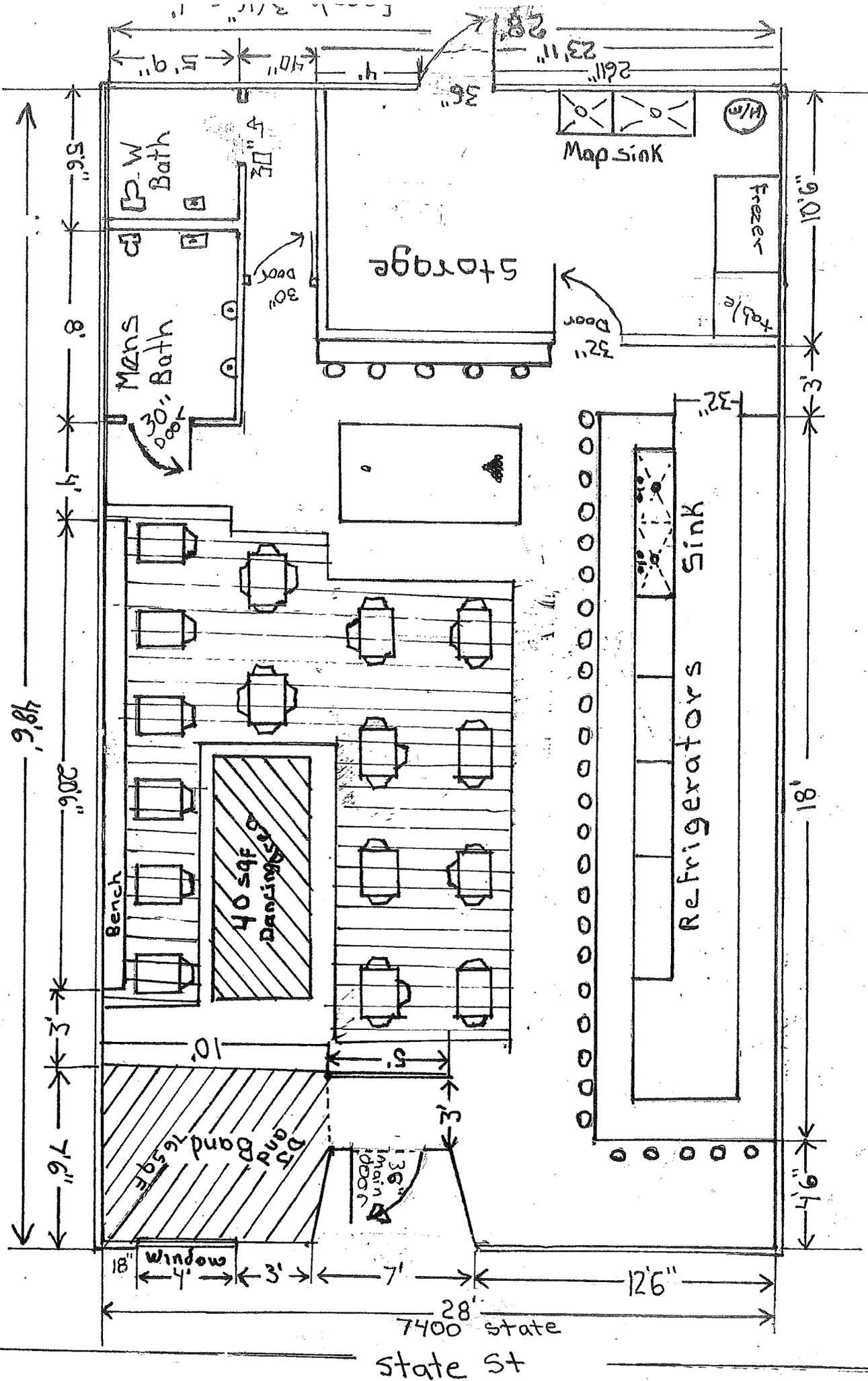
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FLOOR PLAN

EXHIBIT B

CASE NO. 2018-02 D&EP

California St



POLICE DEPARTMENT CALLS FOR SERVICE

EXHIBIT C

CASE NO. 2018-02 D&EP

Huntington Park Police Department

Call Log Report Type All Unit Times and Location with OCA's

First Date: 02/16/2017

Jurisdiction: HPPD

Last Date: 02/09/2018

Call Number	Disp	Ten	Received	Caller	Address	Unit Time						
						Dispatch	Enroute	OnScene	Depart	Arrive	Remove	Comp
			Code	Complaint	Dep	Officer	Unit					
170216-0066												
	log	.	02/16/2017	17:16:48	AGENT GROFF							
			CODE5		7400 STATE ST, HTG PK							
170420-0053												
	ADV	34	04/20/2017	14:48:44	GONZALEZ VICTOR							
	SOW	34	415S		7400 STATE ST, HTG PK							
					HP NAVIA,M	*34	14:52:35	14:52:50	15:04:31		15:03:05	15:14:16
					HP SOBERANIS,E	33	14:52:43	14:52:51	15:00:24			15:14:16
170424-0081												
	REC	.	04/24/2017	19:24:32	MARCO AREVALO							
			REC		7400 STATE ST, HTG PK							
					HP CORONEL,M	*11	19:33:25	19:47:37				20:08:17
					HP PEREZ,T	15	19:29:39				19:33:28	
170501-0045												
	ARR	.	05/01/2017	13:55:05	LT. CHACON							
			OO		7400 STATE ST, HTG PK							
					HP PALACIOS,E	*21	14:09:11	14:13:42			14:23:46	
					HP CARLOS,E	22	14:09:13	14:13:46				15:31:49
					HP PRADO,G	2S	14:16:28	14:20:13				15:31:49
170502-0048												
	LOG	.	05/02/2017	13:55:11	LT. CHACON							
			OO		7400 STATE ST, HTG PK							
					HP SOBERANIS,E	*33	14:36:38	14:41:02				14:42:55
					HP RODRIGUEZ,SAU	32	14:36:38					14:42:54
170503-0048												
	OK	.	05/03/2017	13:55:27	LT. CHACON							
			OO		7400 STATE ST, HTG PK							
					HP NAVIA,M	*34	14:49:10	14:54:17			14:54:41	15:09:21

Huntington Park Police Department

Call Log Report Type All Unit Times and Location with OCA's

First Date: 02/16/2017

Jurisdiction: HPPD

Last Date: 02/09/2018

Call Number	Disp	Ten	Received	Code	Complaint	Caller		Unit Time							
						Address		Dispatch	Enroute	OnScene	Depart	Arrive	Remove	Comp	
						Dep	Officer	Unit							
170504-0047															
	DET	34	.	05/04/2017	13:55:19		LT. CHACON								
				OO			7400 STATE ST, HTG PK								
						HP	NAVIA,M	*34	14:56:07	14:56:14	15:14:09				15:15:51
170505-0061															
	OK		.	05/05/2017	13:55:24		LT. CHACON								
				OO			7400 STATE ST, HTG PK								
						HP	NAVIA,M	*34		14:48:24				14:55:57	
						HP	PARSA,M	24	15:06:09	15:06:20	15:16:10			15:17:13	15:32:30
170508-0057															
	UTL		.	05/08/2017	13:55:03		LT. CHACON								
				OO			7400 STATE ST, HTG PK								
						HP	GARCIA,R	*32A		18:37:05	18:41:53				18:44:51
170509-0055															
	OK		.	05/09/2017	13:55:22		LT. CHACON								
				OO			7400 STATE ST, HTG PK								
						HP	DISPATCH3	*CC			13:56:59				13:57:11
170510-0054															
	OK		.	05/10/2017	13:55:05		LT. CHACON								
				OO			7400 STATE ST, HTG PK								
						HP	MENDOZA,M	*24		14:15:44					14:19:28
170511-0054															
	OK		.	05/11/2017	13:55:08		LT. CHACON								
				OO			7400 STATE ST, HTG PK								
						HP	MENDOZA,M	*24		13:56:25				13:56:36	
						HP	SPINDOLA,C	23		13:56:34	14:00:54			14:03:45	
170512-0063															
	OK	24	.	05/12/2017	13:55:06		LT. CHACON								
				OO			7400 STATE ST, HTG PK								

Huntington Park Police Department

Call Log Report Type All Unit Times and Location with OCA's

First Date: 02/16/2017

Jurisdiction: HPPD

Last Date: 02/09/2018

Call Number	Disp	Ten	Received	Code	Complaint	Caller		Unit Time							
						Address	Address	Dispatch	Enroute	OnScene	Depart	Arrive	Remove	Comp	
					Dep	Officer	Unit								
170512-0063															
OK	24	.	05/12/2017	OO		13:55:06	LT. CHACON 7400 STATE ST, HTG PK								
					HP	NAVIA,M	*34	14:28:41	14:28:43				14:31:03		
					HP	MENDOZA,M	24			14:30:58					14:34:59
170515-0058															
LOG		.	05/15/2017	OO		13:55:17	LT. CHACON 7400 STATE ST, HTG PK								
					HP	GARCIA,C	*23		14:02:48	14:02:57					14:32:26
170816-0025															
OK	24	.	08/16/2017	OO		08:32:12	7400 STATE ST, HTG PK								
					HP	GARCIA,R	*24			08:32:13					08:35:33
170817-0028															
OK		.	08/17/2017	OO		08:15:44	7400 STATE ST, HTG PK								
					HP	GARCIA,R	*24			08:15:44					08:20:15
170817-0055															
PPI		.	08/17/2017	PPI		12:43:47	LISA WONG 7400 STATE ST, HTG PK								
170824-0052															
CITE	24	.	08/24/2017	OO		10:49:45	7400 STATE ST, HTG PK								
IMP	24														
					HP	GARCIA,R	*24			10:49:45					11:09:56
					HP	SPINDOLA,C	23			10:52:18					11:09:56
170910-0021															
OK	15	.	09/10/2017			03:13:21	MARIA SANCHEZ 7400 STATE ST, HTG PK								
				415M											

**RESOLUTION APPROVING DANCE AND
ENTERTAINMENT PERMIT**

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PLANNING

1. That the property owner and Applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and Applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and Applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the Applicant shall pay for all costs of enforcement, including legal fees.
2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. That the proposed use shall comply with all applicable City, County, State and Federal codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License.
4. The business shall comply with all requirements and conditions set forth in Resolution No. 1710.
5. The business shall close no later than 11:00pm on Thursdays and Sundays, and no later than 1:30am Mondays, Tuesdays, Wednesdays, Fridays, and Saturdays.
6. The business shall comply with the City's noise standard as described in the Huntington Park Municipal Code Section 9-3.5.
7. To reduce noise emitting from the premises, the rear exit door adjacent to the alley shall remain closed while and dance and entertainment is conducted. The rear exit door shall remain unlocked and used only for an emergency.
8. To reduce noise emitting from the premises, the Applicant shall insulate the cocktail lounge walls to the satisfaction of the Community Development Director.
9. The business shall be prohibited from hiring or using third-party or "outside" promoters to book dance and entertainment.
10. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.

- 1 11. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code
2 Section 5-27.02(d), shall be diligently removed within a reasonable time period.
- 3 12. That the operator shall obtain/amend its City of Huntington Park Business License prior
4 to commencing Dance and Entertainment activities.
- 5 13. That the Applicants maintain a valid alcohol beverage license for the on-site sale of beer
6 and wine from the State Department of Alcoholic Beverage Control (ABC) and comply
7 with all requirements, and should at any time the required license or permits, issued by
8 the ABC, be surrendered, revoked or suspended, this Dance and Entertainment Permit
9 shall automatically become null and void.
- 10 14. The Dance and Entertainment activities shall be consistent with the Entertainment Plan
11 dated February 1, 2018.
- 12 15. Security services shall be consistent with the security plan dated February 1, 2018.
- 13 16. That alcohol shall only be served and/or consumed within the cocktail lounge. No
14 alcohol consumption shall take place outside in either the parking lot or alley.
- 15 17. That if any signs are proposed, such signs shall be installed in compliance with the City's
16 sign regulations and that approval be obtained through a Sign Design Review prior to
17 installation and that any existing non-permitted signs either apply for proper permits or
18 be removed.
- 19 18. That this Dance and Entertainment Permit shall be subject to review for compliance with
20 conditions of the issuance at such intervals as the Planning Commission shall deem
21 appropriate.
- 22 19. That the violation of any of the conditions of this Dance and Entertainment Permit may
23 result in a citation(s) and/or the revocation of the permit.
- 24 20. That should the operation of this establishment be granted, deemed, conveyed,
25 transferred, or should a change in management or proprietorship occur at any time, the
26 Dance and Entertainment Permit shall be null and void.
- 27 21. That the business owner (Applicants) and property owner agree in writing to the above
28 conditions.

CODE ENFORCEMENT

22. Trash enclosures must be secured at all times.
23. Property to be free and clear of graffiti at all times. Keep storefront windows clear of any graffiti, possibly install graffiti film on windows.
24. Lighting shall be provided in the parking lot areas and lighting needs to be maintained.

- 1 25. Do not allow outside storage to accumulate throughout the property.
- 2 26. Install signage that states "NO ALCOHOL TO BE CONSUMED IN PARKING LOT".
- 3 27. Ensure business complies with noise standards as residential properties are close by.
- 4 28. Keep parking lot free of trash and litter.
- 5 29. That security guard(s) be present on nights and weekends.

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7 POLICE DEPARTMENT

- 8 30. The operation of the establishment shall be limited to those activities and elements
9 expressly indicated on the permit application and approved by the City Council. Any
10 change in the operation, which exceeds the conditions of the approved permit, will
11 require that a new permit application be submitted to the City Council for their review and
12 approval.
- 13 31. Noise emanating from the permittee's premises shall not be audible beyond the property
14 line of the premises. The permittee shall be responsible for determining how to best
15 meet this requirement, either by keeping doors and windows closed, limiting hours of
16 entertainment, or by offering non-amplified entertainment.
- 17 32. The permittee shall not allow employees to discard trash or beer bottles into the outside
18 dumpster between the hours of 8 p.m. and 7 a.m. per section 9-3.507 HPMC.
- 19 33. Current occupancy loads shall be posted at all times.
- 20 34. The posting of flyers, and/or placards, or cards on windshields or similar literature,
21 advertising entertainment activities at the business including promotional events, shall be
22 strictly prohibited within the City of Huntington Park per HPMC sections 5-1.02, 5-1.03, &
23 5-1.02.1. Violation of this condition shall be cause for the City Council to take punitive
24 action against the permittee, including revocation, suspension, or modification of this
25 permit.
- 26 35. The permittee shall maintain full compliance with all applicable laws, ABC laws,
27 ordinances, and stated conditions. In the event of a conflict between the requirements of
28 this permit, your conditional use permit, or your Alcoholic Beverage Control license, the
more stringent regulation shall apply.
36. The permittee shall be responsible for installing and maintaining a video surveillance
system that monitors no less than the front and rear of the business, with full view of the
public right-of-ways, and any parking lot under the control of the permittee. These
cameras shall record video for a minimum of 30 days and the recordings will be made
available to the Huntington Park Police Department.
37. The surrounding area (exterior & parking lot) shall be illuminated in order to make easily
discernible the appearance and conduct of all person on or about the property.

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38. Patrons under eighteen (18) years of age shall not be permitted to enter, or to remain on the premises, after the food services portion of the establishment has closed, or **10 PM, whichever comes first.** Private functions not open to the public are exempt from this condition. The permittee will establish protocols that will prevent the consumption of alcohol by patrons who are not twenty-one (21) years of age.

39. During the hours of Dance and Entertainment the permittee shall be responsible for maintaining an adequate security staff to supervise patrons inside the establishment and those waiting to enter. Potential patrons awaiting entry in a defined "queue" shall be counted toward the calculation of required security staffing levels. For crowds up to fifty (50) patrons, the permittee shall provide a minimum of one (1) uniformed security guard. For crowds over (50) fifty patrons, the permittee shall provide a minimum of one (1) additional uniformed security guard per fifty (50) people. Should the permittee's operations give rise to a substantial increase in complaints/calls for service, or trash left in the parking lot or adjacent property, the permittee shall increase security as directed by the Chief of Police.

SECTION 3: This resolution shall not become effective until 15 days after the date of decision rendered by the Planning Commission, unless within that period of time it is appealed to the City Council. The decision of the Planning Commission shall be stayed until final determination of the appeal has been effected by the City Council.

SECTION 4: The Secretary of the Planning Commission shall certify to the adoption of this resolution and a copy thereof shall be filed with the City Clerk.

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