



REGULAR MEETING AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Wednesday, April 19, 2023, at 6:30 p.m.

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

SPECIAL NOTICE REGARDING COVID-19

Hybrid virtual/in-person meetings are conducted pursuant to AB 361 because state and local officials are recommending measures to promote social distancing. Members of the public may email their public comments to planning@h pca.gov.

JOIN VIRTUALLY AT:

<https://zoom.us/j/97897123169?pwd=NkhsNEFacUZCMmJyVFRkOFBsQXZMdz09>

OR PARTICIPATE BY PHONE AT:

- Toll Free: 669-900-9128,
- Meeting ID: 978 9712 3169, then #
- Password: 632516

*ATTENDEES WILL BE MUTED UNTIL THE PUBLIC PARTICIPATION PERIOD IS OPENED. If you are joining by phone, press *9 to be placed in the queue to speak and *6 to unmute your line. Comments from the public are limited to 3 minutes per speaker.*

Given the health risks associated with COVID-19, the City is encouraging members of the public to submit their comments and questions in writing, for Planning Commission considerations, by sending them to the Secretary of the Planning Commission at planning@h pca.gov or sforster@h pca.gov. All comments and questions will be read during the meeting.

We ask that members of the public in attendance use social distancing practices. Please contact the Secretary of the Planning Commission in advance at (562) 584-6210, for any questions and to make the appropriate arrangements.

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 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 Jonathan Sanabria
Commissioner Angelica Montes
Commissioner Eduardo Carvajal
Commissioner Erika Nuno
Commissioner Ricardo Barba-Ochoa

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. APPROVE PLANNING COMMISSION MEETING MINUTES FOR JANUARY, FEBRUARY, AND MARCH 2023

REGULAR MEETING AGENDA

PUBLIC HEARINGS

CASE NO. 2023-01 DA – DIRECTOR'S APPEAL – A REQUEST FOR PLANNING COMMISSION TO MODIFY THE DECISION OF THE COMMUNITY DEVELOPMENT DIRECTOR FOR MINOR DEVELOPMENT PERMIT (MDP) NO. 2022-106 FOR PROPERTY LOCATED AT 2701-2734 SLAUSON AVENUE, WITHIN THE COMMERCIAL GENERAL (CG) ZONE.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Receive a presentation of the project from City staff,
2. Conduct a public hearing and receive public testimony,
3. Deny appeal request based on the findings stipulated in the staff report.

CASE NO. 2023-01 CUPTR – CONDITIONAL USE PERMIT TRANSFER – A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE

CONTINUED LIQUOR STORE USE WITH THE GENERAL OFF-SALE OF BEER, WINE, AND DISTILLED SPIRITS ON PROPERTY LOCATED AT 6020 SANTA FE AVENUE, WITHIN THE COMMERCIAL GENERAL (CG) ZONE.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Receive a presentation of the project from City staff,
2. Conduct a public hearing and receive public testimony,
3. Provide comments on the project, and
4. Approve CUP Transfer request based on the findings stipulated in the staff report and resolution.

CASE NO. 2023-01 CUP – CONDITIONAL USE PERMIT– A REQUEST FOR A CONDITIONAL USE PERMIT FOR OFF-SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING BUSINESS LOCATED AT 2550 SATURN AVENUE, LOCATED WITHIN DISTRICT C OF THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DTSP).

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Receive a presentation of the project from City staff,
2. Conduct a public hearing and receive public testimony,
3. Provide comments on the project, and
4. Deny CUP request based on the findings stipulated in the staff report and resolution.

RECEIVE AND FILE

RECOMMENDATION TO RECEIVE AND FILE THE FOLLOWING ITEMS:

No items to present.

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn until the next regular

meeting on Wednesday, May 17, 2023, at 6:30 p.m.

I, Steve Forster, hereby certify under penalty of perjury under the laws of the State of California that the foregoing notice and agenda were posted at City of Huntington Park City Hall and made available at www.hpca.gov not less than 72 hours prior to the meeting.



Steve Forster
Community Development Director

Consent Items



MINUTES

CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION

Wednesday, January 18th, 2023, at 6:30 p.m.

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

Chairperson Sanabria called the meeting to order at 6:32 p.m.

PRESENT IN PERSON: Commissioner(s): Chairperson Jonathan Sanabria, Commissioner Ricardo Barba-Ochoa. PRESENT VIA ZOOM: Commissioner Eduardo Carvajal, Commissioner Erika Nuno, Commissioner Angelica Montes.

STAFF PRESENT: Community Development Director, Steve Forster; Planning Division Manager, Luis Rodriguez. Associate Planner, Lemessis Quintero. Assistant Planner, Jordan Martinez.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Chair Jonathan Sanabria.

PUBLIC COMMENT – None

CONSENT ITEMS – None

PRESENTATIONS

CASE NO. 2021-04 CUP – CONDITIONAL USE PERMIT - A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE USE OF A COMMERCIAL KITCHEN IN A PORTION OF AN EXISTING BUILDING LOCATED AT 3355 EAST GAGE AVENUE, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.

Assistant Planner Martinez introduced the item and presented a PowerPoint presentation to the Commission. The presentation detailed the site description, project proposal, and business operations. Assistant Planner Martinez detailed the numerous violations on site consisting of multiple businesses with no active City of Huntington Park business license, no approved entitlements, and special events being held at the unpermitted banquet hall on site.

PUBLIC HEARING

1. Cesar Zaldivar Motts, Executive Director at NewStart Housing Corporation spoke on behalf of Trio Community Meals foundation and explained that the NewStart Housing Corporation took over the building after Old Timers Foundation went bankrupt. Zaldivar Motts mentioned that the property has passed health and safety inspections and that Trio Community Meals provides about 35,000 meals

per week to low-income seniors. Zaldivar Motts asked for consideration in approving this permit to be able to continue serving the community.

2. Darren Donoway, Senior Services Director at Human Services Association (HSA) provided a brief background on the Human Services Association and said that they have the best intentions to serve seniors accommodating to their needs. Donoway mentioned that during the pandemic Trio Community delivered meals to about 12,000 individuals.
3. Ana Roberts, Vice President at Trio Community Meals provided a brief background on Trio Community Meals. Roberts states that Trio is a large company and has been in business for over 40 years with locations throughout the country. Roberts clarified that Trio Community is not involved with New Start Housing Corporation.
4. Joel Medina, Area Manager at Trio Community Meals showed some examples of the types of meals that are delivered to seniors. Medina spoke about the mission and his history with Trio Community Meals.

PLANNING COMMISSION QUESTIONS

1. Commissioner Barba-Ochoa asked the applicant Ana Roberts if she was aware of the special events that took place involving live entertainment and dancing at the location and if the commercial kitchen was utilized at such events. Applicant Ana Roberts stated that the use of the kitchen is separate from that of the banquet hall and Trio Community Meals are the only one with access to the kitchen. Commissioner Barba-Ochoa asked about the refrigerated trailer located in the parking lot, to which the applicant responded that they were not aware they needed a permit for it. The applicant also mentioned that they have applied for business licenses and health permits with LA County.
2. Chairperson Sanabria asked the applicant why they moved their business to Huntington Park from Long Beach. The applicant responded that Trio Community Meals wanted to expand their location to help as many seniors as possible. Chairman Sanabria expressed his concern that the business is currently operating without an active business license and City review or approval. The applicant stated that during the COVID-19 pandemic, everything moved slower and she assumed she would be fine operating without an active business license. Additionally, Chairperson Sanabria asked the applicant if any of the other Trio Community Meals locations were located in the same building as a medical office to which the applicant answered that to her best knowledge no they are not.

Chairperson Sanabria declared the public hearing closed for CASE 2021-04 CUP CONDITIONAL USE PERMIT. Motion by Chairperson Jonathan Sanabria, seconded by Commissioner Ricardo Barba-Ochoa, to DENY CASE 2021-04 CUP. Motion **passed 5-0-0**, by the following vote:

NOES: Commissioner(s): None

STAFF COMMENTS

Community Development Director Forster provided updates on ongoing projects:

- Farmer Boys has started construction and is anticipated to open in early summer 2023.
- Raising Canes have submitted plans.
- Negotiations for the Ross Store on Gage Ave and Pacific Avenue were successful, and the project has been approved by City Council.

PLANNING COMMISSION COMMENTS

1. Commissioner Nuno thanked the staff for the presentation and all the research that was done for this project. She expressed that it is very unfortunate that they need to shut down a business like this that provides such great services to the community and that this is being done to ensure that our community is safe and in compliance with all regulations.
2. Commissioner Carvajal thanked staff for providing the necessary information for them to make their decisions and looks forward to all projects to be completed in 2023.
3. Commissioner Barba-Ochoa. Thanked staff for their diligent work as always and encouraged the applicant to pursue their goal and continue working with the City.
4. Commissioner Angelica Montes thanked staff for the presentation and recommend the applicant continue pursuing their business following the City's regulations and protocols to be able to continue serving the community.
5. Chair Jonathan Sanabria. Thanked staff for the information provided and stated that he is looking forward to all the projects moving forward in a positive direction.

ADJOURNMENT

At 7:39 pm the City of Huntington Park Planning Commission was adjourned to a Regular Meeting on Wednesday, February 15, 2023, at 6:30 p.m.

Respectfully Submitted,



Steve Forster
Community Development Director



MINUTES

CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION

Wednesday, February 15th, 2023, at 6:30 p.m.

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

Chairperson Sanabria called the meeting to order at 6:31 p.m.

PRESENT IN PERSON: Commissioner(s): Chairperson Jonathan Sanabria, Commissioner Ricardo Barba-Ochoa, Commissioner Erika Nuno. **PRESENT VIA ZOOM:** None. **ABSENT:** Commissioner Eduardo Carvajal, Commissioner Angelica Montes.

STAFF PRESENT: Community Development Director, Steve Forster; Planning Division Manager, Luis Rodriguez. Associate Planner, Lemessis Quintero.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Chair Jonathan Sanabria.

PUBLIC COMMENT – None

CONSENT ITEMS – None

RECEIVE AND FILE

RECOMMENDATION TO RECEIVE AND FILE THE FOLLOWING ITEMS:

1. ECRG Update – Public Outreach Events & Technical Surveys
2. Housing Element Update – Progress and Next Milestones
3. Huntington Park's response to LAUSD for CEQA-NOP to expand school facilities.
4. New Processing Tools
 - a. Implementation of Street Vendor Permit
 - b. Implementation of Zoning Clearance Application

A. Associate Planner, Lemessis Quintero introduced the Receive and File items and presented a PowerPoint to the Commission. Associate Planner Quintero provided updates on the Equitable Communities Revitalization Grant, Housing Element Update, and new processes and procedures implemented by the Planning Division.

PUBLIC COMMENT- None

Motion by Chairperson Jonathan Sanabria, seconded by Commissioner Ricardo Barba-Ochoa, to Receive and File. Motion **passed 3-0-0**, by the following vote:

NOES: Commissioner(s): None

STAFF COMMENTS

Community Development Director, Steve Forster gave some brief updates on ongoing projects, such as the new Tesla charging stations which will be installed at the Target location on Bickett Street. Director Forster provided an update on the tenant improvements for the Ross store on Pacific Blvd. Director Forster also stated that as of March 1, 2023 the City's new waste hauler will be Valley Vista Services.

PLANNING COMMISSION COMMENTS

1. Commissioner Nuno thanked the staff for the presentation and expressed that it was enriching and encouraging to have the information given by staff.
2. Commissioner Barba-Ochoa. Thanked the staff for such an informative and cool meeting and said he is grateful for all the diligent work that is happening in the City.
3. Chair Jonathan Sanabria. Thanked staff for all the information and continues to look forward to all the improvements in our City.

ADJOURNMENT

At 7:39 pm the City of Huntington Park Planning Commission was adjourned to a Regular Meeting on Wednesday, March 15, 2023, at 6:30 p.m.

Respectfully Submitted,



Steve Forster
Community Development Director



MINUTES

CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION

Wednesday, March 15th, 2023, at 6:30 p.m.

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

Chairperson Sanabria called the meeting to order at 6:31 p.m.

PRESENT IN PERSON: Commissioner(s): Chairperson Jonathan Sanabria, Commissioner Ricardo Barba-Ochoa, Commissioner Angelica Montes.

PRESENT VIA ZOOM: None.

ABSENT: Commissioner Eduardo Carvajal, Commissioner Erika Nuno

STAFF PRESENT: Community Development Director, Steve Forster; Planning Division Manager, Luis Rodriguez. Assistant Planner, Jordan Martinez.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Chair Jonathan Sanabria.

PUBLIC COMMENT – None

CONSENT ITEMS – None

RECEIVE AND FILE

RECOMMENDATION TO RECEIVE AND FILE THE FOLLOWING ITEMS:

1. City of Huntington Park General Plan Annual Progress Report.

Assistant Planner, Jordan Martinez introduced the Receive and File items and presented a PowerPoint to the Commission. The presentation included updates on the General Plan Annual Progress Report and Community Development accomplishments.

PUBLIC COMMENT- None

Motion by Chairperson Jonathan Sanabria, seconded by Commissioner Ricardo Barba-Ochoa, to Receive and File. Motion passed 3-0-0, by the following vote:

NOES: Commissioner(s): None

STAFF COMMENTS

Community Development Director, Steve Forster invited Project Manager, Ishah Ahumada to provide the latest updates on City funding sources and grants. Project Manager Ahumada briefly introduced Cal Home, First Time Home Buyer, and Owner-Occupied Rehabilitation programs. These programs include the recently approved HOME and Emergency Rental Assistance program, intended to assist Huntington Park residents with 3 months' back rent.

Community Development Director Forster then invited Code Enforcement Manager, Paul Bollier, to provide updates on Code Enforcement cases. Code Enforcement Manager Bollier stated that Code Enforcement's primary focus has been commercial buildings along Pacific Blvd and the recent fires that have impacted the City. Code Enforcement Manager Bollier mentioned that Code Enforcement's main goal is to improve the current condition of residential and commercial areas as well as address the resident's concerns.

Community Development Director Forster provided details regarding the appeal about the commercial fire at 2701 Slauson Ave. Community Development Director Forster explained that during the fire the exterior perimeter wall of this building was significantly compromised to make entry into the building, and it may quickly become a safety hazard or constitute several building code violations for remaining in place. Therefore, when the exterior perimeter wall is rebuilt it will be required to be setback five feet. This item will be scheduled for the Planning Commission Meeting in April.

Community Development Director Forster provided brief updates on ongoing development projects, such as the new Tesla charging stations to be installed at the Target location on Bickett Street. The Ross store is moving forward with its tenant improvements per the General Contractor. Raising Cane's is in the process of submitting plans to move forward with their location adjacent to Target on Bickett Street.

PLANNING COMMISSION COMMENTS

1. Commissioner Barba-Ochoa thanked the staff for a wonderful job in presenting the items to the Commissioners. Commissioner Barba-Ochoa said that since he is involved with the community, he has noticed the changes implemented in the City.
2. Commissioner Montes expressed her gratitude for everyone's great work and thanked the staff for putting on a neat and helpful presentation.
3. Chair Jonathan Sanabria manifested that the Community Development has improved to a great level of efficiency and values the work put into projects in the City.

ADJOURNMENT

At 7:10 pm the City of Huntington Park Planning Commission was adjourned to a Regular Meeting on Wednesday, April 19, 2023, at 6:30 p.m.

Respectfully Submitted,



Steve Forster
Community Development Director



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: APRIL 19, 2023

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: STEVE FORSTER, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: JORDAN MARTINEZ, ASSISTANT PLANNER

**SUBJECT: PLANNING COMMISSION CASE NO. 2023-01 DA
(DIRECTOR'S APPEAL)**

REQUEST: A REQUEST FOR PLANNING COMMISSION TO MODIFY THE DECISION OF THE COMMUNITY DEVELOPMENT DIRECTOR FOR MINOR DEVELOPMENT PERMIT (MDP) NO. 2022-106 FOR PROPERTY LOCATED AT 2701-2734 SLAUSON AVENUE, WITHIN THE COMMERCIAL GENERAL (CG) ZONE.

APPLICANT: S&P Lee Investments, c/o Samuel Lee
26611 Cabot Road, Suite B
Laguna Hills, CA 92653

PROPERTY OWNER: S&P Lee Investments

**PROPERTY OWNER'S
MAILING ADDRESS:** 26611 Cabot Road, Suite B
Laguna Hills, CA 92653

PROJECT LOCATION: 2701-2734 Slauson Avenue

**ASSESSOR'S
PARCEL NUMBER:** 6309-030-030

PREVIOUS USE: Commercial

LOT SIZE: 42,250 square feet

BUILDING SIZE: 21,232 square feet

GENERAL PLAN: General Commercial

ZONE:	Commercial General (CG)
SURROUNDING LAND USES:	North: Medium Density Residential (RM) West: Commercial General (CG) South: Commercial General (CG) East: Commercial General (CG)
MUNICIPAL CODE APPLICABILITY OF REQUIREMENTS FOR DIRECTOR'S APPEAL:	Pursuant to Huntington Park Municipal Code (HPMC) Section 9-2.2311; any determination or action taken by the Director may only be appealed to the Planning Commission.
REQUIRED FINDINGS FOR A DIRECTOR'S APPEAL:	Following a hearing, the Planning Commission shall record its decision in writing and shall recite the findings upon which the decision is based. The Commission may approve or deny a Director's Determination Appeal application. The decision shall contain the findings, any conditions of approval, and reporting/monitoring requirements deemed necessary to mitigate any impacts and protect the health, safety and welfare of the City.
PROJECT BACKGROUND:	<ul style="list-style-type: none">• <i>Site Description</i> <p>The subject site is located on the northeast corner of Slauson Avenue and Seville Avenue. The site measures approximately 42,250 square feet. The site is developed with a multi-tenant commercial building measuring approximately 21,232 square feet. The subject site is surrounded by residential uses to the north and commercial uses to the west, south, and east. A Minor Development Permit Application was submitted to the Planning Division on November 30, 2022, to repair fire damage to the existing commercial building from a fire that occurred on April 23, 2022.</p>

ANALYSIS:

- ***Appeal***

The Applicant, S&P Lee Investments, c/o Samuel Lee, is appealing the decision of the Community Development Director for MDP Case No. 2022-106 and petition that the Planning Commission modify the decision. A wall that was part of an existing multi-tenant commercial building facing Slauson Avenue that was built on the property line (zero setback) was destroyed by a fire that occurred on the property on April 23, 2022. The Applicant contends that they can rebuild the wall located in the front setback facing Slauson Avenue back to its original location (at the property line with zero setback) as shown by plans submitted to the Planning and Building and Safety Divisions.

- ***Legal Nonconforming Status***

Per the Los Angeles County Assessor Portal, the existing multi-tenant commercial building measuring approximately 21,232 square feet was built in 1992. During that time zoning district development standards were different than present day. For example, in 1992, the floor area ratio (FAR) for properties located in commercial general land use designations was 1:1. However, the present-day development standards for commercial general areas have a new FAR of 2:1. Properties that still possess former development standards are considered legal nonconforming. A nonconforming structure is defined in HPMC Section 9-3.602 as “a structure that was legally constructed prior to the adoption of this Code but which does not conform to the current provisions governing required yards, height of structures, distance between structures, etc. prescribed for the zoning district in which the structure is located.” The development standards for the property at 2701-2734 Slauson Avenue currently mandates a five-foot front setback.

- ***HPMC Article 6. Nonconforming Structures and Uses***

Article 6 provides for the regulation and orderly termination of legal nonconforming structures and uses in order to promote the public health, safety and general welfare and

to bring such structures and uses into conformity with the goals, policies and objectives of the General Plan. The Code declares that nonconforming structures within the City are detrimental to both orderly and creative development and the general welfare of its citizens.

Pursuant to HPMC Section 9-3.611, any nonconforming structure partially destroyed may be restored provided restoration is started within ninety (90) days of the date of partial destruction and diligently pursued to completion. An application to repair fire damage to the existing commercial building from a fire that occurred on April 23, 2022, was submitted to Planning on November 30, 2022. This severe delay of restoration action exceeds the 90-day timeframe. As such, the nonconforming structure could not revert to its legal nonconforming status.

Furthermore, as stipulated in HPMC Section 9-3.611, whenever a nonconforming structure is damaged in excess of fifty (50) percent (as determined by the City Building Official) of its replacement cost at the time of damage, the repair or reconstruction of the structure shall conform with all of the current provisions/standards of the zoning district in which it is located and it shall be treated as a new structure, and any nonconformity shall be remedied. On February 16, 2023, while performing a site inspection, the City Building Official determined that the existing structure (the wall) located in the front setback was damaged in excess of 50 percent. As such, current Code would require the structure to conform to present-day development standards.

- ***Permit Revocation***

The Planning Division along with the Building and Safety Division reviewed plans for the fire damage repair at the property. Initially, the submitted plans did not show the front wall as needing a full reconstruction from damage caused by the fire. The plans did not show the true conditions on the subject property. As such, under the premise of omission and misrepresentation of conditions of the property, the Planning Department rescinded the approval of MDP No. 2022-106. Additionally, the Building Official under the authority of the California Building Code can suspend or revoke a building permit wherever the building permit is issued in error or on the basis of incorrect,

inaccurate or incomplete information. In this case, the permit was revoked due to an error on the plans provided by the Applicant. The plans had to show the wall that was damaged in excess of 50 percent (located along Slauson Avenue) needed to comply with a five-foot setback as required per HPMC Section 9-4.203. However, the plans did not show the five-foot setback and inaccurately reverted to the zero setback which does not abide to the current development standards.

- ***Director's Appeal Findings***

In granting a Director Appeal to allow for a modification to the Director's Decision, the Planning Commission must make findings in connection with the petition for the Director's Appeal, as set forth in the HPMC. As previously discussed, there is no basis that supports the property to maintain a legal nonconforming status. The Property Owner did not take action within the allotted time frame to restore the fire damaged structure within ninety (90) days of the date of destruction. Consequently, the legal nonconforming status of the property was ended and current development standards are applicable to the site.

CONCLUSION:

The Planning Division never received an application for repair of fire damage within the 90-day time frame that would have allowed for restoration of legal nonconforming structures. As such, current provisions are now applicable to the property and the zero-foot setback does not comply with the Huntington Park Municipal Code. However, the Planning Commission may approve or deny the request.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **deny Case No. 2023-01 DA**.

EXHIBITS:

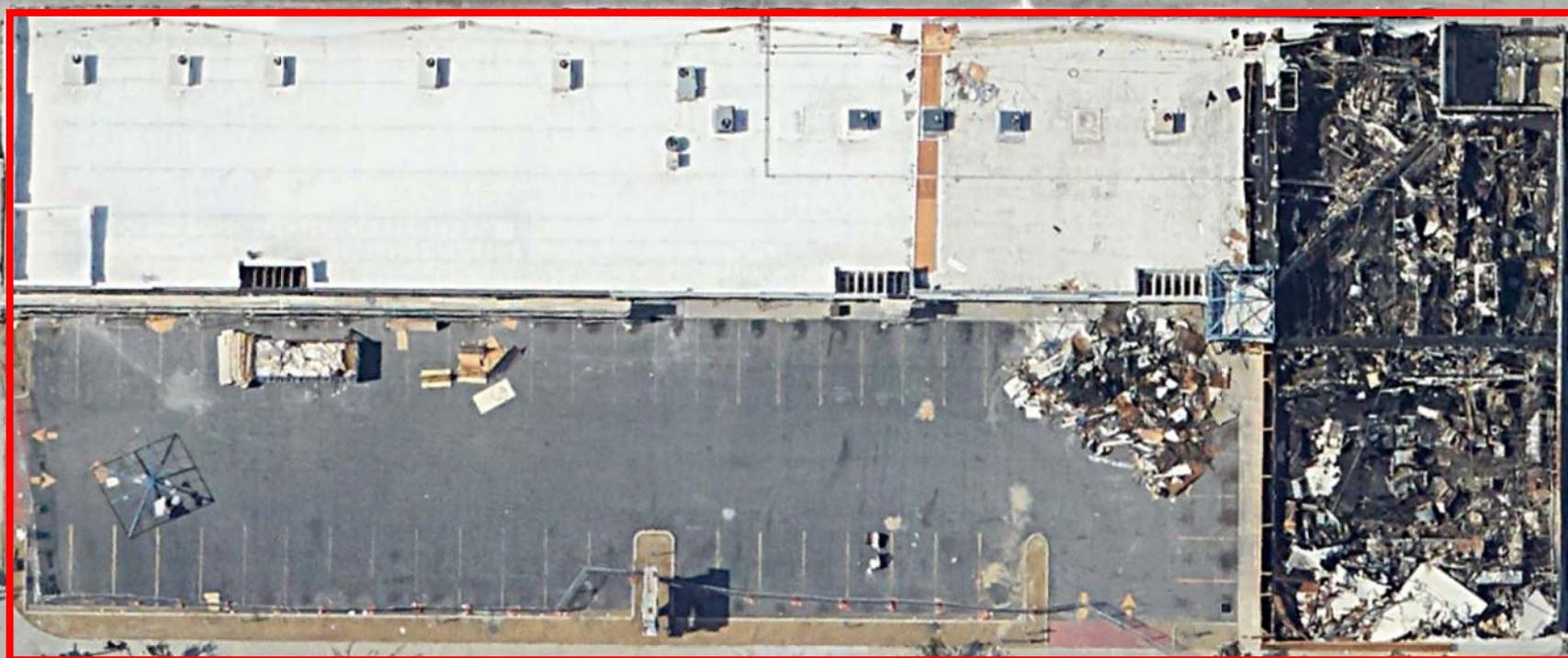
- A: Vicinity Map
- B: Floor Plan
- C: Post-Fire Photographs
- D: Director's Appeal Application Packet

VICINITY MAP

EXHIBIT A

CASE NO. 2023-01 DA

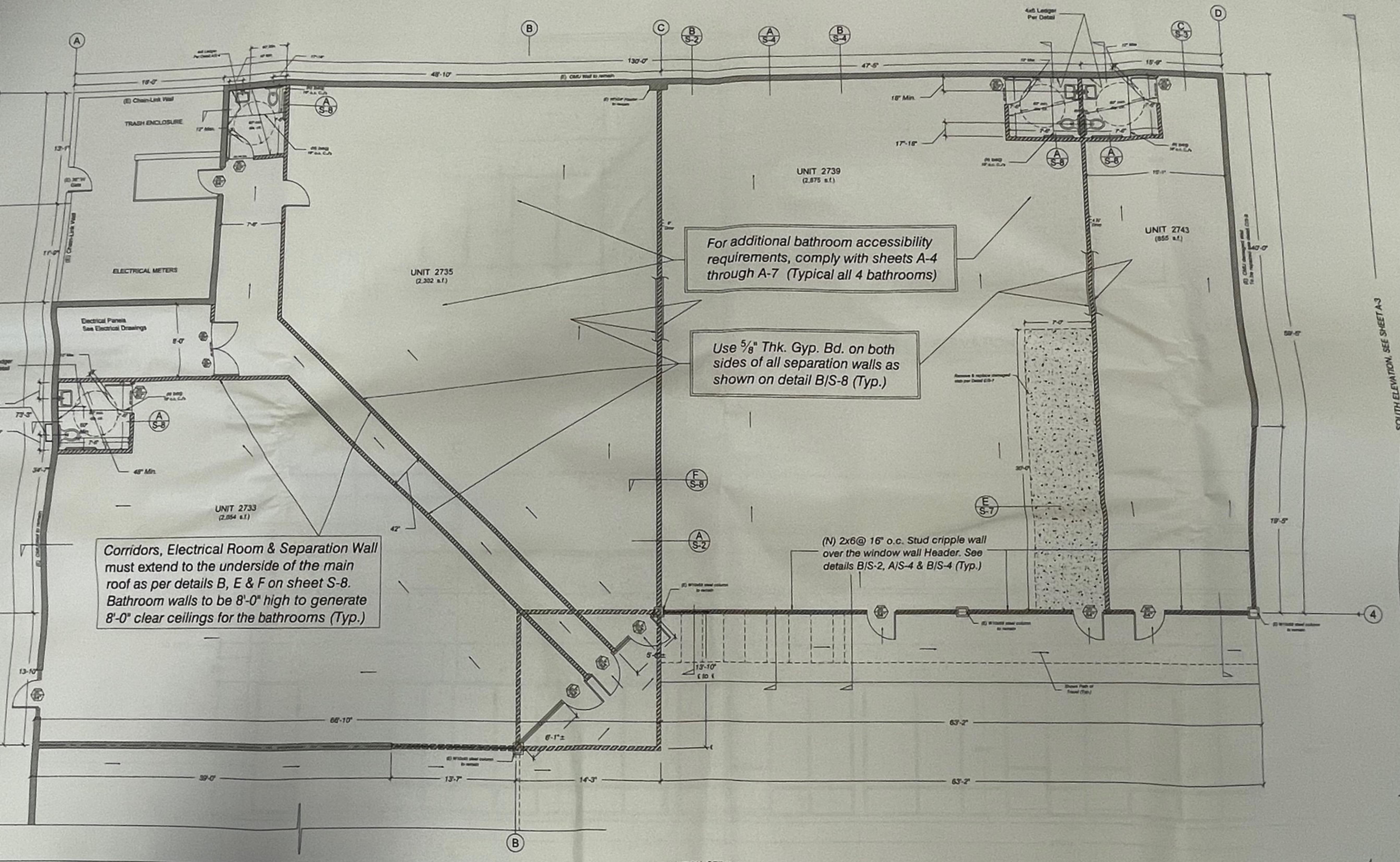
2701-2734 E Slauson Avenue



FLOOR PLAN

EXHIBIT B

CASE NO. 2023-01 DA



All Dimensions shown on these drawings are approximate and must be field verified by the Contractor to match existing. Contractor shall be solely responsible for this verification (Typ.)

With exception of bathrooms & the
Hallway in between units 2733 & 2735
all interior spaces shall have T-Bar
Ceilings as shown on sheet S-8 (Typ.)

WALL SCHEDULE

 (E) BLOCK WALL
 (E) WOOD FRAMED WALL
 (M) WOOD FRAMED WALL
 (FULL HEIGHT or CRIPPLED WALL)
 New walls to be constructed
 as per Details D or E as
 shown on Sheet S-8 using
 2x6 Studs @ 16' o.c. (Typ.)

(N) FLOOR PLAN

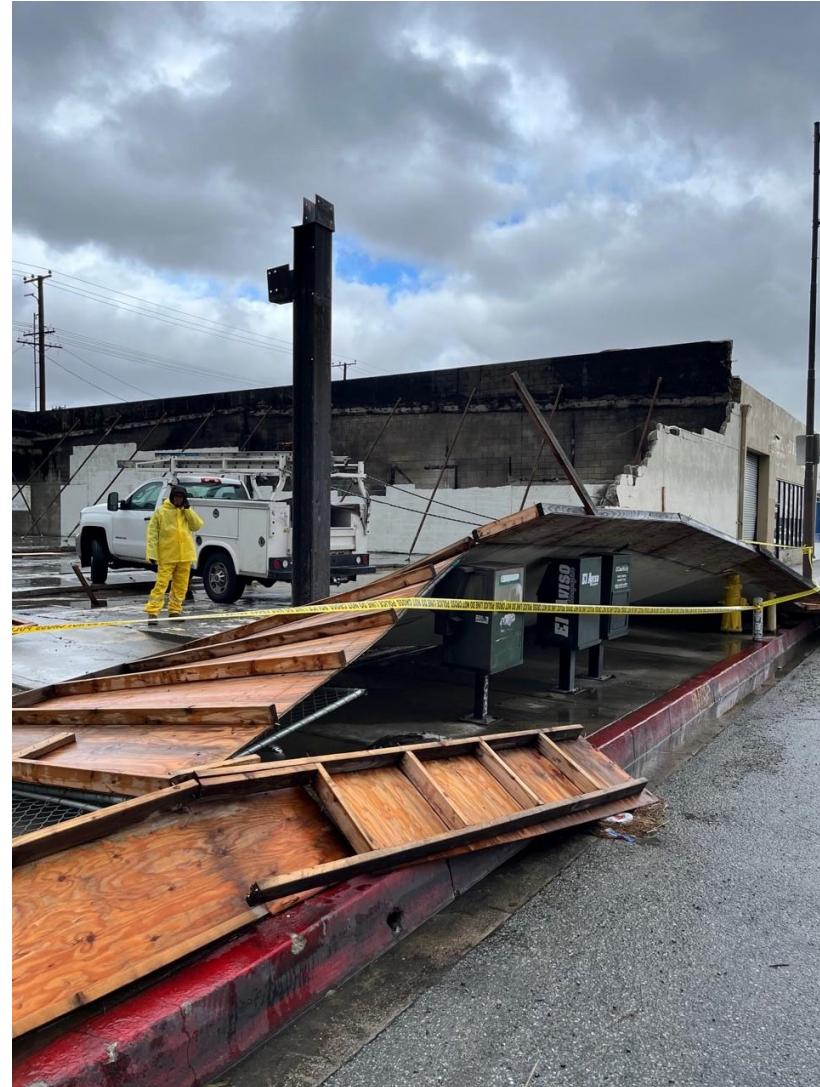
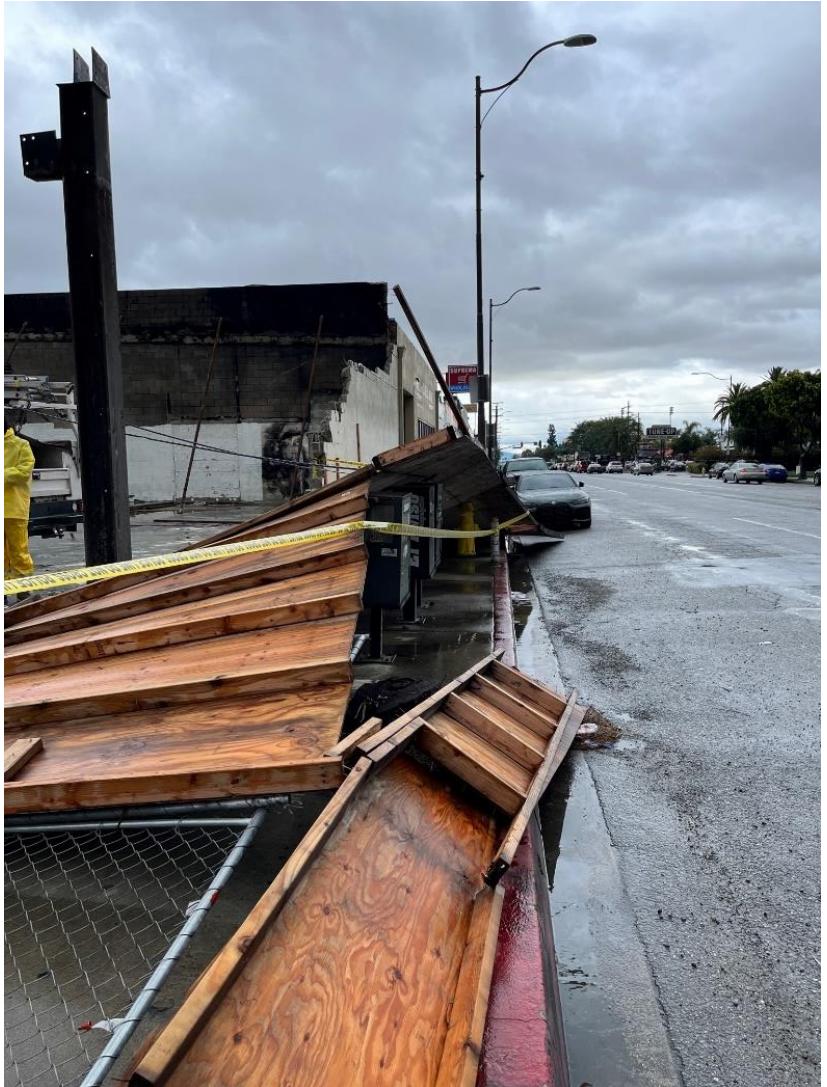
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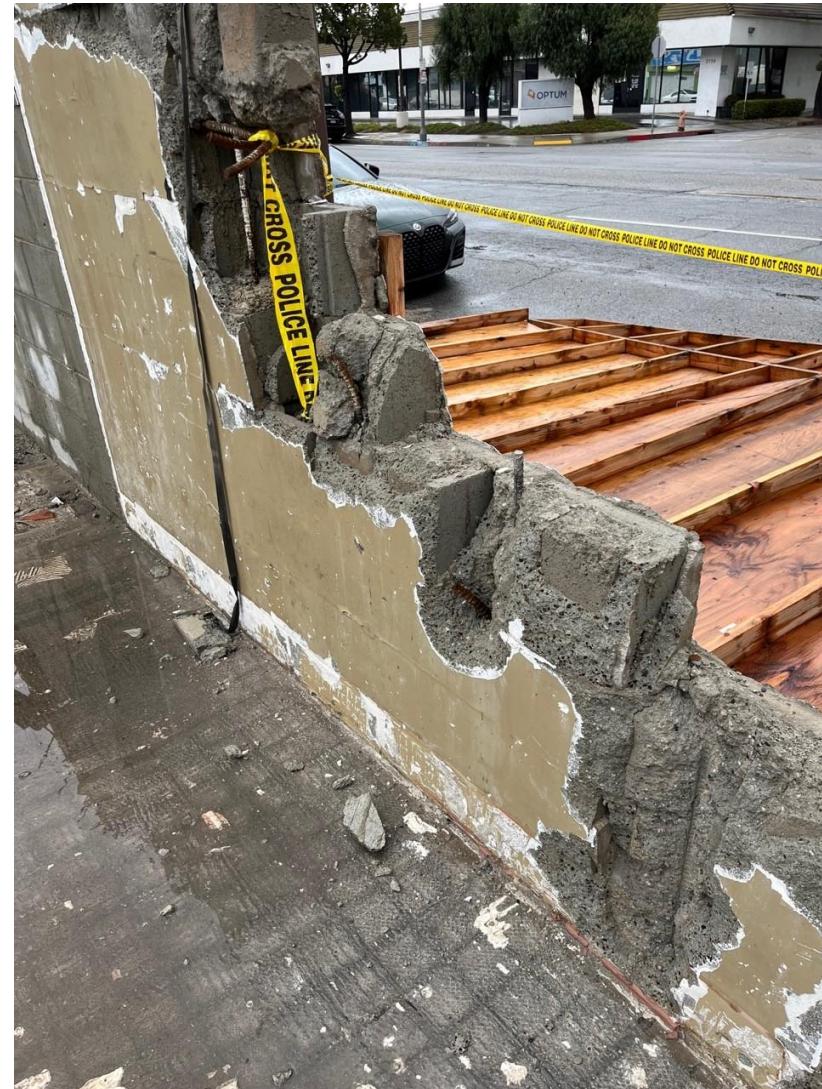
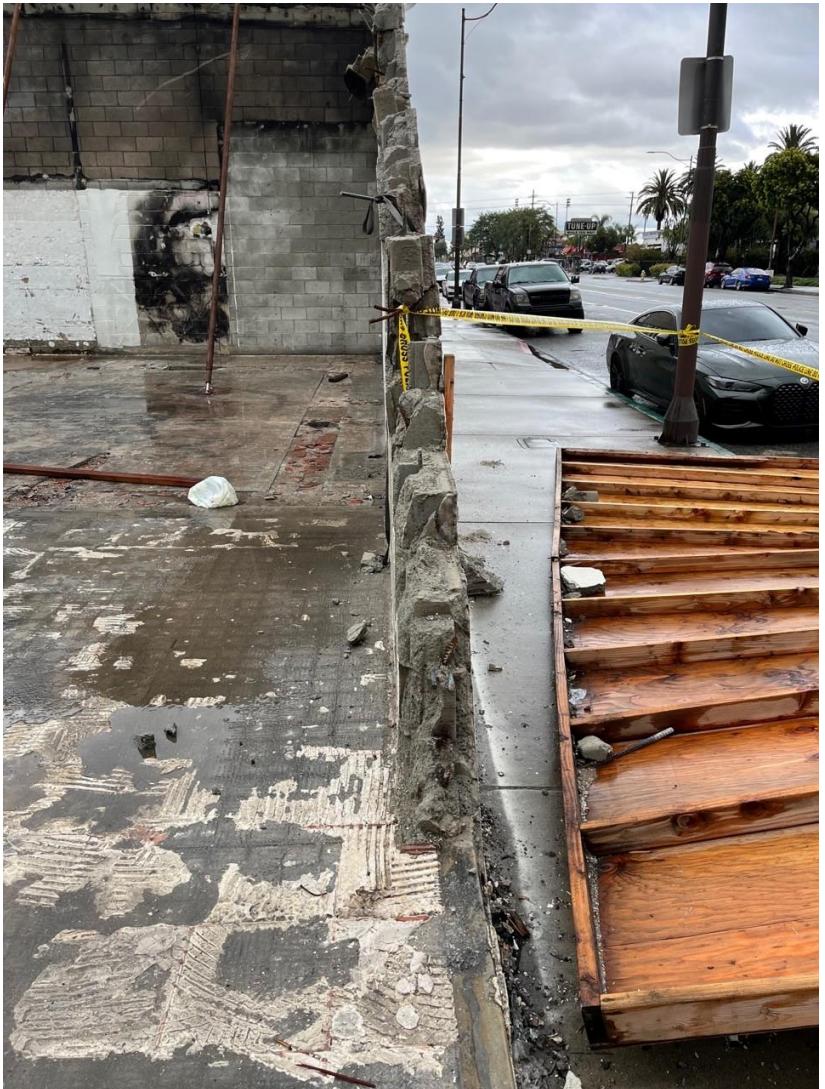


POST-FIRE PHOTOGRAPHS

EXHIBIT C

CASE NO. 2023-01 DA













DIRECTOR'S APPEAL APPLICATION PACKET

EXHIBIT D

CASE NO. 2023-01 DA



CITY OF HUNTINGTON PARK

Community Development Dept. • Planning Division
6550 Miles Avenue, Huntington Park, CA 90255
Tel. (323) 584-6210 • planning@h pca.gov

DIRECTOR'S APPEAL APPLICATION

FOR OFFICE USE ONLY

Date Filed: 3/14/2023 Case No.: DA 2023-01 Fee/Receipt No.: \$1,299.00 Initials: JM

Note to the appellant: Pursuant to the Huntington Park Municipal Code, Section 9-2.2312, appeals may be filed with the Department on this form within fifteen (15) days following the date of an action. Appeals shall be accompanied by a filing fee, which is indicated above.

I/We, appellant(s) hereby appeal the decision of the Community Development Director on February 27, 2023 for Case No. Minor Development Permit 2022-106 and petition that the Planning Commission modify the action/decision that was made.

PROJECT INFORMATION

Property Address: 2701-2734 Slauson Avenue, Huntington Park CA 90255 (APN 6309-030-030)

APPELLANT'S INFORMATION

Appellant(s): S&P Lee Investments, c/o Samuel Lee (Property Owner)

Mailing Address: 26611 Cabot Road, Suite B, Laguna Hills CA 92653

Phone 1: 818-568-8474 Phone 2: _____ email: slee@aps-rx.net

PROPERTY OWNER'S INFORMATION

Property Owner: S&P Lee Investments, c/o Samuel Lee (Property Owner)

Mailing Address: 26611 Cabot Road, Suite B, Laguna Hills CA 92653

Phone 1: 818-568-8474 Phone 2: _____ email: slee@aps-rx.net

REASON FOR APPEAL:

The action or decision is being appealed for the following reason(s): (Attach additional sheets if necessary)

See attached letter.

CERTIFICATE AND AFFIDAVIT OF APPELLANT: I/We, appellant(s) of the case involved in this application, dispose and say that I/we have prepared the foregoing appeal and that the statements and information contained therein are in all respects true and correct to the best of my/our knowledge and belief, and that said information, so far as I am/we are aware, is complete and represents all of the evidence and opinion that bears on the case and refers to no facts or evidence not introduced previously.

Signature: _____

Date: 3/14/2023



Community Development Department

Ray Ameri, M.S., P.E.
Ray Ameri Engineering, Inc.
960 N. Tustin St #388
Orange, CA 92867

February 27, 2023

SUBJECT: Denial of Minor Development Permit No. 2022-106 at 2701 – 2743 Slauson Avenue (APN: 6309-030-030)

Dear Mr. Ameri:

Thank you for submitting a request on November 30, 2022, to repair fire damage to an existing non-conforming commercial building at 2701-2743 Slauson Avenue due to a fire that occurred on April 23, 2022. As such, proposed plans and proposed project do not comply with the Huntington Park Municipal Code when applying the scope of work to the Non-Conforming provision of the Zoning Code Article 6. Nonconforming Structures and Uses, Section 9-3.611.

ANALYSIS

Following a site inspection by the Huntington Park Building and Safety Division that showed the conditions on the subject property were not as indicated on the proposed plans, Planning Department is rescinding approval of Minor Development Permit No. 2022-106 for Fire Damage Repair.

On February 16, 2023, while performing a site inspection, the Building Official determined that the existing building was damaged by more than 50%, and as such, will need to be constructed to conform to current zoning code. Per the initially submitted proposed plans dated November 30, 2022, the currently non-conforming southernmost wall is not indicated as being reconstructed to comply with the current front yard, zoning setback of **five (5) feet**. In addition, the wall in question is damaged beyond repair per Building Official comments, requiring the wall to be reconstructed in whole. As such, the zoning code prevails here and the new wall needs to comply with the required setback.

Thus, current Zoning Code per HPMC 9-4.2 indicates that a five (5) foot setback is required for all structures on the Commercial General Zone along the front street side property line. This development standard will be enforced on new construction on the subject property, including all newly constructed walls. The damaged wall in question will not be allowed to continue as a non-conforming status.

Please adjust, prepare new plans, and submit with a new attached Development Permit Application to the Planning Division for review. The Code Enforcement Division is managing all code

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February 27, 2023
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enforcement violations. If you have any questions, you can contact Paul Bollier, Code Enforcement Manager at (323) 584-6213 or pbollier@hpcagov.

If you have any other zoning or building questions, please contact me at (323) 584-6250 or via email at Lrodriguez@hpcagov.

Sincerely,



Luis Rodriguez
Planning Manager

*CC: Steve Forster, Community Development Director
Paul Bollier, Code Enforcement Manager
Reuben Schmitt, Building Official*



633 West Fifth Street
64th Floor
Los Angeles, CA 90071
213.557.7222
www.rpnllp.com

Stephanie Deherrera
213.557.7226
Stephanie@rpnllp.com

March 14, 2023

City of Huntington Park
Planning Commission
6550 Miles Avenue
Huntington Park, CA 90255
(323) 584-6210

Re: Appeal of Denial of Minor Development Permit No. 2022-106 at 2701 - 2743 Slauson Avenue (APN: 6309-030-030)

Dear Commissioners:

We represent S&P Lee Investment LLC ("Applicant"), owner of the real property located at 2701 - 2743 Slauson Avenue (APN 6309-030-030) ("Site") in the City of Huntington Park ("City"). The Applicant received a letter ("Revocation Letter") from Planning and Zoning dated February 27, 2023 revoking the Project Minor Development Permit ("Project MDP", described below). (See Exhibit A.) This letter provides the basis for the Appeal. We urge the Planning Commission to grant the appeal.

I. Background of the Project and Revocation Letter.

The Site contains one legally non-conforming structure which has been subject to two separate fires in the last two years and is in the process of being repaired by Applicant for a second time. The first fire occurred in May of 2020, and resulted in damages that were less than 50 percent of the replacement cost at the time of damage. Construction of the repair was approximately 90 percent complete, with one month left of construction, when the second fire occurred on April 23, 2022. The second fire damaged the main wires, subpanels and electrical equipment for the entire structure, so construction of the repairs associated with the first fire were forced to stop. Applicant applied for the necessary applications to repair the damage caused by the second fire, which also were less than 50 percent of the replacement cost at the time of damage. However, after the second fire, there were repeated acts of vandalism and theft at the Site. Despite Applicant's best efforts to secure the Site, water lines, electrical lines and copper were stolen from the Site. The Applicant immediately filed insurance claims for the damage. Those claims, which are crucial to the financial viability of the Project, are now active and on-going. Applicant obtained approval of construction to repair the damage caused by the second fire ("Project"). Specifically, the Planning and Zoning approved the MDP on November 30, 2022 and the Building and Safety approved the Project plans on December 22, 2022, which recognize that the structure on the Site is a non-conforming structure. (See Exhibit B.) Despite increasing burdens caused by sources outside Applicant's control, best efforts were made to diligently proceed with construction of the Project. Even so, the City issued the Revocation Letter.

Applicant has submitted an appeal of the Revocation Letter to the City Planning Commission pursuant to the City Municipal Code (“HMC”) Section 9-2.2311 (“Appeal”), and this letter provides the basis for the Appeal. Namely, the Planning and Zoning staff have abused their authority by revoking the Project MDP without compliance with its own procedures described in HMC Section 9-2.1013, which require a noticed public hearing before revocation of the Project MDP. Further, the Project qualifies for repairs made to a non-conforming structure pursuant to HMC Section 9-3.611 because the repairs constitute less than 50 percent of replacement cost at the time of damage. Planning and Zoning staff rely on unsubstantiated opinion from Building and Safety and thus provide no support for their conclusion that the Project exceeds the 50 percent threshold. Accordingly, we urge the Planning Commission to grant the Appeal and direct staff to process the Project as approved (i.e., as a legally non-conforming structure).

This Appeal incorporates all evidence in the City’s administrative record and files associated with the Project as part of the Appeal, including all written and spoken communication between Applicant, Applicant’s representatives and City staff.

II. Revocation of a Minor Development Permit must comply with HMC Section 9-2.1013.

In revoking the Project MDP, City staff did not comply with the revocation procedures outlined in HMC Section 9-2.1013, which require a hearing with a 15-day notice to the applicant and specified written findings. To Applicant’s knowledge there was no hearing regarding the revocation of the Project MDP. If there was such a hearing, Applicant and Applicant’s representatives were not given notice whatsoever, which would undeniably constitute a violation of Applicant’s due process rights. Further, none of the required findings were made, and thus, there is no factual evidence in the record supporting the Revocation Letter. Applicant is entitled to the opportunity to demonstrate at a public hearing that the structure is a legally non-conforming structure that should be repaired in compliance with HMC Section 9-3.611. Accordingly, we request that the Planning Commission grant the Appeal and immediately investigate why such a violation of the City’s own procedures was allowed.

III. The Project qualifies for repair as a non-conforming structure pursuant to HMC Section 9-3.611.

The Revocation Letter revokes the Project MDP claiming the structure was damaged by more than 50 percent of the replacement cost at the time of damage without providing any evidence whatsoever for this highly technical, and objective, conclusion. Because staff has abused their authority by revoking the Project MDP, we request that the Planning Commission grant the Appeal.

As a non-conforming structure, the structure on the Site is built consistent with the development standards and land use regulations applicable at the time it was originally built. The HMC allows certain repairs to be made to legally non-conforming structures consistent with those development standards and land use regulations applicable at the time the structure was originally built. Specifically, HMC Section 9-3.611 states:

Any nonconforming structure, or structure occupied by a nonconforming use, partially destroyed may be restored provided restoration is started within ninety (90) days of the date of partial destruction and diligently pursued to completion. Whenever a nonconforming structure, or structure occupied by a nonconforming use, is damaged in excess of fifty (50) percent (as

determined by the City Building Official) of its replacement cost at the time of damage, the repair or reconstruction of the structure shall conform with all of the current provisions/standards of the zoning district in which it is located and it shall be treated as a new structure, and any nonconformity shall be remedied..."

Despite Building and Safety's approval of the Project plans on December 22, 2022, which recognize the structure on the Site as a non-conforming structure, staff sent an unsigned and unjustified order dated February 16, 2023 directing Applicant to fully demolish the wall on the south end of the Site and to rebuild it observing a five-foot setback, consistent with the *currently applicable development standards of the HPMC.* (See Exhibit C.) The five-foot setback is not applicable to a legally non-conforming structure. Further, the February 16th order did not provide any reason for the sudden need to provide the five-foot setback contrary to the approved Project plans.

It appears, although the Revocation Letter does not clarify, that staff has concluded that the damage is more than 50 percent of the replacement cost based on the notion that the structure on the Site is actually two separate structures. However, as described by the Applicant's engineer's response to the Revocation Letter in an email dated March 7, 2023, the structure is undeniably one structure. (See Exhibit D.) The email states:

"we have ONE "L-Shaped" building on our lot. The two legs of the building are structurally connected both for gravity and lateral loads. In other words, the common wall that separates the two legs is utilized for both legs. There is no separation gap between them. This can be easily verified by your inspector or your structural engineer or any licensed Structural or Civil engineer. There are no separations between the two whatsoever."

Further, the email explains that the damage done by the fire was approximately 25 percent the of its replacement cost at the time of damage:

"We have 8150 square feet of roof plus 30% of walls that were damaged while the total area of the building is 21300 sq. ft. Even if we consider the entire 8150 was damaged, the ratio is 8150/21300 or 38%. The code clearly defines percent damage as per replacement cost of the damaged section. If we include the slab and 70% of walls that were not damaged, we will get close to 25% of the area being damaged which is completely in compliance with the definition given in the code. If you would require us to provide you with a detailed cost analysis to show the market value cost of the damaged section before and after the repairs are compatible with the percent of damaged areas, we can certainly provide you with that information."

Applicant's engineer also provided evidence of the value of repairs to the Director of Planning and Zoning prior to the Revocation Letter. (See Exhibit E.) To this day, no evidence has been provided to Applicant to substantiate the Revocation Letter's conclusion that there was more than 50 percent of the replacement cost. Without such substantiation and without giving Applicant the opportunity to be heard at the required revocation hearing, staff has abused its discretion and violated the City's own procedures and regulations in the HPMC.

Applicant reserves all rights and remedies with regards to issues not raised in writing by the City in the Revocation Letter along with any other rights and remedies. We urge the Planning Commission to grant the Appeal.

Huntington Park
March 14, 2023
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Sincerely,

Stephanie DeHerrera

Stephanie Deherrera
Attorney
of RAND PASTER & NELSON, LLP

SD

Enclosures

EXHIBIT A



Community Development Department

Ray Ameri, M.S., P.E.
Ray Ameri Engineering, Inc.
960 N. Tustin St #388
Orange, CA 92867

February 27, 2023

SUBJECT: Denial of Minor Development Permit No. 2022-106 at 2701 – 2743 Slauson Avenue (APN: 6309-030-030)

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ANALYSIS

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Please adjust, prepare new plans, and submit with a new attached Development Permit Application to the Planning Division for review. The Code Enforcement Division is managing all code

2701-2743 Slauson Avenue

February 27, 2023

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enforcement violations. If you have any questions, you can contact Paul Bollier, Code Enforcement Manager at (323) 584-6213 or pbollier@hpcagov.

If you have any other zoning or building questions, please contact me at (323) 584-6250 or via email at Lrodriguez@hpcagov.

Sincerely,



Luis Rodriguez
Planning Manager

CC: Steve Forster, Community Development Director

Paul Bollier, Code Enforcement Manager

Reuben Schmitt, Building Official

EXHIBIT B

Stephanie DeHerrera

From: Al-Sarraf, Amin <Amin.AlSarraf@lockelord.com>
Sent: Monday, March 13, 2023 1:00 PM
To: Stephanie DeHerrera
Subject: Fwd: 2701 Slauson Ave
Attachments: noname; image001.jpg; image002.jpg; image003.jpg; image004.jpg; image005.jpg; image006.jpg; image007.jpg; image008.jpg

Amin Al-Sarraf
Locke Lord LLP
m. 818.675.6050

From: Samuel Lee <samuel.k.y.lee@gmail.com>
Sent: Monday, March 13, 2023 12:41:49 PM
To: amin.alsarraf@lockelord.com <amin.alsarraf@lockelord.com>
Subject: Fwd: 2701 Slauson Ave

** External Email -- Sender: samuel.k.y.lee@gmail.com **

----- Forwarded message -----

From: Paul Bollier <PBollier@hpcgov>
Date: Wed, Feb 1, 2023 at 2:47 PM
Subject: RE: 2701 Slauson Ave
To: ekim@realtyland.com <ekim@realtyland.com>, Randy Kurokawa <rkurokawa@realtyland.com>
Cc: Steve Forster <SForster@hpcgov>, samuel.k.y.lee@gmail.com <samuel.k.y.lee@gmail.com>, Luis Rodriguez <LRodriguez@hpcgov>, Andy Kim <akim@realtyland.com>, Stephen Schuch <SSchuch@hpcgov>, Kristen Haining <KHaining@hpcgov>, Christian Espinoza <CEspinoza@hpcgov>, Diana Kim <dkim@realtyland.com>

Mr. Kim

The City has been more than patient and that has come to an end. We will begin administering citations daily until construction starts.

Thank you

Paul Bollier | Code Enforcement Manager
City of Huntington Park | Community Development
6550 Miles Avenue | Huntington Park, CA 90255
'(323) 584-6213 | • pbollier@hpcgov

From: ekim@realtyland.com <ekim@realtyland.com>
Sent: Tuesday, January 31, 2023 4:00 PM
To: Paul Bollier <PBollier@hpcgov>; 'Randy Kurokawa' <rkurokawa@realtyland.com>

Cc: Steve Forster <SForster@h pca.gov>; samuel.k.y.lee@gmail.com; Luis Rodriguez <LRodriguez@h pca.gov>; 'Andy Kim' <akim@realtyland.com>; Stephen Schuch <SSchuch@h pca.gov>; Kristen Haining <KHaining@h pca.gov>; Christian Espinoza <CEspinoza@h pca.gov>; 'Diana Kim' <dkim@realtyland.com>
Subject: RE: 2701 Slauson Ave

Dear Mr. Bollier,

I've been waiting for construction estimates from two general contractors, BluSky Restoration and CJ Construction, since early this month. Both contractors have been working on their estimates for about a month but their estimates are not ready yet. Both of them are expecting to send us their estimates by no later than next week. Since the property owner will need some time to complete their review of those estimates and to get a construction contract negotiated, I would like to request an extension of one month to start the construction work.

Please let me know.

Thank you.

Edward Kim, CPM®
Realtyland Co., Inc.
8383 Wilshire Blvd., Suite 620
Beverly Hills, CA 90211
Phone: (213) 252-0073
Fax: (213) 252-0846
ekim@realtyland.com<<mailto:ekim@realtyland.com>>
www.realtyland.com<<https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.realtyland.com%2f&c=E,1,MpmcEXiv-GLs3N-m4DXGTHF7vykh4YifEHpgxL3tb41sak-ZRGZkprbkwpKfSHcKbQs8ePTxMuzNLVmSt5hO5I5xloMANrLL17wzBU2wZat&typo=1>>
CA DRE #00883930

From: Paul Bollier <PBollier@h pca.gov<<mailto:PBollier@h pca.gov>>>
Sent: Wednesday, January 25, 2023 12:21 PM
To: Randy Kurokawa <rkurokawa@realtyland.com<<mailto:rkurokawa@realtyland.com>>>
Cc: ekim@realtyland.com<<mailto:ekim@realtyland.com>>; Steve Forster <SForster@h pca.gov<<mailto:SForster@h pca.gov>>>; samuel.k.y.lee@gmail.com<<mailto:samuel.k.y.lee@gmail.com>>; Luis Rodriguez <LRodriguez@h pca.gov<<mailto:LRodriguez@h pca.gov>>>; Andy Kim <akim@realtyland.com<<mailto:akim@realtyland.com>>>; Stephen Schuch <SSchuch@h pca.gov<<mailto:SSchuch@h pca.gov>>>; Kristen Haining <KHaining@h pca.gov<<mailto:KHaining@h pca.gov>>>; Christian Espinoza <CEspinoza@h pca.gov<<mailto:CEspinoza@h pca.gov>>>; Diana Kim <dkim@realtyland.com<<mailto:dkim@realtyland.com>>>
Subject: RE: 2701 Slauson Ave

Mr. Lee,

I notice today there is construction activity taking place at subject address. Knowing February 1st is coming up to pull permits, can you elaborate on what activity is taking place. Are they performing work under a permit you pulled already, if so, what is the scope of work and permit number are they working under.

Thank you

Paul Bollier | Code Enforcement Manager

City of Huntington Park | Community Development
6550 Miles Avenue | Huntington Park, CA 90255
'(323) 584-6213 | • pbollier@hPCA.gov

From: Randy Kurokawa <rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>>
Sent: Wednesday, January 18, 2023 1:33 PM
To: Paul Bollier <PBollier@hPCA.gov<mailto:PBollier@hPCA.gov>>>
Cc: ekim@realtyland.com<mailto:ekim@realtyland.com>; Steve Forster
<SForster@hPCA.gov<mailto:SForster@hPCA.gov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>; Luis
Rodriguez <LRodriguez@hPCA.gov<mailto:LRodriguez@hPCA.gov>>; Andy Kim
<akim@realtyland.com<mailto:akim@realtyland.com>>; Stephen Schuch
<SSchuch@hPCA.gov<mailto:SSchuch@hPCA.gov>>; Kristen Haining <KHaining@hPCA.gov<mailto:KHaining@hPCA.gov>>;
Christian Espinoza <CEspinoza@hPCA.gov<mailto:CEspinoza@hPCA.gov>>; Diana Kim
<dkim@realtyland.com<mailto:dkim@realtyland.com>>
Subject: Re: 2701 Slauson Ave

Hello Mr. Bollier,

The sign repair has been completed. Please see the attached photos.

Thank you,
Randy

On Fri, Jan 13, 2023 at 12:45 PM Paul Bollier <PBollier@hPCA.gov<mailto:PBollier@hPCA.gov>> wrote:
Randy,

Thank you for the update.

Sent from my Verizon, Samsung Galaxy smartphone

Get Outlook for

Android<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2faka.ms%2fAAb9y5g&c=E,1,KEQFCum_gdcjwjo2HUEBxhSE6Xw1gb7rKBHZcAKkbZH18HyL5O1oEwGdk97a2-P6gr3q0f63dSdobA9Gj3TZXzDconw4lyfO6Ot4iFH0cZ5Zg,&typo=1>

From: Randy Kurokawa <rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>>
Sent: Friday, January 13, 2023 12:05:12 PM
To: ekim@realtyland.com<mailto:ekim@realtyland.com><ekim@realtyland.com<mailto:ekim@realtyland.com>>>
Cc: Steve Forster <SForster@hPCA.gov<mailto:SForster@hPCA.gov>>; Paul Bollier
<PBollier@hPCA.gov<mailto:PBollier@hPCA.gov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com><samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>>; Luis Rodriguez
<LRodriguez@hPCA.gov<mailto:LRodriguez@hPCA.gov>>; Andy Kim
<akim@realtyland.com<mailto:akim@realtyland.com>>; Stephen Schuch
<SSchuch@hPCA.gov<mailto:SSchuch@hPCA.gov>>; Kristen Haining <KHaining@hPCA.gov<mailto:KHaining@hPCA.gov>>;
Christian Espinoza <CEspinoza@hPCA.gov<mailto:CEspinoza@hPCA.gov>>
Subject: Re: 2701 Slauson Ave

Hello Mr. Bollier,

The glass work has been completed.

We are now waiting for the sign repairs which are scheduled to be completed by Thursday of next week.

Thank you,

Randy

On Wed, Jan 11, 2023 at 9:49 AM <ekim@realtyland.com<<mailto:ekim@realtyland.com>>> wrote:

Dear Mr. Foster,

We do understand the city's position on this matter.

Please do understand that the property owner does not have any intention to delay the process any more than the city. Actually the property owner loses money every day for the delay since they don't have any loss of income coverage from their insurance policy. Because of the repeated fires and vandalisms, no insurance company provides any loss of income coverage for the property. We are still waiting for the insurance company's approval on the reimbursement of the repair costs. The main reason for the delay by the insurance company is the several major vandalisms happened subsequent to the last year's fire. We submitted a total of five claims and we are expecting to get their final approval by the end of this month or early next month.

Having said the forementioned, it is the property owner's intention to get the repair done as soon as possible and we will do our best within our power to get it expedited and get it completed.

Thank you.

Edward Kim, CPM®

Realtyland Co., Inc.

8383 Wilshire Blvd., Suite 620

Beverly Hills, CA 90211

Phone: (213) 252-0073

Fax: (213) 252-0846

[<<mailto:ekim@realtyland.com>>](mailto:ekim@realtyland.com)

www.realtyland.com<[CA DRE #00883930](https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.realtyland.com%2f&c=E,1,Ym-CJ4PSGao16OurYLxhB60YjD2-AVJ7oeoDHZwmfQ_tw88oL2kJOM9X9yFP6gAPIKaKBEMLjPGkuoMIQQI4pxlz9jrRzhDLCLD-1q848cvJ9hFPw73Cv7NEgw,,&typo=1></p></div><div data-bbox=)

From: Steve Forster <SForster@h pca.gov<mailto:SForster@h pca.gov>>
Sent: Wednesday, January 11, 2023 9:11 AM
To: ekim@realtyland.com<mailto:ekim@realtyland.com>; Paul Bollier <PBollier@h pca.gov<mailto:PBollier@h pca.gov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>
Cc: Luis Rodriguez <LRodriguez@h pca.gov<mailto:LRodriguez@h pca.gov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>; 'Randy Kurokawa' <rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>; 'Andy Kim' <akim@realtyland.com<mailto:akim@realtyland.com>>; Stephen Schuch <SSchuch@h pca.gov<mailto:SSchuch@h pca.gov>>; Kristen Haining <KHaining@h pca.gov<mailto:KHaining@h pca.gov>>; Christian Espinoza <CEspinoza@h pca.gov<mailto:CEspinoza@h pca.gov>>
Subject: RE: 2701 Slauson Ave

Edward,

You have had nine (9) months to get this resolved. So the process has been too long already and there is no more understanding needed on our part.

Thank you,

Steve Forster | Community Development Director

City of Huntington Park | Community Development

6550 Miles Avenue | Huntington Park, CA 90255

' (323) 582-6161 | • sforster@h pca.gov<mailto:sforster@h pca.gov>

From: ekim@realtyland.com<mailto:ekim@realtyland.com><ekim@realtyland.com<mailto:ekim@realtyland.com>>
Sent: Tuesday, January 10, 2023 5:23 PM
To: Paul Bollier <PBollier@h pca.gov<mailto:PBollier@h pca.gov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>
Cc: Luis Rodriguez <LRodriguez@h pca.gov<mailto:LRodriguez@h pca.gov>>; Steve Forster <SForster@h pca.gov<mailto:SForster@h pca.gov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>; 'Randy Kurokawa' <rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>; 'Andy Kim' <akim@realtyland.com<mailto:akim@realtyland.com>>; Stephen Schuch <SSchuch@h pca.gov<mailto:SSchuch@h pca.gov>>; Kristen Haining <KHaining@h pca.gov<mailto:KHaining@h pca.gov>>; Christian Espinoza <CEspinoza@h pca.gov<mailto:CEspinoza@h pca.gov>>
Subject: RE: 2701 Slauson Ave

Dear Mr. Bollier,

Today I've reached out to the general contractors again and requested them to submit their bids sooner than 3 weeks. We would like to start the construction as soon as possible and we will do our best to get the contract done before February 1, 2023.

Please be reminded that the property owner is not able to start the construction without a construction contract is first negotiated and signed. This process takes time and we also have to get an approval from our insurance company for the cost.

I'll keep you posted on the status and try our best to get ready for construction to be started no later than February 1st.

Thank you in advance for your understanding and cooperation on this matter.

Edward Kim, CPM®

Realtyland Co., Inc.

8383 Wilshire Blvd., Suite 620

Beverly Hills, CA 90211

Phone: (213) 252-0073

Fax: (213) 252-0846

ekim@realtyland.com<mailto:ekim@realtyland.com>

www.realtyland.com<https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.realtyland.com%2f&c=E_1_zHdaol-XgTxo2EK1ULOSvRAGnQL0ZkgA1srNyxXPJmTJ5Rj6rrHrfYXaQqsDWC4Jwf6ldoa84wWhiuqCrbqimGVfG3bpX_vQiT1JFUpn>

CA DRE #00883930

From: Paul Bollier <PBollier@h pca.gov<mailto:PBollier@h pca.gov>>
Sent: Tuesday, January 10, 2023 1:50 PM
To: ekim@realtyland.com<mailto:ekim@realtyland.com>;
samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>
Cc: Luis Rodriguez <LRodriguez@h pca.gov<mailto:LRodriguez@h pca.gov>>; Steve Forster
<SForster@h pca.gov<mailto:SForster@h pca.gov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>;
'Randy Kurokawa' <rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>; 'Andy Kim'
<akim@realtyland.com<mailto:akim@realtyland.com>>; Stephen Schuch
<SSchuch@h pca.gov<mailto:SSchuch@h pca.gov>>; Kristen Haining <KHaining@h pca.gov<mailto:KHaining@h pca.gov>>;
Christian Espinoza <CEspinoza@h pca.gov<mailto:CEspinoza@h pca.gov>>
Subject: RE: 2701 Slauson Ave

Mr. Lee,

The city will not wait another 6 weeks for a decision to be made ass to construction starting, we require construction to start come February 1, 2023.

Thank you

Paul Bollier | Code Enforcement Manager

City of Huntington Park | Community Development

6550 Miles Avenue | Huntington Park, CA 90255

' (323) 584-6213 | • pbollier@h pca.gov<mailto:pbollier@h pca.gov>

From: ekim@realtyland.com<mailto:ekim@realtyland.com> <ekim@realtyland.com<mailto:ekim@realtyland.com>>
Sent: Monday, January 9, 2023 4:03 PM
To: Paul Bollier <PBollier@h pca.gov<mailto:PBollier@h pca.gov>>;
samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>
Cc: Luis Rodriguez <LRodriguez@h pca.gov<mailto:LRodriguez@h pca.gov>>; Steve Forster
<SForster@h pca.gov<mailto:SForster@h pca.gov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>;
'Randy Kurokawa' <rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>; 'Andy Kim'
<akim@realtyland.com<mailto:akim@realtyland.com>>; Stephen Schuch
<SSchuch@h pca.gov<mailto:SSchuch@h pca.gov>>; Kristen Haining <KHaining@h pca.gov<mailto:KHaining@h pca.gov>>;
Christian Espinoza <CEspinoza@h pca.gov<mailto:CEspinoza@h pca.gov>>
Subject: RE: 2701 Slauson Ave

Dear Mr. Bollier,

Our engineer will drop off two sets of the final plans to the city's Building and Safety tomorrow.

We have just forwarded the final plans to our contractors so that they can review them and submit their estimates to us. Please be advised that it will take about 3 weeks for them to submit their estimates and it will take another 1-2 weeks for the property owner to select and hire a general contractor for the job.

In the meanwhile, our current general contractor will perform the remaining demo and bracing work within the next two weeks.

Once a general contractor has been hired, then we will submit to the city a construction schedule for the fire repair works.

Thank you.

Edward Kim, CPM®

Realtyland Co., Inc.

8383 Wilshire Blvd., Suite 620

Beverly Hills, CA 90211

Phone: (213) 252-0073

Fax: (213) 252-0846

ekim@realtyland.com<<mailto:ekim@realtyland.com>>

www.realtyland.com<https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.realtyland.com%2f&c=E_1,LSNm0m5FTCG7bzuyAh6XPXzcsBvP51mEpWO092Nwf6bULqzEG7LusNFrHqA_NygwcLwXYTytEpaCezyaakdkApe14lDRNrtkWOxy501NUwkkvK3NaFvL_ht1WQ_&typo=1>

CA DRE #00883930

From: Paul Bollier <PBollier@h pca.gov<mailto:PBollier@h pca.gov>>
Sent: Monday, January 9, 2023 1:26 PM
To: ekim@realtyland.com<mailto:ekim@realtyland.com>;
samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>
Cc: Luis Rodriguez <LRodriguez@h pca.gov<mailto:LRodriguez@h pca.gov>>; Steve Forster
<SForster@h pca.gov<mailto:SForster@h pca.gov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>;
'Randy Kurokawa' <rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>; 'Andy Kim'
<akim@realtyland.com<mailto:akim@realtyland.com>>; Stephen Schuch
<SSchuch@h pca.gov<mailto:SSchuch@h pca.gov>>; Kristen Haining <KHaining@h pca.gov<mailto:KHaining@h pca.gov>>;
Christian Espinoza <CEspinoza@h pca.gov<mailto:CEspinoza@h pca.gov>>
Subject: RE: 2701 Slauson Ave

Mr. Kim,

Speaking with Building and Safety, the plans were approved on 12/22/22. We have since been waiting for you to arrange two additional sets of plans to be brought in and secure the permits for the work to start.

Please arrange to have permit fees paid and said plans dropped off Tuesday thru Thursday this week between the hours of 7:00am and 5:00pm, failure to do so will result in the City to reengage our prosecutor to begin legal proceedings accordingly.

We will also require a construction schedule detailing scope of work and timeline for each phase accordingly.

Paul Bollier | Code Enforcement Manager

City of Huntington Park | Community Development

6550 Miles Avenue | Huntington Park, CA 90255

' (323) 584-6213 | • pbollier@h pca.gov<mailto:pbollier@h pca.gov>

From: ekim@realtyland.com<mailto:ekim@realtyland.com> <ekim@realtyland.com<mailto:ekim@realtyland.com>>
Sent: Tuesday, December 6, 2022 11:13 AM
To: Paul Bollier <PBollier@h pca.gov<mailto:PBollier@h pca.gov>>;
samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>

Cc: Luis Rodriguez <LRodriguez@h pca.gov<mailto:LRodriguez@h pca.gov>>; Steve Forster <SForster@h pca.gov<mailto:SForster@h pca.gov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>>; 'Randy Kurokawa' <rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>; 'Andy Kim' <akim@realtyland.com<mailto:akim@realtyland.com>>; Stephen Schuch <SSchuch@h pca.gov<mailto:SSchuch@h pca.gov>>; Kristen Haining <KHaining@h pca.gov<mailto:KHaining@h pca.gov>>; Christian Espinoza <CEspinoza@h pca.gov<mailto:CEspinoza@h pca.gov>>
Subject: RE: 2701 Slauson Ave

Dear Mr. Bollier,

Per our engineer, the approval is from the city planning department only. We still need to get approvals from the building department and other agencies such as fire department.

It will be greatly appreciated if you can have the building department review the plans as soon as possible so that we can start our construction soon.

Thank you.

Edward Kim, CPM®

Realtyland Co., Inc.

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Beverly Hills, CA 90211

Phone: (213) 252-0073

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CA DRE #00883930

From: Paul Bollier <PBollier@h pca.gov<mailto:PBollier@h pca.gov>>
Sent: Tuesday, December 6, 2022 10:25 AM
To: ekim@realtyland.com<mailto:ekim@realtyland.com>;
samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>
Cc: Luis Rodriguez <LRodriguez@h pca.gov<mailto:LRodriguez@h pca.gov>>; Steve Forster
<SForster@h pca.gov<mailto:SForster@h pca.gov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>;
'Randy Kurokawa' <rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>; 'Andy Kim'
<akim@realtyland.com<mailto:akim@realtyland.com>>; Stephen Schuch
<SSchuch@h pca.gov<mailto:SSchuch@h pca.gov>>; Kristen Haining <KHaining@h pca.gov<mailto:KHaining@h pca.gov>>;
Christian Espinoza <CEspinoza@h pca.gov<mailto:CEspinoza@h pca.gov>>
Subject: RE: 2701 Slauson Ave

Mr. Kim,

Speaking with plan checker Christian Espinoza he confirmed today plans were approved and picked up 11/30/22. If you have any questions, reply accordingly and Christian can respond.

Paul Bollier | Code Enforcement Manager

City of Huntington Park | Community Development

6550 Miles Avenue | Huntington Park, CA 90255

' (323) 584-6213 | • pbollier@h pca.gov<mailto:pbollier@h pca.gov>

From: ekim@realtyland.com<mailto:ekim@realtyland.com> <ekim@realtyland.com<mailto:ekim@realtyland.com>>
Sent: Tuesday, December 6, 2022 9:23 AM
To: Paul Bollier <PBollier@h pca.gov<mailto:PBollier@h pca.gov>>;
samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>
Cc: Luis Rodriguez <LRodriguez@h pca.gov<mailto:LRodriguez@h pca.gov>>; Steve Forster
<SForster@h pca.gov<mailto:SForster@h pca.gov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>;
'Randy Kurokawa' <rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>; 'Andy Kim'
<akim@realtyland.com<mailto:akim@realtyland.com>>; Stephen Schuch
<SSchuch@h pca.gov<mailto:SSchuch@h pca.gov>>; Kristen Haining <KHaining@h pca.gov<mailto:KHaining@h pca.gov>>
Subject: RE: 2701 Slauson Ave

Good Morning Mr. Bollier,

My understanding is that the plans were submitted to the city for review and approval on November 30th. I've never been informed that the plans had already been approved. It is a news to me so please confirm whether the city did approve them already.

Thank you.

Edward Kim, CPM®

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8383 Wilshire Blvd., Suite 620

Beverly Hills, CA 90211

Phone: (213) 252-0073

Fax: (213) 252-0846

ekim@realtyland.com<mailto:ekim@realtyland.com>

www.realtyland.com<https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.realtyland.com%2f&c=E_1,9rpold1JwQLqKMFba4W4JvUcfwl7jcW_Qe9tUyl-vtCZViQa-O3N742FllpwqQKe8Bq3fiAJ83LTJzJnPG0z53DAiWGGiB0m6w6-U0bfeYs_BReMH0,&typo=1>

CA DRE #00883930

From: Paul Bollier <PBollier@h pca.gov<mailto:PBollier@h pca.gov>>
Sent: Tuesday, December 6, 2022 7:50 AM
To: ekim@realtyland.com<mailto:ekim@realtyland.com>;
samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>
Cc: Luis Rodriguez <LRodriguez@h pca.gov<mailto:LRodriguez@h pca.gov>>; Steve Forster
<SForster@h pca.gov<mailto:SForster@h pca.gov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>; 'Randy Kurokawa' <r kurokawa@realtyland.com<mailto:r kurokawa@realtyland.com>>; 'Andy Kim'
<akim@realtyland.com<mailto:akim@realtyland.com>>; Stephen Schuch
<SSchuch@h pca.gov<mailto:SSchuch@h pca.gov>>; Kristen Haining <KHaining@h pca.gov<mailto:KHaining@h pca.gov>>
Subject: RE: 2701 Slauson Ave

Mr. Kim/Lee,

Now that your plans were approved 11/30/22, we need a construction schedule so we can keep this project moving forward. Provide said schedule by end of this week, include on this when permits will be secured etc.

Our expectation is this project does not remain idle, we expect due diligence in moving this project forward through its completion.

Thank you

Paul Bollier | Code Enforcement Manager

City of Huntington Park | Community Development

6550 Miles Avenue | Huntington Park, CA 90255

' (323) 584-6213 | • pbollier@h pca.gov<mailto:pbollier@h pca.gov>

From: Paul Bollier
Sent: Tuesday, November 22, 2022 9:10 AM
To: ekim@realtyland.com<mailto:ekim@realtyland.com>;
samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>
Cc: Luis Rodriguez <LRodriguez@h pca.gov<mailto:LRodriguez@h pca.gov>>; Steve Forster
<SForster@h pca.gov<mailto:SForster@h pca.gov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>;
'Randy Kurokawa' <rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>; 'Andy Kim'
<akim@realtyland.com<mailto:akim@realtyland.com>>; Stephen Schuch
<SSchuch@h pca.gov<mailto:SSchuch@h pca.gov>>; Kristen Haining <KHaining@h pca.gov<mailto:KHaining@h pca.gov>>
Subject: RE: 2701 Slauson Ave

Mr. Kim,

We will extend to 12/2 and follow up as needed.

Thank you

Paul Bollier | Code Enforcement Manager

City of Huntington Park | Community Development

6550 Miles Avenue | Huntington Park, CA 90255

' (323) 584-6213 | • pbollier@h pca.gov<mailto:pbollier@h pca.gov>

From: ekim@realtyland.com<mailto:ekim@realtyland.com> <ekim@realtyland.com<mailto:ekim@realtyland.com>>
Sent: Tuesday, November 22, 2022 9:07 AM
To: Paul Bollier <PBollier@h pca.gov<mailto:PBollier@h pca.gov>>;
samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>
Cc: Luis Rodriguez <LRodriguez@h pca.gov<mailto:LRodriguez@h pca.gov>>; Steve Forster
<SForster@h pca.gov<mailto:SForster@h pca.gov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>;
'Randy Kurokawa' <rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>; 'Andy Kim'
<akim@realtyland.com<mailto:akim@realtyland.com>>
Subject: RE: 2701 Slauson Ave

Dear Mr. Bollier,

As I mentioned previously I'm trying to have them to complete and submit the drawings by the end of this month.

Please give us time until next week (12/2) to submit the completed drawings.

Thank you.

Edward Kim, CPM®

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8383 Wilshire Blvd., Suite 620

Beverly Hills, CA 90211

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www.realtyland.com<https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.realtyland.com%2f&c=E_1,ZH7NSiCJ0AUYiywdpu3UGJr1meYREKRDRJ_NqpQshn4ROruumW2CxS8wElHj3r4TdYe2Y0cbbBuS_TxUhB1LDZ3zNGYoJi3w6dIlyon3cYk,&typo=1>

From: Paul Bollier <PBollier@h pca.gov<mailto:PBollier@h pca.gov>>
Sent: Tuesday, November 22, 2022 7:19 AM
To: ekim@realtyland.com<mailto:ekim@realtyland.com>;
samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>
Cc: Luis Rodriguez <LRodriguez@h pca.gov<mailto:LRodriguez@h pca.gov>>; Steve Forster
<SForster@h pca.gov<mailto:SForster@h pca.gov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>;
'Randy Kurokawa' <rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>; 'Andy Kim'
<akim@realtyland.com<mailto:akim@realtyland.com>>
Subject: RE: 2701 Slauson Ave

Mr. Kim and Lee

I do not see the plans were submitted yesterday to meet the 11/21 deadline. We are closed 11/24 due to holiday, what date are they being submitted.

Thank you

Paul Bollier | Code Enforcement Manager
City of Huntington Park | Community Development
6550 Miles Avenue | Huntington Park, CA 90255
' (323) 584-6213 | • pbollier@h pca.gov<mailto:pbollier@h pca.gov>

From: ekim@realtyland.com<mailto:ekim@realtyland.com><ekim@realtyland.com<mailto:ekim@realtyland.com>>
Sent: Thursday, November 17, 2022 3:49 PM
To: Paul Bollier <PBollier@h pca.gov<mailto:PBollier@h pca.gov>>;
samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>
Cc: Luis Rodriguez <LRodriguez@h pca.gov<mailto:LRodriguez@h pca.gov>>; Steve Forster
<SForster@h pca.gov<mailto:SForster@h pca.gov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>;
'Randy Kurokawa' <rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>; 'Andy Kim'
<akim@realtyland.com<mailto:akim@realtyland.com>>
Subject: RE: 2701 Slauson Ave

Dear Mr. Bollier,

I hope you are doing well.

Please find attached a partial set (12 pages) of the drawings from our engineer to show that the work is in progress. They are planning to complete and submit the drawings by the end of this month.

Regarding the demo permit, our contractor went to the city on Tuesday last week but could not pull out the permit since they did not have a site plan and some additional information. They wen back earlier today but the city did not have enough time to help our contractor to process the permit application so they will go back on Monday.

Please let me know if you have any questions.

Thank you.

Edward Kim, CPM®

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Beverly Hills, CA 90211

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CA DRE #00883930

From: Paul Bollier <PBollier@h pca.gov<mailto:PBollier@h pca.gov>>
Sent: Monday, November 7, 2022 7:09 AM
To: ekim@realtyland.com<mailto:ekim@realtyland.com>;
samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>
Cc: Luis Rodriguez <LRodriguez@h pca.gov<mailto:LRodriguez@h pca.gov>>; Steve Forster
<SForster@h pca.gov<mailto:SForster@h pca.gov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>;
'Randy Kurokawa' <rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>; 'Andy Kim'
<akim@realtyland.com<mailto:akim@realtyland.com>>
Subject: RE: 2701 Slauson Ave

Edward/Sam,

To date I do not see any permit renewals for the demo portion, it was my understanding you would instruct the contractor to come in and pull which I anticipated by now, provide an update.

A reminder, plans are due 11/21/22 for the subject property as well.

Paul Bollier | Code Enforcement Manager

City of Huntington Park | Community Development

6550 Miles Avenue | Huntington Park, CA 90255

'(323) 584-6213 | • pbollier@h pca.gov<mailto:pbollier@h pca.gov>

From: ekim@realtyland.com<mailto:ekim@realtyland.com> <ekim@realtyland.com<mailto:ekim@realtyland.com>>
Sent: Tuesday, October 18, 2022 3:18 PM
To: Paul Bollier <PBollier@h pca.gov<mailto:PBollier@h pca.gov>>;
samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>
Cc: Luis Rodriguez <LRodriguez@h pca.gov<mailto:LRodriguez@h pca.gov>>; Steve Forster
<SForster@h pca.gov<mailto:SForster@h pca.gov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>;
'Randy Kurokawa' <rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>; 'Andy Kim'
<akim@realtyland.com<mailto:akim@realtyland.com>>
Subject: RE: 2701 Slauson Ave

Dear Mr. Bollier,

I'll notify our general contractor for the permit renewals.

Thank you.

Edward Kim, CPM®

Realtyland Co., Inc.

8383 Wilshire Blvd., Suite 620

Beverly Hills, CA 90211

Phone: (213) 252-0073

Fax: (213) 252-0846

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www.realtyland.com<https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.realtyland.com%2f&c=E_1,5QbOBubsCVTw6hGgITAmp6DKpJ2Ny4-cHdbv8bUcOqpmxN50MozCs-CdsV3o4AOJV4p8iFhBole8BeyxI6oV2WbBqLdsyZvW5YMCqA8emWoy&typo=1>

CA DRE #00883930

From: Paul Bollier <PBollier@h pca.gov<mailto:PBollier@h pca.gov>>

Sent: Tuesday, October 18, 2022 1:58 PM

To: ekim@realtyland.com<mailto:ekim@realtyland.com>;

samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>

Cc: Luis Rodriguez <LRodriguez@h pca.gov<mailto:LRodriguez@h pca.gov>>; Steve Forster

<SForster@h pca.gov<mailto:SForster@h pca.gov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>;

'Randy Kurokawa' <rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>; 'Andy Kim'

<akim@realtyland.com<mailto:akim@realtyland.com>>

Subject: RE: 2701 Slauson Ave

Edward/Sam,

The demolition permit we have on file has expired, make arrangements to have this paid this week here in City Hall.

In addition, all other construction permits are expired, also bring these current this week as well.

Paul Bollier | Code Enforcement Manager

City of Huntington Park | Community Development

6550 Miles Avenue | Huntington Park, CA 90255

' (323) 584-6213 | • pbollier@h pca.gov<<mailto:pbollier@h pca.gov>>

From: ekim@realtyland.com<<mailto:ekim@realtyland.com>> <ekim@realtyland.com<<mailto:ekim@realtyland.com>>>
Sent: Tuesday, October 18, 2022 10:17 AM
To: Paul Bollier <PBollier@h pca.gov<<mailto:PBollier@h pca.gov>>>;
samuel.k.y.lee@gmail.com<<mailto:samuel.k.y.lee@gmail.com>>
Cc: Luis Rodriguez <LRodriguez@h pca.gov<<mailto:LRodriguez@h pca.gov>>>; Steve Forster
<SForster@h pca.gov<<mailto:SForster@h pca.gov>>>; samuel.k.y.lee@gmail.com<<mailto:samuel.k.y.lee@gmail.com>>;
'Randy Kurokawa' <rkurokawa@realtyland.com<<mailto:rkurokawa@realtyland.com>>>; 'Andy Kim'
<akim@realtyland.com<<mailto:akim@realtyland.com>>>
Subject: RE: 2701 Slauson Ave

Dear Mr. Bollier,

Attached for your information please find the picture of the jobsite taken as of yesterday.

Thank you.

Edward Kim, CPM®

Realtyland Co., Inc.

8383 Wilshire Blvd., Suite 620

Beverly Hills, CA 90211

Phone: (213) 252-0073

Fax: (213) 252-0846

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CA DRE #00883930

From: ekim@realtyland.com<mailto:ekim@realtyland.com> <ekim@realtyland.com<mailto:ekim@realtyland.com>>
Sent: Monday, October 17, 2022 4:50 PM
To: 'Paul Bollier' <PBollier@hpcgov<mailto:PBollier@hpcgov>>;
samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>
Cc: 'Luis Rodriguez' <LRodriguez@hpcgov<mailto:LRodriguez@hpcgov>>; 'Steve Forster'
<SForster@hpcgov<mailto:SForster@hpcgov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>;
'Randy Kurokawa' <rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>; 'Andy Kim'
<akim@realtyland.com<mailto:akim@realtyland.com>>
Subject: RE: 2701 Slauson Ave

Dear Mr. Bollier,

I've just been informed that the engineer has not started his drawings yet. He has to take field measurements in order for him to start his work and he is planning to conduct his site inspection right after the debris cleanup work has been completed. He will need about 2 months to complete his drawings and he is able to submit his preliminary drawings in about 30 days from now. Please reconsider your due dates for submitting drawings and let us know.

Thank you.

Edward Kim, CPM®

Realtyland Co., Inc.

8383 Wilshire Blvd., Suite 620

Beverly Hills, CA 90211

Phone: (213) 252-0073

Fax: (213) 252-0846

ekim@realtyland.com<mailto:ekim@realtyland.com>

www.realtyland.com<https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.realtyland.com%2f&c=E_1.8zydcF4P8eFyU0cGGjS7J9I2PuzUo6aO7wvR-g uaQAO7kTvou2Omwmfpmtm SYanyg4AUv7GblOug3Fj-HdI1nKV8 e1MQvkbGtqc7IhmCG0BNUKcp8owwCz&typo=1>

CA DRE #00883930

From: Paul Bollier <PBollier@h pca.gov<mailto:PBollier@h pca.gov>>
Sent: Monday, October 17, 2022 3:57 PM
To: ekim@realtyland.com<mailto:ekim@realtyland.com>;
samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>
Cc: Luis Rodriguez <LRodriguez@h pca.gov<mailto:LRodriguez@h pca.gov>>; Steve Forster
<SForster@h pca.gov<mailto:SForster@h pca.gov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>; 'Randy Kurokawa' <rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>; 'Andy Kim'
<akim@realtyland.com<mailto:akim@realtyland.com>>
Subject: RE: 2701 Slauson Ave

Edward,

We will extend the clean up to week 3 of 3 to be completed by 10/21. We will follow up with verification of preliminary plans submitted to the city on Thursday 10/20 as discussed.

Thank you

Paul Bollier | Code Enforcement Manager

City of Huntington Park | Community Development

6550 Miles Avenue | Huntington Park, CA 90255

' (323) 584-6213 | • pbollier@h pca.gov<mailto:pbollier@h pca.gov>

From: ekim@realtyland.com<mailto:ekim@realtyland.com> <ekim@realtyland.com<mailto:ekim@realtyland.com>>
Sent: Monday, October 17, 2022 3:46 PM
To: Paul Bollier <PBollier@h pca.gov<mailto:PBollier@h pca.gov>>;
samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>
Cc: Luis Rodriguez <LRodriguez@h pca.gov<mailto:LRodriguez@h pca.gov>>; Steve Forster
<SForster@h pca.gov<mailto:SForster@h pca.gov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>;
'Randy Kurokawa' <rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>; 'Andy Kim'
<akim@realtyland.com<mailto:akim@realtyland.com>>
Subject: RE: 2701 Slauson Ave

Dear Mr. Bollier,

I've just reminded our engineers to get ready for submitting preliminary drawings by this Thursday.

Also, I forgot to ask you for another extension regarding fire debris removal. Please give us an extension until this Friday, October 21st. Earlier today I've spoken to our remediation contractor who told us that they will complete the work by this Wednesday or Thursday the latest.

Thank you.

Edward Kim, CPM®

Realtyland Co., Inc.

8383 Wilshire Blvd., Suite 620

Beverly Hills, CA 90211

Phone: (213) 252-0073

Fax: (213) 252-0846

ekim@realtyland.com<mailto:ekim@realtyland.com>

www.realtyland.com<https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.realtyland.com%2f&c=E_1,9NSCnod-KLkwrRRqMXsENXGWJ5w2aqqtFtXEBea7Td1WymZWWbjShsV0n471DL7KA0rv58401-gKdh37BGtHkBxSNvY0FTZXtm4l-QoAk1o_&typo=1>

From: Paul Bollier <PBollier@h pca.gov<mailto:PBollier@h pca.gov>>
Sent: Monday, October 17, 2022 3:01 PM
To: ekim@realtyland.com<mailto:ekim@realtyland.com>;
samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>
Cc: Luis Rodriguez <LRodriguez@h pca.gov<mailto:LRodriguez@h pca.gov>>; Steve Forster
<SForster@h pca.gov<mailto:SForster@h pca.gov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>;
'Randy Kurokawa' <rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>; 'Andy Kim'
<akim@realtyland.com<mailto:akim@realtyland.com>>
Subject: RE: 2701 Slauson Ave

Reminder,

As of today, I see no record of preliminary plans submitted to the city for review/comments. Per email below dated 9/21, the due date for this was 10/20, refer to said email.

Paul Bollier | Code Enforcement Manager

City of Huntington Park | Community Development

6550 Miles Avenue | Huntington Park, CA 90255

' (323) 584-6213 | • pbollier@h pca.gov<mailto:pbollier@h pca.gov>

From: Paul Bollier
Sent: Monday, September 26, 2022 4:51 PM
To: ekim@realtyland.com<mailto:ekim@realtyland.com>
Cc: Luis Rodriguez <LRodriguez@h pca.gov<mailto:LRodriguez@h pca.gov>>; Steve Forster
<SForster@h pca.gov<mailto:SForster@h pca.gov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>;
'Randy Kurokawa' <rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>; 'Andy Kim'
<akim@realtyland.com<mailto:akim@realtyland.com>>
Subject: RE: 2701 Slauson Ave

Sam/Edward,

Appreciate the pictures thus far, previous email attached stated you anticipate the AQMD approved on or before 9/29, we expect the clean up being completed immediately. If you require to exercise the one-week extension, submit your formal email request when the initial deadline 9/29 arrives. The urgency as you know is necessary to eliminate citations the city will impose if deadlines are not managed accordingly.

Paul Bollier| Code Enforcement Manager

City of Huntington Park | Community Development

6550 Miles Avenue | Huntington Park, CA 90255

' (323) 584-6213 | • pbollier@h pca.gov<mailto:pbollier@h pca.gov>

From: ekim@realtyland.com<mailto:ekim@realtyland.com> <ekim@realtyland.com><mailto:ekim@realtyland.com>
Sent: Monday, September 26, 2022 4:02 PM
To: Paul Bollier <PBollier@h pca.gov<mailto:PBollier@h pca.gov>>
Cc: Luis Rodriguez <LRodriguez@h pca.gov<mailto:LRodriguez@h pca.gov>>; Steve Forster
<SForster@h pca.gov<mailto:SForster@h pca.gov>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>;
'Randy Kurokawa' <rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>; 'Andy Kim'
<akim@realtyland.com<mailto:akim@realtyland.com>>
Subject: FW: 2701 Slauson Ave

Dear Mr. Bollier,

I'm forwarding the below email from our contractor, which contains several pictures showing the condition of the parking lot and landscaped area.

The debris have been cleared from the parking lot and landscaped area except the fire debris which will be removed once we have received an approval from AQMD.

Thank you.

Edward Kim, CPM®

Realtyland Co., Inc.

8383 Wilshire Blvd., Suite 620

Beverly Hills, CA 90211

Phone: (213) 252-0073

Fax: (213) 252-0846

ekim@realtyland.com<mailto:ekim@realtyland.com>

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CA DRE #00883930

From: Abraham Gamboa <Abraham.Gamboa@goblusky.com<mailto:Abraham.Gamboa@goblusky.com>>

Sent: Monday, September 26, 2022 3:51 PM

To: ekim@realtyland.com<mailto:ekim@realtyland.com>

Cc: Brian Edwards <Brian.Edwards@goblusky.com<mailto:Brian.Edwards@goblusky.com>>; Alexander Tan <alex.tan@goblusky.com<mailto:alex.tan@goblusky.com>>; Randy Kurokawa <rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>; Andy Kim <akim@realtyland.com<mailto:akim@realtyland.com>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>; Geoff Storey <Geoff.Storey@goblusky.com<mailto:Geoff.Storey@goblusky.com>>

Subject: Re: 2701 Slauson Ave

Hello Edward

Here are some photos of the parking lot clean up.

[cid:image001.jpg@01D9364C.13E4B3B0][cid:image002.jpg@01D9364C.13E4B3B0][cid:image003.jpg@01D9364C.13E4B3B0][cid:image004.jpg@01D9364C.13E4B3B0][cid:image005.jpg@01D9364C.13E4B3B0][cid:image006.jpg@01D9364C.13E4B3B0][cid:image007.jpg@01D9364C.13E4B3B0][cid:image008.jpg@01D9364C.13E4B3B0]

Abraham Gamboa, Project manager

BluSky Restoration Contractors, LLC • 2750 Signal Pkwy., Signal Hill, CA 90755

t 562.528.8000<tel:562.528.8000> c 562.508.7616<tel:562.508.7616> f 562.528.8050<tel:562.528.8050> • |

goBluSky.com<https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.goblusky.com%2f&c=E,1,n0r3_6RvCXwGssb3k7BJ06gnK7VvJPfSz553_nQ3d3mv_IrRsF6xyI1nOT-RSBYCHaWP7T9b6kUTJOpoHq8vzYOSAJ7IKUELK11dsN03&typo=1>

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On Sep 21, 2022, at 5:17 PM, ekim@realtyland.com<<mailto:ekim@realtyland.com>> wrote:

[MESSAGE WAS SENT BY AN EXTERNAL PARTY]

Dear Brian,

Thank you for your assistance on this.

PW Stephens is currently working with AQMD for removal of the fire debris.

We want your company to clean up the remaining areas excluding the fenced area where the fire debris is contained.

Thank you.

Edward Kim, CPM®

Realtyland Co., Inc.

8383 Wilshire Blvd., Suite 620

Beverly Hills, CA 90211

Phone: (213) 252-0073

Fax: (213) 252-0846

ekim@realtyland.com<<mailto:ekim@realtyland.com>>

www.realtyland.com<<https://nam02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.realtyland.com%2F&>>

data=05%7C01%7CAbraham.Gamboa%40goblusky.com%7C6a14d575b9104edf4e4b08da9c2fe509%7Ccbcfc2ef3e8b745908214c80386c946e2%7C1%7C0%7C637994026785815804%7CUnknown%7CTWFpbGZsb3d8eyJWIjoIMC4wLjAwMDAiLCJQljoIV2luMzliLCJBtil6Ik1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=eW5oWc%2ByV6VwDdqzgDwfsWFF7i9%2FfA%2BteTd%2B7%2BE5b2I%3D&reserved=0>

CA DRE #00883930

From: Brian Edwards <Brian.Edwards@goblusky.com<mailto:Brian.Edwards@goblusky.com>>
Sent: Wednesday, September 21, 2022 4:52 PM
To: Abraham Gamboa <Abraham.Gamboa@goblusky.com<mailto:Abraham.Gamboa@goblusky.com>>;
ekim@realtyland.com<mailto:ekim@realtyland.com>
Cc: Alexander Tan <alex.tan@goblusky.com<mailto:alex.tan@goblusky.com>>; Randy Kurokawa
rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>; Andy Kim
akim@realtyland.com<mailto:akim@realtyland.com>>;
samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>; Geoff Storey
Geoff.Storey@goblusky.com<mailto:Geoff.Storey@goblusky.com>>
Subject: RE: 2701 Slauson Ave

Thanks, Abraham.

Hello Mr. Kim,

Since Alex is out of town, I wanted to chime in on the issue of the debris pile. It's my understanding that this debris pile from the second fire contains asbestos, and to my knowledge, we have not been contracted to perform that abatement work. I also believe that this debris pile is already part of a Procedure 5 work plan provided by Envirocheck. As much as I would like to simply send a few workers out to move the debris pile for you, unless we have a revised Procedure 5 Stabilization Plan written specifically for this work and submitted to the AQMD, we cannot move the debris pile. The best we can do is cover it with plastic or a tarp, which we are happy to do.

If you want to proceed with the Pro 5 Stabilization, we will need to reach out to Envirocheck and have them create and submit this plan. Once approved by the AQMD, then we would be able to mobilize a few workers to help on a time and material basis.

Please let me know your thoughts and how I can help.

Thank you.

Brian Edwards, Vice President

BluSky Restoration Contractors, LLC • 2750 Signal Pkwy., Signal Hill, CA 90755

t 562.528.8000 m 562.652.1651 f

562.528.8050 | goBluSky.com<<https://nam02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.goblusky.com%2F&data=05%7C01%7CAbraham.Gamboa%40goblusky.com%7C6a14d575b9104edf4e4b08da9c2fe509%7Ccbcf2ef3e8b745908214c80386c946e2%7C1%7C0%7C637994026785815804%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=TW4RS%2BqRweORPS4Px59qKzQFuiCYHOapWPKTlgehrty%3D&reserved=0>

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From: Abraham Gamboa <Abraham.Gamboa@goblusky.com<mailto:Abraham.Gamboa@goblusky.com>>

Sent: Wednesday, September 21, 2022 4:22 PM

To: ekim@realtyland.com<mailto:ekim@realtyland.com>

Cc: Alexander Tan <alex.tan@goblusky.com<mailto:alex.tan@goblusky.com>>; Randy Kurokawa <rkurokawa@realtyland.com<mailto:rkurokawa@realtyland.com>>; Andy Kim <akim@realtyland.com<mailto:akim@realtyland.com>>; samuel.k.y.lee@gmail.com<mailto:samuel.k.y.lee@gmail.com>; Brian Edwards <Brian.Edwards@goblusky.com<mailto:Brian.Edwards@goblusky.com>>

Subject: Re: 2701 Slauson Ave

Hello Edward

I will have our guy out there tomorrow to move the fencing and make sure the sidewalk is passable.

Alexander tan is out of town so I'm looping in our VP to make him aware of the other things needed.

Abraham Gamboa, Project manager

BluSky Restoration Contractors, LLC • 2750 Signal Pkwy., Signal Hill, CA 90755

t 562.528.8000<tel:562.528.8000> c 562.508.7616<tel:562.508.7616> f 562.528.8050<tel:562.528.8050> • | goBluSky.com<<https://nam02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.goblusky.com%2F&data=05%7C01%7CAbraham.Gamboa%40goblusky.com%7C6a14d575b9104edf4e4b08da9c2fe509%7Ccbcf2ef3e8b745908214c80386c946e2%7C1%7C0%7C637994026785815804%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=TW4RS%2BqRweORPS4Px59qKzQFuiCYHOapWPKTlgehrty%3D&reserved=0>

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On Sep 21, 2022, at 3:14 PM, ekim@realtyland.com<mailto:ekim@realtyland.com> wrote:

[MESSAGE WAS SENT BY AN EXTERNAL PARTY]

Dear Abraham,

I'm forwarding the below email thread regarding 2701-2743 E. Slauson Avenue, Huntington Park, CA.

Please refer to the city's notice especially regarding (i) the parking lot clean up and (ii) the temporary fence relocation.

As I mentioned over the phone, the temporary fence needs to be relocated by tomorrow.

Also, the city requires the parking lot to be cleaned up by no later than September 29, 2022. Please let me know whether you can get it done by your crews by the deadline.

Thank you.

Edward Kim, CPM®

Realtyland Co., Inc.

8383 Wilshire Blvd., Suite 620

Beverly Hills, CA 90211

Phone: (213) 252-0073

Fax: (213) 252-0846

ekim@realtyland.com<mailto:ekim@realtyland.com>

www.realtyland.com<<https://nam02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.realtyland.com%2F&data=05%7C01%7CAbraham.Gamboa%40goblusky.com%7C6a14d575b9104edf4e4b08da9c2fe509%7Ccbcfc2ef3e8b745908214c80386c946e2%7C1%7C0%7C637994026785815804%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBtil6lk1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=eW5oWc%2ByV6VwDdqzgDwfsWFF7i9%2FfA%2BteTd%2B7%2BE5b2I%3D&reserved=0>>

CA DRE #00883930

From: Samuel Lee <slee@aps-rx.net<mailto:slee@aps-rx.net>>
Sent: Wednesday, September 21, 2022 2:37 PM
To: Kevin Stanger <Kevin@greenspan.com<mailto:Kevin@greenspan.com>>; Susy Kim <susy@greenspan.com<mailto:susy@greenspan.com>>; Edward Kim <ekim@realtyland.com<mailto:ekim@realtyland.com>>
Subject: Fwd: 2701 Slauson Ave

Hi Kevin and Susy,

We had a meeting with the city today due to our property being a nuisance. They called us in to meet. Edward will work to get the property cleaned up. We need help getting preliminary plans in 30 days from the engineer. They said they would expedite our plans through the process. Thank you

Sam

Samuel Lee, PharmD APh

Advanced Pharmacy Solutions

From: Paul Bollier <PBollier@h pca.gov<mailto:PBollier@h pca.gov>>
Sent: Wednesday, September 21, 2022, 2:31 PM

To: Samuel Lee <slee@aps-rx.net<mailto:slee@aps-rx.net>>
Cc: Luis Rodriguez <LRodriguez@h pca.gov<mailto:LRodriguez@h pca.gov>>; Steve Forster
<SForster@h pca.gov<mailto:SForster@h pca.gov>>
Subject: 2701 Slauson Ave

CAUTION EXTERNAL EMAIL Only click, open attachment or respond if safe.

Sam,

Follow up to our meeting today, we discussed the current condition of the subject building is no longer going to be overlooked by the city. The items discussed and deadlines are outlined below.

1. AQMD: You are to provide contact information so Luis Rodriguez, he can attempt to research and expedite if possible. You said this information will be provided to the city today 9/21.
2. Parking lot: Understanding it may or may not be hazardous materials, the city has given you a deadline of 9/29 to have said parking lot cleared of all debris end-to-end of property limits to include front and rear of property as applicable. If you require an extension, the city entertained the potential of granting a one-week extension only. If you attempt to exercise this option, you are to contact me prior to EOB 9/29 requesting said extension. If not compliant, the city will begin citing you and working with our city attorney to begin legal proceedings to address the issue
3. Temporary security fence: The current fence surrounding the property must be moved to allow for pedestrian traffic to safely travel on the sidewalk while being mindful of ADA compliance as well. The current condition of the fence does not allow this as shown to you in the picture in our meeting. You stated you would have this taken care of by tomorrow 9/22, failure to do so will result in further action by the city
4. Plans: are to be submitted to planning on or before 10/20/22, no extension is to be granted, if not in compliance by said date, the city will work with our city attorney to begin legal proceedings

Paul Bollier | Code Enforcement Manager

City of Huntington Park | Community Development

6550 Miles Avenue | Huntington Park, CA 90255

' (323) 584-6213 | • pbollier@h pca.gov<mailto:pbollier@h pca.gov>

--

Randy Kurokawa

Assistant Property Manager

Realtyland Co., Inc.

8383 Wilshire Blvd., Suite 620

Beverly Hills, CA 90211

Tel. 213.252.0073

Dir. 310.905.3960

Cel. 424.302.1072

Fax. 213. 252. 0846

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[https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fc13.googleusercontent.com%2fmail-sig%2fAlorK4zlfPrQPoHBXbM61BgIBS2dLmmN44rlEfzOCLNftOionWyon2UspF-yK1b1CgxAR2PVqHPA_qU&c=E,1,PfMEMDiTm7yRR_RJ8mYH5VtBaUCH9E2AJJ5WIA0Lscswqw1wm_DNK0SiPAh4GuUkzMUTclWUmaJc9wTAALBGFkuzQZz3OovUkZBdCkMtTCYLA,,&typo=1]

--

Randy Kurokawa

Assistant Property Manager

Realtyland Co., Inc.

8383 Wilshire Blvd., Suite 620

Beverly Hills, CA 90211

Tel. 213.252.0073

Dir. 310.905.3960

Cel. 424.302.1072

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EXHIBIT C



Project Address: 2733, 2735, 2739, 2743 Slauson Ave

Permit No.: 15330

Description: Demo/ fire damage repair

City of Huntington Park

6550 Miles Ave,
Huntington Park, CA 90255
(323) 584-6271

Reviewer: Reuben Schmit
Plans Examiner
Phone: (626)-544-0583
Email: rschmit@infengr.com
(Best way to contact)

February 16, 2023

1. The wall on the south end of the property (south wall of unit 2743) must be fully demolished per the Director of Community Development. A New wall may be constructed 5' behind the public right of way (5' behind the existing position of the wall). The new wall shall be doweled and structurally connected to the existing east wall to remain.
2. An X-ray report shall be provided for each remaining wall prior to finalizing the project.

EXHIBIT D

Stephanie DeHerrera

From: Ray Ameri <rayameriengineering@gmail.com>
Sent: Tuesday, March 14, 2023 9:32 AM
To: Stephanie DeHerrera
Cc: Elisa Paster; Olivia Joncich; Sam Lee
Subject: Fwd: 2733,35,39,43 Slauson Ave - Fire damage
Attachments: S-3.pdf

This is my first email.

Thank you,

Ray Ameri, M.S., P. E.
Ray Ameri Engineering Inc
310-367-4392

----- Forwarded message -----

From: Ray Ameri <rayameriengineering@gmail.com>
Date: Wed, Feb 22, 2023 at 5:42 PM
Subject: Re: 2733,35,39,43 Slauson Ave - Fire damage
To: Steve Forster <sforster@hPCA.gov>
Cc: Christian Espinoza <CEspinoza@hPCA.gov>, Edward Kim <ekim@realtyland.com>, BuildingOfficial <buildingofficial@hPCA.gov>, Sam Lee <slee@aps-rx.net>, Kevin Stanger <Kevin@greenspan.com>

Hello Mr. Forster:

We are in receipt of your email for 5' feet setback that you requested. However some clarification is needed and is summarized here. We recognize that a portion of the south wall was damaged by the fire. We are repairing that section as per approved drawings. A copy of sheet S-3 that clearly shows the section of the wall that needs to be repaired is taken from the approved drawings and is attached for your information. Note that the entire footing and the slab are to remain as they sustained no damages. Your request would have been applicable if the said wall section was completely damaged. We are requesting that you withdraw that direction for the following reasons:

1- The remaining portion of the South wall, the footing below it and the adjacent slab on grade were carefully inspected by the Engineer of the Record and was determined to be in good condition and therefore are to remain "as-is". The wall is fully reinforced and in compliance with latest code and all the cells are fully grouted. There is no sign of any crack on the section that we have determined to remain. We believe that the City should not make design calls especially if not substantiated by hard evidence. Furthermore, Chapter 16A of the California Building Code (2019 for this Project) holds the Engineer of Record Solely responsible for the entire design

process of their project. If you have conducted any design analysis performed on this wall, please send them to us for review.

2- We have an approved set of drawings that was reviewed by your authorized experts in compliance with the Engineer of Record determination mentioned in item 1 above and was determined that we are in full compliance with the regulations. Note that your request was received after full design approval including City Planning.

3- This City request will lead to major changes in the approved design drawings and in addition to the design & construction cost increases, it will delay the construction substantially and we believe that the City will become liable for all increased costs.

4- The Building owner will lose one of the four units because the width of the unit will change from 15' to 10' that does not accommodate any tenant to function and therefore, you are creating an unreasonable hardship.

5 - We report the property owners' insurance policy, which responded to the fire damage, does NOT cover any Code/Ordinance Related costs. The responding insurance policy, at time of loss, is a builders risk product acquired through the surplus lines/excess market, underwritten by Lloyds, and specifically excludes Code/Ordinance costs.

The good news is the owners contractor already pulled the rebuild permit to start the work and the remaining insurance funding to address cost of the repair work of the building is expected shortly, and is in the final stages of approval in the London markets, though again, the bad news, none of the insurance claim funds will include Code/Ordinance costs.

With the above in mind, we are sincerely asking City of Huntington Park Building & Safety to please reconsider the February 16, 2023 notice that the needed repairs to the complex can proceed forthright, restoring the site's occupancy timely, and generating increased revenues for Huntington Park via tenant business taxes, customer sales taxes and fees for utility & waste management services, generated from an active commercial property.

Please let my office know at your soonest regarding the withdrawal request or if there are any other less burdensome options available which might be available for us to consider. I appreciate all your efforts and assistance.

Respectfully,

Ray Ameri, M.S., P. E.
Ray Ameri Engineering Inc
310-367-4392

On Tue, Feb 21, 2023 at 10:39 AM BuildingOfficial <BuildingOfficial@h pca.gov> wrote:

Hello Ray,

We spoke on the phone Friday about the cities requirement to demolish and reconstruct the south facing CMU wall, with a 5' front setback in place.

Attached is a copy of the city code, noting a 5' front setback is required, as well as a link to the municipal code. The remainder of the building may be repaired according to the approved plans.

I have copied the director, Steve Forster, to this email if you have any questions for him directly.

https://library.qcode.us/lib/huntington_park_ca/pub/municipal_code/item/title_9-chapter_4-article_2-9_4_203
[cid:image001.png@01D945E0.BB1E5B60]

Best,
Reuben Schmit
Building Inspector, Plans examiner
City of Huntington Park, Building and Safety Division
6550 Miles Ave, Huntington Park, CA 90255
(323) 584-6271
BuildingOfficial@h pca.gov<<mailto:BuildingOfficial@h pca.gov>>
www.h pca.gov<<http://www.h pca.gov/>>

EXHIBIT E

Stephanie DeHerrera

From: Ray Ameri <rayameriengineering@gmail.com>
Sent: Tuesday, March 14, 2023 9:27 AM
To: Stephanie DeHerrera
Cc: Elisa Paster; Olivia Joncich; Sam Lee
Subject: Fwd: 2701-2743 Slauson Avenue - Denial of MPD 22-106
Attachments: Substantial.Damage.2019.CBC.pdf; Substantial.Damage.2022.CBC.pdf

This is the second email I sent to the City.

Ray Ameri, M.S., P. E.
Ray Ameri Engineering Inc
310-367-4392

----- Forwarded message -----

From: Ray Ameri <rayameriengineering@gmail.com>
Date: Tue, Mar 7, 2023 at 2:56 PM
Subject: Re: 2701-2743 Slauson Avenue - Denial of MPD 22-106
To: Luis Rodriguez <LRodriguez@hpcagov>
Cc: Steve Forster <SForster@hpcagov>, Paul Bollier <PBollier@hpcagov>, BuildingOfficial <BuildingOfficial@hpcagov>, Christian Espinoza <CEspinoza@hpcagov>, ekim@realtyland.com <ekim@realtyland.com>, slee@aps-rx.net <slee@aps-rx.net>, kevin@greenspan.com <kevin@greenspan.com>, Alexander Tan <alex.tan@goblusky.com>

Dear Mr. Rodriguez;

I have received your letter dated February 27, 2023 and am responding to it on behalf of the Building Owner and other interested parties. It is clear from your analysis that you are rejecting our approved permit by the City's interpretation that the building is damaged by more than 50%. But unfortunately, that analysis is not done in compliance with the Building Code. I have attached the definition of "Substantial Damage" as addressed in 2019 CBC & 2022 CBC. Both say the same thing:

[BS] SUBSTANTIAL DAMAGE. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

[BS] SUBSTANTIAL IMPROVEMENT. Any repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. If the

structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed.

The building by no means is more than 50% damaged because we have ONE "L-Shaped" building on our lot. The two legs of the building are structurally connected both for gravity and lateral loads. In other words, the common wall that separates the two legs is utilized for both legs. There is no separation gap between them. This can be easily verified by your inspector or your structural engineer or any licensed Structural or Civil engineer. There are no separations between the two whatsoever. We have 8150 square feet of roof plus 30% of walls that were damaged while the total area of the building is 21300 sq. ft. Even if we consider the entire 8150 was damaged, the ratio is 8150/21300 or 38%. The code clearly defines percent damage as per replacement cost of the damaged section. If we include the slab and 70% of walls that were not damaged, we will get close to 25% of the area being damaged which is completely in compliance with the definition given in the code. If you would require us to provide you with a detailed cost analysis to show the market value cost of the damaged section before and after the repairs are compatible with the percent of damaged areas, we can certainly provide you with that information.

Secondly, the Building Department determination of the front south wall being "damaged" was done visually without substantiating any evidence. We consider it that the City wants to use it as a collateral to strengthen its direction against the Owner because once that wall, footing & slab are removed, then you can more easily enforce the setback requirements. As I, as the Engineer of Record indicated in my last email, the damaged portion of the wall will be repaired or replaced in compliance with current standards. There is absolutely no reason for its removal. If you require us to provide you with test results on the existing portion of the wall that is to remain, we will submit that information to you for your review promptly.

Third, none of the buildings within this block or immediate adjacent blocks from Pacific Boulevard to Miles Avenue are in compliance with this setback requirement and we are confused about what would be the benefit of this one building being singled out. It will make this building at odds with the surrounding buildings especially with its adjacent building.

Finally, we submitted the plans in compliance with all code requirements and it was reviewed and approved by the City Planning as well as the Building & Safety. We currently have a permit in our hands and feel that

we are entitled to start work on our project. As explained, all concerns of both Divisions (City Planning and Building & Safety) were entirely incorporated into our design drawings.

We are also shocked by the inappropriate action of the Department on this matter. Please note that your unsubstantiated request for 5 feet setback not only will lead to major design costs, but also the owner will lose one of the rental units as a result. This will not only lead to Loss of Rent but at the same time, the City of Huntington Park will lose the Business tax revenues generated by that tenant. It is a lose-lose situation for both sides. Considering the significant time delay and costs associated with your request, it is worthwhile for us to pursue this matter further. We will start to account for all the costs associated with this request and will hold the City of Huntington Park liable for all costs including but not limited to monetary units, duress, stress & psychological impact and time delays associated with it.

In the end, we are requesting that you review and respond to this email in a timely manner. If we did not hear from you within a week, our assumption is that you have withdrawn your direction and we can go back to work.

Respectfully,

Ray Ameri, M.S., P. E.
Ray Ameri Engineering Inc
310-367-4392

On Mon, Feb 27, 2023 at 5:32 PM Luis Rodriguez <LRodriguez@h pca.gov> wrote:

Greetings Mr. Ameri,

Please review the attached action letter for the review of the MPD application that was submitted for fire damage repair. After review, let me know if you have any questions and/or if I can be of any further assistance.

Thank you and take care,

Luis Rodriguez | Planning Manager
City of Huntington Park | Community Development
6550 Miles Avenue | Huntington Park, CA 90255
☎ (323) 584-6250 | ✉ lrodriguez@h pca.gov



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: APRIL 19, 2023

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: STEVE FORSTER, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: JORDAN MARTINEZ, ASSISTANT PLANNER

**SUBJECT: PLANNING COMMISSION CASE NO. 2023-01 CUPTR
(CONDITIONAL USE PERMIT TRANSFER)**

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED LIQUOR STORE USE WITH THE GENERAL OFF-SALE OF BEER, WINE, AND DISTILLED SPIRITS ON PROPERTY LOCATED AT 6020 SANTA FE AVENUE, WITHIN THE COMMERCIAL GENERAL (CG) ZONE.

APPLICANT: MH & AY INC
2325 El Baile Place,
Hacienda Heights, CA 91745

PROPERTY OWNER: The Salomon Wainberg and Olga Wainberg Trust

PROPERTY OWNER'S MAILING ADDRESS: 23639 Arminta Street
West Hill, CA 81304

PROJECT LOCATION: 6020 Santa Fe Avenue

ASSESSOR'S PARCEL NUMBER: 6321-004-069

PREVIOUS USE: Commercial

LOT SIZE: 53,550 square feet

BUILDING SIZE: 13,536 square feet (1,728 sf - Existing Liquor Store)

GENERAL PLAN: General Commercial

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2023-01 CUPTR - 6020 Santa Fe Avenue

April 19, 2023

Page 2 of 7

ZONE: Commercial General (CG)**SURROUNDING LAND USES:**
North: Commercial General (CG)
West: Manufacturing Planned Development (MPD) and Commercial General (CG)
South: Commercial General (CG)
East: Medium Density Residential (RM)**MUNICIPAL CODE APPLICABILITY OF REQUIREMENTS FOR CONDITIONAL PERMIT TRANSFER:**

Pursuant to Huntington Park Municipal Code (HPMC) Section 9-2.1106; in approving a Conditional Use Permit (CUP), the Review Authority may impose conditions (e.g., buffers, hours of operation, landscaping and maintenance, lighting, off-site improvements, parking, performance guarantees, property maintenance, signs, surfacing, time limits, traffic circulation, etc.) deemed reasonable and necessary to ensure that the approval would be in compliance with the findings required by HPMC Section 9-2.1105 (Findings). Condition No. 2 under 1118-CUP (the existing CUP) at 6020 Santa Fe stipulates, "That the project meet the requirements of the Uniform Building Code, Municipal Code, and Los Angeles County Fire Code, and that the appropriate permits be obtained." As such, the existing CUP shall be reviewed to ensure that the new ownership shall continue compatibility and compliance with the Municipal Code and Conditions of Approval with its operation.

ENVIRONMENTAL REVIEW:

The proposed project is Categorically Exempt pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

PROJECT BACKGROUND:

- ***Site Description***

The subject site is located on the northeast corner of Santa Fe Avenue and Randolph Street. The lot size is approximately 53,550 square feet and it is occupied by an existing multi-tenant shopping center that faces both Santa

Fe Avenue and Randolph Street in the shape of an “L” that measures approximately 13,536 square feet. The existing liquor store is facing Santa Fe Avenue and measures approximately 1,728 square feet.

ANALYSIS:

- ***Project Proposal***

The Applicant, MH & AY Inc., DBA/ Santa Fe Liquor (business owner, Monem Husari), intends to continue to operate the existing liquor store with general off-sale of beer, wine, and distilled spirits as the new business owner. The Applicant has an Alcoholic Beverage Control (ABC) License – Type 21 (License Serial No. 2673474) that was transferred from previous ownership. Additionally, the Applicant intends to sell tobacco and he possess a California Tobacco Retailers License (License No. 214461472). There will no change in the liquor store’s layout, façade, or operation; it will only be a change of ownership.

- ***Business Operation***

The new business owner will maintain the liquor store operation. Aside from the general off-sale of beer, wine, and distilled spirits, the liquor store will also sell tobacco products and other items (dry goods and food products). The liquor store proposes to be open Monday through Sunday from 8:00 AM to 11:00 PM.

- ***Access/Circulation***

The subject site has vehicular and pedestrian access from Randolph Street to the south, Santa Fe Avenue to the west, Belgrave Avenue to the north, and Middleton Street to the east. The site has four (4) existing driveways, one located along Randolph Street to the south, one located along Middleton Street to the east, one located along Santa Fe Avenue to the west, and one located along Belgrave Avenue to the north. Both driveways provide ingress and egress access (two-way) traffic onto the site.

- ***Alcohol Beverage Control License***

The Applicant currently has a Type 21 License (Off-Sale General - Package Store). A Type 21 License authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises.

- ***Off-Street Parking***

The business is located in a multi-tenant shopping center. As such, parking is shared amongst the different tenants for that shopping center. Additionally, since the same type of use is maintained and there will be no intensification in use, the parking demand will remain the same. Therefore, the Project will not present a problem with off-street parking demand.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **adopt the modification to 1118-CUP and allow the continued liquor store use with the general off-sale of beer, wine, and distilled spirits through the transfer of the existing Conditional Use Permit**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

REVISED CONDITIONS OF APPROVAL:

PLANNING

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

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2023-01 CUPTR - 6020 Santa Fe Avenue

April 19, 2023

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3. That the existing business shall comply with all applicable City, County, State and Federal codes and regulations, including Health and Safety, Fire, Building, Zoning, and Business License.
4. 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 Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
6. That this entitlement 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.
7. That the applicant be required to apply for new entitlements if any alteration, modification or expansion would increase the floor area of the use.
8. That the operator shall obtain a City of Huntington Park Business License prior to commencing business operations.
9. That the violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.
10. That the applicant obtain and maintain a valid alcohol beverage license for the general off-sale of beer, wine, and distilled spirits from the State Department of Alcohol and Beverage Control (ABC) and should at any time the required license be surrendered, revoked or suspended, said component of this Conditional Use Permit shall become automatically null and void.
11. That no loitering or consumption of alcohol take place outside of the establishment or in surrounding parking area(s) and that sign be posted in both English and Spanish on the site prohibiting such activities. The number, design, location, size and text of the signs shall be subject of Planning Division and Police Department review and approval. This condition must be complied with prior to commencement of alcohol sales.
12. That the hours of operation remain from Sunday to Thursday from 8:00 AM to 10:00 PM and Friday to Saturday from 8:00 AM to 11:00 PM. Any modification to the hours of operation shall be subject to the approval of the Director of Community Development.
13. 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.
14. That any exposed electrical wiring be properly contained per Building and Safety Division requirements prior to issuance of a City Business License.
15. That all windows shall be coated with anti-graffiti film, as approved by the Planning Division, prior to the issuance of the City Business License.
16. That all graffiti be removed from all exterior walls and/or surfaces prior to issuance of a City Business License.
17. That any existing and/or future graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
18. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code, prior to the issuance of the Business License.

19. That the applicant complies with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The applicant shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes the SUSUMP requirements when applicable.
20. That the applicant maintains all noise levels in compliance with the City of Huntington Park Noise Ordinance.
21. That this entitlement may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
22. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be null and void.
23. That all of the conditions be complied with prior to the issuance of a Business License.
24. The Director of Community Development is authorized to make minor modifications to the plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
25. That the Applicant/Property Owner agree in writing to the above conditions.

CODE ENFORCEMENT

26. Landscaping will be managed by the owner along with the other businesses in the shopping center.
27. Not more than fifty (50) percent of the windows are to be covered with advertising.

POLICE DEPARTMENT

28. The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the City Council. Any change in the operation, which exceeds the conditions of the approved permit, will require that a new permit application be submitted to the City Council for their review and approval.
29. Noise emanating from the permittee's premises shall not be audible 50 feet or more from the property line of the premises. The permittee shall be responsible for determining how to best meet this requirement, either by keeping doors and windows closed.
30. Current occupancy loads shall be posted at all times.
31. 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 and have the capacity to store the video for a minimum of 30 days.

32. The surrounding area (exterior & parking lot) shall be illuminated during business hours, in order to make easily discernible the appearance and conduct of all people on or about the property.
33. Address should be clearly marked to the front and rear of structure.
34. Any graffiti painted or marked upon the premises, under the control of the permittee shall be removed or painted over within a reasonable amount of time not to exceed 7 calendar days.

PUBLIC WORKS

35. Removal and replacement of the driveway approach closest to the business. Must meet ADA compliance. Shall be completed within 2 years from the date Planning approves the Business License.
36. Onsite catch basins must contain filter baskets to mitigate contaminants.

EXHIBITS:

- A: PC Resolution No. 2023-01 CUPTR
- B: Site Plan
- C: Floor Plan
- D: Conditional Use Permit Transfer Application Packet

PC RESOLUTION NO. 2023-01 CUPTR

EXHIBIT A

CASE NO. 2023-01 CUPTR

PC RESOLUTION NO. 2023-01 CUPTR

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TRANSFER IN CONNECTION WITH REAL PROPERTY LOCATED AT 6020 SANTA FE AVENUE, WITHIN THE COMMERCIAL GENERAL (CG) ZONE.

WHEREAS, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, April 19, 2023 at 6:30 p.m. pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code, upon an application from MH & AY INC., requesting approval of a Conditional Use Permit Transfer to continue the liquor store use with general off-sale of beer, wine, and distilled spirits for property located 6020 Santa Fe Avenue, within the Commercial General (CG) zone, described as:

Assessor's Parcel No. 6321-004-069, City of Huntington Park, County of Los Angeles; and

WHEREAS, the Planning Division has considered the information relative to the proposed entitlement transfer; and

WHEREAS, all persons appearing for or against the approval of the Conditional Use Permit Transfer were given the opportunity to be heard in connection with said matter; and

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

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

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

SECTION 1: Based on the evidence within staff report, the Planning Commission adopts the findings and determines that the project, as proposed, will have no significant adverse effect on the environment and adopts an Environmental Categorical Exemption

(CEQA Guidelines, Section 15301, Class 1, Existing Facilities).

SECTION 2: The Planning Commission hereby grants the modifications and transfer of Conditional Use Permit No. 1118 subject to the execution and fulfillment of the following conditions:

1. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, Planning Commission, or Community Development Commission. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.
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 and plans submitted.
3. That the existing business shall comply with all applicable City, County, State and Federal codes and regulations, including Health and Safety, Fire, Building, Zoning, and Business License.
4. 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 Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
6. That this entitlement 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.
7. That the applicant be required to apply for new entitlements if any alteration, modification or expansion would increase the floor area of the use.
8. That the operator shall obtain a City of Huntington Park Business License prior to commencing business operations.
9. That the violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.
10. That the applicant obtain and maintain a valid alcohol beverage license for the general off-sale of beer, wine, and distilled spirits from the State Department of Alcohol and Beverage Control (ABC) and should at any time the required license be surrendered, revoked or suspended, said component of this Conditional Use Permit shall become automatically null and void.
11. That no loitering or consumption of alcohol take place outside of the establishment or in surrounding parking area(s) and that sign be posted in both English and Spanish on the site prohibiting such activities. The number, design, location, size and text of the signs shall be subject of Planning Division and Police Department review and approval. This condition must be complied with prior to commencement of alcohol sales.
12. That the hours of operation remain from Sunday to Thursday from 8:00 AM to 10:00 PM and Friday to Saturday from 8:00 AM to 11:00 PM. Any modification to the hours

1 of operation shall be subject to the approval of the Director of Community
2 Development.

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

5 14. That any exposed electrical wiring be properly contained per Building and Safety
6 Division requirements prior to issuance of a City Business License.

7 15. That all windows shall be coated with anti-graffiti film, as approved by the Planning
8 Division, prior to the issuance of the City Business License.

9 16. That all graffiti be removed from all exterior walls and/or surfaces prior to issuance of
10 a City Business License.

11 17. That any existing and/or future graffiti, as defined by the Huntington Park Municipal
12 Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.

13 18. That the property comply with the City's Standards for Exterior Colors, Section 9-
14 3.103(3)(A) of the Huntington Park Municipal Code, prior to the issuance of the
15 Business License.

16 19. That the applicant complies with all of the provisions of Title 7, Chapter 9 of the
17 Huntington Park Municipal Code relating to Storm Water Management. The applicant
18 shall also comply with all requirements of the National Pollutant Discharge
19 Elimination System (NPDES), Model Programs, developed by the County of Los
20 Angeles Regional Water Quality Board. This includes the SUSUMP requirements
21 when applicable.

22 20. That the applicant maintains all noise levels in compliance with the City of Huntington
23 Park Noise Ordinance.

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

29 22. That should the operation of this establishment be granted, deemed, conveyed,
30 transferred, or should a change in management or proprietorship occur at any time,
31 this Conditional Use Permit shall be null and void.

32 23. That all of the conditions be complied with prior to the issuance of a Business
33 License.

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

37 25. That the Applicant/Property Owner agree in writing to the above conditions.

38 26. Landscaping will be managed by the owner along with the other businesses in the
39 shopping center.

40 27. Not more than fifty (50) percent of the windows are to be covered with advertising.

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

46 29. Noise emanating from the permittee's premises shall not be audible 50 feet or more
47 from the property line of the premises. The permittee shall be responsible for

determining how to best meet this requirement, either by keeping doors and windows closed.

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

31. 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 and have the capacity to store the video for a minimum of 30 days.

32. The surrounding area (exterior & parking lot) shall be illuminated during business hours, in order to make easily discernible the appearance and conduct of all people on or about the property.

33. Address should be clearly marked to the front and rear of structure.

34. Any graffiti painted or marked upon the premises, under the control of the permittee shall be removed or painted over within a reasonable amount of time not to exceed 7 calendar days.

35. Removal and replacement of the driveway approach closest to the business. Must meet ADA compliance. Shall be completed within 2 years from the date Planning approves the Business License.

36. Onsite catch basins must contain filter baskets to mitigate contaminants.

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.

PASSED, APPROVED, AND ADOPTED this 19th of April, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

HUNTINGTON PARK PLANNING COMMISSION

Jonathan Sanabria, Chairperson

ATTEST:

Steve Forster, Secretary

SITE PLAN

EXHIBIT B

CASE NO. 2023-01 CUPTR

Site Plan

Legend

 6020 S Santa Fe Ave

Belgrave Ave

Belgrave Ave

Belgrave Ave

Belg

6020 S Santa Fe Ave

Middleton 61

Middleton St

Middleton St

Randolph St

Randolph St

Randolph St

200 ft



FLOOR PLAN

EXHIBIT C

CASE NO. 2023-01 CUPTR

G.R.O.U.P

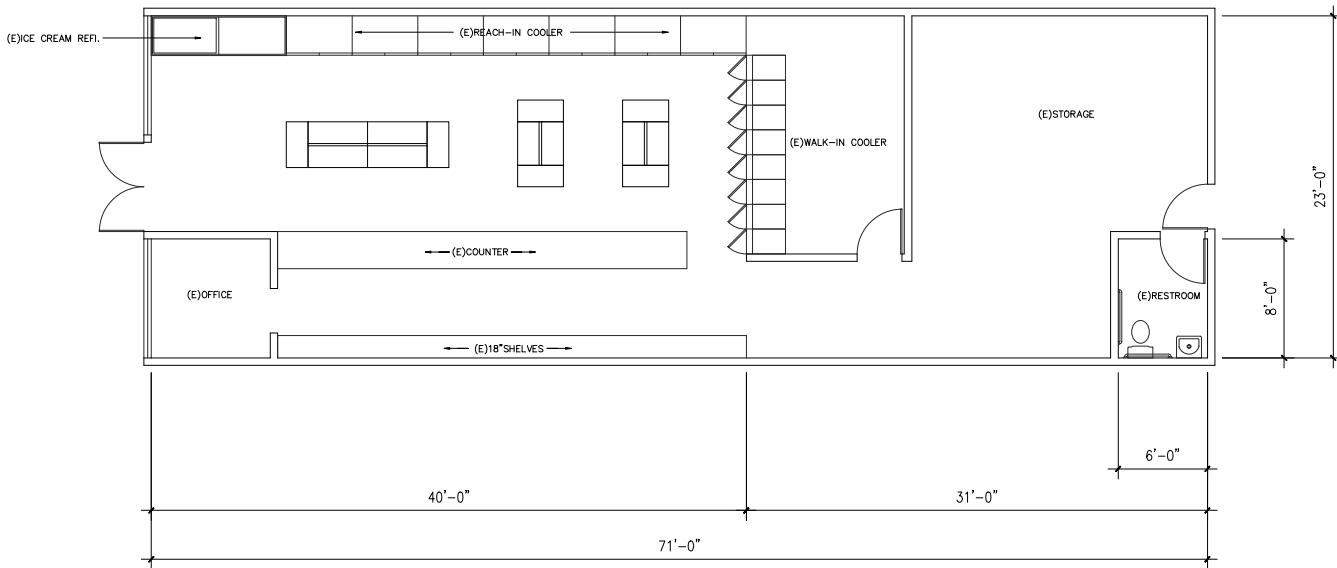
A • R • C

MONFACON DEVELOPMENT, INC.
**ARCHITECTURE, PLANNING,
INTERIORS, CONSULTANTS**
3850 WILSHIRE BLVD., SUITE 208
LOS ANGELES, CA 90010
TEL : 213 - 383 - 2088
FAX : 213 - 387 - 3867

THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS, DRAWINGS AND ARRANGEMENTS REPRESENTED THEREIN BY ARE AND SHALL REMAIN THE PROPERTY OF SHOP MFG. EQUIPMENT, INC. AND NO PART THEREOF SHALL BE COPIED, REPRODUCED OR OTHERWISE USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PRODUCT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF DESIGN ARCHITECTS, LLC. CONSENT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE AN AGREEMENT BY THE FIRM TO FABRICATE THE DRAWN DIMENSIONS OR DIMENSIONS STATED. THESE DRAWINGS AND DIMENSIONS OR DIMENSIONS STATED SHALL HAVE PREFERENCE OVER SCALES DIMENSIONS CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DETAIL SHALL BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

SEAL/SIGNATURE

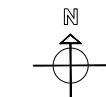
6020 S SANTA FE AVE.
HUNTINGTON PARK, CA 90255



EXISTING FLOOR PLAN

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

1



A-2

CONDITIONAL USE PERMIT TRANSFER APPLICATION PACKET

EXHIBIT D

CASE NO. 2023-01 CUPTR



CITY OF HUNTINGTON PARK
Community Development Dept. • Planning Division
8550 Miles Avenue, Huntington Park, CA 90255
Tel. (323) 684-6210 • planning@hpcgov

CONDITIONAL USE PERMIT TRANSFER APPLICATION

FOR OFFICE USE ONLY

Date Filed: 2/23/2023 File No.: CUP TR 2023-01 Fee/Receipt No.: \$ 316.00

Initials: SM

PROJECT INFORMATION

Project Address: 6020 Santa Fe Ave Huntington Park CA 90255

General Location: HPCM

Assessor's Parcel Number (APN): 6321-004-069

APPLICANT'S INFORMATION

Applicant: MH & AY INC President: MONEM HUSARI

Mailing Address: 2325 El Baile Pl Hacienda Heights CA 91745

Phone 1: 626-715-1555

Phone 2: _____

Email: _____

PROPERTY OWNER'S INFORMATION

Property Owner: The Salomon Wainberg and Olga Wainberg Trust

Mailing Address: 23639 Arminta St West Hills CA 81304

Phone 1: 818-917-3020

Phone 2: _____

Email: Dave@prioritypg.com

APPLICATION PROCEDURES

1. Submit two (2) sets of plan drawings as outlined below if changes are being proposed to layout or facade of the business. If no physical changes are proposed, Planning will require one (1) set of plans.
All plans should be submitted on 24" x 36" paper.
2. One (1) CD Rom or USB drive containing all files in digital PDF and/or JPEG formats
3. Submit a Conditional Use Permit Transfer application.
4. Submit required fee of \$316.00
5. All re-submittals shall contain the previously submitted plans with the corrections made by the Planning Division.

Plans should include the following items:

1. Site plans must show the following information:
 - a. Property line boundaries.
 - b. All existing and proposed structures and uses.
 - c. Adjacent public improvements, streets and/or alleys.
 - d. Landscaping (trees, shrubs, lawns, ground cover, etc.)
 - e. Special areas (outdoor storage, future development, walkways, driveways, etc.)
 - f. Full dimensions.
 - g. North arrow.
2. Floor plans showing the interior layout of all levels, including dimensions, existing and proposed uses.
3. Elevations for all sides of each structure indicating material, architectural treatment, color, etc.

For further information, please contact the Planning Division by calling (323) 684-6210, between 7:00 a.m. and 5:30 p.m., Monday through Thursday.

In order for the Community Development Department to approve a CUP Transfer, Huntington Park Municipal Code Section 9-2.1105 requires that all of the following findings be made for a CUP:

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

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

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

It is a site of a shopping center.

Current size: 1,728 ft².

and It is a rectangular store on the corner of a shopping center.

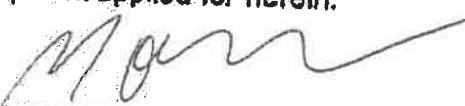
2. The proposed use will not be materially detrimental, nor have an adverse effect upon adjacent uses, buildings, or structures. (Explain)

The current place is used as it was and is used as it is without conversion.

3. If known, please detail any modifications to the building and/or operations of the business, which were not considered in the initial CUP approval.

It is as it was when I first used it,
Nothing has changed

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



Applicant Signature (Required)

Date 1-23-2023

MONEM HUSARI
Print Name

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



Property Owner Signature (Required)

Deborah Goldstein,
Co-Trustee the Trust

Date Feb 17, 2023

The Salomon Wainberg and Olga Wainberg Trust
Print Name

California USA

DRIVER LICENSE

FEDERAL
LIMITS
APPLY

CLASS C

DL D9113197

EXP 01/02/2026

IN HUŞARI

EN MONTEM

2325 EL BAILE PL
HACIENDA HTS CA 91745

DOB 01/02/1976

RSTR NONE

04021976

SEX M

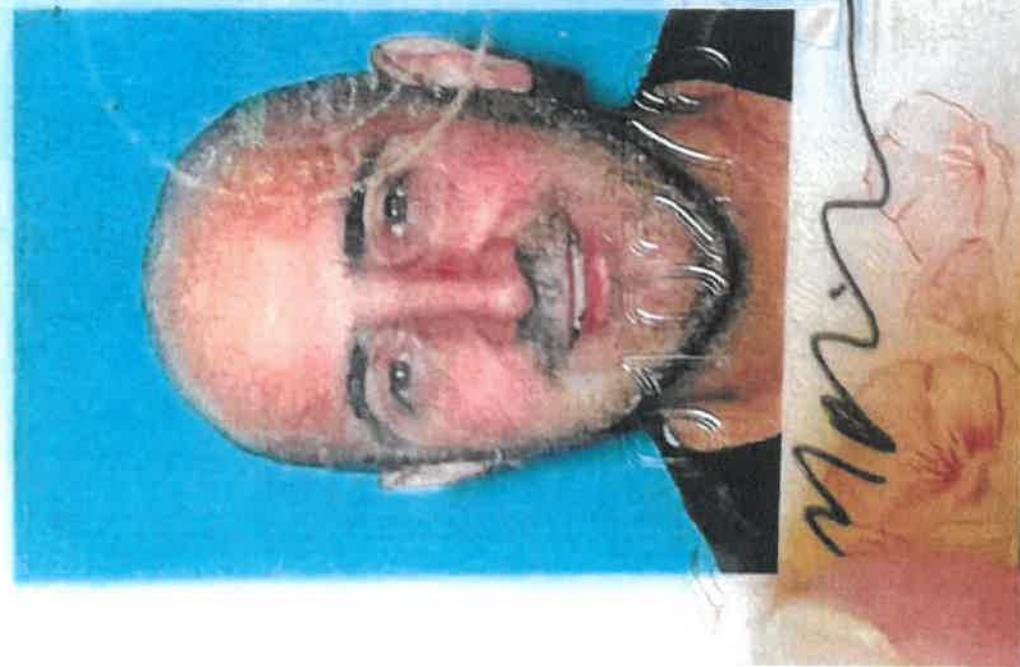
WGT 160 lb

EYES BRN

三

12,09,2020

DD 12/09/2020591L3/AAFD/26



STATE OF CALIFORNIA
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
ALCOHOLIC BEVERAGE LICENSE

OFF-SALE GENERAL

VALID FROM

Jan 20, 2023

MH & AY INC
6020 SANTA FE AVE
HUNTINGTON PARK, CA 90255-2724

EXPIRES

Dec 31, 2023

TYPE NUMBER DUP

21 644010

AREA CODE

1925 02

BUSINESS ADDRESS DBA: SANTA FE LIQUOR
(IF DIFFERENT)

PER From:
21-451615

OWNERS: MH & AY INC

CONDITIONS

7



IMPORTANT INFORMATION

EFFECTIVE PERIOD: This license is effective only for the operating period shown above. A new license will be sent 4 to 6 weeks after the expiration date on your license if payment is timely. Your license status will remain in good standing for 60 days after the expiration date if the renewal payment was received timely. To check the status of your license, visit <http://www.abc.ca.gov/dalport/LQSMenu.html>.

RENEWAL NOTICES: Renewal notices are sent to premises address unless a specific mailing address is requested. If a notice is not received 30 days before expiration date shown above, contact the nearest ABC office. To assure receipt of notices, advise your local ABC office of any change in address.

RENEWAL DATES: It is the licensee's responsibility to pay the required renewal fee by the expiration date shown above.

A Penalty is charged for late renewal and the license can be automatically revoked for failure to pay.

RENEWAL PAYMENTS: Renewal payments can be made in person by visiting your local office or sent by mail to ABC Headquarters, 3927 Lennane Drive, Suite 100, Sacramento, CA 95834. If you do not have your renewal notice, your license number and the reason for payment (ex. ?renewal?) must be clearly indicated on the check. You can contact your local ABC office for your renewal fee amount.

SEASONAL LICENSES: It is the licensee's responsibility to pay the required renewal fee prior to the next operating period.

POSTING: Cover this license with glass or other transparent material and post it on premises in a conspicuous place.

CONDITIONS: A copy of all applicable conditions must be kept on premises.

LICENSEE NAME: Only 10 names will be printed on each license. If there are more names associated with the license, they will be indicated by "AND XX OTHERS". All names are on file and available upon request from your local ABC office.

DBA: If you change your business name please notify your local ABC office.

If you have any questions regarding this license, contact your local ABC office. You can find the contact information for each district office at <http://www.abc.ca.gov/distmap.html>.

NOTE: CONTACT YOUR LOCAL ABC OFFICE IF YOUR LICENSED PREMISES WILL BE TEMPORARILY CLOSED FOR MORE THAN 15 DAYS OR WILL BE PERMANENTLY CLOSED.

<http://www.abc.ca.gov>



@ca_abc



CaliforniaABC

THIS LICENSE MUST BE DISPLAYED CONSPICUOUSLY AT THE LOCATION ADDRESS FOR WHICH IT IS ISSUED

CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION

**CIGARETTE AND TOBACCO PRODUCTS LICENSING ACT OF 2003
RETAILER'S LICENSE**



LICENSE NUMBER

214461472

BUSINESS MAILING ADDRESS:

SANTA FE LIQUOR
MH & AY INC
6020 SANTA FE AVE
HUNTINGTON PARK CA 90255-2724

EFFECTIVE DATE:

February 9, 2023 - February 8, 2024

LOCATION ADDRESS:

6020 SANTA FE AVE
HUNTINGTON PARK CA 90255-2724

THIS LICENSE HAS BEEN ISSUED TO YOU UNDER
DIVISION 8-8 (COMMENCING WITH SECTION
22970) OF THE CALIFORNIA BUSINESS AND
PROFESSIONS CODE.

IS HEREBY AUTHORIZED TO ENGAGE IN THE SALE OF CIGARETTES AND
TOBACCO PRODUCTS.
THIS LICENSE IS NOT VALID AT ANY OTHER LOCATION ADDRESS.

PLEASE RETAIN THIS DOCUMENT FOR YOUR
RECORDS.

THIS LICENSE IS VALID FOR THE EFFECTIVE DATE OR UNTIL SUSPENDED, REVOKED, OR CANCELED, AND IS NOT TRANSFERABLE.
FOR GENERAL TAX QUESTIONS, PLEASE TELEPHONE OUR CUSTOMER SERVICE CENTER AT 1-800-400-7115 (CRS:711).
FOR INFORMATION ON YOUR RIGHTS, CONTACT THE TAXPAYERS' RIGHTS ADVOCATE OFFICE AT 1-888-324-2798.

CDTFA-442-LR REV. 5(8-19)

A MESSAGE TO OUR LICENSE HOLDER

As a licensee, you have certain rights and responsibilities under the Cigarette and Tobacco Products Licensing Act of 2003. For assistance, we offer the following resources:

- Our website at www.cdtfa.ca.gov.
- Our toll-free Customer Service Center at 1-800-400-7115 (CRS:711). Customer service representatives are available Monday through Friday from 7:30 a.m. to 5:00 p.m. (Pacific time), except state holidays.

As a licensee, you are expected to maintain the normal books and records of a prudent businessperson. You are required to maintain these books and records for no less than four years, and make them available for inspection by a California Department of Tax and Fee Administration (CDTFA) representative when requested. In addition, you must keep the records on file at the location identified on your license for at least one year after the date of purchase. Specific requirements are set forth in the Cigarette and Tobacco Products Licensing Act of 2003.

You must notify us if you are buying, selling, or adding a location, or discontinuing your business; adding or dropping a partner, officer, or member; or when you are moving any or all of your business locations. This license is valid only for the business name, type of ownership, and location specified on the license. A person who obtains a license and ceases to do business, or never commenced business, shall notify the CDTFA immediately and surrender the license to the California Department of Tax and Fee Administration, Business Tax and Fee Division, P.O. Box 942879, Sacramento, CA 94279-0088. You may also surrender the license to a CDTFA representative.

If you would like to know more about your rights as a taxpayer, or if you are unable to resolve an issue with the CDTFA, please contact the Taxpayers' Rights Advocate Office for help by calling 1-888-324-2798 or by faxing 1-916-323-3319.

As authorized by law, information provided by an applicant for a license may be disclosed to other government agencies.

DISPLAY THIS PERMIT CONSPICUOUSLY AT THE PLACE OF BUSINESS FOR WHICH IT IS ISSUED

CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION

SELLER'S PERMIT



PERMIT NUMBER

242638368 - 00001

SANTA FE LIQUOR
MH & AY INC
6020 SANTA FE AVE
HUNTINGTON PARK CA 90255-2724

IS HEREBY AUTHORIZED PURSUANT TO SALES AND USE TAX
LAW TO ENGAGE IN THE BUSINESS OF SELLING TANGIBLE
PERSONAL PROPERTY AT THE ABOVE LOCATION.

THIS PERMIT IS NOT VALID AT ANY OTHER ADDRESS.

START DATE:
December 20, 2022

YOU ARE REQUIRED TO OBEY ALL FEDERAL AND
STATE LAWS THAT REGULATE OR CONTROL
YOUR BUSINESS. THIS PERMIT DOES NOT ALLOW
YOU TO DO OTHERWISE.

PLEASE RETAIN THIS DOCUMENT FOR YOUR
RECORDS.

THIS PERMIT IS VALID UNTIL REVOKED OR CANCELED AND IS NOT TRANSFERABLE.
FOR GENERAL TAX QUESTIONS, PLEASE CALL OUR CUSTOMER SERVICE CENTER AT 1-800-400-7115 (CRS:711).
FOR INFORMATION ON YOUR RIGHTS, CONTACT THE TAXPAYERS' RIGHTS ADVOCATE OFFICE AT 1-888-324-2798.

CDTFA-442-R REV. 20 (2-22)

A MESSAGE TO OUR PERMIT HOLDER

As a permittee, you have certain rights and responsibilities under the Sales and Use Tax Law. For assistance, we offer the following resources:

- Our website at www.cdtfa.ca.gov.
- Our toll-free Customer Service Center at 1-800-400-7115 (CRS:711). Customer service representatives are available Monday through Friday from 7:30 a.m. to 5:00 p.m. (Pacific time), except state holidays.

As a permittee, you are expected to maintain the normal books and records of a prudent businessperson. You are required to maintain these books and records for no less than four years, and make them available for inspection by a California Department of Tax and Fee Administration (CDTFA) representative when requested. You are also required to know and charge the correct sales or use tax rate, including any local and district taxes.

You must notify us if you are buying, selling, adding a location, or discontinuing your business; adding or dropping a partner, officer, or member; or when you are moving any or all of your business locations. This permit is valid only for the owner specified on the permit. A person who obtains a permit and ceases to do business, or never commenced business, shall surrender their permit by immediately notifying CDTFA in writing at this address: California Department of Tax and Fee Administration, Field Operations Division, P.O. Box 942879, Sacramento, CA 94279-0047. You may also surrender the permit to a CDTFA representative.

If you would like to know more about your rights as a taxpayer, or if you are unable to resolve an issue with CDTFA, please contact the Taxpayers' Rights Advocate Office for help by calling 1-888-324-2798 or by faxing 1-916-323-3319.

As authorized by law, information provided by an applicant for a permit may be disclosed to other government agencies.



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: APRIL 19, 2023

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: STEVE FORSTER, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: JORDAN MARTINEZ, ASSISTANT PLANNER

**SUBJECT: PLANNING COMMISSION CASE NO. 2023-01 CUP
(CONDITIONAL USE PERMIT)**

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT FOR OFF-SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING BUSINESS LOCATED AT 2550 SATURN AVENUE, LOCATED WITHIN DISTRICT C OF THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DTSP).

APPLICANT: Jaime Ugalde Jr.
842 S 3rd Avenue
La Puente, CA 91746

PROPERTY OWNER: Jamshid Barmaan
2040 Linnington Avenue
Los Angeles, CA 90025

**PROPERTY OWNER'S
MAILING ADDRESS:** 2040 Linnington Avenue
Los Angeles, CA 90025

PROJECT LOCATION: 2550 Saturn Avenue

**ASSESSOR'S
PARCEL NUMBER:** 6322-023-001

PREVIOUS USE: Grocery Store

LOT SIZE: 8,572.5 square feet

BUILDING SIZE: 8,354 square feet

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2023-01 CUP - 2550 Saturn Avenue

April 19, 2023

Page 2 of 8

GENERAL PLAN:

Downtown Huntington Park Specific Plan (DTSP)

ZONE:

District C (Neighborhood) - DTSP

SURROUNDING

LAND USES:

North: District C (Neighborhood) - DTSP

West: High Density Residential (RH)

South: District C (Neighborhood) - DTSP

East: District B (Festival) - DTSP

**MUNICIPAL CODE
APPLICABILITY OF
REQUIREMENTS FOR
CONDITIONAL**

PERMIT:

Pursuant to Huntington Park Municipal Code (HPMC) Section 9-4.203.2.A., any commercial establishment where alcoholic beverages are to be sold or served are subject to a Conditional Use Permit.

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

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

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

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2023-01 CUP - 2550 Saturn Avenue

April 19, 2023

Page 3 of 8

other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;

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

ENVIRONMENTAL REVIEW:

The proposed Project is Categorically Exempt pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

PROJECT BACKGROUND:

- ***Site Description***

The subject site is located on the southeast corner of Saturn Avenue and Rugby Avenue. The site measures approximately 8,572.50 square feet. The site is developed with an existing multi-tenant commercial building, measuring approximately 8,354 square feet. The existing grocery stores occupies approximately 1,725 square feet (first floor only) of the existing multi-tenant commercial building. There is a second floor to the business, but this CUP request will only focus on the first floor where the grocery store currently operates. The subject site is surrounded by commercial and institutional uses to the north, east, and south, along with residential and institutional uses to the west.

ANALYSIS:

- ***Project Proposal***

The Applicant, Jaime Ugalde Jr., is the new prospective business owner for an existing grocery at 2550 Saturn Avenue (El Pedregal). The Applicant is requesting the off-sale of beer and wine in conjunction with the existing business. The Applicant also intends to sell tobacco at the business. There will be no changes to the building footprint.

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2023-01 CUP - 2550 Saturn Avenue

April 19, 2023

Page 4 of 8

- ***Business Operation***

The Applicant proposes to operate the grocery store Monday through Sunday from 8:00 AM to 10:00 PM.

- ***Access/Circulation***

The subject site has vehicular and pedestrian access from Saturn Avenue located to the north and Rugby Avenue located to the west.

- ***Previous CUP History***

It was brought to Planning staff's attention that alcohol was previously allowed to be sold at the property under a Conditional Use Permit that was previously approved (Resolution No. 1511). The resolution granted a Conditional Use Permit for off-sale of beer and wine in conjunction with the transfer of ownership of an existing market (Toster's Market) in the Commercial General (CG) zone located at 2550 Saturn Avenue. The Resolution was approved and adopted by the Huntington Park Planning Commission on November 18, 1992. It is important to note that the Resolution was granted subject to the execution and fulfillment of conditions. Specifically, Condition No. 7 states, "That should the operation of this establishment be granted, deeded, conveyed, transferred, or should a change in management or proprietorship occur at any time, this conditional use permit shall automatically become null and void."

Since 1992, the business with the CUP at 2550 Saturn Avenue underwent a change of ownership and there was a transfer of the CUP to allow the off-sale of beer and wine for the business. Planning has two CUP transfers (2005 and 2009) on file. One CUP Transfer was completed (2005) while the other was incomplete (2009). The current owner on record, Miguel Renovato, was never granted a CUP Transfer. Mr. Renovato started the process on September 5, 2009, but never finished the transfer process. As such, the entitlement was never granted and the off-sale of beer and wine at the property was not allowed for the past fourteen years.

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2023-01 CUP - 2550 Saturn Avenue

April 19, 2023

Page 5 of 8

The last complete CUP Transfer occurred in 2005, the zoning for the property (Pacific Village – PV) was different than what it is currently zoned (DTSP - District C), which explains the previous acceptance off-sale of beer and wine at the property. The 2005 CUP Transfer was before the current Downtown Huntington Park Specific Plan that was adopted in 2008. Since the CUP request from the Applicant is a new request, the current zoning regulations and Municipal Code will be applicable.

The Applicant received a letter from Planning Staff on February 21, 2023 informing them of the CUP transfer history, procedure, and where their request stands in regards to the current Municipal Code.

- ***Conditional Use Permit Findings***

In granting a Conditional Use Permit to allow for off-sale of beer and wine in conjunction with an existing business, the Planning Commission must make findings in connection with the Conditional Use Permit, as set forth in the HPMC. A Conditional Use Permit may be approved only if all of the following findings are made:

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

Finding: The request for off-sale beer and wine in a commercial establishment is subject to a CUP. The existing business is a grocery store. Per HPMC 9-4.203, a grocery store is defined as “a store primarily engaged in the retail sale of a wide range of household products including, but not limited to, dry goods, canned goods, dairy products, fresh fruits and vegetables, fresh and prepared meats, fish and poultry and where the off-sale of alcohol, including beer or wine, by the establishment must be accessory to and incidental in proportion to the primary use of grocery sales.” The Applicant emphasized that the sale of beer and wine is critical and the main component of their operation. The Project Site is located within District C of the DTSP and pursuant to Table IV-7 of HPMC Section 9-4.203.2.A., alcohol sales

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2023-01 CUP - 2550 Saturn Avenue

April 19, 2023

Page 6 of 8

are not permissible within District C of the DTSP, therefore, the finding cannot be made.

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

Finding: The proposed use is not consistent with the General Plan. Specifically, the proposed use is not consistent with Policy 5.1 of the Urban Design Element, which calls to “conduct strong enforcement of the City zoning, building, property maintenance, and health and safety standards in multi-family neighborhoods”. As previously mentioned, the off-sale of beer and wine is not permissible in the zoning where the existing business is located per Table IV-7 of HPMC Section 9-4.203.2.A. Additionally, there is a potential for health and safety concerns since the sale of beer and wine is located in close proximity to sensitive land uses such as churches and residences. Therefore, this finding cannot be made.

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

Finding: The proposed project is Categorically Exempt pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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

Finding: The proposed use is not compatible with the existing land uses within the general area. Specifically, the use conflicts with Table IV-7 of HPMC Section 9-4.203.2.A., which indicates that alcohol sales are not permissible within District C of the DTSP. As such, the

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2023-01 CUP - 2550 Saturn Avenue

April 19, 2023

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proposed Project is not in compliance with all City and zoning development standards. Additionally, there is a potential for health and safety concerns since the sale of beer and wine is located in close proximity to sensitive land uses such as churches and residences. As such, the finding cannot be made.

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

Finding: The subject site measures approximately 1,725 square feet square feet (first floor only). The total size of the multi-commercial building where the current business is located measures approximately 8.572.50 square feet. The proposed Project will be of similar intensity as those known to have occupied the subject site and surrounding area. The subject site is surrounded by commercial and institutional uses to the north, east, and south, along with residential and institutional uses to the west, providing similar conditions.

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

Finding: Vehicular and pedestrian access to the Project Site will be provided through Saturn Avenue and Rugby Avenue. The use proposes to utilize existing infrastructure and public utilities. The surrounding area is completely developed with public access, water sanitation, and other public utilities. The use will not impede the accessibility to public access, water, sanitation, or other public utilities and services. It is expected that the Project will be required to comply with all building code requirements.

CONCLUSION:

Based on the above analysis, Staff has recommended denial for the request based on the premise that the proposed off-sale of beer and wine in conjunction with the existing grocery store does not comply with the Huntington Park Municipal Code and all of the required findings in support of a Conditional Use Permit. However, the

PLANNING COMMISSION AGENDA REPORT

CASE NO. 2023-01 CUP - 2550 Saturn Avenue

April 19, 2023

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Planning Commission may approve, deny, or request modifications to the Project.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **deny Case No. 2023-01 CUP.**

EXHIBITS:

- A: PC Resolution No. 2023-01 CUP
- B: Site Plan
- C: Floor Plan
- D: Conditional Use Permit Application Packet
- E: Action Letter February 21, 2023
- F: Resolution No. 1511
- G: Zoning Map Pre-DTSP Adoption

PC RESOLUTION NO. 2023-01 CUP

EXHIBIT A

CASE NO. 2023-01 CUP

PC RESOLUTION NO. 2023-01 CUP

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, DENYING A CONDITIONAL USE PERMIT TO REQUEST FOR A CONDITIONAL USE PERMIT FOR OFF-SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING BUSINESS LOCATED AT 2550 SATURN AVENUE, LOCATED WITHIN DISTRICT C OF THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DTSP).

WHEREAS, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, April 19, 2023 at 6:30 p.m. pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code, upon an application from Jaime Ugalde Jr., requesting a Conditional Use Permit for off-sale of beer and wine in conjunction with an existing business located at 2550 Saturn Avenue, located within District C of the Downtown Huntington Park Specific Plan (DTSP), described as:

Assessor's Parcel No. 6322-023-001, City of Huntington Park, County of Los Angeles; and

WHEREAS, the Planning Division has reviewed the request and has found that not all of the findings for approval of a Conditional Use Permit can be made as required by the Municipal Code; and

WHEREAS, all persons appearing for or against the approval of the Conditional Use Permit were given the opportunity to be heard in connection with said matter; and

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

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

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

SECTION 1: Based on the evidence within staff report and the Environmental Assessment Questionnaire, the Planning Commission adopts the findings in said

1 Questionnaire and determines that the project, as proposed, will have no significant
2 adverse effect on the environment and adopts an Environmental Categorical Exemption
3 (CEQA Guidelines, Section 15301, Class 1, Existing Facilities).

4 **SECTION 2:** The Planning Commission hereby makes the following findings in
5 connection with the proposed Conditional Use Permit:

6 1. The proposed use shall be conditionally permitted within, and shall not impair the
7 integrity and character of, the subject zoning district and complies with all of the
8 applicable provisions of this Code;

9 ***The Planning Staff finds that the request for off-sale beer and wine in a
10 commercial establishment is subject to a CUP. The existing business is a
11 grocery store. Per HPMC 9-4.203, a grocery store is defined as “a store
12 primarily engaged in the retail sale of a wide range of household products
13 including, but not limited to, dry goods, canned goods, dairy products, fresh
14 fruits and vegetables, fresh and prepared meats, fish and poultry and where
15 the off-sale of alcohol, including beer or wine, by the establishment must be
16 accessory to and incidental in proportion to the primary use of grocery
17 sales.” The Applicant emphasized that the sale of beer and wine is critical
18 and the main component of their operation. The Project Site is located within
19 District C of the DTSP and pursuant to Table IV-7 of HPMC Section 9-
20 4.203.2.A., alcohol sales are not permissible within District C of the DTSP.
21 Planning Staff cannot make a finding in support.***

22 2. The proposed use shall be consistent with the General Plan;

23 ***The Planning Staff finds that proposed the proposed use is not consistent
24 with Policy 5.1 of the Urban Design Element, which calls to “conduct strong
25 enforcement of the City zoning, building, property maintenance, and health
26 and safety standards in multi-family neighborhoods”. As previously
27 mentioned, the off-sale of beer and wine is not permissible in the zoning
28 where the existing business is located per Table IV-7 of HPMC Section 9-***

1 **4.203.2.A. Additionally, there is a potential for health and safety concerns**
2 **since the sale of beer and wine is located in close proximity to sensitive land**
3 **uses such as churches and residences. Planning Staff cannot make a finding**
4 **in support.**

5 3. The approval of the Conditional Use Permit for the proposed use shall be in
6 compliance with the requirements of the California Environmental Quality Act
7 (CEQA) and the City's Guidelines;

8 **The Planning Staff finds that an environmental assessment has been**
9 **conducted for this project in compliance with the California Environmental**
10 **Quality Act (CEQA). The Project is Categorically Exempt pursuant to Section**
11 **15301, Class 1, (Existing Facilities) of the California Environmental Quality**
12 **Act (CEQA) Guidelines.**

13 4. The design, location, size and operating characteristics of the proposed use shall
14 be compatible with the planned future land uses within the general area in which
15 the proposed use is to be;

16 **The Planning Staff finds that the proposed use is not compatible with the**
17 **existing land uses within the general area. Specifically, the use conflicts with**
18 **Table IV-7 of HPMC Section 9-4.203.2.A., which indicates that alcohol sales**
19 **are not permissible within District C of the DTSP. As such, the proposed**
20 **Project is not in compliance with all City and zoning development standards.**
21 **Additionally, there is a potential for health and safety concerns since the sale**
22 **of beer and wine is located in close proximity to sensitive land uses such as**
23 **churches and residential uses. Planning Staff cannot make a finding in**
24 **support.**

25 5. The subject site shall be physically suitable for the type and density/intensity of use
26 being proposed;

27 **The Planning Staff finds that the subject site measures approximately 1,725**
28 **square feet (first floor). The total size of the multi-commercial building where**

the current business is located measures approximately 8,572.50 square feet. The proposed Project will be of similar intensity as those known to have occupied the subject site and surrounding area. The subject site is surrounded by commercial and institutional uses to the north, east, and south, along with residential and institutional uses to the west, providing similar conditions.

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

The Planning Staff finds that vehicular and pedestrian access to the Project Site will be provided through Saturn Avenue and Rugby Avenue. The use proposes to utilize existing infrastructure and public utilities. The surrounding area is completely developed with public access, water sanitation, and other public utilities. The use will not impede the accessibility to public access, water, sanitation, or other public utilities and services. It is expected that the Project will be required to comply with all building code requirements.

SECTION 3: The Planning Staff cannot make all six (6) of the required findings in support of Resolution 2023-01 CUP; therefore, the Planning Commission hereby denies Resolution No. 2023-01 CUP.

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

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

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8 **PASSED, APPROVED, AND ADOPTED** this 19th of April, 2023 by the following vote:

9 **AYES:**

10 **NOES:**

11 **ABSENT:**

12 **ABSTAIN:**

13 HUNTINGTON PARK PLANNING COMMISSION

14
15
16

17 Jonathan Sanabria, Chairperson

18 **ATTEST:**

19
20
21

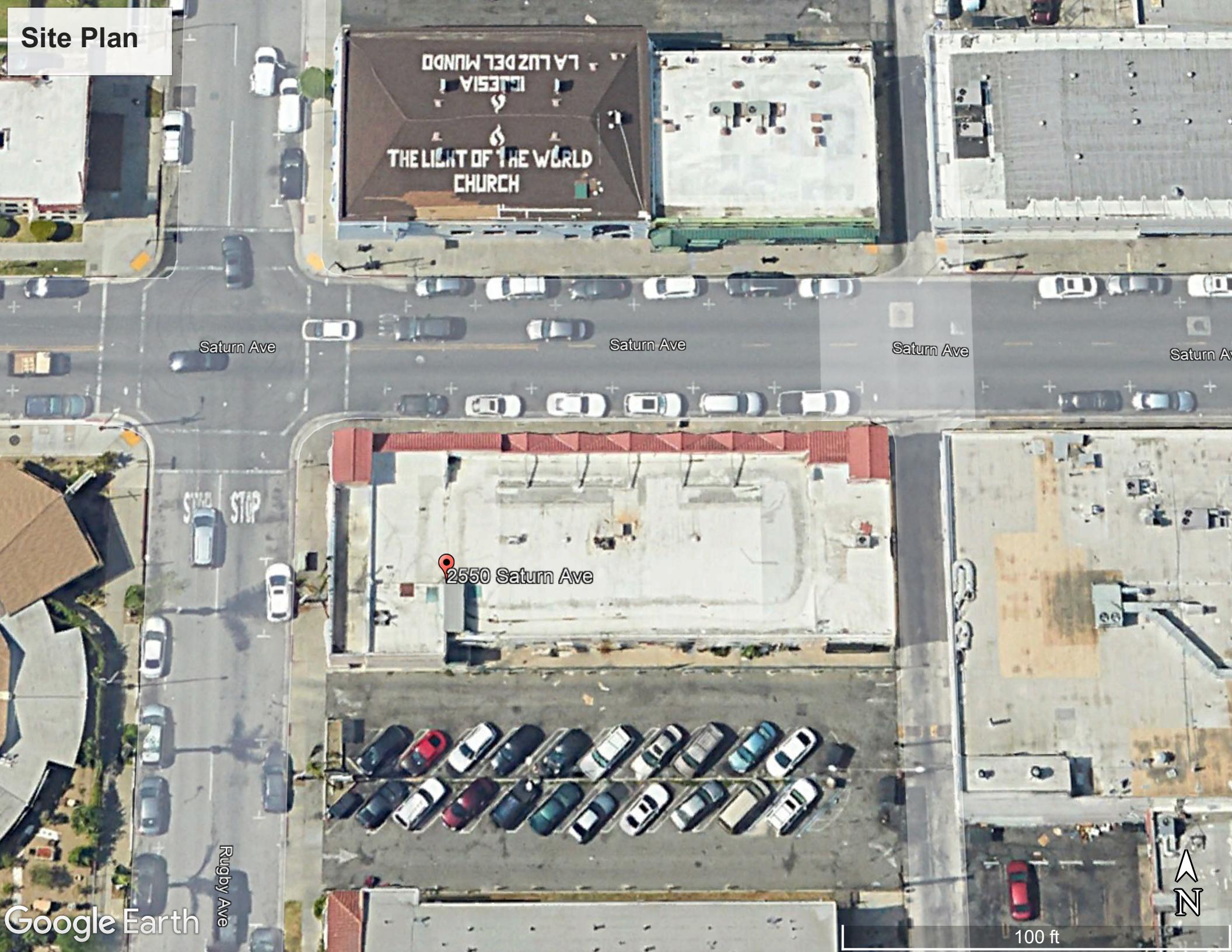
22 Steve Forster, Secretary

SITE PLAN

EXHIBIT B

CASE NO. 2023-01 CUP

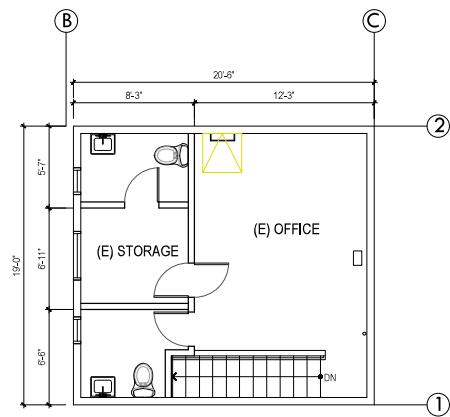
Site Plan



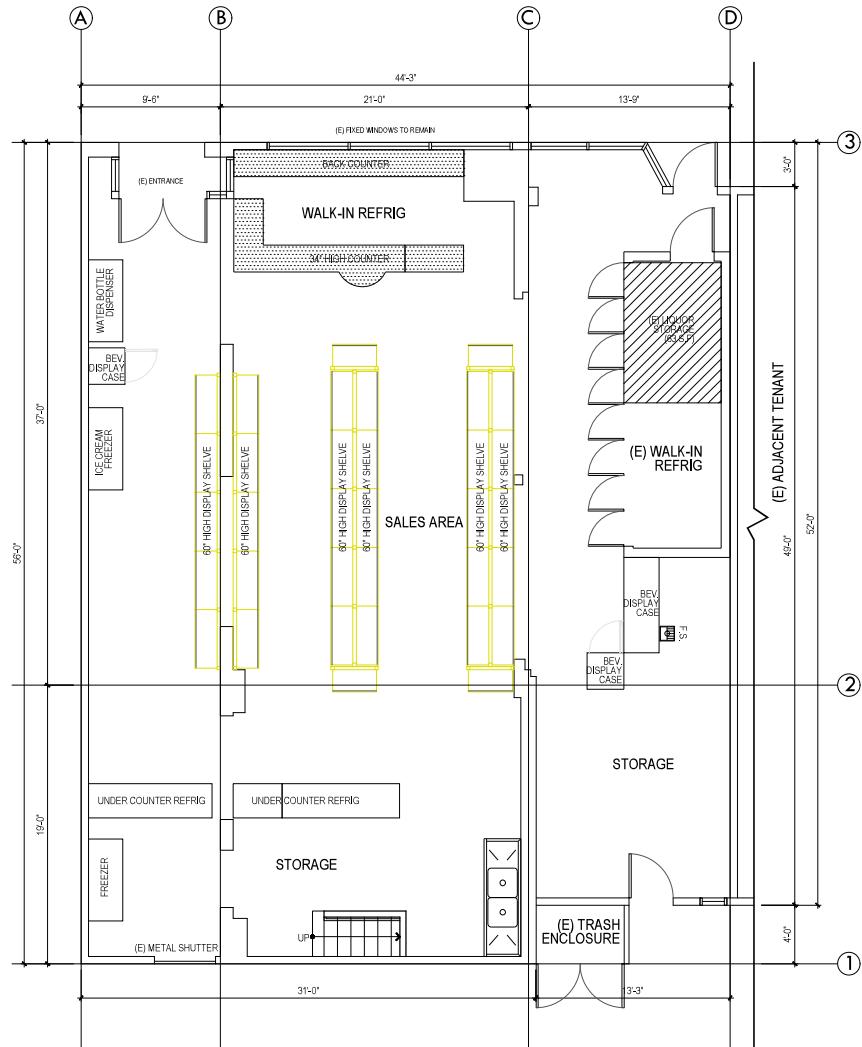
FLOOR PLAN

EXHIBIT C

CASE NO. 2023-01 CUP



(E) 2ND FLOOR PLAN



(E) GROUND FLOOR PLAN



FLOOR PLAN 01

Scale: 1/8" = 1'-0"

(E) FLOOR PLAN

Sheet No: A2.01

CUP

EL PEDREGAL
MARKET

Project: 2550 SATURN AVE.
HUNTINGTON PARK, CA 90255

Project Owner: JAIME UGALDE

2550 SATURN AVE.
HUNTINGTON PARK, CA 90255

Architect / Engineer Seal:

THE DRAWINGS AND SPECIFICATIONS HEREIN CONTAINED ARE THE PROPERTY OF THE OWNER. UNPRINTED COPIES ARE ALSO OWNED BY THE OWNER. ANY COPIES MADE BY THE CONTRACTOR OR BY OTHERS FOR THE PROJECT FOR WHICH THEY HAVE BEEN PREPARED MUST BE RETURNED TO THE OWNER UPON DEMAND.

ISSUED DATE
CUP 1/3/2023

Project No: 23001

Drawn By:

Checked By:

Sheet Name:

CONDITIONAL USE PERMIT APPLICATION PACKET

EXHIBIT D

CASE NO. 2023-01 CUP



CITY OF HUNTINGTON PARK

Community Development Dept. • Planning Division
6550 Miles Avenue, Huntington Park, CA 90255
Tel. (323) 584-6210 • planning@hPCA.gov

CONDITIONAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY

Date Filed: 19/12/2023 File No.: CUT 2023-01 Fee/Receipt No.: \$4,972.00 Initials: SM

PROJECT INFORMATION

Project Address: 2550 Saturn Avenue, Huntington Park CA 90255

General Location: _____

Assessor's Parcel Number (APN): 6322-023-001

APPLICANT'S INFORMATION

Applicant: Jaime Ugaldé Jr.

Mailing Address: 842 S. 3rd Ave. La Puente CA 91746

Phone 1: (626)-616-5435 Phone 2: Email:

PROPERTY OWNER'S INFORMATION

Property Owner: Jamshid Barmaan

Mailing Address: 2040 Linnington Ave. Los Angeles, CA 90025

Phone 1: (310) 666-1788 Phone 2: Email:

REQUEST

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

A Conditional Use Permit to allow the continued off site sales of beer and wine in conjunction

with an existing market

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

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

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

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

The site is adequate for its size and shape as it has been for 3 decades since the use has been approved for its use as a market.

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

The site is within an existing commercial development that has been built in accordance to the cities regulations and development standards.

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

The request for the continued off-sale beer and wine will continue to lend to the revitalization of the economic welfare of the surrounding community by providing several jobs, increasing tax revenues in the surrounding area as well as maintaining a well-kept and secured property. Moreover, the approval to allow for beer and wine sales for off-site consumption in conjunction with the existing market at the subject property will subsequently allow the convenience store to not only attract additional visitors thereby remaining competitive with other similar establishments, but also generate additional tax revenues for the area and local economy

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

The use is in conformance with the objectives of the Plan to encourage business and activities to revitalize the community while serving both the existing and growing surrounding community and improving the physical condition and appearance of properties within the area. Additionally, granting the immediate request would conform to the purpose, intent, and provisions of the General Plan which finds a commercial opportunity in "creating pedestrian-friendly shopping areas by incorporating...convenient parking/access and maintaining retail frontage at ground level".

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



Applicant Signature (Required)

Date 12/22/22

Jaime Ugaldi Jr.

Print Name

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



Property Owner Signature (Required)

Date 12/22/22

Jamshid Barmaan

Print Name



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

ENVIRONMENTAL INFORMATION FORM

FOR OFFICE USE ONLY

Date Filed: 11/17/23 File No.: CUP 2023-01 Fee/Receipt No.: \$285.00 Initials: JD

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

Name: Jaime Ugaldo Jr.
Address: 2550 Saturn Avenue, Huntington Park CA 90255
Telephone: 626-616-5435 Fax: _____

2. Contact Person concerning this project:

Name: Angela Diaz
Address: 2550 Saturn Avenue, Huntington Park CA 90255
Telephone: 626-616-5435 Fax: _____

3. Address of project: 2550 Saturn Avenue, Huntington Park CA 90255

4. Assessor's Parcel Number (APN): 6322-023-001

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

Conditional Use Permit

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

None

7. Existing Zone: Commercial General (CG)

8. Proposed use of site: Continued sales and dispensing of beer and wine for off site consumption in an existing market.

9. **Site size** (lot dimensions and square footage):
8,572.5 sf.

10. **Project size:**
Square feet to be added/constructed to structure(s):

Total square footage of structure(s):

11. **Number of floors of construction:**
Existing: 1
Proposed: none

12. **Parking:**
Amount required: 0
Amount provided: 0

13. **Anticipated time scheduling of project:** N/A

14. **Proposed phasing of development:** N/A

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

16. **If commercial, indicate the type of commercial use, estimated employment per shift, proposed hours of operations, indicate whether neighborhood, City or Regionally oriented, square footage of sales area, and loading locations:**
Existing Market with 2 employees per shift. Operating from 8am-10:00pm daily. (10:00pm)

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?

b. Be located on expansive soils?

c. Result in unique geologic or physical features?

D _____

D _____

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)?

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

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

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

D _____

D _____

D _____

D _____

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

a. Change water drainage patterns?

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 _____

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 one story commercial structure developed with various uses such as the subject market, retail shops, beauty salon,

restaurant, photo lab, printing shop, kids clothing. South of the property is developed with a paved parking lot.

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

The site as well as the surrounding uses are developed with multi commercial uses varying from single to two story structure.

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



Applicant (Signature)

12/22/22

Date

ACTION LETTER – FEBRUARY 21, 2023

EXHIBIT E

CASE NO. 2023-01 CUP



Community Development Department

February 21, 2023

Jaime Ugalde Jr.
842 S. 3rd Avenue
La Puente, CA 91746

RE: Conditional Use Permit Case No. 2023-01 - A request for a Conditional Use Permit (CUP) for off-sale of beer and wine in conjunction with the existing business (El Pedregal) at 2550 Saturn Avenue located within District C of the Downtown Huntington Park Specific Plan (DTSP).

Dear Mr. Ugalde,

The Planning Division has been in communication with you regarding the Conditional Use Permit (CUP) Application for the property located at *2550 Saturn Avenue, Huntington Park, CA 90255*. After review of the Huntington Park Municipal Code and documentation for the property, it is determined that the off-sale of beer and wine at the property will not be permissible. As such, your CUP Application for the off-sale of beer and wine at the property located at 2550 Saturn Avenue will be denied.

The property is located within the Downtown Huntington Park Specific Plan (DTSP) – District C. In this District, multi-family housing is the primary allowed use. In addition to the standards and guidelines contained within the DTSP, all establishments involving alcohol will adhere to Huntington Park Municipal Code (HPMC) Section 9-4.203.2.A. Specifically, per Table IV-7 of HPMC Section 9-4.203.2.A, alcohol sales are not permissible within District C of the DTSP. The only districts that can allow alcohol sales are District A and District B of the DTSP, subject to additional requirements.

Conditionally permitted uses require review and approval from the Planning Commission. Six findings have to be made in order for Staff to recommend approval for the Project to Planning Commission. Per HPMC 9-2.1105, the Planning Commission may approve and/or modify a CUP application in whole or in part, with or without conditions, only if all of the following findings are made:

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



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

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

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

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

As previously mentioned, the zoning of the property does not comply with Findings No. 1, 2, and 4 because it conflicts with the Huntington Park Municipal Code and the General Plan. Specifically, Findings No. 1 and 4 conflict with HPMC Section 9-4.203.2.A, where alcohol sales are not permissible within District C of the DTSP. Additionally, the current zoning does not abide to Finding No. 2, where it conflicts with Policy 5.1 of the Urban Design Element to “conduct strong enforcement of the City zoning, building, property maintenance, and health and safety standards in multi-family neighborhoods.”

It was brought to Planning staff's attention that alcohol was previously allowed to be sold at the property under a Conditional Use Permit that was previously approved (Resolution No. 1511). Resolution No. 1511 was a resolution that granted a Conditional Use Permit for off-sale of beer and wine in conjunction with the transfer of ownership of an existing market (Toster's Market) in the Commercial General (CG) zone located at 2550 Saturn Avenue. The Resolution was approved and adopted by the Huntington Park Planning Commission on November 18, 1992. It is important to note that the Resolution was granted subject to the execution and fulfillment of conditions. Specifically, Condition No. 7 states, “That should the operation of this establishment be granted, deeded, conveyed, transferred, or should a change in management or proprietorship occur at any time, this conditional use permit shall automatically become null and void.”

Since 1992, the business with the CUP at 2550 Saturn Avenue underwent a change of ownership and there was a transfer of the CUP to allow the off-sale of beer and wine for the business at said address. Planning has 2 CUP transfers (1996 and 2005) on file. However, the current owner, Miguel Renovato, was never granted a CUP Transfer. Mr. Renovato started the process on September 5, 2009 but never finished. As such, the off-sale of beer and wine at the property was not allowed for the past 13 years.



When the last recorded CUP Transfer occurred (2005), the zoning for the property was different than what it is currently zoned, which explains the previous acceptance off-sale of beer and wine at the property. Since the CUP Application from Mr. Ugalde is a new request, the current Code will be applicable.

Staff deliberated on what is the best approach for your Project while maintaining compliance with the Code. Unfortunately, Staff cannot recommend approval for the Project because it does not meet all the required findings in HPMC Section 9-2.1105. It is not practical to lead the Applicant for a potential March 2023 Planning Commission Hearing if the Project will not be approved and it would be best to let the Applicant know where their Project stands.

The Planning Division is prepared to refund the full amount of \$2,808.00 to the Applicant for their CUP Application and Publication Fees. In addition, the Applicant must immediately modify their business license to indicate that the sale of beer and wine will not be allowed for the business at 2550 Saturn Avenue. If the business license is not modified to reflect the current permissible use, enforcement will be exercised to ensure compliance with Code.

If you have any questions or would like to discuss the comments, please feel free to contact me at (323) 584-6283 or via email at JMartinez@hpcgov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jordan Martinez".

Jordan Martinez
Assistant Planner

Attachments: Table IV-7, Alcohol Sales Establishment Standards (HPMC Section 9-4.203)

Table IV-7
ALCOHOL SALES ESTABLISHMENT STANDARDS

	District A (Gateway)	District B (Festival)	C-P	C-N	C-G	R-L	R-M	R-H	MPD	Minimum Distance Requirements
OFF-SALE¹										
Grocery Store	x	x	x	x	x				x	
Convenience Store	x	x	x		x				x	1,000' from other convenience stores; 600' from school, park, religious organization, discotheque/nightclub; 100' from R-L, R-M, R-H, C-N
Gas Station with Mini-Mart ³			x	x	x				x	600' from school, park, religious organization, gas station with mini-mart
Liquor Store	x	x	x		x				x	600' from school, park, religious organization, discotheque/nightclub, liquor store; 100' from R-L, R-M, R-H, C-N
ON-SALE¹										
Banquet/Conference Hall	x ²	x ²	x		x				x	200' from school, park, religious organization, banquet/conference hall; 200' from R-L, R-M, R-H, C-N
Bar/Cocktail Lounge/Tavern	x	x	x		x				x	300' from school, park, religious organization, bar/cocktail lounge/tavern; 300' from R-L, R-M, R-H, C-N
Restaurant	x	x	x	x	x				x	
Nightclub/Discotheque	x ²	x ²	x		x				x	300' from school, park, religious organization, liquor store; 200' from R-L, R-M, R-H, C-N

x = Zone where use is allowed.

Notes:

1. All alcohol sales establishments require a Conditional Use Permit in all allowable zones.
2. Nightclub/discotheque, and banquet/conference hall facilities shall be exempt from minimum distance requirements in the District A (Gateway) and District B (Festival) of the DTSP.
3. Expansion of existing gas stations with mini-marts shall be exempt from minimum distance requirements.

RESOLUTION NO. 1511

EXHIBIT F

CASE NO. 2023-01 CUP

RESOLUTION NO. 1511

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 2550
SATURN AVENUE, HUNTINGTON PARK, CALIFORNIA

WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California, on Wednesday, November 18, 1992 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 Hector Sandoval, requesting a conditional use permit for off-sale of beer and wine in conjunction with the transfer of ownership of an existing market (Toster's Market) in the Commercial General (C-G) Zone on the following described property:

Assessor's Parcel Number 6322-023-001 and 034, commonly known as 2550 Saturn Avenue, Huntington Park, California, and

WHEREAS, all persons appearing for or against the granting of the conditional use permit 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 would not have a significant effect on the environment and hereby adopts an Environmental Categorical Exemption.

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SECTION 2: The Planning Commission hereby makes the following findings in connections with Conditional Use Permit No. 1511:

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

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

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

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

SECTION 3: The Planning Commission hereby grants Conditional Use Permit No. 1511 subject to the execution and fulfillment of the following conditions:

1. That subject to department corrections and conditions, the property shall be developed substantially in accordance with the plot plan submitted and marked Exhibit "C".
2. That the applicant shall comply with all applicable codes, laws, rules and regulations, including Health and Safety, Building, Fire, Sign, Zoning, and Business License Codes of the City of Huntington Park.
3. That the premises be kept in a clean, neat, and orderly manner at all times and comply with the property

1 maintenance standards as set forth in H.P.M.C. Sec.
2 8-9.02.1.

3 4. All mechanical equipment and appurtenances of any type
4 whatsoever, whether located on roof top, ground level or
5 anywhere on the building structure shall be completely
6 enclosed so as not to be visible from any public street.

7 5. That this permit shall expire in the event the entitlement
8 is not exercised within (1) year from the date of approval
9 or if there is a cessation of the use or uses authorized
10 by this permit for a continuous period of six (6) months
11 or more.

12 6. That any violation of the conditions of this conditional
13 use permit may result in the revocation of this
14 conditional use permit.

15 7. That should the operation of this establishment be
16 granted, deeded, conveyed, transferred, or should a change
17 in management or proprietorship occur at any time, this
18 conditional use permit shall automatically become null and
19 void.

20 8. That the applicant shall be required to apply for a new
21 conditional use permit if any alteration, modification, or
22 expansion would increase the existing floor area of the
23 premises.

24 9. That this permit may be subject to additional conditions
25 after its original issuance. Such conditions shall be
26 imposed by the City Planning Commission as deemed
27 appropriate to address problems of land use compatibility,
28 security, crime control, or to promote the general welfare
of the City.

29 10. That this permit shall be subject to review for compliance
30 with conditions of issuance at such intervals as the City
31 Planning Commissions shall deem appropriate, but that the
32 first such review shall be within, but not later than, six
33 (6) months after the issuance of the permit.

34 11. The Director of Community Development is authorized to
35 make minor modifications to the approved preliminary plans
36 or any of the conditions is such modifications shall
37 achieve substantially the same results as would strict
38 compliance with said plans and conditions.

39 12. That the applicant and/or owner agree in writing to the
40 above conditions.

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1 SECTION 4: This resolution shall not become effective
2 until fifteen (15) days after the date of decision rendered by
3 the Planning Commission, unless within that period of time it
4 is appealed to the City Council. The decision of the Planning
5 Commission shall be stayed until final determination of the
6 appeal has been effected by the City Council.

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

10 PASSED, APPROVED, AND ADOPTED this 18th day of November,
11 1992, by the following vote:

12 AYES: Commissioners Coover, Thompson, Watson, Wanke, Mears

13 NOES: None

14 ABSENT: None

15 HUNTINGTON PARK PLANNING COMMISSION

16 Lucille Mears
17 Chairman

18 ATTEST:

19 Jan F. Patick
20 Secretary

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28 qa3.res1511c

ZONING MAP PRE-DTSP ADOPTION

EXHIBIT G

CASE NO. 2023-01 CUP

