



## REGULAR MEETING AGENDA

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### CITY OF HUNTINGTON PARK PLANNING COMMISSION

**Regular Meeting**  
**Wednesday, January 17, 2024, 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 SEPTEMBER 20, 2023, PLANNING COMMISSION MEETING
2. MINUTES APPROVAL FOR DECEMBER 13, 2023, SPECIAL PLANNING COMMISSION MEETING

## **REGULAR AGENDA**

## **PUBLIC HEARINGS**

1. **CASE NO. 2023-07 CONDITIONAL USE PERMIT (CUP) – A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A TYPE 41 (ON-SALE BEER & WINE – EATING PLACE) ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE IN CONNECTION WITH A BONA FIDE PUBLIC EATING PLACE (RESTAURANT) LOCATED AT 6503 PACIFIC BLVD WITHIN THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN – DISTRICT B ZONE.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Continue the public hearing to February 21, 2024
2. **CASE NO. 2021-08 DEVELOPMENT PERMIT (DP) – A REQUEST FOR A DEVELOPMENT PERMIT FOR A WAREHOUSE CONSISTING OF 9,133 SQUARE FEET AT THE NORTHEAST CORNER OF PACIFIC BOULEVARD AND EAST 52ND STREET (APN 6309-018-009), LOCATED WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) 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 Staff Report and Resolution
3. **CASE NO. 2021-02 CONDITIONAL USE PERMIT/ DEVELOPMENT PERMIT (CUP/DP) - A REQUEST FOR A TIME EXTENSION TO A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT (CASE NO. 2021-02) TO ALLOW THE EXPANSION OF A NIGHTCLUB LOCATED AT 6901 PACIFIC BOULEVARD, WITHIN THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DISTRICT B).**

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 Staff Report and Resolution

**RECEIVE AND FILE**

1. Community Development Department Summary and Accomplishments of 2023.

**STAFF COMMENTS**

**PLANNING COMMISSION COMMENTS**

**ADJOURNMENT**

The City of Huntington Park Planning Commission will adjourn until the next regular meeting on Wednesday, February 21, 2024, 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](http://www.hpca.gov) not less than 72 hours before the meeting.

  
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Steve Forster  
Community Development Director



# MINUTES

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## CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION

Wednesday, September 20<sup>th</sup>, 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,



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Steve Forster  
Community Development Director





# MINUTES

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## CITY OF HUNTINGTON PARK SPECIAL PLANNING COMMISSION

Wednesday, December 13<sup>th</sup>, 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 6:30 p.m.

PRESENT IN PERSON: Chairperson Jonathan Sanabria, Commissioner Erika Nuno, and Commissioner Ricardo Barba-Ochoa.

ABSENT: Commissioner Eduardo Carvajal, and Commissioner Angelica Montes

STAFF PRESENT: Community Development Director, Steve Forster; Associate Planner, Lemessis Quintero; Assistant Planner, Jordan Martinez.

### **PLEDGE OF ALLEGIANCE**

Chairperson Sanabria led the Pledge of Allegiance.

### **PUBLIC COMMENT** - None

### **CONSENT ITEMS** – Approve Planning Commission Meeting Minutes:

1. The Action related to the Planning Commission Meeting Minutes for September 20, 2023, was postponed due to a lack of quorum.
2. Regular Planning Commission Meeting held on November 15, 2023

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

<b>AYES:</b>	Commissioner(s):	Commissioner Ricardo Barba-Ochoa Commissioner Erika Nuno Chairperson Jonathan Sanabria
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<b>NOES:</b>	Commissioner(s):	None
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<b>ABSENT:</b>	Commissioner(s):	Commissioner Eduardo Carvajal. Commissioner Angelica Montes
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## **PRESENTATIONS**

**1. CASE NO. 2023-01 TENTATIVE TRACT MAP (TTM) – A REQUEST FOR A TENTATIVE TRACT MAP FOR THE PARCEL LOCATED AT THE NW CORNER OF E. 61<sup>ST</sup> STREET AND STATE STREET (APN 6310-025-118), WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.**

Associate Planner Lemessis Quintero presented a PowerPoint to the Commission describing the request for a Tentative Tract Map for the parcel located at the NW Corner of E. 61<sup>st</sup> Street and State Street. Ms. Quintero provided background information, a proposal, and an analysis of the project. Associate Planner Quintero mentioned that all three findings needed to recommend approval of a Tentative Tract Map were made and informed the Commission that there is a condition of approval from the City Engineer/Land Surveyor to revise the map to identify as a Tentative Parcel map.

Azure Development President Vanessa Delgado approached the podium and presented Amada Townhomes to the public and the Commission. Ms. Delgado mentioned that each townhome size is about 1,500 square feet and that the project is going green.

Commissioner Ricardo Barba-Ochoa asked approximately how many parking spots are available per unit. Ms. Delgado replied it's a two-car garage per unit and explained that there is no guest parking accommodation. Ms. Delgado also said that the units are not gated and there is street parking on 61<sup>st</sup> Street.

Chairperson Jonathan Sanabria asked about the meaning of going green. Ms. Delgado explained that the units will have no gas, meaning there is a transition to all-electric, and there will be an EV structure for cars.

Commissioner Erika Nuno motioned to **Approve CASE NO. 2023-01 TENTATIVE TRACT MAP (TTM)**, seconded by Commissioner Ricardo Barba-Ochoa.

Motion **passed 3-0-0**, by the following vote:

**AYES:** Commissioner(s): Commissioner Ricardo Barba-Ochoa  
Commissioner Erika Nuno  
Chairperson Jonathan Sanabria

**NOES:** Commissioner(s): None

**ABSENT:** Commissioner(s): Commissioner Eduardo Carvajal  
Commissioner Angelica Montes

**2. CASE NO. 2023-01 DEVELOPMENT PERMIT (DP) - A REQUEST FOR A DEVELOPMENT PERMIT FOR A WAREHOUSE CONSISTING OF 100,401 SQUARE FEET AT 2501-2533 EAST 56TH STREET, LOCATED WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.**

Assistant Planner, Jordan Martinez presented a PowerPoint to the Commission describing the request for a Development Permit for a warehouse located at 2501-2533 East 56<sup>th</sup> Street. Assistant Planner Martinez provided details of the project proposal, site conditions, and proposed floor plan. The recommendation from Mr. Martinez was to approve the Development Permit according to the seven findings in compliance with the City's guidelines.

Chairperson Jonathan Sanabria expressed his concern about traffic in that area and the conflict that may arise with parking and asked how can we ensure that it won't be a problem.

Community Development Director, Steve Forster replied by explaining that the best to tackle that is understanding the traffic volumes at the intersections in this particular area. The General Plan will identify the threshold for what they consist of before a triggering event causes modifications to the signals or some other modification to the development altogether. Director Forster mentioned he forwarded this to the traffic engineer for them to review and he will submit a traffic plan to be reviewed by staff.

Chairperson Jonathan Sanabria asked about the type of business that will be targeted for the use of the warehouse.

Representative of the applicant, Brian Wong approached the podium and expressed his gratitude to Community Development Department staff for their incredible help throughout the process of this project. Mr. Wong said that the proposed warehouse will be for distribution purposes.

Commissioner Ricardo Barba-Ochoa motioned to **Approve CASE NO. 2023-01 DEVELOPMENT PERMIT (DP)**, seconded by Commissioner Erika Nuno. Motion **passed 3-0-0**, by the following vote:

**AYES:** Commissioner(s): Commissioner Ricardo Barba-Ochoa  
Commissioner Erika Nuno  
Chairperson Jonathan Sanabria

**NOES:** Commissioner(s): None

**ABSENT:** Commissioner(s): Commissioner Eduardo Carvajal  
Commissioner Angelica Montes

**3. CASE NO. 2023-07 CONDITIONAL USE PERMIT (CUP) – A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A TYPE 41 (ON-SALE BEER & WINE – EATING PLACE) ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE IN CONNECTION WITH A BONA FIDE PUBLIC EATING PLACE (RESTAURANT) LOCATED AT 6503 PACIFIC BLVD WITHIN THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN – DISTRICT B ZONE**

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.

Commissioner Erika Nuno motioned to **Approve** continuing **CASE NO. 2023-07** **CONDITIONAL USE PERMIT (CUP)**, for the Planning Commission Meeting in January 2024, seconded by Commissioner Ricardo Barba-Ochoa.  
Motion **passed 3-0-0**, by the following vote:

**AYES:** Commissioner(s): Commissioner Ricardo Barba-Ochoa  
Commissioner Erika Nuno  
Chairperson Jonathan Sanabria

**NOES:** Commissioner(s): None

**ABSENT:** Commissioner(s): Commissioner Eduardo Carvajal  
Commissioner Angelica Montes

**4. CASE NO. 2023-06 CONDITIONAL USE PERMIT TRANSFER (CUPTR) - A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED RESTAURANT USE WITH THE ON-SALE OF BEER AND WINE AND FOR COIN OPERATED GAMES ON PROPERTY LOCATED AT 2661 EAST FLORENCE AVENUE, SUITE D, WITHIN DISTRICT – A (GATEWAY) OF THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DTSP).**

Assistant Planner, Jordan Martinez presented a PowerPoint to the Commission describing the request for a Conditional Use Permit Transfer for the continued restaurant use with on-sale of beer and wine and coin-operated games at the property located at 2661 East Florence Avenue. Assistant Planner Martinez provided some background information on the property and the existing conditions of the property. Mr. Martinez recommended the adoption of the modification to 1663-CUP subject to revised conditions of approval and/or other conditions that the Planning Commission wishes to impose.

Commissioner Ricardo Barba-Ochoa motioned to **Approve CASE NO. 2023-06** **CONDITIONAL USE PERMIT TRANSFER (CUPTR)**, seconded by Commissioner Erika Nuno. Motion **passed 3-0-0**, by the following vote:

**AYES:** Commissioner(s): Commissioner Ricardo Barba-Ochoa  
Commissioner Erika Nuno  
Chairperson Jonathan Sanabria

**NOES:** Commissioner(s): None

**ABSENT:** Commissioner(s): Commissioner Eduardo Carvajal  
Commissioner Angelica Montes

5. **CASE NO. 2023-10 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 6025 MAYWOOD AVE 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 to allow a Type 20 alcoholic beverage control (ABC) license for a grocery store located at 6025 Maywood Avenue. Associate Planner Quintero provided the project background, description of the site, and existing conditions of the property. The six findings needed to recommend the approval of a Conditional Use Permit were made, as well as the conditions of approval.

Commissioner Erika Nuno motioned to **Approve CASE NO. 2023-10 CONDITIONAL USE PERMIT (CUP)**, seconded by Commissioner Ricardo Barba-Ochoa.

Motion **passed 3-0-0**, by the following vote:

**AYES:** Commissioner(s): Commissioner Ricardo Barba-Ochoa  
Commissioner Erika Nuno  
Chairperson Jonathan Sanabria

**NOES:** Commissioner(s): None

**ABSENT:** Commissioner(s): Commissioner Eduardo Carvajal  
Commissioner Angelica Montes

6. **CASE NO. 2023-03 CONDITIONAL USE PERMIT (CUP) – A REQUEST FOR A CONDITIONAL USE PERMIT FOR A BANQUET HALL AT 5959 PACIFIC BOULEVARD, LOCATED WITHIN THE COMMERCIAL GENERAL (CG) ZONE**

Assistant Planner, Jordan Martinez presented a PowerPoint to the Commission describing the request for a Conditional Use Permit for a Banquet Hall located at 5959 Pacific Blvd. Assistant Planner Martinez provided the project description and stated that there have been some unpermitted operations at this location. Assistant Planner Martinez explained it is an existing 2-story commercial building occupied by a banquet hall on the first floor and partial use on the second floor for storage and DJ during events, as well as residential uses on the second floor. Regarding business operations, Assistant Planner Martinez mentioned there is no alcohol to be provided by the banquet hall, only by its patrons, and security is provided by the business. Four of the six findings that needed to be made to recommend approval of a CUP were not met, therefore, the recommendation for the Planning Commission was to deny this CUP case.

Commissioner Erika Nuno asked how many tenants are currently living on the second floor. Assistant Planner Martinez said there are six units currently being used.

Commissioner Erika Nuno asked about parking for residents. Assistant Planner Martinez mentioned that is the problem, there is no parking for them, it's kind of a

legal non-conforming building, meaning there was no parking provided when that building was built.

Commissioner Ricardo Barba-Ochoa asked about the number of bathrooms on the second floor for the six units. Assistant Planner Martinez said there is only one bathroom for all six units.

Commissioner Erika Nuno asked staff why was a Temporary Use Permit approved for some events at this location. Community Development Director Steve Forster replied by explaining that Temporary Use Permits can be approved in any area on a case-by-case basis. Mr. Forster mentioned that the applicant did comply by coming to submitting a Conditional Use Permit application so the situation can be monitored until they have their due process before the Planning Commission.

Chairperson Jonathan Sanabria inquired about the alcohol situation and asked if bartenders are there to make sure no one under 21 years old drinks. Assistant Planner Jordan Martinez explained that as part of the Temporary Use Permit, they are required to show proof that the applicant is providing a bartender, so they provide a certificate of completion for training for a bartender; they don't provide alcohol, they just provide a bartender to regulate the alcohol consumption.

Commissioner Ricardo Barba-Ochoa expressed his concern about the single occupancies on the second floor and asked if they have an expiration term or if the residential aspects can be brought in for the current code. Mr. Barba-Ochoa said his biggest concerns are the Health and safety aspects with six units and one single bathroom. Community Development Director, Steve Forster replied by saying that it can be legally enforced, but it's a longer process where people can be put on notice and gave them specific time to be put in current code and standards.

Co-owners of the business Juan Perez and Julio Manera approached the podium and explained they had been compliant with all conditions stated by the City and there had been no complaints about security, noise, or alcohol use. Both co-owners also said that there have been no issues or complaints from residents on the second floor.

Commissioner Ricardo Barba-Ochoa asked if the co-owner or the owner was aware of the zoning issue within the City or aware that this type of establishment is not allowed in this area. Co-owner Julio Manera replied by saying they were not aware of this issue because they went through a second party for the sublease of the property.

Commissioner Ricardo Barba-Ochoa asked about alcohol use and how it works with patrons bringing their alcohol. Co-owner Julio Manera explained that they give people the chance to bring in the alcohol a day before and no alcohol leaves the bar at any time.

Commissioner Erika Nuno asked about any noise testing being done at the location. Community Development Director Steve Forster replied by saying that there was no noise test completed.

Applicant's plans examiner Ramiro Ortuño approached the podium and stated that there was a mistake on the reports submitted and that 41 parking spaces were

available meaning there was no lack of parking at the property. Assistant Planner Martinez explained that the commercial lease agreement explicitly says entitled to 36 parking spaces. The parking agreement was made between Healthy People at 5965 Pacific Blvd. and Studio HP Hall at 6442 Pacific Blvd, which is not 5959 Pacific Blvd. Mr. Martinez showed that the parking lots being used are under different owners and businesses.

## **PUBLIC COMMENT**

Security Company's owner, Hugo Valdez approached the podium and mentioned that there is a designated security officer by the bar ensuring that people are not overdrinking and that people drinking are over 21 years old. Mr. Valdez also said that if guests bring bags, those bags are checked for the protection of other guests.

Veronica Marquez hosted her daughter's quinceañera at the hall spoke in favor of the business and ensured that there were no incidents at all. Ms. Marquez said she was very satisfied with the outcome of the event.

Commissioner Ricardo Barba-Ochoa motioned to **Deny CASE NO. 2023-03** **CONDITIONAL USE PERMIT (CUP)**, seconded by Commissioner Erika Nuno Motion **passed 3-0-0**, by the following vote:

**AYES:** Commissioner(s): Commissioner Ricardo Barba-Ochoa  
Commissioner Erika Nuno  
Chairperson Jonathan Sanabria

**NOES:** Commissioner(s): None

**ABSENT:** Commissioner(s): Commissioner Eduardo Carvajal  
Commissioner Angelica Montes

**RECEIVE AND FILE –** No items to present.

## **STAFF COMMENTS**

Community Development Director Steve Forster shared a few comments relative to the last item about issuing Temporary Use Permits and explained that they don't want to leave good legitimate businesses out just because not all the facts are presented.

Director Forster provided some brief updates on ongoing development projects:

- Several items noted under Code Enforcement
  - State Street and Hill Street building have been demolished.
  - Seville Street and Slauson building have been scrapped
  - Northside of Seville Street Building has been rebuilt and have until January 15<sup>th</sup> to commence the removal of the exterior wall.
  - New Code Enforcement Officer was hired at the beginning of December.

Director Forster wished everyone Happy Holidays and thanked them for all the work they do.

## **PLANNING COMMISSION COMMENTS**

1. Commissioner Barba-Ochoa expressed his gratitude to staff for their hard work. Mr. Barba-Ochoa encouraged entrepreneurs to continue pursuing different business opportunities within the City. Mr. Barba-Ochoa wished everyone Happy Holidays and to be safe.
2. Commissioner Nuno thanked staff for all the hard work and research they did. Ms. Nuno expressed her excitement about the enrichment of the City and looks forward to new developments coming into Huntington Park. Ms. Nuno wished all Happy Holidays.
3. Chairperson Sanabria Thanked staff for the amazing work throughout the year and expressed his gratitude for the new opportunities to come to the City. Mr. Sanabria wished everyone a Merry Christmas and Happy New Year 2024.

## **ADJOURNMENT**

At 8:25 p.m. the City of Huntington Park Planning Commission was adjourned to a Regular Meeting on Wednesday, January 17, 2024, at 6:30 p.m.

Respectfully Submitted,



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Steve Forster  
Community Development Director





# **CITY OF HUNTINGTON PARK**

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## **PLANNING DIVISION AGENDA REPORT**

**DATE:** JANUARY 17, 2024

**TO:** CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

**FROM:** STEVE FORSTER, DIRECTOR OF COMMUNITY DEVELOPMENT

**SUBJECT:** **PLANNING COMMISSION CASE NO. 2023-07 CUP**  
**(CONDITIONAL USE PERMIT)**

**PROJECT**

**LOCATION:** 6503 PACIFIC BOULEVARD

**REQUEST:** A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A TYPE 41 (ON-SALE BEER & WINE – EATING PLACE) ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE IN CONNECTION WITH A BONA FIDE PUBLIC EATING PLACE (RESTAURANT) LOCATED AT 6503 PACIFIC BLVD WITHIN THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN – DISTRICT B ZONE.

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**ITEM CONTINUED TO NEXT REGULAR MEETING  
OF THE PLANNING COMMISSION  
WEDNESDAY FEBRUARY 21, 2024, AT 6:30 PM**



## **CITY OF HUNTINGTON PARK**

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### **PLANNING DIVISION AGENDA REPORT**

**DATE:** JANUARY 17, 2024

**TO:** CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

**FROM:** STEVE FORSTER, DIRECTOR OF COMMUNITY DEVELOPMENT

**SUBJECT:** **PLANNING COMMISSION CASE NO. 2021-08 DP  
(DEVELOPMENT PERMIT)**

**PROJECT**

**LOCATION:** 6309-018-009

**REQUEST:** A REQUEST FOR A DEVELOPMENT PERMIT FOR A WAREHOUSE CONSISTING OF 9,133 SQUARE FEET AT THE NORTHEAST CORNER OF PACIFIC BOULEVARD AND EAST 52ND STREET (APN 6309-018-009), LOCATED WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.

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**ITEM CONTINUED TO NEXT REGULAR MEETING  
OF THE PLANNING COMMISSION  
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# CITY OF HUNTINGTON PARK

## PLANNING COMMISSION AGENDA REPORT

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**DATE:** JANUARY 17, 2024

**TO:** CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

**ATTENTION:** STEVE FORSTER, COMMUNITY DEVELOPMENT DIRECTOR

**FROM:** LEMESSIS QUINTERO, ASSOCIATE PLANNER

**SUBJECT:** TIME EXTENSION - PLANNING COMMISSION CASE NO. 2021-02  
CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT (CUP/ DP)

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**REQUEST:** CASE NO. 2021-02 CONDITIONAL USE PERMIT/ DEVELOPMENT PERMIT (CUP/ DP) - A REQUEST FOR A TIME EXTENSION TO A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT (CASE NO. 2021-02) TO ALLOW THE EXPANSION OF A NIGHTCLUB LOCATED AT 6901 PACIFIC BOULEVARD, WITHIN THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DISTRICT B).

**APPLICANT:** Jesus Gallegos  
6901 Pacific Blvd  
Huntington Park, CA 90255

**PROPERTY OWNER:** Somerset Holdings, LLC  
14537 Garfield Ave  
Paramount, CA 90723

**PROJECT LOCATION:** 6901 Pacific Blvd

**BACKGROUND:**

- **Planning Commission**  
At a Special Planning Commission meeting held on October 12, 2022, the Planning Commission approved PC Resolution No. 2021-02, for a Conditional Use Permit and Development Permit (Case No. 2021-02) to allow the expansion of an existing nightclub to include outdoor dining, roof top entertainment, restaurant with sports bar on the ground floor and nightclub on the basement level, within the

## PLANNING COMMISSION AGENDA REPORT

Time Extension: Case No. 2021-02 CUP/DP

January 17, 2024

Page 2 of 4

Downtown Huntington Park Specific Plan (District B), subject to conditions of approval (Exhibit C).

Since receiving approval of the Conditional Use Permit and Development Permit, the Applicant has signed the action letter acknowledging all conditions of approval (Exhibit C) and has addressed code enforcement issues to the building.

As of the date of this report no plans have been submitted for final review to the Planning Division, no plans have been submitted to the Building and Safety Division for plan check review and no building permits have been issued.

Pursuant to Huntington Park Municipal Code (HPMC) 9-2.1109 and 9-2.1010, a Conditional Use Permit and a Development Permit shall be exercised within one year from the date of approval or the permit shall become void. The Conditional Use Permit and Development Permit approval expired on October 12, 2023.

- ***Extension Request***

On October 17, 2023, the City Clerk's Office received a written request from the Applicant, Jesus Gallegos requesting a time extension of Case No. 2021-02 CUP/DP (Exhibit E).

A formal request including application was submitted to the Planning Division on December 14, 2023 (Exhibit D).

Pursuant to HPMC a time extension request shall be filed no later than ninety (90) days after expiration and for good cause.

- ***Off-Street Parking and Loading***

Per the staff report dated October 12, 2022 (Exhibit B) the project requires 388 off-street parking spaces. The applicant had previously entered into an agreement with the City of Huntington Park to utilize a parking structure on Rugby Ave and metered parking spaces along Pacific Blvd. Due to several repeated issues with Code Enforcement and the Police Department the previous agreement is no longer viable. The applicant is now required to either pay the in-lieu parking fees (\$29, 677.08 per deficient parking space) or provide the City with a parking program to the satisfaction of the Community Development Director.

## PLANNING COMMISSION AGENDA REPORT

Time Extension: Case No. 2021-02 CUP/DP

January 17, 2024

Page 3 of 4

### HUNTINGTON PARK MUNICIPAL CODE (HPMC) APPLICABILITY:

Pursuant to HPMC Section 9-2.1009 Expiration (*Development Permit*) within one year of Development Permit approval, exercising the entitlement, in compliance with Section 9-2.2403 (Exercising the Entitlement) shall have occurred or the permit shall become void. Additionally, if after exercising the entitlement, work is discontinued for a period of one year, then the permit shall become void.

Pursuant to HPMC Section 9-2.1010 Time Extension (*Development Permit*), the Review Authority may grant time extensions not to exceed one-year increments. A time extension request shall be filed no later than ninety (90) days after expiration and for good cause. Prior to granting an extension, the Review Authority shall ensure that the Development Permit complies with all current Code provisions. If granted, the Development Permit shall be extended from the date of expiration.

Pursuant to HPMC Section 9-2.1109 Expiration (*Conditional Use Permit*) a Conditional Use Permit shall be exercised within one year from the date of approval or the permit shall become void. For uses that require new construction, exercising the entitlement, in compliance with Section 9-2.2403 (Exercising the Entitlement) shall have occurred within one year or the permit shall become void. Additionally, if after exercising the entitlement, work is discontinued for a period of one year, then the permit shall become void.

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

Pursuant to Huntington Park Municipal Code (HPMC) 9-2.2403 (Exercising the Entitlement), an approved entitlement shall be exercised before its expiration. The entitlement shall not be deemed exercised until the applicant has:

## PLANNING COMMISSION AGENDA REPORT

Time Extension: Case No. 2021-02 CUP/DP

January 17, 2024

Page 4 of 4

- Obtained a Building Permit and continuous on-site construction activity including pouring of foundations, installation of utilities or other similar substantial improvements has commenced;
- Obtained a Grading Permit and has completed a significant amount of on-site grading, as determined by the Director;
- Diligently continued the approved construction/grading activities without stopping for more than 180 days; or
- Actually implemented the allowed land use, in its entirety, on the subject property in compliance with all conditions of approval.

The applicant has not complied with any of the aforementioned requirements pursuant to Huntington Park Municipal Code Sec. 9-2.2403 (Exercising the Entitlement).

### RECOMMENDATION:

That the Planning Commission conduct a public hearing, consider all public testimony, and adopt PC Resolution No. 2021-02A **approving** a time extension, not to exceed four months establishing an expiration date of February 12, 2024, for PC Case No. 2021-02 CUP/ DP.

### EXHIBITS:

- A. PC Resolution No. 2021-02A
- B. Planning Commission Staff Report - October 12, 2022
- C. Case No. 2021-02 CUP/ DP Signed Action Letter
- D. Extension of Planning Commission Approval Application
- E. Applicant's Time Extension Request

**PC RESOLUTION NO. 2021-02A  
CONDITIONAL USE PERMIT/  
DEVELOPMENT PERMIT  
TIME EXTENSION**

**EXHIBIT A**

**CASE NO. 2021-02A CUP / DP**

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**WHEREAS**, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, January 17, 2024 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 (HPMC), and upon an application from Jesus Gallegos requesting approval of a time extension to a Conditional Use Permit and Development Permit allowing the expansion of an existing nightclub to include outdoor dining, cinema, roof top entertainment, restaurant with sports bar on the ground floor, and nightclub in the basement at 6901 Pacific Boulevard within the Downtown Huntington Park Specific Plan (District B) at the property described below:

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

**WHEREAS**, the previous parking agreement between the applicant and the City of Huntington Park referenced in PC Resolution No. 2021-02 (Condition of Approval No. 6 and 69) is no longer viable; and

**WHEREAS**, any change of ownership of any uses in the Conditional Use Permit



1 shall render the Conditional Use Permit revocable and a new Conditional Use Permit  
2 shall be sought by the new owner/ operator, at the new owner/operator's expense.

3 **WHEREAS**, all persons appearing for or against the approval of the time extension  
4 for the Conditional Use Permit and Development Permit were given the opportunity to be  
5 heard in connection with said matter; and

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

8 **WHEREAS**, the Planning Commission approved a four month time extension for  
9 Case No. 2021-02 Conditional Use Permit/ Development Permit, establishing a new  
10 expiration date of February 12, 2024; and

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

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

16 **SECTION 1:** Based on the evidence in the staff report, traffic study, and noise study  
17 submitted for the project, the Planning Commission finds that the project, as proposed,  
18 will have a less-than-significant impact on the environment and finds that the project is  
19 exempt from the California Environmental Quality Act (CEQA Guidelines, Section 15332,  
20 In-Fill Development Projects).

21 **SECTION 2:** The Planning Commission hereby makes all of the following required  
22 findings for a Conditional Use Permit in connection with Case No. 2021-02:

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

26 **Finding:** The proposed nightclubs and cinema uses are conditionally permitted  
27 within the subject zoning district. The subject zoning district is Downtown  
28 Huntington Park Specific Plan—Festival District (DTSP-B) and the proposed

project will not impair the integrity and character of the zoning district as it will comply with all of the applicable provisions of the Huntington Park Municipal Code and Downtown Huntington Park Specific Plan as conditioned.

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

**Finding:** The proposed nightclubs and cinema are consistent with the General Plan, specifically, the proposed uses are consistent with Goal 1.0; Policy 1.2 of the Land Use Element of the General Plan by encouraging community-oriented retail development while continuing to revitalize Pacific Boulevard as a regional retail destination. It is also consistent with Goal 6.0; Policy 6.1 in that it provides visual penetration at the ground level and incorporates pedestrian-oriented ground floor uses.

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

**Finding:** Proposed Project is Categorically Exempt pursuant to Article 19, section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

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

**Finding:** The proposed expansion of the nightclub use is adjacent to a major arterial street on a site of 14,595 square feet. The traffic study prepared for the project concluded that the nightclub would not have a significant impact on traffic. The noise study prepared for the project concluded that the rooftop speaker

1 system can be operated in compliance with the Huntington Park Municipal Code  
2 and in a way that is not objectionable to nearby properties. Peak parking demand  
3 is expected to occur in the late evening which is somewhat offset from the existing  
4 peak parking demand time earlier in the day. With the implementation of  
5 conditions of approval, the design, location, size, and operating characteristics of  
6 the proposed nightclubs are not expected to be detrimental to the public health,  
7 safety and welfare of the City. The proposed project as conditioned will be  
8 harmonious and compatible with the existing commercial uses presently located  
9 within the vicinity and zoning district.

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

12 **Finding:** The proposed nightclub use expansion is adjacent to a major arterial  
13 street on a site of 14,595 square feet in a downtown urban environment. The  
14 proposed physical improvements to the building (which occupies the entire site)  
15 will comply with all development standards and will also comply with the relevant  
16 building codes to ensure safety and adequate pedestrian ingress and egress will  
17 exist on the site.

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

21 **Finding:** Pedestrian access to the site would be provided from Saturn Avenue  
22 and Pacific Boulevard. Conditions of approval ensure that patrons can access the  
23 site through parking in City lots and ridesharing. The demand on public services  
24 of the nightclub will be similar to other typical commercial uses such as  
25 restaurants. Given that the surrounding area is already completely developed  
26 with public access, water, sanitation, and other public utilities, the proposed  
27 project would not affect these infrastructures or require any types of modifications.  
28 In addition, the proposed project would not impede public access, water,

1 sanitation, or other public utilities and services.

2 **SECTION 3.** The Planning Commission hereby makes all of the following required  
3 findings for a Development Permit in connection with Case No. 2021-02:

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

7 **Finding:** The proposed nightclub uses and cinema are conditionally permitted  
8 within the subject zoning district. The subject zoning district is Downtown  
9 Huntington Park Specific Plan—Festival District (DTSP-B) and the proposed  
10 project will not impair the integrity and character of the zoning district as it will  
11 comply with all of the applicable provisions of the Huntington Park Municipal Code  
12 and Downtown Huntington Park Specific Plan, including prescribed development  
13 standards as conditioned. In addition, the proposed project will be of a similar use  
14 as the existing business. Lastly, the proposed project is in compliance with the  
15 requirements of the HPMC and the DTSP.

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

17 **Finding:** The proposed nightclub and cinema is consistent with the General Plan,  
18 specifically, the proposed use is consistent with Goal 1.0; Policy 1.2 of the Land  
19 Use Element of the General Plan by encouraging community-oriented retail  
20 development while continuing to revitalize Pacific Boulevard as a regional retail  
21 destination. It is also consistent with Goal 6.0; Policy 6.1 in that it provides visual  
22 penetration at the ground level and incorporates pedestrian-oriented ground floor  
23 uses.

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

**Finding:** The proposed development adequately meets all City standards and design guidelines. Staff can make all Design Review findings for the project as it has undergone Design Review with staff and with the implementation of conditions of approval, will be harmonious and compatible with existing and planned future developments within the zoning district and general area.

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

**Finding:** Proposed Project is Categorically Exempt pursuant to Article 19, section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

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

**Finding:** The proposed nightclub use expansion is adjacent to a major arterial street on a site of 14,595 square feet in a downtown urban environment. The proposed physical improvements to the building (which occupies the entire site) will comply with all development standards and will also comply with the relevant building codes to ensure safety and adequate pedestrian ingress and egress will exist on the site. The subject site is surrounded by commercial uses to the north, east, west and south.

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

**Finding:** Pedestrian access to the site would be provided from Saturn Avenue and Pacific Boulevard. Conditions of approval ensure that patrons can access the site through parking in City lots and ridesharing. The demand on public services of the nightclub will be similar to other typical commercial uses such as restaurants. Given that the surrounding area is already completely developed

with public access, water, sanitation, and other public utilities, the proposed project would not affect these infrastructures or require any types of modifications. In addition, the proposed project would not impede public access, water, sanitation, or other public utilities and services.

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

**Finding:** The proposed expansion of the nightclub uses are adjacent to a major arterial street on a site of 14,595 square feet. The traffic study prepared for the project concluded that the proposed nightclub uses would not have a significant impact on traffic. The noise study prepared for the project concluded that the rooftop speaker system can be operated in compliance with the Huntington Park Municipal Code and in a way that is not objectionable to nearby properties. Peak parking demand is expected to occur in the late evening which is somewhat offset from the existing peak parking demand time earlier in the day. With the implementation of conditions of approval, the design, location, size, and operating characteristics of the proposed nightclub is not expected to be detrimental to the public health, safety and welfare of the City. The proposed project as conditioned will be harmonious and compatible with the existing commercial uses presently located within the vicinity and zoning district.

**SECTION 4:** The Planning Commission hereby approves Case No. 2021-02A subject to the following conditions:

**CONDITIONS OF APPROVAL**

**PLANNING DIVISION**

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

1 reserving its right to act as it deems to be in the best interest of the City and the  
2 public. The property owner and Applicant shall defend, indemnify and hold harmless  
3 the City for all costs and fees incurred in additional investigation or study, or for  
4 supplementing or revising any document, including, without limitation, environmental  
documents. If the City's legal counsel is required to enforce any condition of approval,  
the Applicant shall pay for all costs of enforcement, including legal fees.

- 5 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department  
6 corrections and conditions, the property shall be developed substantially in  
accordance with the applications, environmental assessment, and plans submitted.
- 7 3. That the proposed uses shall comply with all applicable City, County, State and  
8 Federal codes, laws, rules, and regulations, including Health, Building and Safety,  
9 Fire, Sign, Zoning, and Business License.
- 10 4. That the uses be conducted, and the property be maintained, in a clean, neat, quiet,  
11 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.
- 12 5. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code  
13 Section 5-27.02(d), shall be diligently removed within a reasonable time period.
- 14 6. That the operator(s) shall obtain/amend its City of Huntington Park Business  
15 Licenses prior to commencing business operations.
- 16 7. That the Applicants comply with all of the provisions of Title 7, Chapter 9 of the  
17 Huntington Park Municipal Code relating to Storm Water Management. The  
18 Applicants shall also comply with all requirements of the National Pollutant Discharge  
19 Elimination System (NPDES), Model Programs, developed by the County of Los  
Angeles Regional Water Quality Board. This includes compliance with the City's Low  
Impact Development (LID) requirements.
- 20 8. That this entitlement shall be subject to review for compliance with conditions of the  
21 issuance at such intervals as the City Planning Commission shall deem appropriate.
- 22 9. That the violation of any of the conditions of this entitlement may result in a citation(s)  
and/or the revocation of the entitlement.
- 23 10. That this entitlement may be subject to additional conditions after its original  
24 issuance. Such conditions shall be imposed by the City Planning Commission as  
25 deemed appropriate to address problems of land use compatibility, operations,  
26 aesthetics, security, noise, safety, crime control, or to promote the general welfare of  
the City.
- 27 11. That the Applicant be required to apply for a new entitlement if any alteration,  
28 modification, or expansion would result in an increase to the assembly area of the  
nightclub.

- 1 12. That this entitlement shall expire in the event it is not exercised within one (1) year  
2 from the date of approval, unless an extension has been granted by the Planning  
3 Commission.
- 4 13. That if the use ceases to operate for a period of six (6) months the entitlement shall  
5 be null and void.
- 6 14. That the Applicant shall comply with all applicable property development standards  
7 including, but not limited to, outdoor storage, fumes and vapors, property  
8 maintenance, and noise.
- 9 15. The Director of Community Development is authorized to make minor modifications  
10 to the approved preliminary plans or any of the conditions if such modifications shall  
11 achieve substantially the same results, as would strict compliance with said plans and  
12 conditions.

#### 11 **BUILDING AND SAFETY**

- 12 16. This conditional approval/acceptance is subject to the approvals from other  
13 departments including and may not be limited to the Planning Division, Public Works  
14 Engineering Division, Code Enforcement, LA County Health Department and LA  
15 County Fire Department.
- 16 17. This review shall not be construed as Plan Check approval due to lacking of  
17 construction details and calculations.
- 18 18. Outline on the plans, clearly and boldly, floor by floor or portion thereof designed for  
19 loads exceeding 50 psf, such design live loads shall be conspicuously posted using  
20 durable signs. CBC 106.1 Also state on the Plans, A certificate of occupancy required  
21 by section CBC 111 shall not be issued until the floor load signs, required by section  
22 106.1 have been installed. CBC 106.2
- 23 19. Provide occupancy loads, floor by floor, shall be posted at all times on each floor  
24 including the Proposed Roof will be converted for A2 Occupancy.
- 25 20. The initial plan check fee will cover the initial plan check and one recheck only.  
26 Additional review required beyond the first recheck shall be paid for on an hourly  
27 basis in accordance with the current City's fee schedule.
- 28 21. The second sheet of building plans is to list all conditions of approval and to include a  
copy of the Planning Commission Decision letter. This information shall be  
incorporated into the plans prior to the first submittal for plan check.
22. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance  
of the building permit.
23. Art fee shall be paid to the City prior to issuance of the building Permit



24. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.
25. Approval is required from the Los Angeles County Health Department for food handling and/or storage.
26. Approval is required from the LA County Fire Department
27. Any proposed grease interceptor shall be installed in accordance with the current Plumbing Code.
28. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
29. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
30. The existing building area or portion thereof on the roof used exclusively for A-2 (restaurant) or A-1 (theater) or S-2 (storage) Occupancy, the applicant must provide sufficient details and calculations to demonstrate the existing building in part or all either has sufficient resistance strength or need to be strengthened for accommodation to the proposed occupancies and in full compliance of current governing building codes especially in seismic, accessibilities and fire safety and prevention.
31. The applicant shall provide sufficient details and calculations to demonstrate (a) how the roof runoff will be drained and discharged (b) the existing water main, sewer main, gas main and the electrical services either will be suffice to support the proposed occupancies or upgraded to ensure sufficient capacities will be provided for the proposed uses and in compliance with the governing Building Codes. (c) The door width and number of exits are in compliance with the current building codes for exiting.
32. The proposed new (replacement) elevator shall comply with the requirements of CBC Chapter 30 and 11B-206.6. State amendments require a gurney-size elevator for any number of stories.
33. All State of California disability access regulations (Chapter 11B, CBC) for accessibility and adaptability shall be complied with.
34. Electrical plan check is required. (20)Mechanical plan check is required. (21)Plumbing plan check is required.
35. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code.
36. Project shall comply with the CalGreen Non Residential mandatory requirements.

- 1 37. Demolition permit is required for any existing buildings which are to be demolished.
- 2 38. All fire sprinkler hangers (existing and new) must be designed C16 subcontractor and
- 3 their locations approved by an engineer or an architect. Calculations must be
- 4 provided indicating that the hangers are designed to carry the tributary weight of the
- 5 water filled pipe plus a 250 pound point load. A plan indication this information must
- 6 be stamped by the engineer or the architect and submitted for approval prior to
- 7 issuance of the building permit.
- 8 39. All fire alarms (existing and new) must be designed C16 subcontractor and their
- 9 locations approved by an engineer or an architect. All fire alarms must be accessible
- 10 and in compliance with Chapter 11B of CBC.
- 11 40. Separate permit is required for Fire Sprinklers and Fire Alarms
- 12 41. Provide EV Charge Station Parking Stalls in the proposed parking area and EV
- 13 Spaces (11B812.6.2) [Figure 11b.812.9] {CGBC 4.106.4.2.2} and the access aisle
- 14 shall not exceed 2% slope (1 vertical in 48 horizontal in any directions) (CGBC
- 15 4.106.4.2.2)
- 16 42. The applicant shall designate an area for Ride-Share Services pick-up /drop off area
- 17 or stalls in the proposed parking area.
- 18 43. On Sheet A-1 (Site Plan) applicant shall delineate all projecting elements, and show
- 19 distance to property line, or adjacent structures. The applicant shall provide a
- 20 Building Code Analysis in the PROJECT INFORMATION; and show compliance
- 21 including the justifications to exceed (a) the basic allowable floor areas listed in CBC
- 22 Table 506.2. (b) the number of stories or building height listed in CBC Table 504.4. as
- 23 the result of this proposed TI Project.

#### 18 **HUNTINGTON PARK POLICE DEPARTMENT**

- 19 44. The operation for the establishment shall be limited to those activities and elements
- 20 expressly indicated on the permit application and approved by the City Council. Any
- 21 change in the operation, which exceeds the conditions of the approved permit will
- 22 require that a new permit application be submitted to the City Council for their review
- 23 and approval.
- 24 45. Noise emanating from the permittee's premises shall not be audible 50 feet or more
- 25 from the property line of the premises. The permittee shall be responsible for
- 26 determining how to best meet this requirement, either by keeping doors and windows
- 27 closed, limiting hours of entertainment, or by offering non-amplified entertainment.
- 28 46. The permittee shall not allow employees to discard trash or beer bottles into the
- outside dumpster between the hours of 8 p.m. and 7 a.m. per section 9-3.507 HPMC.
47. The permittee shall take reasonable measures to prohibit and prevent the loitering of
- persons immediately outside any of the entrance/exit doors and the parking lot, at all

- times while open for business. This should be done by utilizing security guards and signage with verbiage such as, "Please respect our neighbors", or something similar. At the conclusion of each event, the permittee shall take reasonable measures to ensure that exiting patrons walk directly to their vehicles and not loiter in the parking lot or the immediate area.
48. Current occupancy loads shall be posted at all times.
49. The posting of flyers, and/or placards, or cards on windshields or similar literature, advertising entertainment activities at the business including promotional events, shall be strictly prohibited within the City of Huntington Park per HPMC sections 5-1.02, 5-1.03, & 5-1.02.1. Violation of this condition shall be cause for the City Council to take punitive action against the permittee, including revocation, suspension, or modification of this permit.
50. The permittee shall maintain full compliance with all applicable laws, ABC laws, ordinances, and stated conditions. In the event of a conflict between the requirements of this permit, your conditional use permit, or your Alcoholic Beverage Control license, the more stringent regulation shall apply.
51. The permittee shall be responsible for installing and maintaining a video surveillance system that monitors no less than the front and rear of the business, with full view of the public right-of-ways, and any parking lot under the control of the permittee. These cameras shall record video for a minimum of 30 days.
52. The permittee agrees to reimburse the City of Huntington Park whenever excessive police services, as determined by the Chief of Police, are required as the result of any incident or nuisance arising out of, or in connection with the permittee's operations.
53. All promoters must have or obtain a City of Huntington Park Business License prior to conducting entertainment activities governed by this permit. The permittee shall be responsible for all entertainment activities at the location, including those conducted by promoters.
54. The permittee must provide all promoters hired to conduct entertainment activities with a copy of the approved permit, which shall include a copy of the approved conditions of operation.
55. The surrounding area (exterior & parking lot) shall be illuminated in order to make easily discernible the appearance and conduct of all person on or about the property.
56. The permittee shall be responsible for maintaining an adequate security staff to supervise patrons inside the establishment and those waiting to enter. Potential patrons awaiting entry in a defined "queue" shall be counted toward the calculation of required security staffing levels. For crowds up to fifty (50) patrons, the permittee shall provide a minimum of two (2) uniformed security guards. For crowds over (50) fifty patrons, the permittee shall provide a minimum of one (1) additional uniformed security guard per fifty (50) people. Should the permittee's operations give rise to a

substantial increase in complaints/calls for service, or trash left in the parking lot or adjacent property, the permittee shall increase security as directed by the Chief of Police.

57. Any lighting set up/used during the nighttime rooftop activities will at no time be directed/focused at any of the residential properties in the surrounding areas.

58. Noncompliance with conditions: when the Chief of Police determines that permittee has violated the terms of the permit, including the permittee's obligation to comply with all other laws and regulations, but believes those violations can be remedied through education and/or minor modifications to permittee's operation, permittee will be asked to attend a meeting with the involved departments to address the community concerns and discuss how additional restrictions and/or revocation can be avoided.

59. Moreover, the City reserves the right to review the permittee's compliance with the terms and conditions of this dance and entertainment permit and if necessary, revoke, suspend or modify the permit if the conduct of the business staff and /or customers creates problems as described in these conditions and subject to regulations of the Huntington Park Municipal Code.

#### **CODE ENFORCEMENT**

60. 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.

61. The applicant shall provide routine maintenance to eliminate any trash or litter around the perimeter of the property.

62. Adequate lighting shall be provided to illuminate all driveways and driveway aisles.

63. That all future temporary or permanent signage shall be approved by the City prior to installation, pursuant to the Huntington Park Municipal Code.

#### **LOS ANGELES COUNTY FIRE DEPARTMENT**

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

#### **ADDITIONAL CONDITIONS OF APPROVAL**

65. All 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.

- 1 66. The applicant shall provide adequate on-site security at all times to ensure safety of  
2 patrons and maintenance of the property. Security Plan shall be submitted and  
3 approved by the Planning Division.
- 4 67. All amplified sound at the rooftop shall use the speaker system analyzed in the noise  
5 study. The system shall use a hardware or software volume limiter to ensure sound  
6 volume levels remain consistent with the maximum sound levels specified in the  
7 HPMC.
- 8 68. Security officers shall take reasonable measures to ensure that food vendors do not  
9 loiter in the immediate area.
- 10 69. The initial building permit submittal for improvements to the building shall include the  
11 complete set of interior and exterior improvements at the first floor. No final approval  
12 or certificate of occupancy for the basement or rooftop shall be given prior to the final  
13 approval/certificate of occupancy for the complete set of interior improvements for the  
14 first floor restaurant/sports bar and complete set of exterior improvements at the first  
15 floor.
- 16 70. This conditional use permit approval shall supersede Case No. 2018-06 (governing  
17 the second floor nightclub) when a final approval/certificate of occupancy has been  
18 granted for the complete set of interior improvements for the first floor  
19 restaurant/sports bar and complete set of exterior improvements at the first floor.
- 20 71. Any change of ownership of any uses in the Conditional Use Permit shall render the  
21 Conditional Use Permit revokeable and a new Conditional Use Permit shall be sought  
22 by the new owner/ operator, at the new owner/operator's expense.
- 23 72. All hours of operation shall be at the discretion of the planning commission. Changes  
24 in hours of operation by the operator will require the operator to return to the planning  
25 commission with a 30 day notice for review and approval. Changes in hours  
26 requested by the commission shall require a 10 day notification to the operator/owner  
27 and a hearing to amend the hours shall be conducted by the Planning Commission.
- 28 73. That the business owner(s) (Applicant) and property owner agree in writing to the  
above conditions.

#### **PLANNING DIVISION SPECIAL CONDITIONS**

74. The applicant is required to pay required in-lieu parking fees for each deficient off-  
street parking spaces or provide a parking program to the satisfaction of the  
Community Development Director.
75. Conditional Use Permit/ Development Permit Case No. 2021-02 shall expire February  
12, 2024.

**SECTION 5:** This resolution shall not become effective until 16 days after the final date of decision rendered by the Planning Commission, unless an appeal to the City Council is timely filed. The decision of the Planning Commission shall be stayed until final determination of the appeal has been made by the City Council.

**SECTION 6:** 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 17<sup>th</sup> day of January, 2024, by the following vote:

**AYES:**

NOES:

**ABSTAIN:**

**ABSENT:**

## HUNTINGTON PARK PLANNING COMMISSION

Jonathan Sanabria, Chair

ATTEST:

Steve Forster, Secretary

**PLANNING COMMISSION STAFF REPORT  
OCTOBER 12, 2022**

**EXHIBIT B**

**CASE NO. 2021-02A CUP/DP**



# CITY OF HUNTINGTON PARK

## PLANNING DIVISION AGENDA REPORT

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**DATE:** OCTOBER 12, 2022

**TO:** CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

**ATTN:** STEVE FORSTER, DIRECTOR OF COMMUNITY DEVELOPMENT

**FROM:** CHRISTIAN ESPINOZA, CONTRACT PLANNER

**SUBJECT:** PLANNING COMMISSION CASE NO. 2021-02 CUP/DP  
(CONDITIONAL USE PERMIT, DEVELOPMENT PERMIT)

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**REQUEST:** A REQUEST FOR A CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT TO ALLOW EXPANSION OF THE EXISTING SECOND FLOOR NIGHTCLUB OPERATIONS THROUGHOUT THE BUILDING, BY ADDING OUTDOOR DINING/CINEMA/ENTERTAINMENT ON THE ROOF, RESTAURANT WITH SPORTS BAR ON THE GROUND FLOOR, AND NIGHTCLUB IN THE BASEMENT, WITH EXTERIOR ALTERATIONS TO ACCOMMODATE THE NEW USES AT 6901 PACIFIC BOULEVARD, WITHIN DISTRICT B (FESTIVAL ZONE) OF THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN.

**APPLICANT:** Jesus Gallegos  
2045 Las Lomitas Drive,  
Hacienda Heights, CA 91745

**PROPERTY OWNER:** Jose Luis Solorzano

**PROPERTY OWNER'S  
MAILING ADDRESS:** 10063 Mattock Avenue,  
Downey, CA 90240

**PROJECT LOCATION:** 6901 Pacific Avenue

**ASSESSOR'S  
PARCEL NUMBER:** 6322-023-016

**PRESENT USE:** Nightclub with On-Sale of Alcohol and Swap-meet



**PROPOSED IMPROVEMENT:** Interior and Exterior Tenant Improvement

**SITE SIZE:** 14,595 square feet

**GENERAL PLAN:** Downtown Specific Plan (DTSP)

**ZONE:** Downtown Specific Plan (DTSP)  
District B – Festival District

**SURROUNDING  
LAND USES:** North: District B – Festival District  
West: District C – Neighborhood District  
South: District B – Festival District  
East: District B – Festival District

**MUNICIPAL CODE  
APPLICABILITY OF  
REQUIREMENTS FOR  
CONDITIONAL  
PERMIT:** In accordance with Chapter 4, Article 6, Section 9-4.602,  
and Downtown Specific Plan Section 4-6; Nightclubs are  
allowable in the Festival District of the Downtown Specific  
Plan (DTSP), subject to the approval of a Conditional Use  
Permit.  
Theaters are allowable in the Festival District of the DTSP  
subject to the approval of a Conditional Use Permit.  
Restaurants are allowable in the Festival District of the  
Downtown Specific Plan, subject to the approval of a  
Business License. On-sale of alcohol subject to the  
approval of a Conditional Use Permit.

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

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

**REQUIRED FINDINGS  
FOR A DEVELOPMENT  
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 DP application in whole or in part, with or without conditions, only if all of the following findings are made:

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

**ENVIRONMENTAL  
REVIEW:**

Categorically Exempt pursuant to Article 19, Section 15332, Infill Development Projects, Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

**PROJECT  
BACKGROUND:**

- ***July 27, 2022 Planning Commission Meeting***

Due to lack of quorum, Planning Commission continued this item to a Regular Meeting on September 21, 2022.

- ***July 27, 2022 Public Testimony***

The Applicant's representative spoke in favor of his proposed use of the site.

A resident neighbor spoke against the applicant's proposed use of the site.

- ***Site Description***

The subject site is located on the southwest corner of Pacific Avenue and Saturn Avenue. The subject site measures approximately 14,595 square-feet. The subject site is developed with an existing two-story commercial building utilizing the entirety of the property. A majority of the first floor of the existing building is currently occupied by a swap meet area with more than 28 vendors. The second floor is operated by a nightclub "Ibiza," which operates exclusively on the second floor. The basement of the existing structure, formerly an arcade, exists as storage area for the rest of the property. The subject site is surrounded by commercial use to the north, residential to the west, commercial to the south and commercial to the east.

- ***Project Proposal***

The applicant, Mr. Jesus Gallegos, is proposing to expand the nightclub use of the existing building by creating a restaurant use and sports bar the ground floor, expanding the nightclub areas to the basement, and creating a rooftop dining area to alternatively function as a Cinema and an area for special events by reservation. The project will be operated by two businesses with separate business licenses and alcohol permits. One business will be the existing Ibiza nightclub operating in conjunction with the basement nightclub, and the second business will operate the ground floor restaurant with the sports bar, and the rooftop cinema with the open air lounge and dance floor.

The applicant proposes tenant improvements on the interior to facilitate each use such as the modification of the layout to accommodate a restaurant on the first floor including seating, kitchen areas, new restrooms, and a separate isolated area for a sports bar. In addition, the applicant proposes to reconfigure the layout of the rooftop to allow for special events and outdoor cinema, including tenant improvements such as outdoor seating, relocating rooftop equipment, and tempered glass railings. Lastly, the

applicant is proposing a basement restaurant and nightclub with proposed tenant improvements such as seating, restrooms and a new dance floor and an elevator.

- ***Business Operation***

The existing Ibiza is operated as a nightclub and has been in operation since May of 2015. Currently, Ibiza is a second story nightclub with a dance floor and seating area. According to the previous business license, Ibiza offers services such as dance and entertainment, and on-sale of alcohol. The existing site also contains a multi-tenant business operation on the first floor, permitted in 2018 for 24 vendors through a Conditional Use Permit and a basement storage area. The existing business currently has a staff of at least 13 employees per floor operating the kitchen areas and as wait staff, composed of servers, cooks, bussers, bartenders and assistant managers. Staff subject to change as the business adapts to the workflow. 53 staff members are proposed for the first shift, and 58 staff members proposed for the second shift, not including general managers nor live entertainment. Hours of operation for the business are from 9:00 p.m. to 2:00 a.m. on Thursday through Saturday on the second floor. Additionally, Ibiza caters to private/special events Monday through Sunday from 3:00 pm to 2:00 am. The business currently offers dining, dancing, and live entertainment.

**ANALYSIS:**

- ***Project Proposal***

The Project proposes to expand the nightclub use across the entire building. The business expansion includes the use of a proposed restaurant and sports bar on the ground floor, a basement restaurant and nightclub use, and a rooftop cinema with outdoor dining, special event area and nightclub. The existing second floor nightclub use will continue to operate as is.

Tenant improvements include installation of restrooms on all floors, new kitchen areas on all floors, and elevators to make all floors accessible. On the ground floor, the applicant proposes a new sushi bar and a new stage area for live entertainment, new seating areas, office areas and

an isolated sports bar from the main restaurant area. The applicant also proposes a 1,877 Square-foot dance floor in the basement area in addition to new sitting areas and office areas. Lastly, the applicant proposes a new area on the rooftop for use for special events, a nightclub and an outdoor cinema, using a retractable projector screen, with tenant improvements including new seating areas, a storage area, tempered glass railings and the relocation of all rooftop equipment.

The applicant proposes an exterior tenant improvement to reface the building's color and appearance. The applicant is proposing new street-level window and door improvements to remove rollup doors from the side fronting Pacific Boulevard, a small patio area at the northeast corner of the business which allows for entrance into the restaurant area and a separate entrance for the sports bar entrance. Additionally, the applicant proposes a new side entrance for the restaurant area only. Lastly, parapet walls are to be improved and a new tempered glass railing is proposed on the rooftop.

- ***Business Operation Plan***

The applicant is proposing to maintain the nightclub use on the second floor. In addition, the applicant is proposing to expand the uses throughout the building on 6901 Pacific Boulevard. Each business on each floor will provide a tenant improvement, as outlined below. Each business owner will possess and maintain an alcohol license and a business license in addition to any additional credentials are required by the City of Huntington Park and the State of California. The applicant proposes the following:

**Basement Level Restaurant and Nightclub:**

**Hours of Operation:**

11:00 a.m. – 9:00 p.m.	Restaurant	(All Ages)
9:00 p.m. – 2 a.m.	Nightclub	(Age 21+)

The business owner of the proposed nightclub will be **GJ United** and proposes to provide live entertainment. The kitchen is to remain open throughout nightclub hours. Interior tenant improvements for the proposed basement level nightclub will include the installation of a 1,877 square-foot dance floor, installation of new seating areas

throughout the floor, including VIP seating areas, new bar areas, a new elevator, and new restrooms to facilitate the use of basement restaurant and nightclub. During nightclub hours, the basement floor shall be accessible to patrons over the age of 21.

Ground Level Restaurant:

Hours of Operation:

11:00 a.m. to 1:00 a.m. (All Ages)

The business owner of the proposed restaurant will be **Jesus Gallegos** and proposes to provide live entertainment, “Japanese Fusion” restaurant services and entertainment such as jazz groups, mariachi, a DJ, etc. The business operations will be accessible to patrons of all ages, and will operate as a “family restaurant.” The proposed ground level restaurant will be isolated from the accessory sports bar.

Ground Level Sports Bar

Hours of Operation:

11:00 a.m. to 2:00 a.m. (Ages 21+)

The business owner and alcohol license holder will be **Jesus Gallegos**. The applicant proposes an isolated area separate from the restaurant use for the use of a sports bar with services including providing alcoholic drinks and beverages. Business operations will be restricted to patrons above the age of 21 only.

2<sup>nd</sup> Floor Nightclub (Existing):

Hours of Operation:

11:00 a.m. to 9:00 p.m. (All Ages)

9:00 a.m. – 2:00 p.m. (Ages 18+)

The business owner and operator of the second story nightclub will be **GJ United**. The applicant proposes to continue live entertainment and DJ services to provide entertainment for restaurant. The business plan of operations is to be continued, and no changes are proposed to this floor except in hours of operation, and no tenant improvements are proposed at this level. Business operations limited to patrons of age 18 and above during the nightclub hours.

Rooftop Cinema:

Hours of Operation:

Restaurant/ Cinema/ Movie: (All Ages)  
Monday - Saturday - 11:00 a.m. to 8:00 p.m.

Nightclub: (Ages 21+)  
Thursday – Saturday - 9:00 p.m. to 2:00 a.m.

Special Events: (Ages 21+)  
Sunday - 11:00 a.m. to 8:00 p.m.

Private Bookings/ Special Occasions: (All Ages)  
Friday – Saturday – 11:00 a.m. to 2:00 a.m.

The business owner of the proposed rooftop cinema will be **Jesus Gallegos** and will provide a multi-purpose area for use for a rooftop dining area, a rooftop cinema and a rooftop nightclub area, that will alternate between functions. During the hours operating as outdoor dining and cinema, business operations are proposed for patrons of all ages and will provide the restaurant menu as that of the ground floor. After 9:00 p.m., the rooftop area will operate as a nightclub between Monday through Saturday. On Sundays, the rooftop area will be designated as a special event area and will be limited to operating for patrons above the age of 21 (twenty-one). Business operations will end early Sunday night at 8:00 p.m. Private bookings not for general public, such as quinceañeras, weddings, anniversaries, birthdays, and special movie screenings may allow all ages.

The proposed business plan proposes that the business are to be operated by two separate business owners, each responsible for overseeing of their respective businesses, licenses, and verifying that security is sufficient. The proposed business operators will each be required to have a valid Alcohol License obtained by the Department of Alcohol and Beverage Control (ABC) and will each be responsible for the maintenance and upkeep of any other license and permit required by the City of Huntington Park. The ABC Licenses will be utilized and strict guidelines/ rules to require showing proof of age limit requirements.



- ***Valet Plan***

The applicant has proposed to enter an agreement with the City of Huntington Park to utilize a parking lot located on Rugby Avenue, between Saturn Avenue and Zoe Avenue. The parking structure contains ninety-six (96) parking spaces. This property will be accessible through the valet service and will be used as the primary mode of parking for the nightclub use during the hours of operation. There is no currently no agreement between Ibiza and the City of Huntington Park allowing for the applicant to utilize the city owned parking lots.

The applicant indicates that the primary mode of transportation for patrons is currently ride-share service such as Uber and Lyft.

The proposed transfer of the patron's vehicle to valet service is proposed to be on the north side of Saturn Avenue, a loading zone with a minimum dimensions of not less than ten (10) feet in width, twenty-five (25) feet in length, with fourteen (14) feet of vertical clearance.

The proposed return transfer of a vehicle from the valet service to the patron is proposed to be on the south side of Saturn, a loading zone with a minimum dimension of not less than ten (10) feet in width, twenty-five (25) feet in length, with fourteen (14) feet of vertical clearance.

- ***Off-Street Parking and Loading***

Per the Downtown Specific Plan Section 4-4.9, dance halls/night clubs require one parking space per 100 square feet of assembly seating area and one parking space per 400 square feet of non-assembly area.

The parking calculations are summarized in the following table:

<b>Off-Street Parking Requirement</b>		
<b>Parking Standards</b>	<b>Required</b>	<b>Provided</b>
Basement Seating Area	9,603 Square-feet /100 = 96	0
Basement Non-Seating Area	4,992 Square-feet /400 = 12.48	0

First Floor Seating Area	8,893 Square-feet /100 = 88.93	0
First Floor Non-Seating Area	5,507 Square-feet /400 = 13.76	0
Second Floor Seating Area	9,665 Square-feet /100 = 96.65	0
Second Floor Non-Seating Area	5,507 Square-feet /400 = 12.32	0
Rooftop Seating Area	No Parking Required = 0	0
Rooftop Non-Seating Area	6,247 Square-feet /100 = 62.47	0
<b>Total</b>	<b>388 spaces</b>	<b>0</b>

In addition, Section 9-3.703 of the HPMC, requires that commercial uses with more than 25,000 square feet of gross floor area provide three (3) loading spaces. Additional loading spaces may be required by the Planning Commission. A total of three (3) loading spaces is provided by the applicant.

The proposed Project provided no off-street parking spaces on the property. Therefore, the proposed project is deficient 388 parking spaces for the entirety of the property. Since the proposed project does not provide for sufficient off-street parking, the Applicant has the option of paying a parking in-lieu fee for each parking space that is deficient.

The applicant has proposed to enter an agreement with the City of Huntington Park to utilize a parking lot located on Rugby Avenue, between Saturn Avenue and Zoe Avenue. The parking lot contains ninety-six (96) parking spaces. This property will be accessible through the valet service and will be used as the primary mode of parking for the nightclub use during the hours of operation. It should be of note that the agreement is not finalized at this time and

failure to fully execute the agreement with all parties will leave the property deficient of additional parking spaces.

In addition, seven (7) metered parking spaces are provided on Pacific Boulevard. A parking lot adjacent to the subject property currently provides twenty (20) parking spaces. Four (4) spaces are being proposed to be converted into a loading zone and a trash enclosure area, allowing only sixteen (16) spaces eligible for use.

Finally, the applicant shall pay the City for use of the public parking, valet service areas and fees in an amount determined by the City Manager, in addition to any in-lieu fees.

- **Noise Study**

The applicant submitted a noise study prepared by a licensed engineer for City review. Due to the concerning nature of outdoor speakers, specific equipment will be required to operate at an amount to not exceed the maximum decibel level permissible at the property line. Pursuant to section 9-3.507(1), Noise level from operating an audio producing or reproducing device shall be limited to sixty-five (65) dBA as established by the general plan at the property line between the hours of 10:00 p.m. and 7:00 a.m. The noise study measured the decibel levels at various locations. A breakdown from the noise study has been provided below;

Location		Decibel Levels
Location 1	North Parapet Wall, fronting Saturn Avenue	61.3
Location 2	Northernmost segment of East Elevation, fronting Pacific Boulevard	64.9
Location 3	Center of Southern Elevation, Fronting Commercial Use Business	47.8
Location 4	Center of Western Elevation, Fronting Commercial Use Business and a Parking Lot	38.7

Based on the analysis of the noise study the estimated combined noise levels of the speakers and audio producing devices will be no greater than thirty-nine (39) dBA, nearest the side closest to residential use property southwest of the subject property. According to the noise study, the existing building, which is built of concrete material creates a buffer or barrier for noise. After review of the noise study, it has been determined that the project will not exceed the allowable noise level of 65 decibels (Exhibit E).

In addition, a condition of approval has been included that indicates that noise from the businesses at 6901 Pacific Boulevard shall not be audible from fifty (50) feet away from the property line. This may be accomplished by providing non-amplified entertainment, closing of windows/doors or limiting the hours of entertainment.

- ***Environmental Review***

Categorically Exempt pursuant to Article 19, Section 15332, Infill Development Projects, Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

- ***Security Plan***

According to the security plan submitted by the applicant, the applicant hired a combination of in-house security as well as with a third-party security. The proposed security plan includes security guards, surveillance cameras and general policies.

A condition of approval specified by Huntington Park Police Department has indicated that the minimum ratio of security is as follows:

- Basement to have 1 guard per 50 patrons, with a minimum of 4 guards present at all hours of operation.
- Restaurant to have 1 guard minimum present at all hours of operation.
- Sports bar to have 1 guard minimum present at all hours of operation.
- Second floor to have 1 guard per 50 patrons, with a minimum of 4 guards present at all hours of operation.
- Rooftop Cinema, special event, or nightclub to have 1 guard per 50 patrons, with a minimum of 4 guards present at all hours of operation.

Huntington Park Police Department has not expressed concerns regarding this security plan operation of the business.

- ***Condition Use Permit Findings***

In granting a Conditional Use Permit to allow the expansion of the use of a nightclub, a new restaurant, and a new rooftop cinema with the possibility for special events, the Planning Commission must make findings in connection with the Conditional Use Permit, as set forth in the Huntington Park Municipal Code (HPMC). A Conditional Use Permit may be approved only if all of the following findings are made:

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

**Finding:** The proposed nightclubs and cinema are conditionally permitted within the subject zoning district. The subject zoning district is Downtown Huntington Park Specific Plan—Festival District (DTSP District B) and the proposed Project will not impair the integrity and character of the zoning district as it will comply with all of the applicable provisions of the Huntington Park Municipal Code and Downtown Huntington Park Specific Plan as conditioned.

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

**Finding:** The proposed nightclubs and cinema are consistent with the General Plan, specifically, the proposed uses are consistent with Goal 1.0; Policy 1.2 of the Land Use Element of the General Plan by encouraging community-oriented retail development while continuing to revitalize Pacific Boulevard as a regional retail destination. It is also consistent with Goal 6.0; Policy 6.1 in that it provides visual penetration at the ground level and incorporates pedestrian-oriented ground floor uses.

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

**Finding:** Proposed Project is Categorically Exempt pursuant to Article 19, section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

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

**Finding:** The proposed expansion of the nightclub use is adjacent to a major arterial street. The traffic study prepared for the Project concluded that the nightclub would not have a significant impact on traffic. The noise study prepared for the project concluded that the rooftop speaker system can be operated in compliance with the Huntington Park Municipal Code and in a way that is not objectionable to nearby properties. Peak parking demand is expected to occur in the late evening which is somewhat offset from the existing peak parking demand time earlier in the day. With the implementation of conditions of approval, the design, location, size, and operating characteristics of the proposed nightclub is not expected to be detrimental to the public health, safety and welfare of the City. The proposed project as conditioned will be harmonious and compatible with the existing commercial uses presently located within the vicinity and zoning district.

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

**Finding:** The proposed nightclub use expansion is adjacent to a major arterial street in a downtown urban environment. The proposed physical improvements to the building (which occupies the entire site) will comply

with all development standards and will also comply with the relevant building codes to ensure safety and adequate pedestrian ingress and egress will exist on the site.

- 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:** Pedestrian access to the site would be provided from Saturn Avenue and Pacific Boulevard. Conditions of approval ensure that patrons can access the site through parking in City lots and ridesharing. The demand on public services of the nightclub will be similar to other typical commercial uses such as restaurants. Given that the surrounding area is already completely developed with public access, water, sanitation, and other public utilities, the proposed project would not affect these infrastructures or require any types of modifications. In addition, the proposed project would not impede public access, water, sanitation, or other public utilities and services.

- ***Development Permit Findings***

In granting a Development Permit to allow the development for the proposed project as described herein, the Planning Commission must make findings in connection with a Development Permit, as set forth in the Huntington Park Municipal Code (HPMC). A Development Permit may be approved only if all of the following findings are made:

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

**Finding:** The proposed nightclub uses and cinema are conditionally permitted within the subject zoning district. The subject zoning district is Downtown Huntington Park Specific Plan—Festival District (DTSP District B) and the proposed project will not impair the integrity and character of the zoning district as it will comply with all

of the applicable provisions of the Huntington Park Municipal Code and Downtown Huntington Park Specific Plan, including prescribed development standards as conditioned. In addition, the proposed project will be of a similar use as the existing business. Lastly, the proposed project is in compliance with the requirements of the HPMC and the DTSP.

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

**Finding:** The proposed nightclubs and cinema is consistent with the General Plan, specifically, the proposed use is consistent with Goal 1.0; Policy 1.2 of the Land Use Element of the General Plan by encouraging community-oriented retail development while continuing to revitalize Pacific Boulevard as a regional retail destination. It is also consistent with Goal 6.0; Policy 6.1 in that it provides visual penetration at the ground level and incorporates pedestrian-oriented ground floor uses.

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

**Finding:** The proposed development adequately meets all City standards and design guidelines. Staff can make all Design Review findings for the project as it has undergone Design Review with staff and with the implementation of conditions of approval, will be harmonious and compatible with existing and planned future developments within the zoning district and general area.

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

**Finding:** Proposed Project is Categorically Exempt pursuant to Article 19, section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.



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

**Finding:** The proposed nightclub use expansion is adjacent to a major arterial street in a downtown urban environment. The proposed physical improvements to the building (which occupies the entire site) will comply with all development standards and will also comply with the relevant building codes to ensure safety and adequate pedestrian ingress and egress will exist on the site. The subject site is surrounded by commercial uses to the north, east, west and south.

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

**Finding:** Pedestrian access to the site would be provided from Saturn Avenue and Pacific Boulevard. Conditions of approval ensure that patrons can access the site through parking in City lots and ridesharing. The demand on public services of the nightclub will be similar to other typical commercial uses such as restaurants. Given that the surrounding area is already completely developed with public access, water, sanitation, and other public utilities, the proposed project would not affect these infrastructures or require any types of modifications. In addition, the proposed project would not impede public access, water, sanitation, or other public utilities and services.

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

**Finding:** The proposed expansion of the nightclub uses are adjacent to a major arterial street. The traffic study prepared for the project concluded that the proposed nightclub uses would not have a significant impact on traffic. The noise study prepared for the project concluded that the rooftop speaker system can be operated in compliance with the Huntington Park

Municipal Code and in a way that is not objectionable to nearby properties. Peak parking demand is expected to occur in the late evening which is somewhat offset from the existing peak parking demand time earlier in the day. With the implementation of conditions of approval, the design, location, size, and operating characteristics of the proposed nightclub is not expected to be detrimental to the public health, safety and welfare of the City. The proposed project as conditioned will be harmonious and compatible with the existing commercial uses presently located within the vicinity and zoning district.

**CONCLUSION:**

Based on the above analysis, staff has determined that the with the recommended conditions of approval, the proposed project complies with the HPMC and all of the required findings in support of a Conditional Use Permit and a Development Permit can be made.

**RECOMMENDATION:**

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **approve Case No. 2021-02 CUP/DP**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

**CONDITIONS OF APPROVAL:**

**PLANNING**

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

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2021-02 CUP- 6901 Pacific Boulevard

October 12, 2022

Page 20 of 27

2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. That the proposed uses shall comply with all applicable City, County, State and Federal codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License.
4. That the uses be conducted, and the property be maintained, in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
6. That the establishment come into a parking agreement with the City of Huntington Park, in order to utilize the parking structure located on Rugby Avenue, designated by Assessor's Parcel Number 6322-003-900, the valet loading areas as proposed by the applicant adjacent on Saturn Street, the parking lot located directly west of the subject property, designated with the Assessor's Parcel Number 6322-023-902, and the seven (7) metered spots on Pacific Boulevard.
7. That the operator(s) shall obtain/amend its City of Huntington Park Business Licenses prior to commencing business operations.
8. That the Applicants comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicants shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
9. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
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. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2021-02 CUP- 6901 Pacific Boulevard

October 12, 2022

Page 21 of 27

12. That the Applicant be required to apply for a new entitlement if any alteration, modification, or expansion would result in an increase to the assembly area of the nightclub.
13. That this entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
14. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
15. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.
16. 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.
17. 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.

**BUILDING AND SAFETY**

18. This conditional approval/acceptance is subject to the approvals from other departments including and may not be limited to the Planning Division, Public Works Engineering Division, Code Enforcement, LA County Health Department and LA County Fire Department.
19. This review shall not be construed as Plan Check approval due to lacking of construction details and calculations.
20. Outline on the plans, clearly and boldly, floor by floor or portion thereof designed for loads exceeding 50 psf, such design live loads shall be conspicuously posted using durable signs. CBC 106.1 Also state on the Plans, A certificate of occupancy required by section CBC 111 shall not be issued until the floor load signs, required by section 106.1 have been installed. CBC 106.2
21. Provide occupancy loads, floor by floor, shall be posted at all times on each floor including the Proposed Roof will be converted for A2 Occupancy.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2021-02 CUP- 6901 Pacific Boulevard

October 12, 2022

Page 22 of 27

22. The initial plan check fee will cover the initial plan check and one recheck only. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current City's fee schedule.
23. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
24. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
25. Art fee shall be paid to the City prior to issuance of the building Permit
26. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.
27. Approval is required from the Los Angeles County Health Department for food handling and/or storage.
28. Approval is required from the LA County Fire Department
29. Any proposed grease interceptor shall be installed in accordance with the current Plumbing Code.
30. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
31. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
32. The existing building area or portion thereof on the roof used exclusively for A-2 (restaurant) or A-1 (theater) or S-2 (storage) Occupancy, the applicant must provide sufficient details and calculations to demonstrate the existing building in part or all either has sufficient resistance strength or need to be strengthened for accommodation to the proposed occupancies and in full compliance of current governing building codes especially in seismic, accessibilities and fire safety and prevention.
33. The applicant shall provide sufficient details and calculations to demonstrate (a) how the roof runoff will be drained and discharged (b) the existing water main, sewer main, gas main and the electrical services either will be suffice to support the proposed occupancies or upgraded to ensure sufficient capacities will be provided for the proposed uses and in compliance with the governing Building Codes. (c) The door width and number of exits are in compliance with the current building codes for exiting.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2021-02 CUP- 6901 Pacific Boulevard

October 12, 2022

Page 23 of 27

34. The proposed new (replacement) elevator shall comply with the requirements of CBC Chapter 30 and 11B-206.6. State amendments require a gurney-size elevator for any number of stories.
35. All State of California disability access regulations (Chapter 11B, CBC) for accessibility and adaptability shall be complied with.
36. Electrical plan check is required. (20)Mechanical plan check is required. (21)Plumbing plan check is required.
37. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code.
38. Project shall comply with the CalGreen Non Residential mandatory requirements.
39. Demolition permit is required for any existing buildings which are to be demolished.
40. All fire sprinkler hangers (existing and new) must be designed C16 subcontractor and their locations approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250 pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
41. All fire alarms (existing and new) must be designed C16 subcontractor and their locations approved by an engineer or an architect. All fire alarms must be accessible and in compliance with Chapter 11B of CBC.
42. Separate permit is required for Fire Sprinklers and Fire Alarms
43. Provide EV Charge Station Parking Stalls in the proposed parking area and EV Spaces (11B812.6.2) [Figure 11b.812.9] {CGBC 4.106.4.2.2} and the access aisle shall not exceed 2% slope (1 vertical in 48 horizontal in any directions) (CGBC 4.106.4.2.2)
44. The applicant shall designate an area for Ride-Share Services pick-up /drop off area or stalls in the proposed parking area.
45. On Sheet A-1 (Site Plan) applicant shall delineate all projecting elements, and show distance to property line, or adjacent structures. The applicant shall provide a Building Code Analysis in the PROJECT INFORMATION; and show compliance including the justifications to exceed (a) the basic allowable floor areas listed in CBC Table 506.2. (b) the number of stories or building height listed in CBC Table 504.4. as the result of this proposed TI Project.

**HUNTINGTON PARK POLICE DEPARTMENT**

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2021-02 CUP- 6901 Pacific Boulevard

October 12, 2022

Page 24 of 27

46. The operation for the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the City Council. Any change in the operation, which exceeds the conditions of the approved permit will require that a new permit application be submitted to the City Council for their review and approval.
47. 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, limiting hours of entertainment, or by offering non-amplified entertainment.
48. The permittee shall not allow employees to discard trash or beer bottles into the outside dumpster between the hours of 8 p.m. and 7 a.m. per section 9-3.507 HPMC.
49. The permittee shall take reasonable measures to prohibit and prevent the loitering of persons immediately outside any of the entrance/exit doors and the parking lot, at all times while open for business. This should be done by utilizing security guards and signage with verbiage such as, "Please respect our neighbors", or something similar. At the conclusion of each event, the permittee shall take reasonable measures to ensure that exiting patrons walk directly to their vehicles and not loiter in the parking lot or the immediate area.
50. Current occupancy loads shall be posted at all times.
51. The posting of flyers, and/or placards, or cards on windshields or similar literature, advertising entertainment activities at the business including promotional events, shall be strictly prohibited within the City of Huntington Park per HPMC sections 5-1.02, 5-1.03, & 5-1.02.1. Violation of this condition shall be cause for the City Council to take punitive action against the permittee, including revocation, suspension, or modification of this permit.
52. The permittee shall maintain full compliance with all applicable laws, ABC laws, ordinances, and stated conditions. In the event of a conflict between the requirements of this permit, your conditional use permit, or your Alcoholic Beverage Control license, the more stringent regulation shall apply.
53. The permittee shall be responsible for installing and maintaining a video surveillance system that monitors no less than the front and rear of the business, with full view of the public right-of-ways, and any parking lot under the control of the permittee. These cameras shall record video for a minimum of 30 days.
54. The permittee agrees to reimburse the City of Huntington Park whenever excessive police services, as determined by the Chief of Police, are required as the result of any incident or nuisance arising out of, or in connection with the permittee's operations.

## **PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2021-02 CUP- 6901 Pacific Boulevard

October 12, 2022

Page 25 of 27

55. All promoters must have or obtain a City of Huntington Park Business License prior to conducting entertainment activities governed by this permit. The permittee shall be responsible for all entertainment activities at the location, including those conducted by promoters.
56. The permittee must provide all promoters hired to conduct entertainment activities with a copy of the approved permit, which shall include a copy of the approved conditions of operation.
57. The surrounding area (exterior & parking lot) shall be illuminated in order to make easily discernible the appearance and conduct of all person on or about the property.
58. The permittee shall be responsible for maintaining an adequate security staff to supervise patrons inside the establishment and those waiting to enter. Potential patrons awaiting entry in a defined "queue" shall be counted toward the calculation of required security staffing levels. For crowds up to fifty (50) patrons, the permittee shall provide a minimum of two (2) uniformed security guards. For crowds over (50) fifty patrons, the permittee shall provide a minimum of one (1) additional uniformed security guard per fifty (50) people. Should the permittee's operations give rise to a substantial increase in complaints/calls for service, or trash left in the parking lot or adjacent property, the permittee shall increase security as directed by the Chief of Police.
59. Any lighting set up/used during the nighttime rooftop activities will at no time be directed/focused at any of the residential properties in the surrounding areas.
60. Noncompliance with conditions: when the Chief of Police determines that permittee has violated the terms of the permit, including the permittee's obligation to comply with all other laws and regulations, but believes those violations can be remedied through education and/or minor modifications to permittee's operation, permittee will be asked to attend a meeting with the involved departments to address the community concerns and discuss how additional restrictions and/or revocation can be avoided.
61. Moreover, the City reserves the right to review the permittee's compliance with the terms and conditions of this dance and entertainment permit and if necessary, revoke, suspend or modify the permit if the conduct of the business staff and /or customers creates problems as described in these conditions and subject to regulations of the Huntington Park Municipal Code.

## **CODE ENFORCEMENT**

62. 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.
63. The applicant shall provide routine maintenance to eliminate any trash or litter around the perimeter of the property.



64. That all future temporary or permanent signage shall be approved by the City prior to installation, pursuant to the Huntington Park Municipal Code.

## **LOS ANGELES COUNTY FIRE DEPARTMENT**

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

## **ADDITIONAL CONDITIONS OF APPROVAL**

66. All 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.
67. The applicant shall provide adequate on-site security at all times to ensure safety of patrons and maintenance of the property. Security Plan shall be submitted and approved by the Planning Division.
68. Prior to the issuance of permits, the applicant shall enter into an agreement with the City regarding the periodic use of street parking spaces for valet parking at the south curb of Saturn Avenue and passenger pick-up and drop-off at the north curb of Saturn Avenue, the loading zone and trash enclosures at the City parking lot located directly west of the subject property, and for the applicant to fund/install and maintain any necessary improvements (e.g., signage, curb painting).
69. All amplified sound at the rooftop shall use the speaker system analyzed in the noise study. The system shall use a hardware or software volume limiter to ensure sound volume levels remain consistent with the maximum sound levels specified in the HPMC.
70. Security officers shall take reasonable measures to ensure that food vendors do not loiter in the immediate area.
71. The initial building permit submittal for improvements to the building shall include the complete set of interior and exterior improvements at the first floor. No final approval or certificate of occupancy for the basement or rooftop shall be given prior to the final approval/certificate of occupancy for the complete set of interior improvements for the first floor restaurant/sports bar and complete set of exterior improvements at the first floor.
72. This conditional use permit approval shall supersede Case No. 2018-06 (governing the second floor nightclub) when a final approval/certificate of occupancy has been

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2021-02 CUP- 6901 Pacific Boulevard

October 12, 2022

Page 27 of 27

granted for the complete set of interior improvements for the first floor restaurant/sports bar and complete set of exterior improvements at the first floor.

73. Any change of ownership of any uses in the Conditional Use Permit shall render the Conditional Use Permit revokeable and a new Conditional Use Permit shall be sought by the new owner/ operator, at the new owner/operator's expense.
74. All hours of operation shall be at the discretion of the planning commission. Changes in hours of operation by the operator will require the operator to return to the planning commission with a 30 day notice for review and approval. Changes in hours requested by the commission shall require a 10 day notification to the operator/owner and a hearing to amend the hours shall be conducted by the Planning Commission.
75. That the business owner(s) (Applicant) and property owner agree in writing to the above conditions.

**EXHIBITS:**

- A: PC Resolution No. 2021-02 CUP/DP
- B: Project Plans
- C: Proposed Valet Plans
- D: Business Operation
- E: Noise Study
- F: Traffic Study
- G: Security Plan
- H: Vicinity Map
- I: Assessor's Parcel Map

**CASE NO. 2021-02 CONDITIONAL USE  
PERMIT/ DEVELOPMENT PERMIT  
SIGNED ACTION LETTER**

**EXHIBIT C**

**CASE NO. 2021-02A CUP / DP**



## Community Development Department

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May 10, 2023

Attn: Jesus Gallegos  
2045 Los Lomitas Drive  
Hacienda Heights, CA 91745

**RE: Notice of Planning Commission's Decision to Approve a Conditional Use Permit and Development Permit to allow the expansion of an existing nightclub, include outdoor dining, rooftop cinema, and restaurant with sports bar at 6901 Pacific Blvd within the Downtown Huntington Park Specific Plan – District B.**

Dear Mr. Gallegos:

At a special meeting held on October 12, 2022, the Huntington Park Planning Commission held a public hearing on your request for a Conditional Use Permit and Development Permit No. 2021-02 to allow the expansion of an existing nightclub, include outdoor dining, rooftop cinema, and restaurant with sports bar at 6901 Pacific Blvd within the Downtown Huntington Park Specific Plan – District B.

After conducting the public hearing, the Planning Commission deliberated and voted to approve the Conditional Use Permit and Development Permit with conditions, making the findings set forth in Resolution No. 2021-02, a copy of which is enclosed.

Please be advised that the Planning Commission's decision, as reflected in Resolution No. 2021-02, shall be final sixteen (16) days after the date of this notice of decision pursuant to Section 9-2.2309 of the Huntington Park Municipal Code unless an appeal is timely filed in the office of the City Clerk within fifteen (15) days after the date of the notice of decision in accordance with Section 9-2.2312.

Should you have any questions, please feel free to contact me via email at [LQuintero@hpca.gov](mailto:LQuintero@hpca.gov).

Sincerely,

Lemessis Quintero  
Associate Planner

Attachment: Planning Commission Resolution No. 2021-02

**CONDITIONS OF APPROVAL  
PC CASE NO. 2021-02 CUP/ DP**

**CONDITIONS OF APPROVAL:**

**PLANNING**

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

Initials: Property Owner

JS

Applicant

JE

City

YR

4. That the uses be conducted, and the property be maintained, in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
6. That the establishment come into a parking agreement with the City of Huntington Park, in order to utilize the parking structure located on Rugby Avenue, designated by Assessor's Parcel Number 6322-003-900, the valet loading areas as proposed by the applicant adjacent on Saturn Street, the parking lot located directly west of the subject property, designated with the Assessor's Parcel Number 6322-023-902, and the seven (7) metered spots on Pacific Boulevard.
7. That the operator(s) shall obtain/amend its City of Huntington Park Business Licenses prior to commencing business operations.
8. That the Applicants comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicants shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
9. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
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. Such conditions shall be imposed by the City Planning Commission as deemed

Initials: Property Owner

JS

Applicant

JE

City

YR

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. That the Applicant be required to apply for a new entitlement if any alteration, modification, or expansion would result in an increase to the assembly area of the nightclub.
13. That this entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
14. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
15. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.
16. 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.
17. 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.

#### **BUILDING AND SAFETY**

18. This conditional approval/acceptance is subject to the approvals from other departments including and may not be limited to the Planning Division, Public Works Engineering Division, Code Enforcement, LA County Health Department and LA County Fire Department.
19. This review shall not be construed as Plan Check approval due to lacking of construction details and calculations.

Initials: Property Owner

JS

Applicant

JE

City

YR

20. Outline on the plans, clearly and boldly, floor by floor or portion thereof designed for loads exceeding 50 psf, such design live loads shall be conspicuously posted using durable signs. CBC 106.1 Also state on the Plans, A certificate of occupancy required by section CBC 111 shall not be issued until the floor load signs, required by section 106.1 have been installed. CBC 106.2
21. Provide occupancy loads, floor by floor, shall be posted at all times on each floor including the Proposed Roof will be converted for A2 Occupancy.
22. The initial plan check fee will cover the initial plan check and one recheck only. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current City's fee schedule.
23. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
24. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
25. Art fee shall be paid to the City prior to issuance of the building Permit
26. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.
27. Approval is required from the Los Angeles County Health Department for food handling and/or storage.
28. Approval is required from the LA County Fire Department
29. Any proposed grease interceptor shall be installed in accordance with the current Plumbing Code.
30. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

Initials: Property Owner JS

Applicant JE

City YJR



31. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
32. The existing building area or portion thereof on the roof used exclusively for A-2 (restaurant) or A-1 (theater) or S-2 (storage) Occupancy, the applicant must provide sufficient details and calculations to demonstrate the existing building in part or all either has sufficient resistance strength or need to be strengthened for accommodation to the proposed occupancies and in full compliance of current governing building codes especially in seismic, accessibilities and fire safety and prevention.
33. The applicant shall provide sufficient details and calculations to demonstrate (a) how the roof runoff will be drained and discharged (b) the existing water main, sewer main, gas main and the electrical services either will be suffice to support the proposed occupancies or upgraded to ensure sufficient capacities will be provided for the proposed uses and in compliance with the governing Building Codes. (c) The door width and number of exits are in compliance with the current building codes for exiting.
34. The proposed new (replacement) elevator shall comply with the requirements of CBC Chapter 30 and 11B-206.6. State amendments require a gurney-size elevator for any number of stories.
35. All State of California disability access regulations (Chapter 11B, CBC) for accessibility and adaptability shall be complied with.
36. Electrical plan check is required. (20)Mechanical plan check is required. (21)Plumbing plan check is required.
37. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code.
38. Project shall comply with the CalGreen Non Residential mandatory requirements.
39. Demolition permit is required for any existing buildings which are to be demolished.

Initials: Property Owner JB

Applicant JB

City YR

40. All fire sprinkler hangers (existing and new) must be designed C16 subcontractor and their locations approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250 pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
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42. Separate permit is required for Fire Sprinklers and Fire Alarms
43. Provide EV Charge Station Parking Stalls in the proposed parking area and EV Spaces (11B812.6.2) [Figure 11b.812.9] {CGBC 4.106.4.2.2} and the access aisle shall not exceed 2% slope (1 vertical in 48 horizontal in any directions) (CGBC 4.106.4.2.2)
44. The applicant shall designate an area for Ride-Share Services pick-up /drop off area or stalls in the proposed parking area.
45. On Sheet A-1 (Site Plan) applicant shall delineate all projecting elements, and show distance to property line, or adjacent structures. The applicant shall provide a Building Code Analysis in the PROJECT INFORMATION; and show compliance including the justifications to exceed (a) the basic allowable floor areas listed in CBC Table 506.2. (b) the number of stories or building height listed in CBC Table 504.4. as the result of this proposed TI Project.

#### HUNTINGTON PARK POLICE DEPARTMENT

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

Initials: Property Owner

JB

Applicant

JE

City

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- change in the operation, which exceeds the conditions of the approved permit will require that a new permit application be submitted to the City Council for their review and approval.
47. 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, limiting hours of entertainment, or by offering non-amplified entertainment.
48. The permittee shall not allow employees to discard trash or beer bottles into the outside dumpster between the hours of 8 p.m. and 7 a.m. per section 9-3.507 HPMC.
49. The permittee shall take reasonable measures to prohibit and prevent the loitering of persons immediately outside any of the entrance/exit doors and the parking lot, at all times while open for business. This should be done by utilizing security guards and signage with verbiage such as, "Please respect our neighbors", or something similar. At the conclusion of each event, the permittee shall take reasonable measures to ensure that exiting patrons walk directly to their vehicles and not loiter in the parking lot or the immediate area.
50. Current occupancy loads shall be posted at all times.
51. The posting of flyers, and/or placards, or cards on windshields or similar literature, advertising entertainment activities at the business including promotional events, shall be strictly prohibited within the City of Huntington Park per HPMC sections 5-1.02, 5-1.03, & 5-1.02.1. Violation of this condition shall be cause for the City Council to take punitive action against the permittee, including revocation, suspension, or modification of this permit.
52. The permittee shall maintain full compliance with all applicable laws, ABC laws, ordinances, and stated conditions. In the event of a conflict between the requirements of

Initials: Property Owner

57

Applicant

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this permit, your conditional use permit, or your Alcoholic Beverage Control license, the more stringent regulation shall apply.

53. The permittee shall be responsible for installing and maintaining a video surveillance system that monitors no less than the front and rear of the business, with full view of the public right-of-ways, and any parking lot under the control of the permittee. These cameras shall record video for a minimum of 30 days.
54. The permittee agrees to reimburse the City of Huntington Park whenever excessive police services, as determined by the Chief of Police, are required as the result of any incident or nuisance arising out of, or in connection with the permittee's operations.
55. All promoters must have or obtain a City of Huntington Park Business License prior to conducting entertainment activities governed by this permit. The permittee shall be responsible for all entertainment activities at the location, including those conducted by promoters.
56. The permittee must provide all promoters hired to conduct entertainment activities with a copy of the approved permit, which shall include a copy of the approved conditions of operation.
57. The surrounding area (exterior & parking lot) shall be illuminated in order to make easily discernible the appearance and conduct of all person on or about the property.
58. The permittee shall be responsible for maintaining an adequate security staff to supervise patrons inside the establishment and those waiting to enter. Potential patrons awaiting entry in a defined "queue" shall be counted toward the calculation of required security staffing levels. For crowds up to fifty (50) patrons, the permittee shall provide a minimum of two (2) uniformed security guards. For crowds over (50) fifty patrons, the permittee shall provide a minimum of one (1) additional uniformed security guard per fifty (50) people. Should the permittee's operations give rise to a substantial increase in

Initials: Property Owner JS

Applicant JE

City YB

complaints/calls for service, or trash left in the parking lot or adjacent property, the permittee shall increase security as directed by the Chief of Police.

59. Any lighting set up/used during the nighttime rooftop activities will at no time be directed/focused at any of the residential properties in the surrounding areas.
60. Noncompliance with conditions: when the Chief of Police determines that permittee has violated the terms of the permit, including the permittee's obligation to comply with all other laws and regulations, but believes those violations can be remedied through education and/or minor modifications to permittee's operation, permittee will be asked to attend a meeting with the involved departments to address the community concerns and discuss how additional restrictions and/or revocation can be avoided.
61. Moreover, the City reserves the right to review the permittee's compliance with the terms and conditions of this dance and entertainment permit and if necessary, revoke, suspend or modify the permit if the conduct of the business staff and /or customers creates problems as described in these conditions and subject to regulations of the Huntington Park Municipal Code.

#### **CODE ENFORCEMENT**

62. 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.
63. The applicant shall provide routine maintenance to eliminate any trash or litter around the perimeter of the property.
64. Adequate lighting shall be provided to illuminate all driveways and driveway aisles.
65. That all future temporary or permanent signage shall be approved by the City prior to installation, pursuant to the Huntington Park Municipal Code.

Initials: Property Owner

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Applicant

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**LOS ANGELES COUNTY FIRE DEPARTMENT**

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

**ADDITIONAL CONDITIONS OF APPROVAL**

67. All 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.
68. The applicant shall provide adequate on-site security at all times to ensure safety of patrons and maintenance of the property. Security Plan shall be submitted and approved by the Planning Division.
69. Prior to the issuance of permits, the applicant shall enter into an agreement with the City regarding the periodic use of street parking spaces for valet parking at the south curb of Saturn Avenue and passenger pick-up and drop-off at the north curb of Saturn Avenue, the loading zone and trash enclosures at the City parking lot located directly west of the subject property, and for the applicant to fund/install and maintain any necessary improvements (e.g., signage, curb painting).
70. All amplified sound at the rooftop shall use the speaker system analyzed in the noise study. The system shall use a hardware or software volume limiter to ensure sound volume levels remain consistent with the maximum sound levels specified in the HPMC.
71. Security officers shall take reasonable measures to ensure that food vendors do not loiter in the immediate area.

Initials: Property Owner JS

Applicant JG

City YH

72. The initial building permit submittal for improvements to the building shall include the complete set of interior and exterior improvements at the first floor. No final approval or certificate of occupancy for the basement or rooftop shall be given prior to the final approval/certificate of occupancy for the complete set of interior improvements for the first floor restaurant/sports bar and complete set of exterior improvements at the first floor.
73. This conditional use permit approval shall supersede Case No. 2018-06 (governing the second floor nightclub) when a final approval/certificate of occupancy has been granted for the complete set of interior improvements for the first floor restaurant/sports bar and complete set of exterior improvements at the first floor.
74. Any change of ownership of any uses in the Conditional Use Permit shall render the Conditional Use Permit revocable and a new Conditional Use Permit shall be sought by the new owner/ operator, at the new owner/operator's expense.
75. All hours of operation shall be at the discretion of the planning commission. Changes in hours of operation by the operator will require the operator to return to the planning commission with a 30 day notice for review and approval. Changes in hours requested by the commission shall require a 10 day notification to the operator/owner and a hearing to amend the hours shall be conducted by the Planning Commission.
76. That the business owner(s) (Applicant) and property owner agree in writing to the above conditions.

Initials: Property Owner

JS

Applicant

JS

City

YK

**CONDITIONS OF APPROVAL ACCEPTANCE AFFIDAVIT:**

I/We hereby accept and agree to comply with all the conditions of approval contained herein and outlined in Conditional Use Permit No. 2021-02.

**PROPERTY OWNER**

Jose Luis Soler Jose Luis Soler 6-8-23  
PRINT NAME SIGNATURE DATE LQ

**APPLICANT**

Jesus Gallegos [Signature] 6-8-23  
PRINT NAME SIGNATURE DATE LQ

Initials: Property Owner JS

Applicant JG

City JA



**PC RESOLUTION NO. 2021-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT IN CONNECTION WITH REAL PROPERTY AT 6901 PACIFIC BOULEVARD, HUNTINGTON PARK, CALIFORNIA.**

**WHEREAS**, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, July 27, 2022 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 (HPMC), and continues to a special meeting held on September October 12, 2022, upon an application from Jesus Gallegos, requesting approval of a Conditional Use Permit and Development Permit to allow expansion of the existing nightclub use throughout the building, including outdoor dining, cinema, and entertainment on the roof, restaurant with sports bar on the ground floor, and nightclub in the basement at 6901 Pacific Boulevard; and

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

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

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

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

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

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

1        **SECTION 1:** Based on the evidence in the staff report, traffic study, and noise study  
2 submitted for the project, the Planning Commission finds that the project, as proposed,  
3 will have a less-than-significant impact on the environment and finds that the project is  
4 exempt from the California Environmental Quality Act (CEQA Guidelines, Section 15332,  
5 In-Fill Development Projects).

6        **SECTION 2:** The Planning Commission hereby makes all of the following required  
7 findings for a Conditional Use Permit in connection with Case No. 2021-02:

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

11        **Finding:** The proposed nightclubs and cinema uses are conditionally permitted  
12 within the subject zoning district. The subject zoning district is Downtown  
13 Huntington Park Specific Plan—Festival District (DTSP-B) and the proposed  
14 project will not impair the integrity and character of the zoning district as it will  
15 comply with all of the applicable provisions of the Huntington Park Municipal Code  
16 and Downtown Huntington Park Specific Plan as conditioned.

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

18        **Finding:** The proposed nightclubs and cinema are consistent with the General  
19 Plan, specifically, the proposed uses are consistent with Goal 1.0; Policy 1.2 of  
20 the Land Use Element of the General Plan by encouraging community-oriented  
21 retail development while continuing to revitalize Pacific Boulevard as a regional  
22 retail destination. It is also consistent with Goal 6.0; Policy 6.1 in that it provides  
23 visual penetration at the ground level and incorporates pedestrian-oriented ground  
24 floor uses.

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

28        **Finding:** Proposed Project is Categorically Exempt pursuant to Article 19, section

15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

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

**Finding:** The proposed expansion of the nightclub use is adjacent to a major arterial street on a site of 14,595 square feet. The traffic study prepared for the project concluded that the nightclub would not have a significant impact on traffic. The noise study prepared for the project concluded that the rooftop speaker system can be operated in compliance with the Huntington Park Municipal Code and in a way that is not objectionable to nearby properties. Peak parking demand is expected to occur in the late evening which is somewhat offset from the existing peak parking demand time earlier in the day. With the implementation of conditions of approval, the design, location, size, and operating characteristics of the proposed nightclubs are not expected to be detrimental to the public health, safety and welfare of the City. The proposed project as conditioned will be harmonious and compatible with the existing commercial uses presently located within the vicinity and zoning district.

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

**Finding:** The proposed nightclub use expansion is adjacent to a major arterial street on a site of 14,595 square feet in a downtown urban environment. The proposed physical improvements to the building (which occupies the entire site) will comply with all development standards and will also comply with the relevant

1 building codes to ensure safety and adequate pedestrian ingress and egress will  
2 exist on the site.

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

6 **Finding:** Pedestrian access to the site would be provided from Saturn Avenue  
7 and Pacific Boulevard. Conditions of approval ensure that patrons can access the  
8 site through parking in City lots and ridesharing. The demand on public services  
9 of the nightclub will be similar to other typical commercial uses such as  
10 restaurants. Given that the surrounding area is already completely developed  
11 with public access, water, sanitation, and other public utilities, the proposed  
12 project would not affect these infrastructures or require any types of modifications.  
13 In addition, the proposed project would not impede public access, water,  
14 sanitation, or other public utilities and services.

15 **SECTION 3.** The Planning Commission hereby makes all of the following required  
16 findings for a Development Permit in connection with Case No. 2021-02:

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

20 **Finding:** The proposed nightclub uses and cinema are conditionally permitted  
21 within the subject zoning district. The subject zoning district is Downtown  
22 Huntington Park Specific Plan—Festival District (DTSP-B) and the proposed  
23 project will not impair the integrity and character of the zoning district as it will  
24 comply with all of the applicable provisions of the Huntington Park Municipal Code  
25 and Downtown Huntington Park Specific Plan, including prescribed development  
26 standards as conditioned. In addition, the proposed project will be of a similar use  
27 as the existing business. Lastly, the proposed project is in compliance with the  
28 requirements of the HPMC and the DTSP.

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

**Finding:** The proposed nightclub and cinema is consistent with the General Plan, specifically, the proposed use is consistent with Goal 1.0; Policy 1.2 of the Land Use Element of the General Plan by encouraging community-oriented retail development while continuing to revitalize Pacific Boulevard as a regional retail destination. It is also consistent with Goal 6.0; Policy 6.1 in that it provides visual penetration at the ground level and incorporates pedestrian-oriented ground floor uses.

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

**Finding:** The proposed development adequately meets all City standards and design guidelines. Staff can make all Design Review findings for the project as it has undergone Design Review with staff and with the implementation of conditions of approval, will be harmonious and compatible with existing and planned future developments within the zoning district and general area.

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

**Finding:** Proposed Project is Categorically Exempt pursuant to Article 19, section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

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

**Finding:** The proposed nightclub use expansion is adjacent to a major arterial street on a site of 14,595 square feet in a downtown urban environment. The proposed physical improvements to the building (which occupies the entire site)

will comply with all development standards and will also comply with the relevant building codes to ensure safety and adequate pedestrian ingress and egress will exist on the site. The subject site is surrounded by commercial uses to the north, east, west and south.

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

**Finding:** Pedestrian access to the site would be provided from Saturn Avenue and Pacific Boulevard. Conditions of approval ensure that patrons can access the site through parking in City lots and ridesharing. The demand on public services of the nightclub will be similar to other typical commercial uses such as restaurants. Given that the surrounding area is already completely developed with public access, water, sanitation, and other public utilities, the proposed project would not affect these infrastructures or require any types of modifications. In addition, the proposed project would not impede public access, water, sanitation, or other public utilities and services.

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

**Finding:** The proposed expansion of the nightclub uses are adjacent to a major arterial street on a site of 14,595 square feet. The traffic study prepared for the project concluded that the proposed nightclub uses would not have a significant impact on traffic. The noise study prepared for the project concluded that the rooftop speaker system can be operated in compliance with the Huntington Park Municipal Code and in a way that is not objectionable to nearby properties. Peak parking demand is expected to occur in the late evening which is somewhat offset from the existing peak parking demand time earlier in the day. With the implementation of conditions of approval, the design, location, size, and operating

characteristics of the proposed nightclub is not expected to be detrimental to the public health, safety and welfare of the City. The proposed project as conditioned will be harmonious and compatible with the existing commercial uses presently located within the vicinity and zoning district.

**SECTION 4:** The Planning Commission hereby approves Case No. 2021-02 subject to the following conditions:

#### **CONDITIONS OF APPROVAL**

##### **PLANNING**

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

3. That the proposed uses shall comply with all applicable City, County, State and Federal codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License.
4. That the uses be conducted, and the property be maintained, in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
6. That the establishment come into a parking agreement with the City of Huntington Park, in order to utilize the parking structure located on Rugby Avenue, designated by Assessor's Parcel Number 6322-003-900, the valet loading areas as proposed by the applicant adjacent on Saturn Street, the parking lot located directly west of the subject property, designated with the Assessor's Parcel Number 6322-023-902, and the seven (7) metered spots on Pacific Boulevard.
7. That the operator(s) shall obtain/amend its City of Huntington Park Business Licenses prior to commencing business operations.
8. That the Applicants comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicants shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
9. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
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.



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

6 12. That the Applicant be required to apply for a new entitlement if any alteration,  
7 modification, or expansion would result in an increase to the assembly area of the  
8 nightclub.

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

12 14. That if the use ceases to operate for a period of six (6) months the entitlement shall  
13 be null and void.

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

17 16. That the Applicant shall comply with all applicable property development standards  
18 including, but not limited to, outdoor storage, fumes and vapors, property  
19 maintenance, and noise.

20 17. The Director of Community Development is authorized to make minor modifications  
21 to the approved preliminary plans or any of the conditions if such modifications shall  
22 achieve substantially the same results, as would strict compliance with said plans and  
23 conditions.

24  
25 **BUILDING AND SAFETY**  
26

27 18. This conditional approval/acceptance is subject to the approvals from other  
28 departments including and may not be limited to the Planning Division, Public Works

Engineering Division, Code Enforcement, LA County Health Department and LA County Fire Department.

19. This review shall not be construed as Plan Check approval due to lacking of construction details and calculations.

20. Outline on the plans, clearly and boldly, floor by floor or portion thereof designed for loads exceeding 50 psf, such design live loads shall be conspicuously posted using durable signs. CBC 106.1 Also state on the Plans, A certificate of occupancy required by section CBC 111 shall not be issued until the floor load signs, required by section 106.1 have been installed. CBC 106.2

21. Provide occupancy loads, floor by floor, shall be posted at all times on each floor including the Proposed Roof will be converted for A2 Occupancy.

22. The initial plan check fee will cover the initial plan check and one recheck only. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current City's fee schedule.

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

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

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

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

27. Approval is required from the Los Angeles County Health Department for food handling and/or storage.

28. Approval is required from the LA County Fire Department

29. Any proposed grease interceptor shall be installed in accordance with the current Plumbing Code.

- 1 30. In accordance with paragraph 5538(b) of the California Business and Professions  
2 Code, plans are to be prepared and stamped by a licensed architect.
- 3 31. Structural calculations prepared under the direction of an architect, civil engineer or  
4 structural engineer shall be provided.
- 5 32. The existing building area or portion thereof on the roof used exclusively for A-2  
6 (restaurant) or A-1 (theater) or S-2 (storage) Occupancy, the applicant must provide  
7 sufficient details and calculations to demonstrate the existing building in part or all  
8 either has sufficient resistance strength or need to be strengthened for  
9 accommodation to the proposed occupancies and in full compliance of current  
10 governing building codes especially in seismic, accessibilities and fire safety and  
11 prevention.
- 12 33. The applicant shall provide sufficient details and calculations to demonstrate (a) how  
13 the roof runoff will be drained and discharged (b) the existing water main, sewer  
14 main, gas main and the electrical services either will be suffice to support the  
15 proposed occupancies or upgraded to ensure sufficient capacities will be provided for  
16 the proposed uses and in compliance with the governing Building Codes. (c) The  
17 door width and number of exits are in compliance with the current building codes for  
18 exiting.
- 19 34. The proposed new (replacement) elevator shall comply with the requirements of CBC  
20 Chapter 30 and 11B-206.6. State amendments require a gurney-size elevator for any  
21 number of stories.
- 22 35. All State of California disability access regulations (Chapter 11B, CBC) for  
23 accessibility and adaptability shall be complied with.
- 24 36. Electrical plan check is required. (20)Mechanical plan check is required.  
25 (21)Plumbing plan check is required.
- 26 37. Plumbing fixtures shall be provided as required by the Chapter 4 of the California  
27 Plumbing Code.
- 28 38. Project shall comply with the CalGreen Non Residential mandatory requirements.

39. Demolition permit is required for any existing buildings which are to be demolished.
40. All fire sprinkler hangers (existing and new) must be designed C16 subcontractor and their locations approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250 pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
41. All fire alarms (existing and new) must be designed C16 subcontractor and their locations approved by an engineer or an architect. All fire alarms must be accessible and in compliance with Chapter 11B of CBC.
42. Separate permit is required for Fire Sprinklers and Fire Alarms
43. Provide EV Charge Station Parking Stalls in the proposed parking area and EV Spaces (11B812.6.2) [Figure 11b.812.9] {CGBC 4.106.4.2.2} and the access aisle shall not exceed 2% slope (1 vertical in 48 horizontal in any directions) (CGBC 4.106.4.2.2)
44. The applicant shall designate an area for Ride-Share Services pick-up /drop off area or stalls in the proposed parking area.
45. On Sheet A-1 (Site Plan) applicant shall delineate all projecting elements, and show distance to property line, or adjacent structures. The applicant shall provide a Building Code Analysis in the PROJECT INFORMATION; and show compliance including the justifications to exceed (a) the basic allowable floor areas listed in CBC Table 506.2. (b) the number of stories or building height listed in CBC Table 504.4. as the result of this proposed TI Project.

#### **HUNTINGTON PARK POLICE DEPARTMENT**

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

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

4 47. Noise emanating from the permittee's premises shall not be audible 50 feet or more  
5 from the property line of the premises. The permittee shall be responsible for  
6 determining how to best meet this requirement, either by keeping doors and windows  
7 closed, limiting hours of entertainment, or by offering non-amplified entertainment.

8 48. The permittee shall not allow employees to discard trash or beer bottles into the  
9 outside dumpster between the hours of 8 p.m. and 7 a.m. per section 9-3.507 HPMC.

10 49. The permittee shall take reasonable measures to prohibit and prevent the loitering of  
11 persons immediately outside any of the entrance/exit doors and the parking lot, at all  
12 times while open for business. This should be done by utilizing security guards and  
13 signage with verbiage such as, "Please respect our neighbors", or something similar.  
14 At the conclusion of each event, the permittee shall take reasonable measures to  
15 ensure that exiting patrons walk directly to their vehicles and not loiter in the parking  
16 lot or the immediate area.

17 50. Current occupancy loads shall be posted at all times.

18 51. The posting of flyers, and/or placards, or cards on windshields or similar literature,  
19 advertising entertainment activities at the business including promotional events,  
20 shall be strictly prohibited within the City of Huntington Park per HPMC sections 5-  
21 1.02, 5-1.03, & 5-1.02.1. Violation of this condition shall be cause for the City Council  
22 to take punitive action against the permittee, including revocation, suspension, or  
23 modification of this permit.

24 52. The permittee shall maintain full compliance with all applicable laws, ABC laws,  
25 ordinances, and stated conditions. In the event of a conflict between the  
26 requirements of this permit, your conditional use permit, or your Alcoholic Beverage  
27 Control license, the more stringent regulation shall apply.  
28

53. The permittee shall be responsible for installing and maintaining a video surveillance system that monitors no less than the front and rear of the business, with full view of the public right-of-ways, and any parking lot under the control of the permittee. These cameras shall record video for a minimum of 30 days.
54. The permittee agrees to reimburse the City of Huntington Park whenever excessive police services, as determined by the Chief of Police, are required as the result of any incident or nuisance arising out of, or in connection with the permittee's operations.
55. All promoters must have or obtain a City of Huntington Park Business License prior to conducting entertainment activities governed by this permit. The permittee shall be responsible for all entertainment activities at the location, including those conducted by promoters.
56. The permittee must provide all promoters hired to conduct entertainment activities with a copy of the approved permit, which shall include a copy of the approved conditions of operation.
57. The surrounding area (exterior & parking lot) shall be illuminated in order to make easily discernible the appearance and conduct of all person on or about the property.
58. The permittee shall be responsible for maintaining an adequate security staff to supervise patrons inside the establishment and those waiting to enter. Potential patrons awaiting entry in a defined "queue" shall be counted toward the calculation of required security staffing levels. For crowds up to fifty (50) patrons, the permittee shall provide a minimum of two (2) uniformed security guards. For crowds over (50) fifty patrons, the permittee shall provide a minimum of one (1) additional uniformed security guard per fifty (50) people. Should the permittee's operations give rise to a substantial increase in complaints/calls for service, or trash left in the parking lot or adjacent property, the permittee shall increase security as directed by the Chief of Police.
59. Any lighting set up/used during the nighttime rooftop activities will at no time be directed/focused at any of the residential properties in the surrounding areas.

60. Noncompliance with conditions: when the Chief of Police determines that permittee has violated the terms of the permit, including the permittee's obligation to comply with all other laws and regulations, but believes those violations can be remedied through education and/or minor modifications to permittee's operation, permittee will be asked to attend a meeting with the involved departments to address the community concerns and discuss how additional restrictions and/or revocation can be avoided.

61. Moreover, the City reserves the right to review the permittee's compliance with the terms and conditions of this dance and entertainment permit and if necessary, revoke, suspend or modify the permit if the conduct of the business staff and /or customers creates problems as described in these conditions and subject to regulations of the Huntington Park Municipal Code.

#### **CODE ENFORCEMENT**

62. 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.

63. The applicant shall provide routine maintenance to eliminate any trash or litter around the perimeter of the property.

64. Adequate lighting shall be provided to illuminate all driveways and driveway aisles.

65. That all future temporary or permanent signage shall be approved by the City prior to installation, pursuant to the Huntington Park Municipal Code.

#### **LOS ANGELES COUNTY FIRE DEPARTMENT**

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

## 1 ADDITIONAL CONDITIONS OF APPROVAL

- 2
- 3 67. All proposed mechanical equipment and appurtenances, including satellite dishes,
- 4 gutters, etc., whether located on the rooftop, ground level or anywhere on the
- 5 property shall be completely shielded/enclosed so as not to be visible from any public
- 6 street and/or adjacent properties. Such shielding/enclosure of facilities shall be of
- 7 compatible design related to the building structure for which such facilities are
- 8 intended to serve and shall be installed prior to final building inspection.
- 9 68. The applicant shall provide adequate on-site security at all times to ensure safety of
- 10 patrons and maintenance of the property. Security Plan shall be submitted and
- 11 approved by the Planning Division.
- 12 69. Prior to the issuance of permits, the applicant shall enter into an agreement with the
- 13 City regarding the periodic use of street parking spaces for valet parking at the south
- 14 curb of Saturn Avenue and passenger pick-up and drop-off at the north curb of
- 15 Saturn Avenue, the loading zone and trash enclosures at the City parking lot located
- 16 directly west of the subject property, and for the applicant to fund/install and maintain
- 17 any necessary improvements (e.g., signage, curb painting).
- 18 70. All amplified sound at the rooftop shall use the speaker system analyzed in the noise
- 19 study. The system shall use a hardware or software volume limiter to ensure sound
- 20 volume levels remain consistent with the maximum sound levels specified in the
- 21 HPMC.
- 22 71. Security officers shall take reasonable measures to ensure that food vendors do not
- 23 loiter in the immediate area.
- 24 72. The initial building permit submittal for improvements to the building shall include the
- 25 complete set of interior and exterior improvements at the first floor. No final approval
- 26 or certificate of occupancy for the basement or rooftop shall be given prior to the final
- 27 approval/certificate of occupancy for the complete set of interior improvements for the
- 28



1 first floor restaurant/sports bar and complete set of exterior improvements at the first  
2 floor.

3 73. This conditional use permit approval shall supersede Case No. 2018-06 (governing  
4 the second floor nightclub) when a final approval/certificate of occupancy has been  
5 granted for the complete set of interior improvements for the first floor  
6 restaurant/sports bar and complete set of exterior improvements at the first floor.

7 74. Any change of ownership of any uses in the Conditional Use Permit shall render the  
8 Conditional Use Permit revokeable and a new Conditional Use Permit shall be sought  
9 by the new owner/ operator, at the new owner/operator's expense.

10 75. All hours of operation shall be at the discretion of the planning commission. Changes  
11 in hours of operation by the operator will require the operator to return to the planning  
12 commission with a 30 day notice for review and approval. Changes in hours  
13 requested by the commission shall require a 10 day notification to the operator/owner  
14 and a hearing to amend the hours shall be conducted by the Planning Commission.

15 76. That the business owner(s) (Applicant) and property owner agree in writing to the  
16 above conditions.

**SECTION 5:** This resolution shall not become effective until 16 days after the final date of decision rendered by the Planning Commission, unless an appeal to the City Council is timely filed. The decision of the Planning Commission shall be stayed until final determination of the appeal has been made by the City Council.

**SECTION 6:** 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 12<sup>th</sup> day of October, 2022, by the following vote:

**AYES:** Commissioner(s) Barba-Ochoa, Montes, and Chair Sanabria

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Commissioner(s) Nuno, Carvajal

HUNTINGTON PARK PLANNING COMMISSION

DocuSigned by:

**Jonathan Sanabria**

3399668DCE8042E...

Jonathan Sanabria, Chair

**ATTEST:**

DocuSigned by:

**Steve Forster**

F8553AAAE1F24BF...

Steve Forster, Secretary



**EXTENSION OF PLANNING COMMISSION  
APPROVAL APPLICATION**

**EXHIBIT D**

**CASE NO. 2021-02A CUP / DP**



**CITY OF HUNTINGTON PARK**  
Community Development Dept. • Planning Division  
6550 Miles Avenue, Huntington Park, CA 90255  
Tel. (323) 584-6210 • [planning@hpca.gov](mailto:planning@hpca.gov)

## EXTENSION OF PLANNING COMMISSION APPROVAL APPLICATION

RECEIVED

DEC 14 2023

Date Filed:

File No.:

FOR OFFICE USE ONLY

Fee/Receipt No.: \$935.00 + \$650.00

Initials:

ja

BY:

### PROJECT INFORMATION

Project Address: 6901 Pacific Blvd Huntington Park CA 90255

General Location:

Assessor's Parcel Number (APN):

### APPLICANT'S INFORMATION

Applicant: Jesus Gallegos

Mailing Address: 6901 Pacific Blvd Huntington Park CA 90255

Phone 1: (909) 225-6335

Phone 2:

Email: Jesusgallegos07@yahoo.com

### PROPERTY OWNER'S INFORMATION

Property Owner: Jose Luis Solorzano

Mailing Address: 10063 Mattock Ave Downey CA 90240

Phone 1: (562) 688-0592

Phone 2: (562) 636-2517

Email:

I HEREBY REQUEST A TIME EXTENSION FOR (CASE NO.)

CUP/DP 2021-02

FOR A PERIOD OF

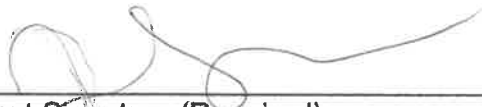
YEAR(S)/ MONTH(S) FROM

TO

DESCRIBE THE REASON FOR THE REQUEST:

See attached letter.

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

  
\_\_\_\_\_  
Applicant Signature (Required)

Date 12/14/23

Jesus Gallegos  
\_\_\_\_\_  
Print Name

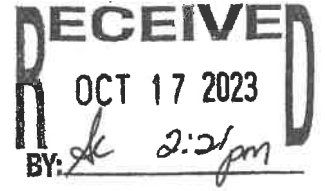
*Note: If the applicant is not the property owner, the owner of the property must sign the application or a written authorization must be submitted so that the applicant may file the application.*

  
\_\_\_\_\_  
Property Owner Signature (Required)

Date 12/14/2023

Jose Luis Solorzano  
\_\_\_\_\_  
Print Name

## CUP EXTENSION REQUEST



October 17<sup>th</sup>, 2023

RE: EXPIRATION OF CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT CASE NO. 2021-02 CUP/DP  
FOR A NIGHT CLUB LOCATED AT 6901 PACIFIC BLVD.

Dear City Clerk,

This letter serves as a request for an extension of our CUP that expired on October 12<sup>th</sup>, 2023. We were informed that there is no application to be filed but only a letter to be turned in asking for an extension. We painted the building already located at 6901 Pacific Blvd and have been working with our Architects, but it has taken a little longer than expected as it is an intricate project. Right now, the structural engineer is doing the MEP work and still waiting on him. We do have some progress with our MEPT24 sets but we need more time to do this properly. We hope you take everything into consideration, the economy is very slow and causing delays in every area, which has affected fulfilling timelines and dates.

If you have any questions, please contact me at [Lizdhaq@yahoo.com](mailto:Lizdhaq@yahoo.com) or call me at 818-922-4736.

Sincerely,

A handwritten signature in black ink, appearing to be "Jesus Gallegos", written over a horizontal line.

Jesus Gallegos

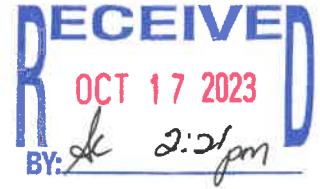
# **APPLICANT'S TIME EXTENSION REQUEST**

**EXHIBIT E**

**CASE NO. 2021-02A CUP / DP**



## CUP EXTENSION REQUEST



October 17<sup>th</sup>, 2023

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If you have any questions, please contact me at [Lizdhaq@yahoo.com](mailto:Lizdhaq@yahoo.com) or call me at 818-922-4736.

Sincerely,

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Jesus Gallegos