



REGULAR MEETING AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, October 18, 2023, at 6:30 p.m.

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

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

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

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

CALL TO ORDER

ROLL CALL

Chair 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 sessions, 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 before 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. MINUTES APPROVAL FOR AUGUST 16, 2023, PLANNING COMMISSION MEETING
2. MINUTES APPROVAL FOR SEPTEMBER 20, 2023, PLANNING COMMISSION MEETING

REGULAR AGENDA

PUBLIC HEARINGS

1. **CASE NO. CUP-2023-05 CONDITIONAL USE PERMIT (CUP) - A REQUEST TO REVIEW EXISTING CONDITIONAL USE PERMIT (PREVIOUSLY APPROVED AS CASE NO. 1299-CUP) FOR A NIGHTCLUB WITH ON-SALE OF BEER AND WINE IN CONJUNCTION WITH LIVE ENTERTAINMENT AND DANCING AT AN EXISTING BUSINESS LOCATED AT 6927 PACIFIC BOULEVARD, LOCATED WITHIN DISTRICT B - FESTIVAL OF THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DTSP).**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Continue the public hearing to November 15, 2023
2. **CASE NO. 2023-05 CONDITIONAL USE PERMIT TRANSFER (CUPTR) - A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED OPERATION OF AN AUTOMOBILE SALES DEALERSHIP ON PROPERTY LOCATED AT 6333 S. ALAMEDA STREET, WITHIN THE COMMERCIAL GENERAL (CG) ZONE.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Continue the public hearing to November 15, 2023
3. **CASE NO. 2023-04 CONDITIONAL USE PERMIT (CUP) – A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A TYPE 20 (BEER AND WINE) ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE IN CONNECTION WITH A GROCERY STORE LOCATED AT 2857 E. FLORENCE AVE WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Receive a presentation of the Project from City staff
2. Open the public hearing and receive public testimony
3. Provide comments on the Project
4. Render a decision based on the findings stipulated in the Staff Report and Resolution

RECEIVE AND FILE

1. No items scheduled.

STAFF COMMENTS

1. Consideration to reschedule December Planning Commission meeting to an earlier date.
2. Announcement of Christmas Parade 2023.

PLANNING COMMISSION COMMENTS**ADJOURNMENT**

The City of Huntington Park Planning Commission will adjourn until the next regular meeting on Wednesday, November 15, 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 the City of Huntington Park City Hall and made available at www.hpca.gov not less than 72 hours before the meeting.



Steve Forster
Community Development Director



MINUTES

CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION

Wednesday, August 16th, 2023, at 6:30 p.m.

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

Commissioner Angelica Montes called the meeting to order at 6:35 p.m.

PRESENT IN PERSON: Commissioner Erika Nuno, Commissioner Ricardo Barba-Ochoa, Commissioner Angelica Montes, Chairperson Jonathan Sanabria, and Commissioner Eduardo Carvajal

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

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Commissioner Erika Nuno

PUBLIC COMMENT – None

CONSENT ITEMS – Approve Planning Commission Meeting Minutes:

1. Regular Planning Commission Meeting held on July 19, 2023

MOTION: Commissioner Ricardo Barba-Ochoa to approve Minutes, seconded by Commissioner Nuno. Motion **passed 3-0-2**, by the following vote:

AYES:	Commissioner(s):	Commissioner Ricardo Barba-Ochoa Commissioner Erika Nuno Commissioner Angelica Montes
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NOES:	Commissioner(s):	None
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ABSENT:	Commissioner(s):	Commissioner Eduardo Carvajal. Chairperson Jonathan Sanabria
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The Approval of Planning Commission Meeting Minutes for May 17 and June 21, 2023, was cancelled due to lack of quorum.

PRESENTATIONS

1. **CASE NO. 2023-02 CONDITIONAL USE PERMIT (CUP) – A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE EXPANSION OF AN EXISTING GROCERY STORE ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE FROM A TYPE 20 TO A TYPE 21 (OFF-SALE GENERAL LIQUOR) WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED AT 4135 SANTA ANA STREET WITHIN THE COMMERCIAL NEIGHBORHOOD (CN) ZONE.**

Associate Planner, Lemesis Quintero presented a PowerPoint to the Commission describing the request for a Conditional Use Permit to allow the expansion of an existing ABC Type 20 license to a Type 21 license at 4135 Santa Ana Street. Associate planner Quintero provided background information on the business and provided details related to the request including minor interior and exterior tenant improvements, no additional square footage proposed. The presentation included the environmental review and conditions of approval.

PUBLIC HEARING & QUESTIONS

Commissioner Angelica Montes asked if there is any signage identifying the location of the associated parking lot across the street. Applicant, Navsher Singh stated that there is no specific sign for the business in the parking lot.

Commissioner Barba-Ochoa stated that the current parking lot is situated in South Gate and asked if the applicant had to get permission to access the parking lot. Applicant Singh stated that the parking lot and building which the business is located in are owned by the same owner. Commissioner Barba-Ochoa then asked about the entrance through Santa Ana Street being the only entrance, to which applicant Singh said yes. Commissioner Barba-Ochoa mentioned residents living in that area and expressed his concern about parking issues that might appear in the future affecting these residents. Applicant Singh said that there will be no conflict with parking since they want to be good neighbors and not cause any trouble.

Commissioner Eduardo Carvajal expressed his concern about security, he asked about surveillance cameras being installed at the property. Applicant Singh said that they do have them installed, two cameras inside and two cameras outside the property, but if requested, they can add more cameras.

With no more comments from the Commission or Staff, Chairperson Sanabria, seconded by Commissioner Barba-Ochoa to **Approve CASE NO. 2023-02 CONDITIONAL USE PERMIT (CUP)**, seconded by Commissioner Ricardo Barba-Ochoa. Motion **passed 5-0-0**, by the following vote:

AYES: Commissioner(s): Commissioner Ricardo Barba-Ochoa
Commissioner Eduardo Carvajal
Commissioner Angelica Montes
Commissioner Erika Nuno
Chairperson Jonathan Sanabria

NOES: Commissioner(s): None

Community Development Director, Steve Forster gave a brief description of the remaining items on the agenda and mentioned that these items will be postponed for the next Planning Commission Meeting in September. Director Forster opened the public comment for any testimony on each item.

PUBLIC COMMENT

2. **CASE NO. CUP-2023-05 CONDITIONAL USE PERMIT (CUP) - A REQUEST TO REVIEW EXISTING CONDITIONAL USE PERMIT (PREVIOUSLY APPROVED AS CASE NO. 1299-CUP) FOR A NIGHTCLUB WITH ON-SALE OF BEER AND WINE IN CONJUNCTION WITH LIVE ENTERTAINMENT AND DANCING AT AN EXISTING BUSINESS LOCATED AT 6927 PACIFIC BOULEVARD, LOCATED WITHIN DISTRICT B - FESTIVAL OF THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DTSP).**

Martha Romero, a representative of the business owner spoke on behalf of the owner of 6927 Pacific Boulevard (Kalua's Night Club). Ms. Romero responded to concerns regarding noise concerns, she explained that the noise is not always emanating from Kalua's Nightclub. She stated that noise is coming from nearby nightclub, Ibiza.

3. **CASE NO. 2023-03 CONDITIONAL USE PERMIT TRANSFER (CUPTR) - A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED OPERATION OF AN AUTO REPAIR AND AUTOBODY SHOP ON PROPERTY LOCATED AT 6000 S. ALAMEDA STREET, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.**
4. **CASE NO. 2023-04 CONDITIONAL USE PERMIT TRANSFER (CUPTR) - A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED OPERATION OF AN AUTO DEALERSHIP AND SERVICE FACILITY ON PROPERTY LOCATED AT 6201 S. ALAMEDA STREET, WITHIN THE COMMERCIAL GENERAL (CG) ZONE**
5. **CASE NO. 2023-05 CONDITIONAL USE PERMIT TRANSFER (CUPTR) - A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED OPERATION OF AN AUTO DEALERSHIP AND SERVICE FACILITY ON PROPERTY LOCATED AT 6333 S. ALAMEDA STREET, WITHIN THE COMMERCIAL GENERAL (CG) ZONE.**

Property Owner, Nick Alexander expressed his sentiment of gratitude to the City of Huntington Park for a great business relationship that led to a successful partnership. Mr. Alexander shared how difficult it was for himself and his family to make the decision to sell the businesses.

RECEIVE AND FILE – No items to present.

STAFF COMMENTS

Director Forster provided brief updates regarding ongoing development projects:

- Farmer Boys is now open.
- Ross Stores on Pacific Blvd. has been open for over a month and is doing phenomenal business. The community has provided positive reviews.
- Raising Canes has broken ground. Construction activities have started.
- A Code Enforcement case was opened against the new Target for outside tarps, which is unacceptable.
- The large fire that occurred at St. Francis Family Health Center has been cleared and a white fence to allow developers to see the site.
- The General Plan update will be coming back to the Planning Commission in October.

PLANNING COMMISSION COMMENTS

1. Commissioner Barba-Ochoa thanked staff for such an incredible job with a detailed presentation. He thanked Director Forster for his great leadership and expressed his gratitude for the work he has done for the community.
2. Commissioner Carvajal thanked staff for the great work on improving the City's conditions. He expressed that he grew up in this City and he is pleased with its growth.
3. Commissioner Nuno shared the sentiment of her fellow commissioners. She thanked staff for going above and beyond to make the City a better place.
4. Commissioner Montes expressed her gratitude for everyone's great work and thanked the staff for putting on a neat and helpful presentation.
5. Chairperson Sanabria thanked staff for working through each project and for having detailed information that let the Commission make the right decisions.

ADJOURNMENT

At 7:50 p.m. the City of Huntington Park Planning Commission was adjourned to a Regular Meeting on Wednesday, September 20, 2023, at 6:30 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'S. Forster', with a horizontal line extending to the right.

Steve Forster
Community Development Director



MINUTES

CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION

Wednesday, September 20th, 2023, at 6:30 p.m.

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

Chairperson Jonathan Sanabria called the meeting to order at 6:56 p.m.

PRESENT IN PERSON: Chairperson Jonathan Sanabria, Commissioner Angelica Montes, Commissioner Eduardo Carvajal, and Commissioner Ricardo Barba-Ochoa.

ABSENT: Commissioner Erika Nuno

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

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Chairperson Sanabria.

PUBLIC COMMENT

Somos Advisor's Partner, Alfred Fraijo, opened public comment regarding Case No. 1660R-CUP's request to consider the revocation and any extensions or permits in connection with resolution No. 1660-CUP. Mr. Fraijo approached the stand and requested a translator. Mr. Fraijo stated that there are a significant number of supporters for the aforementioned item, he requested for the item be moved up in the agenda.

CONSENT ITEMS –

The Approval of Planning Commission Meeting Minutes for August 16, 2023, was cancelled due to lack of quorum.

PRESENTATIONS

1. **CASE NO. CUP-2023-05 CONDITIONAL USE PERMIT (CUP) - A REQUEST TO REVIEW EXISTING CONDITIONAL USE PERMIT (PREVIOUSLY APPROVED AS CASE NO. 1299-CUP) FOR A NIGHTCLUB WITH ON-SALE OF BEER AND WINE IN CONJUNCTION WITH LIVE ENTERTAINMENT AND DANCING AT AN EXISTING BUSINESS LOCATED AT 6927 PACIFIC BOULEVARD, LOCATED WITHIN**

DISTRICT B - FESTIVAL OF THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DTSP).

Community Development Director Steve Forster stated that Planning Division Staff has routed the item and comments are pending. Community Development Director Forster requested the item be continued.

Chairperson Sanabria motioned to **Approve** continuing **CASE NO. CUP-2023-05 CONDITIONAL USE PERMIT (CUP)** for Planning Commission Meeting in October, seconded by Commissioner Ricardo Barba-Ochoa. Motion **passed 4-0-1**, by the following vote:

AYES: Commissioner(s): Commissioner Ricardo Barba-Ochoa
Commissioner Eduardo Carvajal
Commissioner Angelica Montes
Chairperson Jonathan Sanabria

ABSENT: Commissioner(s): Commissioner Erika Nuno

2. CASE NO. 2023-03 CONDITIONAL USE PERMIT TRANSFER (CUPTR) - A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED OPERATION OF AN AUTOMOBILE BODY REPAIR CENTER AT PROPERTY LOCATED AT 6000 S. ALAMEDA STREET, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE

Associate Planner, Lemessis Quintero presented a PowerPoint to the Commission describing the request for a Conditional Use Permit Transfer allowing the use of an automobile body repair center. Associate Planner Quintero provided background information on the business, previous entitlement and provided details related to the operation of the business. The presentation included the environmental review and conditions of approval.

With no more comments from the Commission or Staff, Chairperson Sanabria, seconded by Commissioner Barba-Ochoa to **Approve CASE NO. 2023-03 CONDITIONAL USE PERMIT TRANSFER (CUPTR)**. Motion **passed 4-0-1**, by the following vote:

AYES: Commissioner(s): Commissioner Ricardo Barba-Ochoa
Commissioner Eduardo Carvajal
Commissioner Angelica Montes
Chairperson Jonathan Sanabria

ABSENT: Commissioner(s): Commissioner Erika Nuno

3. **CASE NO. 2023-04 CONDITIONAL USE PERMIT TRANSFER (CUPTR) - A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED OPERATION OF AN AUTOMOBILE SALES DEALERSHIP ON PROPERTY LOCATED AT 6201 S. ALAMEDA STREET, WITHIN THE COMMERCIAL GENERAL (CG) ZONE.**

Associate Planner, Lemessis Quintero presented a PowerPoint to the Commission describing the request for a Conditional Use Permit Transfer allowing the use of an automobile sales dealership. Associate Planner Quintero provided background information on the business, previous entitlement, and provided details related to the operation of the business. The presentation included the environmental review and conditions of approval.

With no more comments from the Commission or Staff, Chairperson Sanabria, seconded by Commissioner Barba-Ochoa to **Approve CASE NO. 2023-04 CONDITIONAL USE PERMIT TRANSFER (CUPTR).** Motion **passed 4-0-1,** by the following vote:

AYES: Commissioner(s): Commissioner Ricardo Barba-Ochoa
Commissioner Eduardo Carvajal
Commissioner Angelica Montes
Chairperson Jonathan Sanabria

ABSENT: Commissioner(s): Commissioner Erika Nuno

4. **CASE NO. 2023-05 CONDITIONAL USE PERMIT TRANSFER (CUPTR) - A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED OPERATION OF AN AUTOMOBILE SALES DEALERSHIP ON PROPERTY LOCATED AT 6333 S. ALAMEDA STREET, WITHIN THE COMMERCIAL GENERAL (CG) ZONE.**

Community Development Director Steve Forster stated that City staff is conducting research on previous entitlements associated with the subject site. Community Development Director Forster requested the item be continued.

Chairperson Sanabria motioned to **Approve** continuing **CASE NO. 2023-05 CONDITIONAL USE PERMIT TRANSFER (CUPTR)** for the Planning Commission Meeting in October, seconded by Commissioner Ricardo Barba-Ochoa. Motion **passed 4-0-1,** by the following vote:

AYES: Commissioner(s): Commissioner Ricardo Barba-Ochoa
Commissioner Eduardo Carvajal
Commissioner Angelica Montes
Chairperson Jonathan Sanabria

ABSENT: Commissioner(s): Commissioner Erika Nuno

5. **CASE NO. 1660R-CUP – CONDITIONAL USE PERMIT – A REQUEST TO CONSIDER THE REVOCATION OF RESOLUTION NO. 1660-CUP AND ANY EXTENSIONS OR PERMITS IN CONNECTION WITH RESOLUTION NO. 1660-CUP, IN CONJUNCTION WITH A SMALL COLLECTION FACILITY FOR RECYCLABLE MATERIALS WITHIN THE PARKING LOT OF AN EXISTING SHOPPING CENTER LOCATED AT 6000-6046 PACIFIC BOULEVARD, WITHIN THE COMMERCIAL GENERAL (CG) ZONE.**

Community Development Director Steve Forster stated that City staff along with the City Attorney is reviewing new information associated with the subject site. Community Development Director Forster requested the item be continued.

Chairperson Sanabria motioned to **Approve** continuing **CASE NO. 1660R-CUP – CONDITIONAL USE PERMIT** for the Planning Commission Meeting in October, seconded by Commissioner Ricardo Barba-Ochoa. Motion **passed 4-0-1**, by the following vote:

AYES: Commissioner(s): Commissioner Ricardo Barba-Ochoa
Commissioner Eduardo Carvajal
Commissioner Angelica Montes
Chairperson Jonathan Sanabria

ABSENT: Commissioner(s): Commissioner Erika Nuno

PUBLIC COMMENT

Somos Advisor's Partner, Alfred Fraijo, expressed his frustration with the decision of the Planning Commission to continue Item No. 5 to the next Planning Commission Meeting. Mr. Fraijo argued that since the item was on the agenda 72 hours before the meeting, the item should be presented.

RECEIVE AND FILE – No items to present.

STAFF COMMENTS

Director Forster provided brief updates regarding ongoing development projects:

- Farmer Boys is up and running. The business has been doing very well so far.
- Raising Canes has broken ground.
- City Council acted on approving Grant Funding for the community.

PLANNING COMMISSION COMMENTS

1. Commissioner Barba-Ochoa thanked staff for their continuing efforts in compiling the data needed to get the right information to the Commissioners.

2. Commissioner Carvajal thanked staff and Community Development Director Steve Forster for all the hard work and concurring improvements in the City.
3. Commissioner Montes shared the same sentiment as her fellow commissioners. Ms. Montes thanked staff for the work completed to inform the Commission.
4. Chairperson Sanabria Thanked staff for the wonderful presentations. Mr. Sanabria said that he looks forward to future meetings.

ADJOURNMENT

At 7:34 p.m. the City of Huntington Park Planning Commission was adjourned to a Regular Meeting on Wednesday, October 18, 2023, at 6:30 p.m.

Respectfully Submitted,



Steve Forster
Community Development Director



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: OCTOBER 18, 2023

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: STEVE FORSTER, COMMUNITY DEVELOPMENT DIRECTOR

FROM: LEMESSIS QUINTERO, ASSOCIATE PLANNER

SUBJECT: **CONDITIONAL USE PERMIT CASE NO. 2023-04**

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A TYPE 20 (BEER AND WINE) ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE IN CONNECTION WITH A GROCERY STORE LOCATED AT 2857 E. FLORENCE AVE WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.

APPLICANT: Oscar Vaquero
360 E. 55th Street
Los Angeles, CA 90011

PROPERTY OWNER: Baback Siminou

PROPERTY OWNER'S MAILING ADDRESS: 14250 Ventura Boulevard
Sherman Oaks, CA 91423

PROJECT LOCATION: **2857 E. Florence Ave**

ASSESSOR'S PARCEL NUMBER: 6322-033-011

PREVIOUS USE: Grocery Store – Retail sale of beer, wine, and groceries

LOT SIZE: 16,600 Sq. Ft.

GENERAL PLAN: General Commercial

ZONE: Commercial General (C-G)

**SURROUNDING
ZONING AND LAND USES:**

North	High Density Residential (R-H) Current land use: Residential
East	Commercial General (C-G) Current land use: Commercial
South	<i>Los Angeles County Jurisdiction</i> Current land use: Commercial
West	Commercial General (C-G) Current land use: Commercial

**MUNICIPAL CODE
APPLICABILITY OF
REQUIREMENTS FOR
CONDITIONAL USE PERMIT:**

Pursuant to Municipal Code Section 9-4.203, a Grocery Store with the off-sale of alcoholic beverages is permitted in the Commercial General (C-G) Zone provided a Conditional Use Permit is granted by the Planning Commission.

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

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

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

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

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

ENVIRONMENTAL REVIEW:

The project is exempt from the California Environmental Quality Act (CEQA) in accordance with Article 19 (Categorical Exemptions), Section 15301(a) (Existing Facilities) of CEQA Guidelines. This project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

The project complies with the General Plan and zoning designations and is fully served by all required utilities. The site has no value for sensitive or endangered habitat. As there is no substantial evidence that the project may have a significant effect on the environment, Planning Commission may find that the project is in compliance with the CEQA exemption. The Notice of Exemption is attached to this report as Exhibit H.

**PROJECT
BACKGROUND:**

The applicant, Oscar Vaquero, is requesting approval of a Conditional Use Permit to allow a Type 20 (authorizes the sale of beer and wine for off-site consumption) Alcoholic Beverage Control license.

The subject site is located within the Commercial General (C-G) Zoning District, on the northeasterly corner of Florence Avenue and Miles Avenue. The site consists of

four detached buildings. Three of the buildings are residential buildings. The fourth building which the grocery store is located in is a three-story mixed use building with commercial and retail uses on the first floor and residential uses above.

The subject site is currently surrounded by residential uses to the north and commercial uses to the east and west. The County of Los Angeles (Walnut Park) is located to the south of the subject site.

The existing grocery store tenant space is approximately 1,700 square feet.

The current zoning regulations in the Commercial General (C-G) Zoning district allow for the sale of alcoholic beverages for off-site consumption in relation to a grocery store subject to the approval of a Conditional Use Permit.

In 1991 the Planning Commission approved Resolution No. 1356 granting a Conditional Use Permit allowing the sale of beer and wine for off-site consumption. Condition of Approval No. 9 in Resolution No. 1356 states *“that should the operation of this establishment be granted, deeded, conveyed, transferred, or should a change in proprietorship occur at any time, this conditional use permit shall automatically become null and void”*.

The current business owner, Mr. Vaquero took ownership of the business in June 2022. Due to the aforementioned condition of approval in Planning Commission Resolution No. 1356 he is applying for a Conditional Use Permit for a Type 20 ABC license.

ANALYSIS:

Project Proposal

Presently, the applicant possesses an active Type 20 license for the off-sale of beer and wine, issued by the Department of Alcoholic Beverage Control (ABC). This ABC license was transferred to the current business owner from the previous business owner.

Current Hours of Operation

Monday – Sunday
8:00 am – 9:30pm

Staff

1 full-time employee.

Produces Sold

Soft drinks, milk, juice, water, prepackaged snacks, canned goods, fruits and vegetables, chips, and cleaning products (Exhibit B).

Services

The business does not provide any services.

Tenant Improvements

No interior or exterior tenant improvements to the business are proposed. The property owner is currently conducting work to address separate maintenance and code enforcement issues on the site such as exterior painting, window replacement, parking lot repavement and restriping.

Off-Street Parking & Loading

The existing building was constructed in the early 1920s, at this time the City of Huntington Park had different development standards including setbacks and parking requirements. The buildings on the site currently share an off-street parking lot. Customers for the grocery store utilize existing street parking or walk to the business.

The approval of a Conditional Use Permit for a Type 20 ABC license will not require additional parking.

FINDINGS

Conditional Use Permit Findings

In granting a Conditional Use Permit to allow an ABC Type 20 license, the Planning Commission must make findings in connection with the Conditional Use Permit, as set forth in the Huntington Park Municipal Code. A Conditional Use Permit may be approved only if all the following findings are made:

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

Finding: The proposed use of the sale of alcoholic beverages for off-site consumption in relation to a grocery store is permitted in the Commercial-General Zoning District with the approval of a Conditional Use Permit. The proposed sale of alcoholic beverages (beer and wine Type 20 ABC License) is an ancillary use to the primary use of a grocery store.

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

Finding: The General Plan Land Use designation of the subject site is General Commercial. Permitted uses in this designation include a wide range of retail and service establishments, such as stores and administrative offices, to accommodate the surrounding community.

Goal 2.0 of the General Plan *“Accommodate new development that is compatible with and complements existing land uses.”*

Goal 3.0 of the General Plan *“Provide for the revitalization of deteriorating land uses and properties.”*

The proposed use of off-sale beer and wine will be an accessory use to the grocery store and will offer a wider range of products for customers.

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.

The project is exempt from the California Environmental Quality Act (CEQA) in accordance with Article 19 (Categorical Exemptions), Section 15301(a) (Existing Facilities) of CEQA Guidelines. This project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond what is existing at the time of the lead agency’s determination.

The project complies with the General Plan and zoning designations and is fully served by all required utilities. The site has no value for sensitive or endangered habitat. As there is no substantial evidence that the project may have a significant effect on the environment, Planning Commission may find that the project is compliance with the CEQA exemption.

- 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 project site is located on a lot that measures approximately 16,600 square feet. The site contains existing residential and commercial buildings. Furthermore, no expansion of the building is proposed. The design, location, size and operating characteristics of the existing grocery store with alcohol sales is not expected to be detrimental to the public health, safety and welfare of the City.

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

Finding: The site is an existing mixed-use building with current infrastructure in place. The proposed Type 20 ABC license will be complimentary and ancillary to the existing grocery store. Additionally, no physical expansion is proposed, therefore the intensity of the use will not be impacted. Furthermore, the sale of beer and wine will not result in the requirement of additional off-street parking.

- 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: The site is an existing building with proper infrastructure in place. The proposed use of off-sale beer and wine will not significantly intensify public access, water, sanitation, and public utilities and services. The proposed use will not require changes to existing public utilities. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and services.

The proposed use of off-sale beer and wine will not significantly intensify public access, water, sanitation, and public utilities and services. The proposed use will not require changes to existing public utilities. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and services.

DEPARTMENT COMMENTS: The Conditional Use Permit application and plans were routed to City Departments; the conditions of approval reflect input and requirements from the City Departments. Conditions of approval have been included in the attached Planning Commission Resolution (Exhibit A).

PUBLIC NOTICE: Public hearing notices were mailed on 10/05/2023, as of the date of this public hearing Staff has not received any public comment.

RECOMMENDATION: That the Planning Commission conduct a public hearing, consider all public testimony, and adopt PC Resolution No. 2023-04 CUP, subject to the proposed conditions of approval and/or additional conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING DIVISION

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, or Planning Commission. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

PLANNING COMMISSION AGENDA REPORT

CASE NO. CUP 2023-04 – 2857 E. Florence Ave

OCTOBER 18, 2023

Page 9 of 14

2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. The proposed project shall comply with all applicable federal, state, and local agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.
4. The property be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. That the operator shall file and maintain their City of Huntington Park Business License prior to commencing business operations.
6. The applicant/ operator shall obtain all required approval/ permits from local, state, and federal agencies.
7. That this entitlement shall be subject to review for compliance with conditions of approval. Reviews shall be conducted at intervals deemed appropriate by the City Planning Commission.
8. That the applicant comply with all State Department of Alcoholic Beverage Control (ABC) requirements, including but not limited to alcohol sales hours, and should any license or permits, issued by the State Department of Alcoholic Beverage Control (ABC), be surrendered or revoked, the Conditional Use Permit shall automatically become null and void.
9. That the applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
10. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
11. That this entitlement may be subject to additional conditions after its original issuance, upon a duly noticed public hearing item. 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.
12. The applicant shall provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of Occupancy.
13. Any proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property

shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.

14. The applicant shall be subject to any fees and requirements from the California Department of Fish and Wildlife, as stated in the CEQA Environmental Document Filing fee schedule. Including any applicable filing fees for CEQA notice of exemptions.
15. Pursuant to HPMC Sec. 9-2.1109, this entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
16. If the use ceases to operate for a period of six (6) months, the entitlement shall be null and void.
17. That the Applicant shall comply with all applicable property development standards including, but not limited to, outdoor storage, fumes and vapors, property maintenance, and noise.
18. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
19. The business hours of operation shall be limited to Monday through Sunday from 8:00am to 9:30pm.
20. The business must operate as a grocery store, and alcohol sales shall be ancillary to the sale of grocery and household items. The retail display area for alcoholic beverages for off-premises consumption shall be limited to the areas identified on the approved floor plan. Any expansion will require the review and approval of the Planning Commission.
21. The property owner/business operator shall not conduct any off-site deliveries of alcoholic beverages.
22. The property owner/business operator shall install a scanner capable of reading the information contained in the magnetic strip of any California Driver's License or Identification Card to confirm the age of the customer, or similar system as approved by the Director of Community Development. This device shall be used by the cashier to check the identification of all individuals who appear to be younger than 35 years of age.

PLANNING COMMISSION AGENDA REPORT

CASE NO. CUP 2023-04 – 2857 E. Florence Ave

OCTOBER 18, 2023

Page 11 of 14

23. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
24. The on-site trash enclosure must contain a lock and remain closed and secured. The applicant must remain in good standing and have an active account with the City's authorized vendor.
25. No outside storage shall be permitted on the subject site.
26. No payphones shall be allowed on the subject site.
27. A minor development permit application shall be submitted for any proposed tenant improvements.
28. A sign design review application shall be submitted prior to installing signs. Including but not limited to wall signs, window signs and temporary banners. Temporary banners are permitted pursuant to a Temporary Sign Permit Application.
29. The tenant space may apply window tinting at a shade and at a location approved by the Planning Division and the City Police Department. The shade and location of the window tint shall provide visibility into the tenant space.
30. The exterior colors of the tenant space including but not limited to exterior security bars shall comply with HPMC Sec. 9-3.103 (standards for exterior colors). The exterior colors of the tenant space shall match those of the building.
31. All abandoned signs must be removed and any holes, glue, or discolored paint from previous signs must be repaired to match the building or background exterior.
32. That no loitering or consumption of alcohol take place outside the existing establishment or the parking area and that signs be posted on the site prohibiting such activities. The number, design, location and text of the signs shall be subject to Planning Division and Police Department approval.
33. That all merchandise, products, and goods pertaining to the business be maintained within the building at all time and shall not be located on the sidewalk area.
34. That the business owner (Applicant) and property owner agree in writing to the above conditions.

BUILDING AND SAFETY

35. Applicant shall secure permits including but not limited to Demolition, Building, Plumbing, Mechanical and Electrical permits for any proposed improvements.

36. Proposed tenant improvements or alterations of the existing building or floor plan require that the applicant shall submit full tenant improvement plans to the building and safety department.
37. Plans submitted for improvements or alterations shall be completed by a registered design professional, such as a licensed architect or registered professional engineer. All plan sheets shall be stamped and signed by the registered design professional.
38. All improvements, alterations, and additions shall follow the 2022 California Building Code and all associated codes within the 2022 code cycle.
39. All work is to be completed by a licensed contractor.

PUBLIC WORKS

40. All requirements, as deemed necessary by the Department of Public Works during the Plan Check process, shall be complied with.

CODE ENFORCEMENT

41. Property must be kept clean of trash and building kept clean of graffiti on building and parking lot areas.
42. Outside storage is prohibited within public view and/or within on-site parking areas.
43. 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.
44. No loitering and no trespassing signs shall be posted around the perimeter of the building in compliance with Section 602(o) the California Penal Code.
45. The applicant shall provide routine maintenance to eliminate any trash or litter around the perimeter of the property.
46. That all future temporary or permanent signage shall be approved by the City prior to installation, pursuant to the Huntington Park Municipal Code.

POLICE DEPARTMENT

47. The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the Planning Commission. Any change in the operation, which exceeds the conditions of the approved permit, will require that a new permit application be submitted to the Planning Commission for their review and approval.
48. 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.

49. Current occupancy loads shall be posted at all times.
50. 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.
51. 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.
52. Address should be clearly marked to the front and rear of structure.
53. 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.

ALCOHOLIC BEVERAGES

54. The applicant shall comply, at all times, with all regulations and conditions of approval prescribed by the California Department of Alcoholic Beverage Control (ABC) for the on-site sale of alcoholic beverages for off-site consumption (Type 20 license)
55. The sale of alcohol for on-site consumption is prohibited. No alcoholic beverages shall be consumed on any portion of the licensed premises or any portion adjacent, thereto which is under the control of the licensee.
56. The sale of beer and wine shall be in accordance with the provisions of a Type 20 License issued by ABC. Failure to comply with the California Department of Alcoholic Beverage Control rules and regulations will be grounds for revocation of the entitlements for alcohol sales.
57. It shall be unlawful for any person who appears to be intoxicated or under the influence of any drug, chemical or substance to enter or remain on the applicant's premises, at any time, as set forth in Section 25602(a) of the Business and Professions Code.
58. Wine shall not be sold in bottles or containers smaller than 750 ml unless sold in manufacturer's pre-packaged multi-unit quantities.
59. Single sales of distilled spirits in containers smaller than 375 ml is prohibited. Sales of distilled spirits of any container size sold in pre-packed, multi-unit quantities are not prohibited.

LOS ANGELES COUNTY FIRE DEPARTMENT

60. All requirements, as deemed necessary by the Los Angeles County Fire Department during the Plan Check Process, shall be complied with.

PLANNING DIVISION SPECIAL CONDITIONS

61. If the operation of this establishment be granted, deed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall become null and void.
62. This Conditional Use Permit shall be valid for a term of 5 years. At the end of the 5-year term, the applicant must submit for a new Conditional Use Permit.

EXHIBITS:

- A. PC Resolution No. 2023-04 CUP
- B. Conditional Use Permit Application & Business Description
- C. Project Plans
- D. Current ABC License
- E. Resolution No. 1356
- F. Vicinity Map
- G. Zoning Map
- H. Notice of Exemption

PC RESOLUTION NO. 2023-04 CUP

EXHIBIT A

CASE NO. 2023-04 CUP

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WHEREAS, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, October 18, 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 Oscar Vaquero, requesting approval of a Conditional Use Permit to allow a Type 20 (Beer and Wine) Alcoholic Beverage Control (ABC) license in connection with a Grocery Store within an existing mixed-use building at 2857 E. Florence Ave, within the Commercial General (CG) zone, described as:

WHEREAS, the Planning Division has reviewed the request and has found that all of the findings for approval of a Conditional Use Permit can be made as required by the Municipal Code; and

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

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

Questionnaire and determines that the project, as proposed, will have no significant adverse effect on the environment and adopts an Environmental Categorical Exemption (CEQA Guidelines, Article 19, Section 15301, Existing Facilities).

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

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

The proposed use of the sale of alcoholic beverages for off-site consumption in relation to a grocery store is permitted in the Commercial-General Zoning District with the approval of a Conditional Use Permit. The proposed sale of alcoholic beverages (beer and wine Type 20 ABC License) is an ancillary use to the primary use of a grocery store.

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

The General Plan Land Use designation of the subject site is General Commercial. Permitted uses in this designation include a wide range of retail and service establishments, such as stores and administrative offices, to accommodate the surrounding community.

Goal 2.0 of the General Plan “Accommodate new development that is compatible with and complements existing land uses.”

Goal 3.0 of the General Plan “Provide for the revitalization of deteriorating land uses and properties.”

The proposed use of off-sale beer and wine will be an accessory use to the grocery store and will offer a wider range of products for customers.

3. The approval of the Conditional Use Permit for the proposed use shall be in compliance with the requirements of the California Environmental Quality Act

(CEQA) and the City's Guidelines;

The project is exempt from the California Environmental Quality Act (CEQA) in accordance with Article 19 (Categorical Exemptions), Section 15301(a) (Existing Facilities) of CEQA Guidelines. This project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond what is existing at the time of the lead agency's determination.

The project complies with the General Plan and zoning designations and is fully served by all required utilities. The site has no value for sensitive or endangered habitat. As there is no substantial evidence that the project may have a significant effect on the environment, Planning Commission may find that the project is compliance with the CEQA exemption.

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;

The proposed project site is located on a lot that measures approximately 16,600 square feet. The site contains existing residential and commercial buildings. Furthermore, no expansion of the building is proposed. The design, location, size and operating characteristics of the existing grocery store with alcohol sales is not expected to be detrimental to the public health, safety and welfare of the City.

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

The site is an existing mixed-use building with current infrastructure in place.

The proposed Type 20 ABC license will be complimentary and ancillary to the existing grocery store. Additionally, no physical expansion is proposed, therefore the intensity of the use will not be impacted. Furthermore, the sale of beer and wine will not result in the requirement of additional off-street parking.

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 site is an existing building with proper infrastructure in place. The proposed use of off-sale beer and wine will not significantly intensify public access, water, sanitation, and public utilities and services. The proposed use will not require changes to existing public utilities. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and services.

The proposed use of off-sale beer and wine will not significantly intensify public access, water, sanitation, and public utilities and services. The proposed use will not require changes to existing public utilities. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and services.

SECTION 3: The Planning Commission hereby approves Resolution No. 2023-04 CUP, subject to the execution and fulfillment of the following conditions:

CONDITIONS OF APPROVAL:

PLANNING DIVISION

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, or Planning 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, environmental assessment, and plans submitted.
3. The proposed project shall comply with all applicable federal, state, and local agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.
4. The property be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. That the operator shall file and maintain their City of Huntington Park Business License prior to commencing business operations.
6. The applicant/ operator shall obtain all required approval/ permits from local, state, and federal agencies.
7. That this entitlement shall be subject to review for compliance with conditions of approval. Reviews shall be conducted at intervals deemed appropriate by the City Planning Commission.
8. That the applicant comply with all State Department of Alcoholic Beverage Control (ABC) requirements, including but not limited to alcohol sales hours, and should any license or permits, issued by the State Department of Alcoholic Beverage Control (ABC), be surrendered or revoked, the Conditional Use Permit shall automatically become null and void.
9. That the applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
10. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
11. That this entitlement may be subject to additional conditions after its original issuance, upon a duly noticed public hearing item. 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.
12. The applicant shall provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of Occupancy.

13. Any proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.
14. The applicant shall be subject to any fees and requirements from the California Department of Fish and Wildlife, as stated in the CEQA Environmental Document Filing fee schedule. Including any applicable filing fees for CEQA notice of exemptions.
15. Pursuant to HPMC Sec. 9-2.1109, this entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
16. If the use ceases to operate for a period of six (6) months, the entitlement shall be null and void.
17. That the Applicant shall comply with all applicable property development standards including, but not limited to, outdoor storage, fumes and vapors, property maintenance, and noise.
18. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
19. The business hours of operation shall be limited to Monday through Sunday from 8:00am to 9:30pm.
20. The business must operate as a grocery store, and alcohol sales shall be ancillary to the sale of grocery and household items. The retail display area for alcoholic beverages for off-premises consumption shall be limited to the areas identified on the approved floor plan. Any expansion will require the review and approval of the Planning Commission.
21. The property owner/business operator shall not conduct any off-site deliveries of alcoholic beverages.
22. The property owner/business operator shall install a scanner capable of reading the information contained in the magnetic strip of any California Driver's License or Identification Card to confirm the age of the customer, or similar system as approved by the Director of Community Development. This device shall be used by the cashier to check the identification of all individuals who appear to be younger than 35 years of age.

23. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
24. The on-site trash enclosure must contain a lock and remain closed and secured. The applicant must remain in good standing and have an active account with the City's authorized vendor.
25. No outside storage shall be permitted on the subject site.
26. No payphones shall be allowed on the subject site.
27. A minor development permit application shall be submitted for any proposed tenant improvements.
28. A sign design review application shall be submitted prior to installing signs. Including but not limited to wall signs, window signs and temporary banners. Temporary banners are permitted pursuant to a Temporary Sign Permit Application.
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30. The exterior colors of the tenant space including but not limited to exterior security bars shall comply with HPMC Sec. 9-3.103 (standards for exterior colors). The exterior colors of the tenant space shall match those of the building.
31. All abandoned signs must be removed and any holes, glue, or discolored paint from previous signs must be repaired to match the building or background exterior.
32. That no loitering or consumption of alcohol take place outside the existing establishment or the parking area and that signs be posted on the site prohibiting such activities. The number, design, location and text of the signs shall be subject to Planning Division and Police Department approval.
33. That all merchandise, products, and goods pertaining to the business be maintained within the building at all time and shall not be located on the sidewalk area.
34. That the business owner (Applicant) and property owner agree in writing to the above conditions.

BUILDING AND SAFETY

35. Applicant shall secure permits including but not limited to Demolition, Building, Plumbing, Mechanical and Electrical permits for any proposed improvements.

36. Proposed tenant improvements or alterations of the existing building or floor plan require that the applicant shall submit full tenant improvement plans to the building and safety department.
37. Plans submitted for improvements or alterations shall be completed by a registered design professional, such as a licensed architect or registered professional engineer. All plan sheets shall be stamped and signed by the registered design professional.
38. All improvements, alterations, and additions shall follow the 2022 California Building Code and all associated codes within the 2022 code cycle.
39. All work is to be completed by a licensed contractor.

PUBLIC WORKS

40. All requirements, as deemed necessary by the Department of Public Works during the Plan Check process, shall be complied with.

CODE ENFORCEMENT

41. Property must be kept clean of trash and building kept clean of graffiti on building and parking lot areas.
42. Outside storage is prohibited within public view and/or within on-site parking areas.
43. 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.
44. No loitering and no trespassing signs shall be posted around the perimeter of the building in compliance with Section 602(o) the California Penal Code.
45. The applicant shall provide routine maintenance to eliminate any trash or litter around the perimeter of the property.
46. That all future temporary or permanent signage shall be approved by the City prior to installation, pursuant to the Huntington Park Municipal Code.

POLICE DEPARTMENT

47. The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the Planning Commission. Any change in the operation, which exceeds the conditions of the approved permit, will require that a new permit application be submitted to the Planning Commission for their review and approval.
48. 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.

- 1 49. Current occupancy loads shall be posted at all times.
- 2 50. The permittee shall be responsible for installing and maintaining a video surveillance
- 3 system that monitors no less than the front and rear of the business, with full view of
- 4 the public right-of-ways, and any parking lot under the control of the permittee.
- 5 These cameras shall record video and have the capacity to store the video for a
- 6 minimum of 30 days.
- 7 51. The surrounding area (exterior & parking lot) shall be illuminated during business
- 8 hours, in order to make easily discernible the appearance and conduct of all people
- 9 on or about the property.
- 10 52. Address should be clearly marked to the front and rear of structure.
- 11 53. Any graffiti painted or marked upon the premises, under the control of the permittee
- 12 shall be removed or painted over within a reasonable amount of time not to exceed 7
- 13 calendar days.

ALCOHOLIC BEVERAGES

- 14 54. The applicant shall comply, at all times, with all regulations and conditions of approval
- 15 prescribed by the California Department of Alcoholic Beverage Control (ABC) for the
- 16 on-site sale of alcoholic beverages for off-site consumption (Type 20 license)
- 17 55. The sale of alcohol for on-site consumption is prohibited. No alcoholic beverages
- 18 shall be consumed on any portion of the licensed premises or any portion adjacent,
- 19 thereto which is under the control of the licensee.
- 20 56. The sale of beer and wine shall be in accordance with the provisions of a Type 20
- 21 License issued by ABC. Failure to comply with the California Department of Alcoholic
- 22 Beverage Control rules and regulations will be grounds for revocation of the
- 23 entitlements for alcohol sales.
- 24 57. It shall be unlawful for any person who appears to be intoxicated or under the
- 25 influence of any drug, chemical or substance to enter or remain on the applicant's
- 26 premises, at any time, as set forth in Section 25602(a) of the Business and
- 27 Professions Code.
- 28 58. Wine shall not be sold in bottles or containers smaller than 750 ml unless sold in
- manufacturer's pre-packaged multi-unit quantities.
59. Single sales of distilled spirits in containers smaller than 375 ml is prohibited. Sales of
- distilled spirits of any container size sold in pre-packed, multi-unit quantities are not
- prohibited.

LOS ANGELES COUNTY FIRE DEPARTMENT

60. All requirements, as deemed necessary by the Los Angeles County Fire Department
- during the Plan Check Process, shall be complied with.

1 **PLANNING DIVISION SPECIAL CONDITIONS**

2 61. If the operation of this establishment be granted, deed, conveyed, transferred, or
3 should a change in management or proprietorship occur at any time, this Conditional
Use Permit shall become null and void.

4 62. This Conditional Use Permit shall be valid for a term of 5 years. At the end of the 5-
5 year term, the applicant must submit for a new Conditional Use Permit.

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

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

12 **PASSED, APPROVED, AND ADOPTED** this 18th of October, 2023 by the following
13 vote:

14 AYES:

15 NOES:

16 ABSENT:

17 ABSTAIN:

18 HUNTINGTON PARK PLANNING COMMISSION

19
20
21 _____
22 Jonathan Sanabria, Chairperson

23 ATTEST:

24
25
26 _____
27 Steve Forster, Secretary
28

**CONDITIONAL USE PERMIT APPLICATION,
ENVIRONMENTAL INFORMATION FORM AND
BUSINESS DESCRIPTION**

EXHIBIT B

CASE NO. 2023-04 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

RECEIVED
JUN 19 2023

FOR OFFICE USE ONLY

Date Filed: JUN 19 2023

File No.: CUP 2023-04

Fee/Receipt No.: \$4,972.00

Initials: YR

PROJECT INFORMATION

Project Address: 2857 E Florence Ave Huntington Park 90255

General Location: _____

Assessor's Parcel Number (APN): _____

APPLICANT'S INFORMATION

Applicant: Osman Vaquerio

Mailing Address: 360 E 55th St Los Angeles CA 90011

Phone 1: (323) 247-2374

Phone 2: _____

Email: Osquerio-552@yahoo.com

PROPERTY OWNER'S INFORMATION

Property Owner: Baback Siminon

Mailing Address: 14250 Ventura Blvd 2nd floor Sherman Oaks CA 91423

Phone 1: (818) 633-3304

Phone 2: _____

Email: _____

REQUEST

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

Requesting CUP for type 20.

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.
- 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. Describe how 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 site for this proposed use is adequate in size and shape.

We won't be causing any issues within the zoning area. There won't be no public drinking.

2. Describe how the proposed use is consistent with the General Plan.

We will be consistent with the General Plan
every thing is going to be as plan.

3. Describe how 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.

N/A

4. Describe how the design, location, size, and operating characteristics of the proposed use is 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.

We won't be having traffic problems. On going traffic will be running good, nor make any noise disrupt the neighborhood.

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

We are suitable and intensity for the proposed use.

6. Describe how 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.

All public access areas for water, and sanitation won't be damaged.

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 6/19/2023

Oscar VAQUERO

Print Name

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

Property Owner Signature (Required)

Date _____

Print Name

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 6/15/2011

Oscar Vazquez
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 6/15/2011

Babak Simin
Print Name

CUP APPLICATION - PAGE 4



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

ENVIRONMENTAL INFORMATION FORM

RECEIVED

JUN 19 2023

FOR OFFICE USE ONLY

Date Filed: _____

File No.: _____

Fee/Receipt No.: _____

Initials: YR

BY: _____

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

Name: OSCAR VAQUERO / VAQUEROS MARKET #2

Address: 2857 E Florence Ave Huntington Park 90255

Telephone: (323) 247-2374

Fax: _____

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

Name: OSCAR VAQUERO

Address: 360 E 55th St LA CA 90011

Telephone: (323) 247-2374

Fax: _____

3. **Address of project:** 2857 E Florence Ave Huntington Park CA 90255

4. **Assessor's Parcel Number (APN):** _____

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

Conditional Use Permit

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

N/A

7. **Existing Zone:** Commercial General

8. **Proposed use of site:** Grocery Store

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

N/A

10. **Project size:**

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

N/A

Total square footage of structure(s):

11. **Number of floors of construction:**

Existing:

N/A

Proposed:

N/A

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:**

N/A

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

D

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

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?

B

b. Have a demonstrable negative aesthetic effect?

B

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?

B

b. Create or cause smoke, ash, or fumes in the vicinity?

B

c. Create objectionable odors?

B

- 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? S
- 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? 0
- c. Schools? 0
- d. Maintenance of public facilities, including roads? 0
- e. Other governmental services? 0

RECREATION

31. Would the proposed project:

- a. Increase the demand for neighborhood or regional parks or other recreational facilities? 0
- b. Affect existing recreational opportunities? 0

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

- a. Increase vehicle trips or traffic congestion? 0
- b. Increase hazards to safety from design features (i.e. sharp curves or dangerous intersections)? 0
- c. Inadequate access to nearby uses? 0
- d. Insufficient on-site parking capacity? 0
- e. Hazards or barriers for pedestrians or bicyclists? 0

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? 0
- b. Communications systems? 0
- c. Local or regional water treatment or distribution facilities? 0
- d. Sewer or septic tanks? 0
- e. Storm water drainage? 0
- f. Solid waste disposal? 0
- g. Local or regional water supplies? 0

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.

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.).

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



Applicant (Signature)



Date



City of

HUNTINGTON PARK california

COMMUNITY DEVELOPMENT DEPARTMENT

6550 MILES AVENUE

HUNTINGTON PARK, CA 90255

TEL: (323) 584-6210 FAX: (323) 584-6244

PUBLIC NOTICE RADIUS MAP GUIDELINES

The radius map, ownership list and mailing labels are for the purpose of providing public notice of a proposed project to properties within a 300 foot radius from the subject property.

When submitting an application for a **Conditional Use Permit, Development Permit, Variance, and/or Tentative Parcel Map**, the applicant must include a radius map, mailing labels, and a list of all the property owners within a 300 foot radius from the subject property as required by **State Law and the Huntington Park Municipal Code**. The guidelines for preparation of these items are as follows:

- A) An original and one (1) copy of a **Radius Map** (300 foot radius from property), showing all the ownership lines. The map must also contain a key to an ownership list (see attached example). The ownership information can be obtained from the County Assessor's Office.

Los Angeles County
Assessor's Office
South El Monte
1441 Santa Anita Avenue
South El Monte, CA
(818) 350-4695

Los Angeles County
Assessor's Office
County Hall of Administration
Room 205
500 West Temple Street
Los Angeles, CA
(213) 974-3211

- B) One (1) ownership list from the latest Assessor's records, of properties within a 300 foot radius from the subject property. On the map, each property within the 300 foot radius must be referenced to the ownership list by number. (See attached example)
- C) Two (2) sets of addressed, self-adhesive, gummed labels. Use Avery Mailing Labels No. AVY 5162, AVY 5351 or AVY 5375 (1" x 3" in size, see attached example).
- D) Sign and date the attached affidavit (see Attachment B), verifying that the information on the radius map ownership is accurate.

In Vaqueros market #2 our hours are from Monday thru Sunday from 8-9:30. We sell a variety of items like beverages soda, water, juices, and energy drinks. We also have a small variety alcoholic beverages. We also have canned food, dry beans, pasta, rice instant noodles, and mixed vegetables. Dairy products milk, cheese, sour cream , yogurt deli items like sausage, bacon, ham, and butter. Our produce is tomatoes, cilantro, lemons, onions, and lettuce. There is also cleaning supplies like bleach, detergent, and dish soap.

PROJECT PLANS

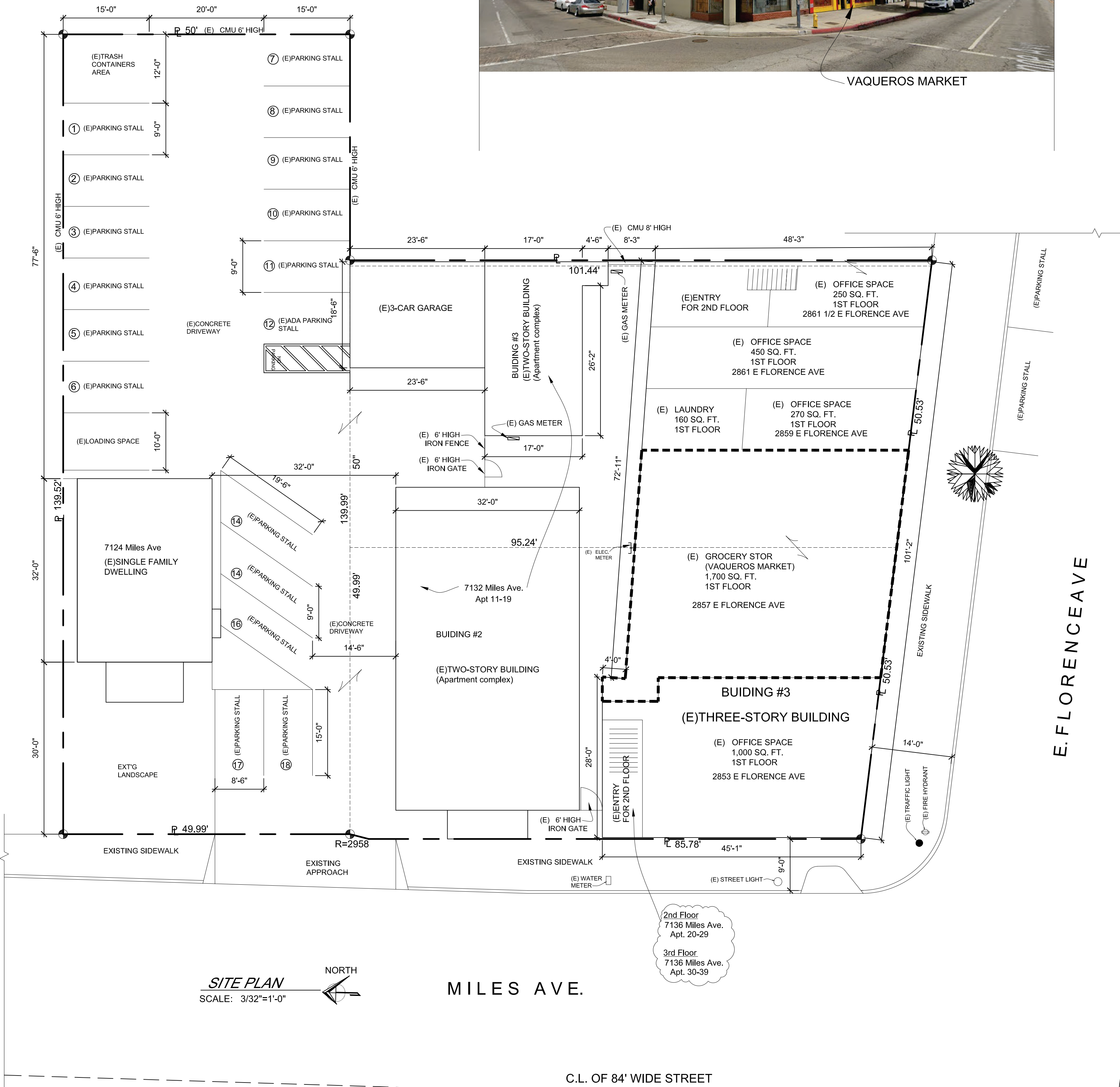
EXHIBIT C

CASE NO. 2023-04 CUP

Off-Street Parking Calculation
(1,000 + 1,700 + 270 + 450 + 250) = 3,670 / 400 = 9.1
Parking spaces required = 10



VAQUEROS MARKET



LOT AREA = 16,596 SQ. FT.
SCOPE OF WORK
CONDITIONAL BUILDING PERMIT FOR,
(ABC) ALCOHOL BEVERAGE COMPLIANCE LICENCE TYPE 20

- NOTES:
- No interior modification work is proposed.
 - No exterior modifications work is proposed.
 - No mechanical, electrical, or plumbing improvement work is proposed.
 - No demolition work is proposed.
 - Beer and wine sales shall be ancillary to all other sales.
 - Store shall operate as a grocery store.

PROJECT SUMMARY

SITE ADDRESS:	2857 E FLORENCE AVE HUNTINGTON PARK CA 90255
OWNER INFORMATION:	BABACK SIMINOU 818-633-3304 bsim0909@gmail.com
TENANT INFORMATION:	DBA: VAQUEROS MARKET 2 INC (1,700 SQ. FT.) ATT: OSCAR VAQUERO TEL: 323-247-2374
DESCRIPTION	
CONSTRUCTION TYPE	V-B
ASSESSOR'S NUMBER	6322-033-011
LEGAL DESCRIPTION	TRACT NO 2283 (EXOF ST) LOTS 21 AND 23 AND (EX OF STS) LOT 22 AND W 1 FT (MEASURED ON N LINE) (EX OF ST) OF LOT 24 BLK B
ZONING	CG - COMMERCIAL GENERAL

ALL WORK SHALL COMPLY WITH THE FOLLOWING
CODES INCLUDING CITY OF HUNTINGTON PARK LOCAL AMENDME

- 2022 California Residential Code
- 2022 California Building Code
- 2022 California Electrical Code
- 2022 California Mechanical Code
- 2022 California Plumbing Code
- 2022 California Fire Code
- 2022 California Energy Code

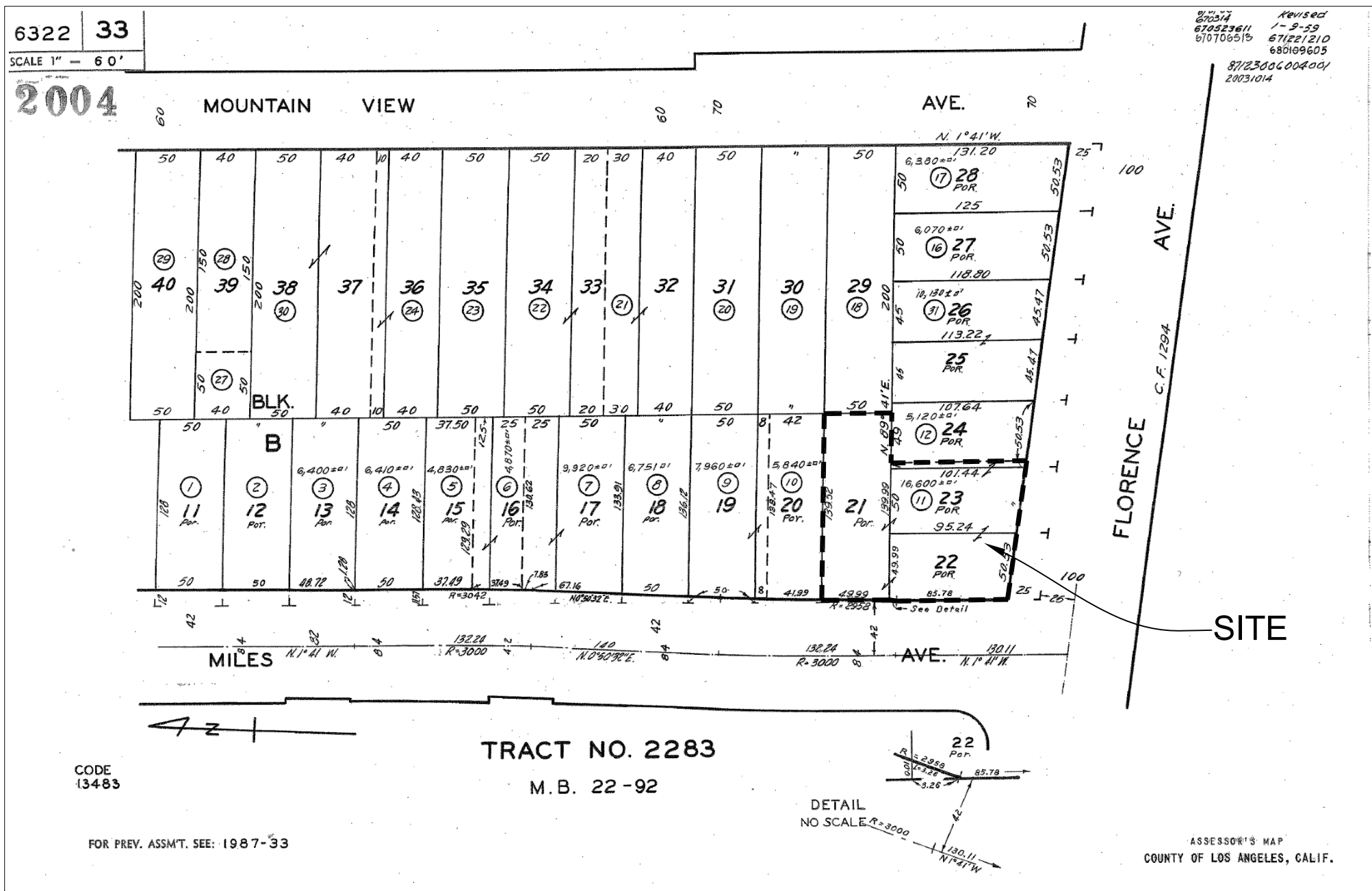
In cases where the provisions of the California Building Code, the City of
Huntington Park Municipal Code, or the plans or specifications in these
plans may conflict, the more restrictive provisions shall govern.

INDEX

- A-1: SITE PLAN
- A-2: EXISTING FLOOR PLAN
- A-3: SOUTH AND WEST ELEVATIONS
- A-4: NORTH AND EAST ELEVATIONS

Business Operation Statement:

Name of business: Vaqueros Market 2 Inc
Days and hours of operation: Monday thru Sunday from 8:00am to 9:30pm
Services: Grocery store and self served purified water
Products:
Beverages (soda, water, juice, milk, energy drinks)
Dry foods (beans, pastas, rice, cup of noodles, cooking oil, canned food)
Dairy products (cheese, sour cream, yogurt)
Deli products (sausage, butter)
Vegetables (lettuce, lemons, tomatoes, cilantro)
Snacks chips
Candy
Detergent, pinesol, fabuloso, dish wash bleach.



REV.	DATE	DESCRIPTION

DESIGNER: JUAN LUEVANO



OWNER: BABACK SIMINOU
SITE ADDRESS: 2857 E FLORENCE AVE
HUNTINGTON PARK CA 90255
TENANT: VAQUEROS MARKET 2 INC.
ATT: OSCAR VAQUERO
TEL: 323-247-2374

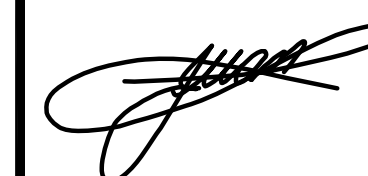
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SHALL REMAIN THE PROPERTY OF LUNO DESIGN STUDIO. NO
IDEAS, DESIGN, ARRANGEMENTS, OR PLANS SHALL BE USED BY
OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION,
WITHOUT THE WRITTEN PERMISSION OF LUNO DESIGN STUDIO.

DESIGNED BY	JL
DRAWN BY	JJ, LL
CHECKED BY	
DATE	09/11/23
PROJECT NO.	032123P2
SHEET NO.	

A-1
SITE PLAN

[illegible]

DESIGNER: JUAN LUEVAN



OWNER: BABACK SIMINOU
 SITE ADDRESS: 2857 E FLORENCE AVE
 HUNTINGTON PARK CA 90255
 TENANT: VAQUEROS MARKET 2, INC.
 ATT: OSCAR VAQUERO
 TEL : 323 247 2274

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DESIGNED BY	JL
DRAWN BY	JJ, LL
CHECKED BY	
DATE	09/11/23
PROJECT NO.	032123P2
SHEET NO.	

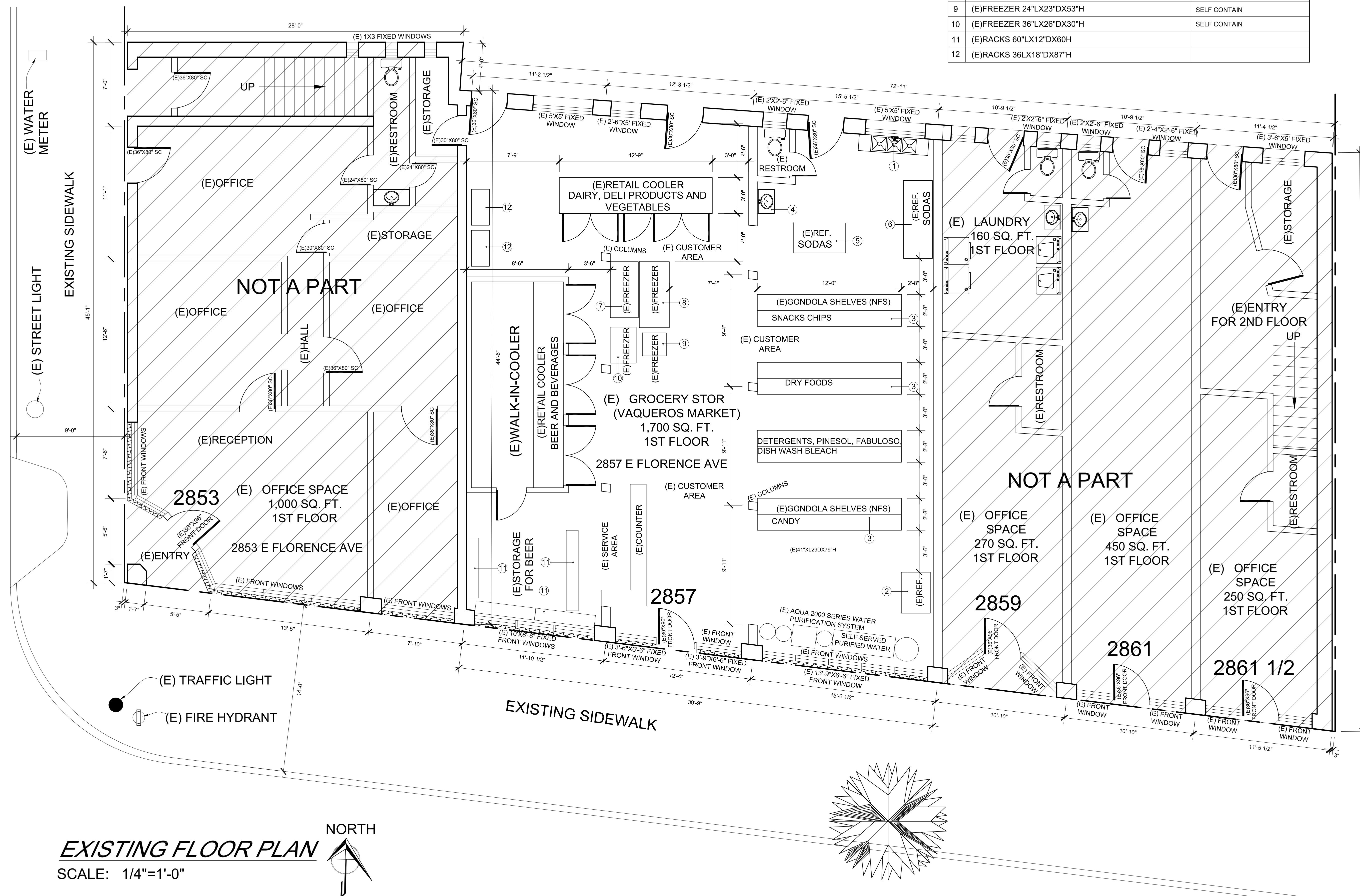
A-2
EXISTING FLOOR PLAN

EQUIPMENT SCHEDULE		REMARKS
1	(E)3 COMPARTMENT SINK	W/ DRAIN BOARD 18" ON EACH SIDE
2	(E)REFRIGERATOR 41"LX29"DX79"H	SELF CONTAIN
3	(E)GONDOLA SHELVES (NFS)	
4	(E)WALL MOUNTED HAND WASHING	
5	(E)REFRIGERATOR 52"LX30"DX78"H	SELF CONTAIN
6	(E)REFRIGERATOR 78"LX29"DX78"H	SELF CONTAIN
7	(E)FREEZER 56"LX28"DX30"H	SELF CONTAIN
8	(E)FREEZER 66"LX28"DX30"H	SELF CONTAIN
9	(E)FREEZER 24"LX23"DX53"H	SELF CONTAIN
10	(E)FREEZER 36"LX26"DX30"H	SELF CONTAIN
11	(E)RACKS 60"LX12"DX60H	
12	(E)RACKS 36LX18"DX87"H	

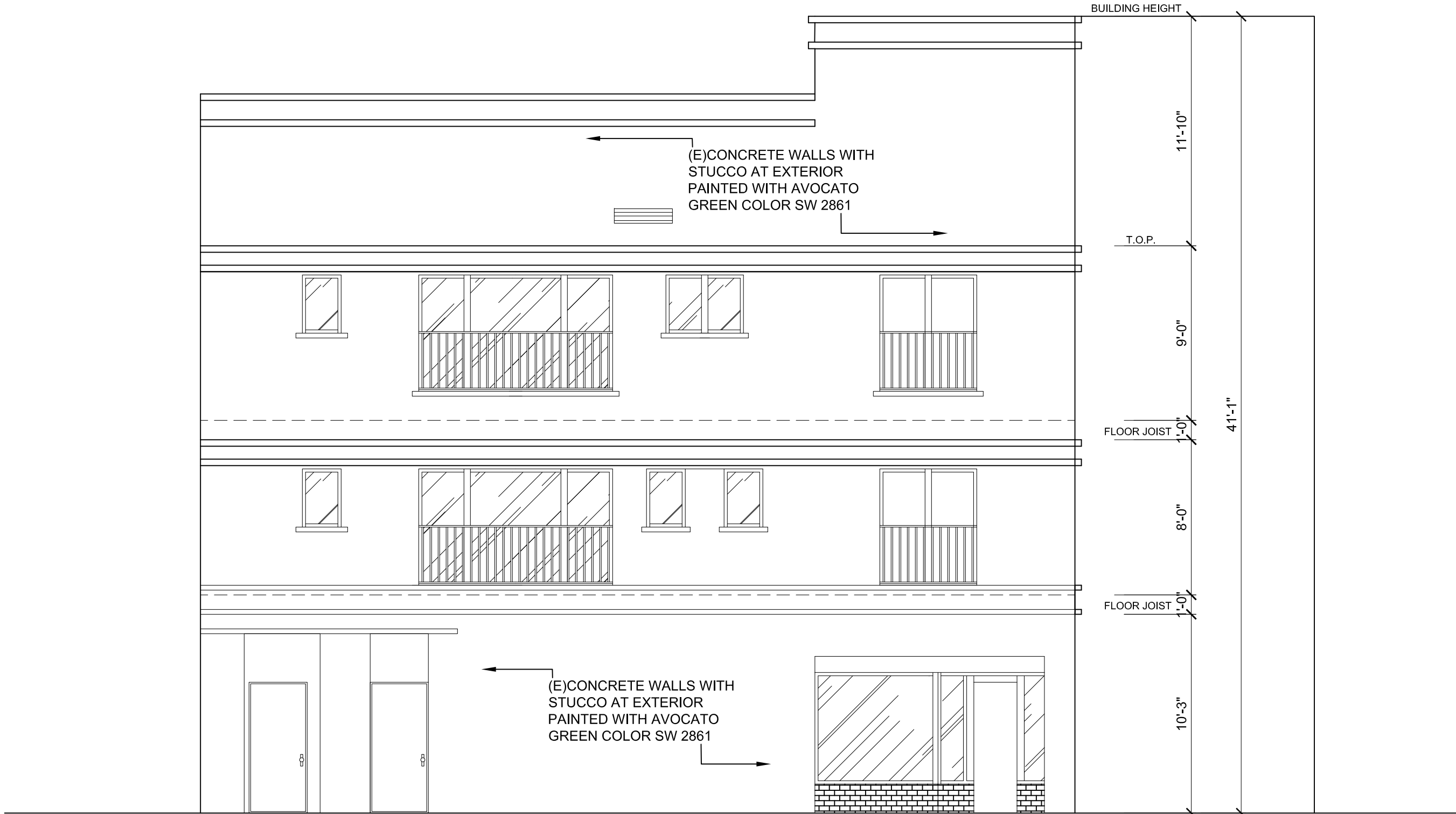
NOTES:

1. No interior modification work is proposed.
2. No exterior modifications work is proposed.
3. No mechanical, electrical, or plumbing improvement work is proposed.
4. No demolition work is proposed.
5. Beer and wine sales shall be ancillary to all other sales.
6. Store shall operate as a grocery store.

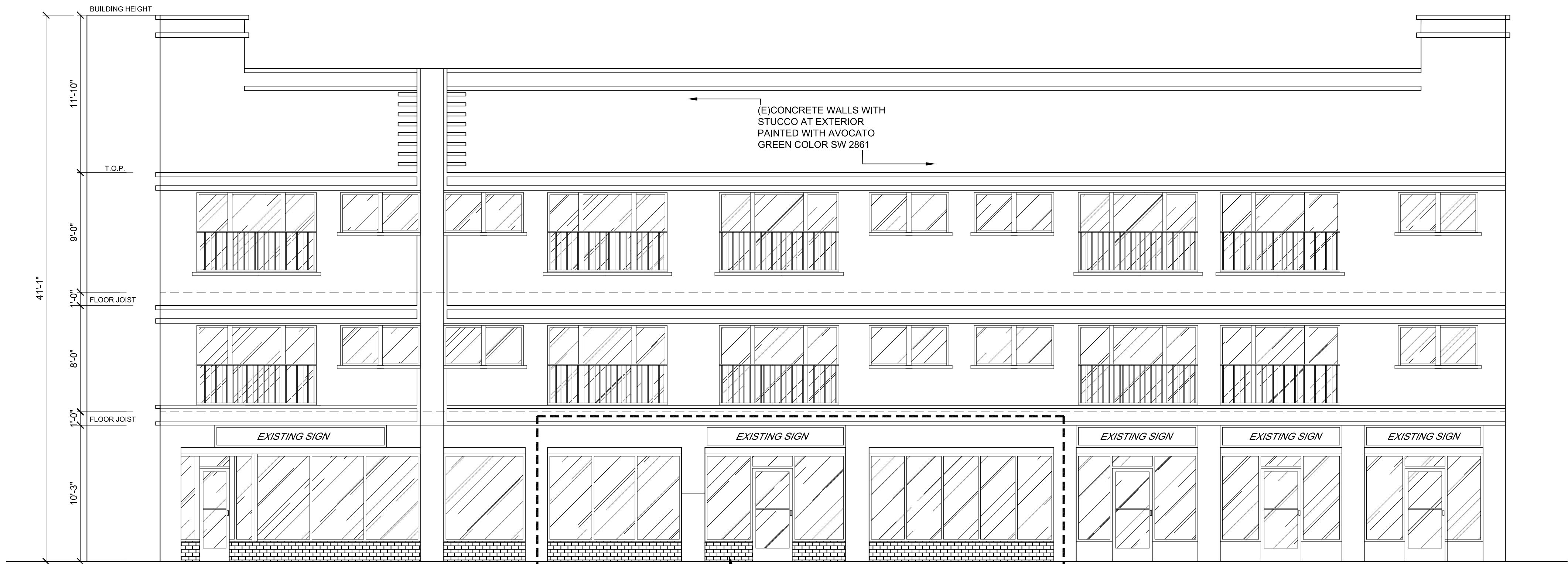
SYMBOL	LEGEND
	EXISTING CONCRETE WALLS WITH STUCCO AT EXTERIOR
	EXISTING WOOD FRAME WALLS
	EXISTING CALY RED BRICK



- NOTES:
- 1. No interior modification work is proposed.
 - 2. No exterior modifications work is proposed.
 - 3. No mechanical, electrical, or plumbing improvement work is proposed.
 - 4. No demolition work is proposed.



EXISTING WEST ELEVATION *W*
SCALE: 3/16"=1'-0"



EXISTING SOUTH ELEVATION *S*
SCALE: 3/16"=1'-0"

luno DESIGN STUDIO

JUAN LUEVANO
2610 IOWA AVE, SUITE "A"
SOUTH GATE, CA 90280
CELL: 323-809-7953
OFFICE: 562-537-7919
luno_design@yahoo.com

REVISIONS		
No.	DATE	DESCRIPTION

DESIGNER: JUAN LUEVANO

[Signature]

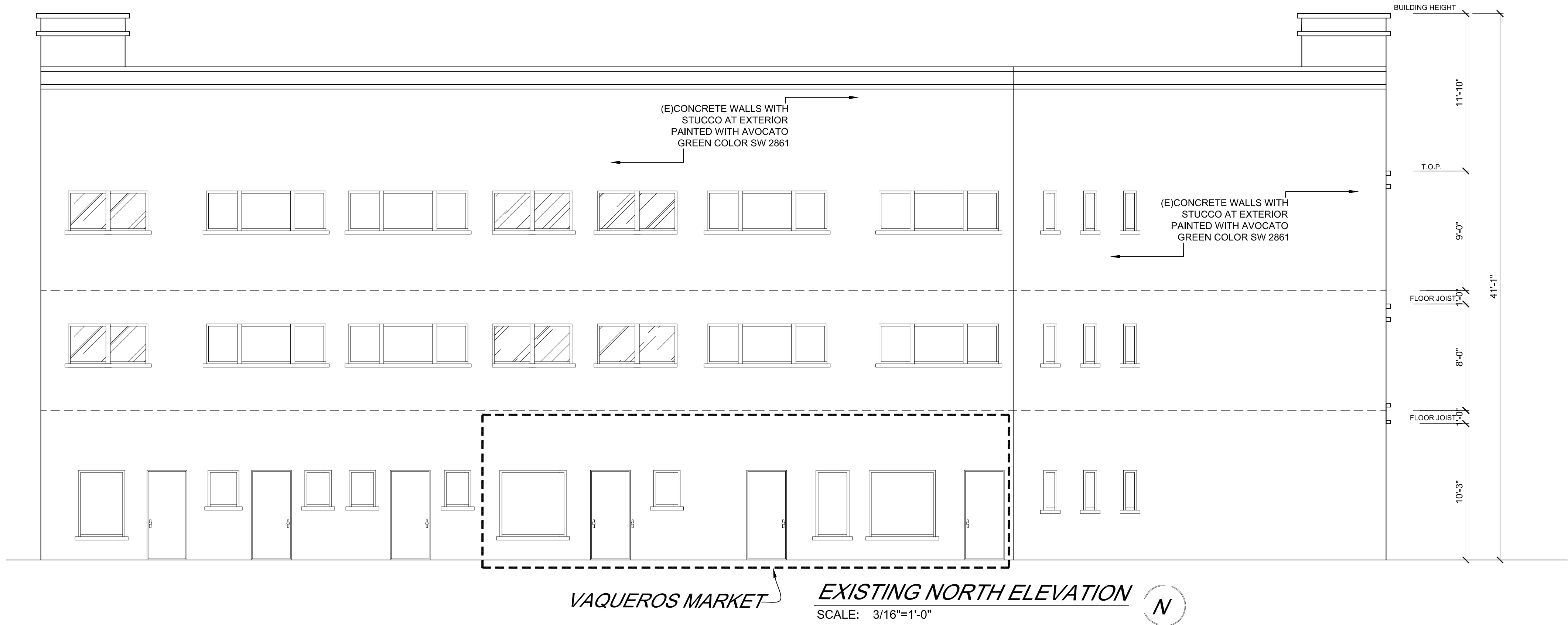
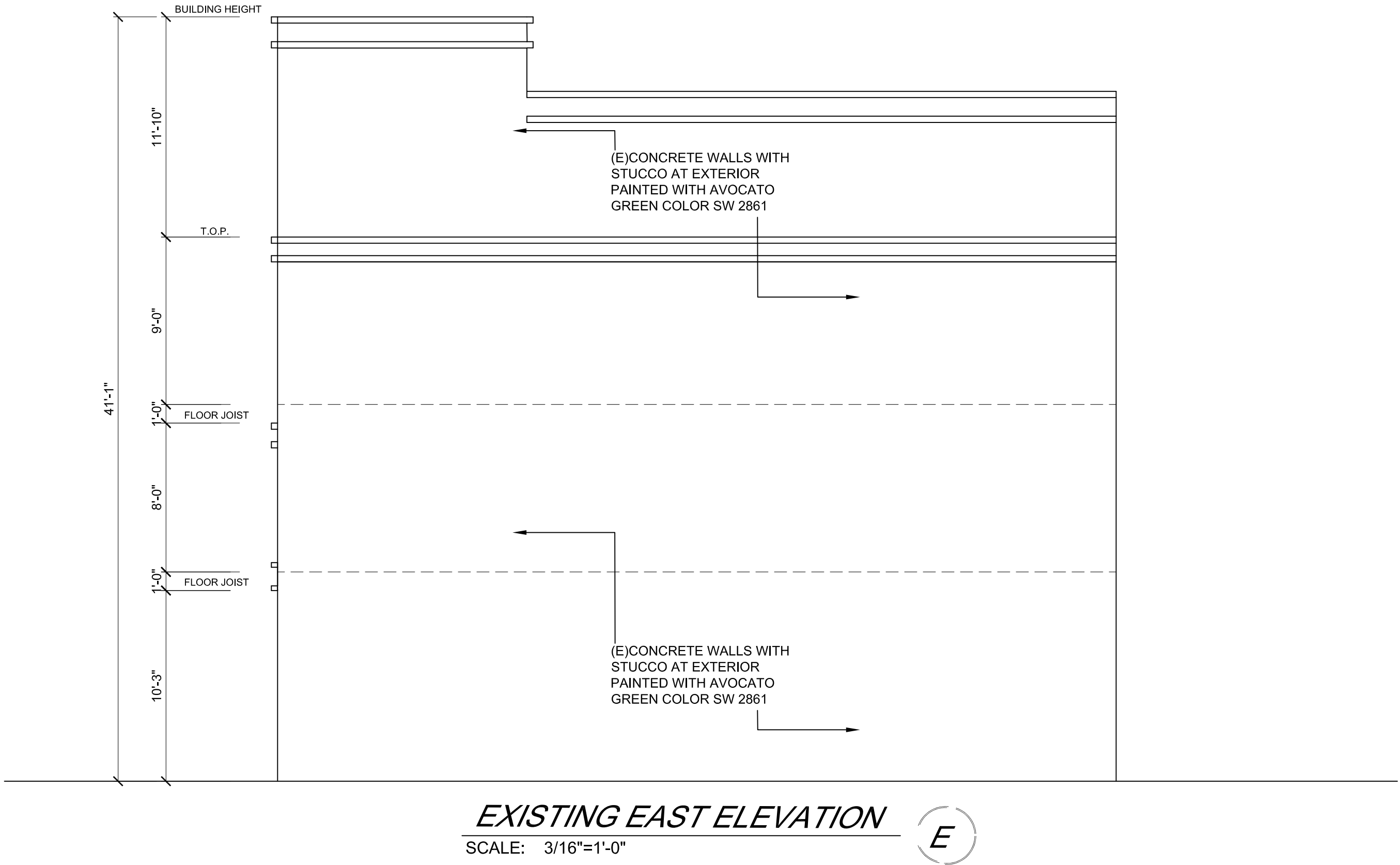
OWNER: BABACK SIMINOU
SITE ADDRESS: 2857 E FLORENCE AVE
HUNTINGTON PARK CA 90255
TENANT: VAQUEROS MARKET 2, INC.
ATT: OSCAR VAQUERO
TEL: 323-247-2374

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DESIGNED BY	JL
DRAWN BY	JJ, LL
CHECKED BY	
DATE	09/11/23
PROJECT NO.	032123P2
SHEET NO.	A-3

WEST AND SOUTH ELEVATIONS

- NOTES:
- 1. No interior modification work is proposed.
 - 2. No exterior modifications work is proposed.
 - 3. No mechanical, electrical, or plumbing improvement work is proposed.
 - 4. No demolition work is proposed.



DESIGN STUDIO

luno

JUAN LUEVANO
2610 IOWA AVE, SUITE "A"
SOUTH GATE, CA 90280
CELL: 323-809-7953
OFFICE: 562-537-7919
luno_design@yahoo.com

REVISIONS		
NO.	DATE	DESCRIPTION

DESIGNER: JUAN LUEVANO

OWNER: BABACK SIMINO
SITE ADDRESS: 2857 E FLORENCE AVE
HUNTINGTON PARK CA 90255
TENANT: VAQUEROS MARKET 2, INC.
ATT: OSCAR VAQUERO
TEL: 323-247-2374

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WRITTEN PERMISSION OF LUNO DESIGN STUDIO.

DESIGNED BY	JL
DRAWN BY	JJ, LL
CHECKED BY	
DATE	09/11/23
PROJECT NO.	032123P2
SHEET NO.	

A-4

EAST AND NORTH
ELEVATIONS

**CURRENT ALCOHOLIC BEVERAGE
CONTROL LICENSE**

EXHIBIT D

CASE NO. 2023-04 CUP

STATE OF CALIFORNIA
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
ALCOHOLIC BEVERAGE LICENSE
OFF-SALE BEER AND WINE

VALID FROM

May 01, 2023

Vaqueros Market 2, Inc.
2857 E Florence Ave
Huntington Park, CA 90255-5751

EXPIRES

Apr 30, 2024

TYPE NUMBER DUP

20 636726

AREA CODE

1925 02

BUSINESS ADDRESS DBA: VAQUEROS MARKET #2
(IF DIFFERENT)

OWNERS: VAQUEROS MARKET 2, INC.

RENEWAL

CONDITIONS

7



**PLANNING COMMISSION
RESOLUTION NO. 1356**

EXHIBIT E

CASE NO. 2023-04 CUP

RESOLUTION NO. 1356

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 2857 E. FLORENCE AVENUE, HUNTINGTON PARK, CALIFORNIA

WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California, on Wednesday, March 27, 1991 at 7:30 p.m., pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code, upon the application from Young Kook and Eun Mee Kong, requesting a conditional use permit for off-sale beer and wine in conjunction with a food store in the Commercial General (C-G) Zone on the following described property:

Assessor's Parcel No. 6322-033-011, commonly known as 2857 E. Florence Avenue, Huntington Park, California; and

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

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

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

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

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

//

//

1 SECTION 2: The Planning Commission hereby makes the
2 following findings in connection with Conditional Use Permit
3 No. 1356:

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

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

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

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

22 SECTION 3: The Planning Commission hereby grants
23 Conditional Use Permit No. 1356 subject to the execution and
24 fulfillment of the following conditions:

- 25 1. That the property be developed substantially in accordance
with the plot plan submitted and marked Exhibit "C".
- 26 2. That the applicant shall comply with all applicable codes,
27 laws, rules and regulations, including Health and Safety,
Building, Fire, Sign, Zoning and Business License Codes of
28 the City of Huntington Park.

3. That the applicant comply with all regulations pertaining to signage as listed in H.P.M.C. Sec. 9, Article 26.
4. That the property be maintained in a neat and orderly manner at all times and comply with property maintenance standards as set forth in H.P.M.C. Sec. 8-9.02.1.
5. That all new roof-mounted equipment shall be screened from street view with materials of the building and in a manner approved by the Director of Community Development.
6. That this permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval or if there is a cessation of the use or uses authorized by this permit for a continuous period of six (6) months or more.
7. That the violation of the conditions of this conditional use may result in a citation or revocation of the conditional use permit.
8. That should, at any time, the Alcoholic Beverage License issued to the applicant by the State of California be surrendered pursuant to Rule 65 thereof, this conditional use permit shall automatically become null and void.
9. That should the operation of this establishment be granted, deeded, conveyed, transferred, or should a change in proprietorship occur at any time, this conditional use permit shall automatically become null and void.
10. That all licenses and permits relating to the operation of the herein specified use shall be in the name of the applicant only.
11. That the permit shall be subject to review for compliance with conditions of issuance at such intervals as the City Planning Commission shall deem appropriate, and that the first such review shall be six (6) months after the issuance of the permit.
12. That all non-conforming and illegal signs be removed.
13. That advertising window signs be removed or reduced to the amount allowed by the Municipal Code.
14. That the applicant and/or owner agree in writing to the above conditions.

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

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

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

AYES: Commissioners Coover, Mears, Wanke, Watson

NOES : None

ABSENT: Commissioner Thompson

HUNTINGTON PARK PLANNING COMMISSION

Chairman

ATTEST:

Secretary - Acting

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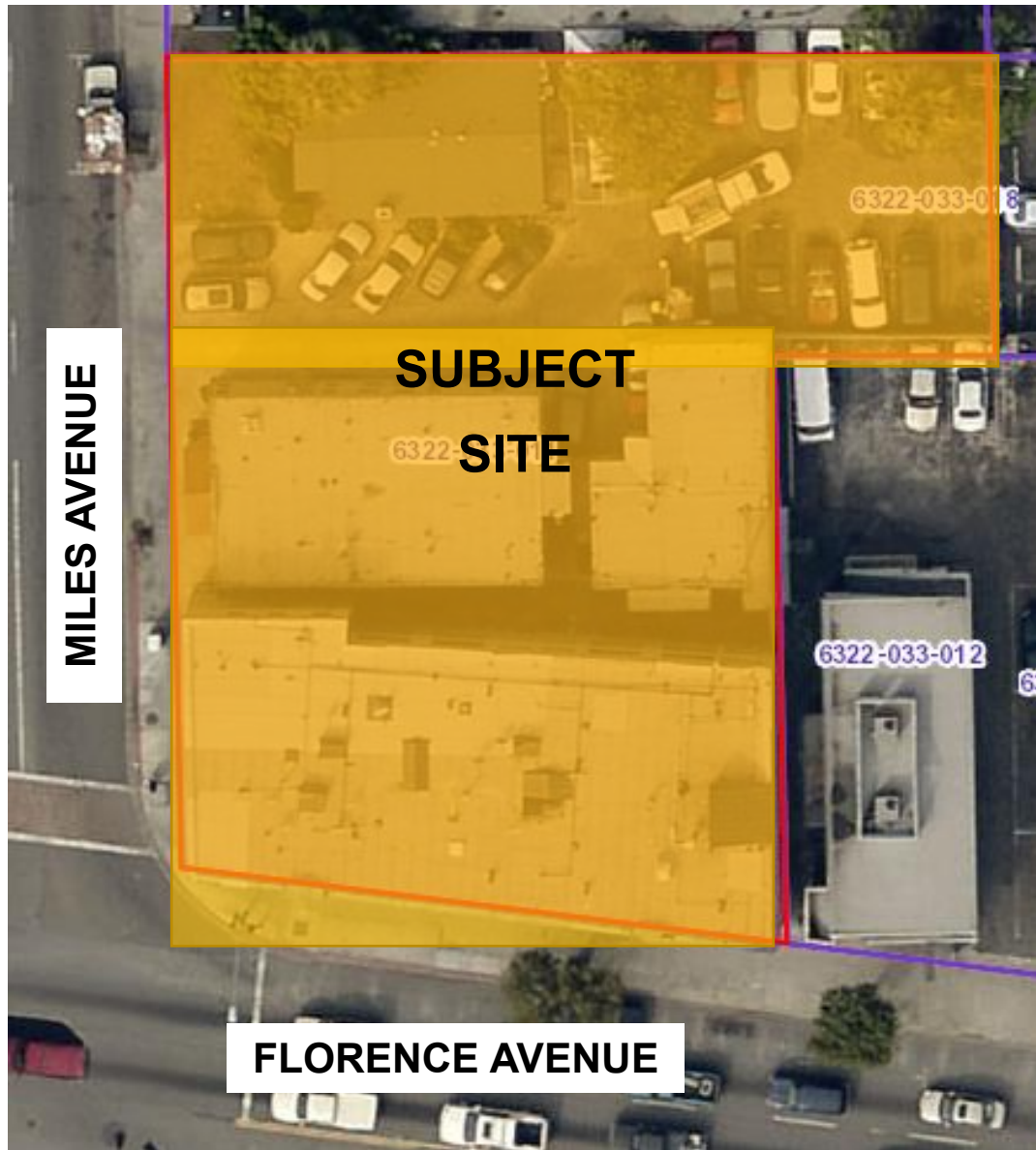
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VICINITY MAP

EXHIBIT F

CASE NO. 2023-04 CUP

VICINITY MAP

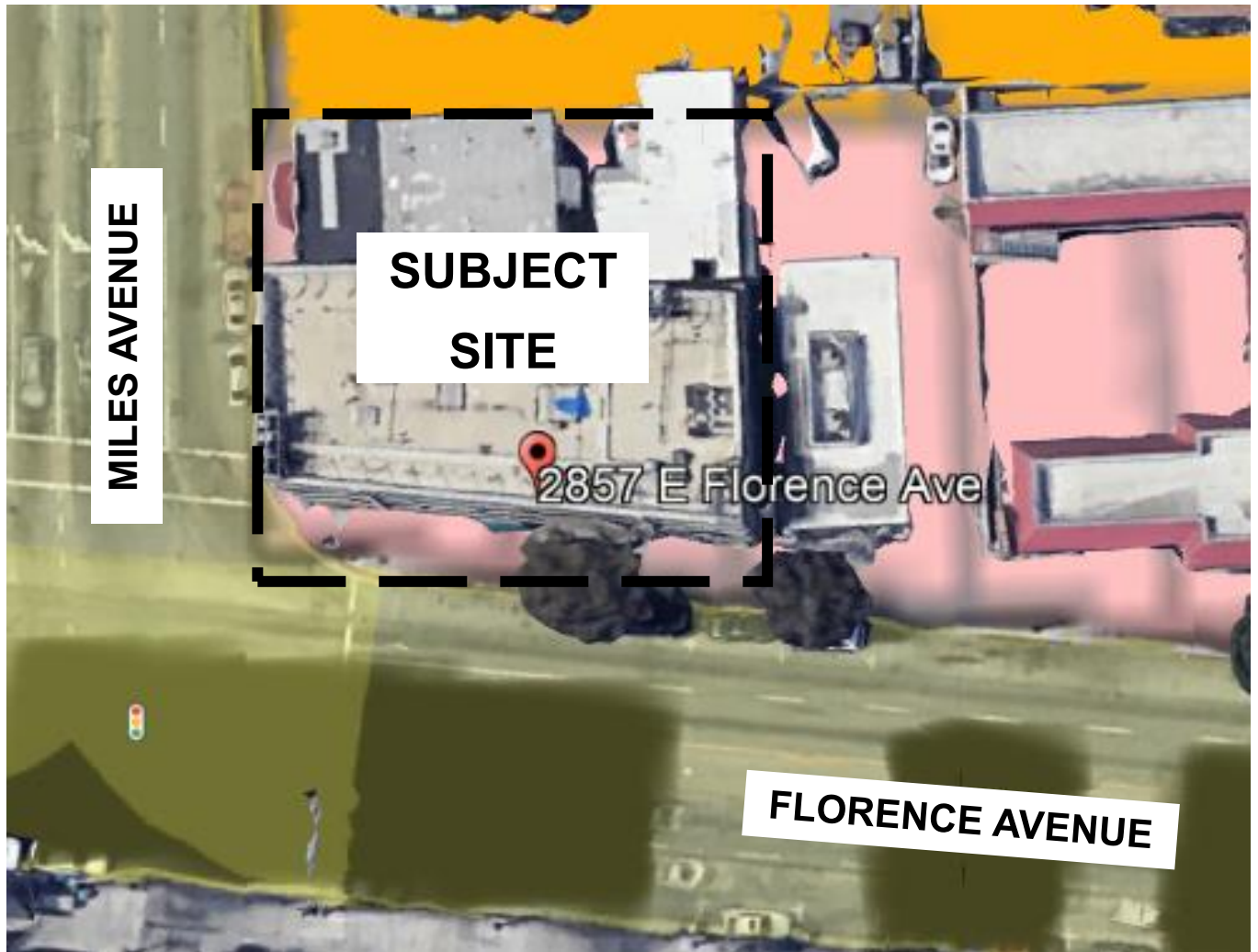


ZONING MAP

EXHIBIT G

CASE NO. 2023-04 CUP

ZONING MAP



NOTICE OF EXEMPTION

EXHIBIT H

CASE NO. 2023-04 CUP

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: _____

From: (Public Agency): _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency _____

Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____