



## REGULAR MEETING AGENDA

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### CITY OF HUNTINGTON PARK PLANNING COMMISSION

**Regular Meeting**  
**Wednesday, March 20, 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 JANUARY 17, 2024, PLANNING COMMISSION MEETING
2. MINUTES APPROVAL FOR FEBRUARY 21, 2024, 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. 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**

### **STAFF COMMENTS**

### **PLANNING COMMISSION COMMENTS**

## **ADJOURNMENT**

The City of Huntington Park Planning Commission will adjourn until the next regular meeting on Wednesday, April 17, 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.



Steve Forster  
Community Development Director



## MINUTES

# CITY OF HUNTINGTON PARK SPECIAL PLANNING COMMISSION

**Wednesday, January 17<sup>th</sup>, 2024, 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, Commissioner Angelica Montes, and Commissioner Ricardo Barba-Ochoa.

ABSENT: Commissioner Eduardo Carvajal.

**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. Regular Planning Commission Meeting held on September 20, 2023

**MOTION:** Commissioner Ricardo Barba-Ochoa to approve Minutes, seconded by Commissioner Nuno. Motion **passed 3-0-1**, by the following vote:

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

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

2. Special Planning Commission Meeting held on December 13, 2023

**MOTION:** Commissioner Ricardo Barba-Ochoa to approve Minutes, seconded by Commissioner Nuno. Motion passed 3-0-1, by the following vote:

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

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

**ABSTAINED:** Commissioner(s): Commissioner Angelica Montes

**ABSENT:** Commissioner(s): Commissioner Eduardo Carvajal.

**PRESENTATIONS**

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.**

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 Ricardo Barba-Ochoa motioned to **Approve** continuing **CASE NO. 2023-07 CONDITIONAL USE PERMIT (CUP)**, for a future Planning Commission Meeting, seconded by Commissioner Erika Nuno.

Motion passed 4-0-0, by the following vote:

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

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

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

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.**

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 a future Planning Commission Meeting, seconded by Commissioner Ricardo Barba-Ochoa.

Motion **passed 4-0-0**, by the following vote:

**AYES:**      Commissioner(s):    Commissioner Ricardo Barba-Ochoa

Commissioner Erika Nuno

Chairperson Jonathan Sanabria

Commissioner Angelica Montes

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

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

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).**

Associate Planner, Lemessis Quintero presented a PowerPoint to the Commission describing the request for time extension to a previously approved Conditional Use Permit to allow expansion of a nightclub located at 6901 Pacific Blvd. Associate Planner Quintero provided some background information on the property and the existing conditions of the property. Ms. Quintero explained that the applicant has not followed the City's guidelines and did not submit any plans to the Planning or Building and Safety Division since approval in October 2022. Ms. Quintero also mentioned that there the parking agreement referenced in PC Resolution No. 2021-22 is no longer viable. Ms. Quintero recommended the Planning Commission to 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 on February 12, 2024.

## **PUBLIC HEARING & QUESTIONS**

Commissioner Ricardo Barba-Ochoa asked staff how many letters were submitted from the City to the applicant after the expiration of the original permit. Ms. Quintero replied that the applicant was aware of the expiration date and there were phone calls and emails exchanged regarding it.

Chairperson Sanabria asked if there has been any more work done at the property. Community Development Director, Steve Forster said there has not been any work done on the property and mentioned that he is not confident about the applicant submitting any plans, or documentation in a timely manner.

Applicant, Jesus Gallegos approached the stand and explained that the reason for him not submitting plans was because he has disagreement with his architect and had to get new people on board with the project.

Commissioner Barba-Ochoa asked what's the action the new architect requires to take to submit plans to the City for review. The applicant requested to be granted 3 months for him and his architect to submit plans and documentation needed.

Community Development Director, Steve Forster stated that the relative timeframe the applicant is requesting is subjective and mentioned that 16 months is more than enough time to submit plans. Director Forster said that he has given very specific guidelines and instructions, and none have been addressed by the applicant.

Commissioner Erika Nuno asked the applicant if he would comply with City's regulations if he was granted the time extension to submit everything. Applicant, Jesus Gallegos said he will make sure the documentation and plans be submitted within the timeframe.

Director Forster mentioned that another problem is parking and advised that the applicant would need to come up with a parking plan and/or agreement to comply with the City.

Chairperson Sanabria mentioned that he is not against a time extension, but if the applicant does not comply with the deadline and at the Director's discretion, the existing CUP for the property will be revoked.

Planning Commission came to the agreement of granting the applicant, Jesus Gallegos a time extension with a due date of March 12 to submit structural, mechanical, plumbing, and architectural plans along with a parking agreement. If these are not submitted by March 12, the CUP will be revoked, and the business will no longer be able to operate.

Commissioner Erika Nuno motioned to **Approve** continuing **CASE NO. 2021-02** **CONDITIONAL USE PERMIT/ DEVELOPMENT PERMIT (CUP/DP)**, for the Planning Commission Meeting in January 2024, seconded by Commissioner Ricardo Barba-Ochoa. Motion **passed 4-0-0**, by the following vote:

**NOES:**      Commissioner(s): None

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

**RECEIVE AND FILE -**

## 1. Community Development Department Summary and Accomplishments of 2023.

Administrative Specialist, Areli Caballero presented a PowerPoint with the Community Development Department Year of End Accomplishments for 2023. Ms. Caballero pointed out Grant Updates, Planning Division approval permits overview, Building and Safety Division activity, and Code Enforcement Division cases.

## STAFF COMMENTS

Community Development Director Steve Forster thanked staff for providing such excellent customer service to everyone who comes in to the counter. Mr. Forster thanked the Code Enforcement Manager, Paul Bollier, for doing a phenomenal job with public infrastructure. Director Forster thanked Project Manager, Ishah Ahumada for working with the City's grant programs and for being there for residents when they need help.

Director Forster commented about the Valentine's Day and Mother's Day special event permits will be coming in to the Community Development to keep street vendors. Anyone who does not have these permits will be checked by Code Enforcement.

## PLANNING COMMISSION COMMENTS

1. Commissioner Barba-Ochoa thanked staff for the incredible work that they did. Mr. Barba-Ochoa said he is very excited about the new projects coming in 2024 to the City.
2. Commissioner Nuno thanked staff for the incredible presentations and Mr. Barba-Ochoa for keeping everyone informed about the updates on the water department within the City.

3. Commissioner Montes shared the sentiment of her fellow commissioners and said she feels grateful for having such a great team working for the development of the City.
4. Chairperson Sanabria expressed he likes these Planning Commission meetings where he can vote on important decisions that benefit the City.

### **ADJOURNMENT**

At 7:46 p.m. the City of Huntington Park Planning Commission adjourned to a Regular Meeting on Wednesday, February 21, 2024, 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 REGULAR PLANNING COMMISSION

Wednesday, February 21<sup>st</sup>, 2024, 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; Administrative Specialist, Areli Caballero, and 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 concerning the Planning Commission Meeting Minutes for January 17, 2024, was postponed to the next Planning Commission Meeting for March.

### **PRESENTATIONS**

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.**

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 a future Planning Commission Meeting, seconded by Commissioner Ricardo Barba-Ochoa. Motion **passed 3-0-0**, by the following vote:

**NOES:**      Commissioner(s): None

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

2. **CASE NO. 2021-08 DEVELOPMENT PERMIT (DP) – A REQUEST FOR A DEVELOPMENT PERMIT FOR A WAREHOUSE CONSISTING OF 7,518 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.**

Assistant Planner, Jordan Martinez presented a PowerPoint to the Commission detailing a request for a development permit concerning a warehouse spanning 7,518 square feet at the northeast corner of Pacific Blvd. and East 52<sup>nd</sup> Street.

During the presentation, Assistant Planner, Jordan Martinez provided valuable insights into the property's background and its current conditions. Emphasizing the necessity of a Development Permit for any proposed use involving structural modifications or new constructions, Mr. Martinez highlighted the applicant's proposal for a new warehouse on the existing parking lot. This included a thorough project analysis, site conditions overview, as well as the presentation of the proposed site plan, floor plan, and facade.

Concluding the presentation, Mr. Jordan recommended the Planning Commission to approve Case No. 2021-08 DP, supported by the findings of the proposed project.

Chairperson Jonathan Sanabria inquired about the current occupants of the property. Mr. Jordan Martinez responded that...

Chairperson Sanabria then inquired about the parking situation. Jordan Martinez reassured that parking is not a significant concern in that area.

## **PUBLIC HEARING**

Applicant John Farhamy stepped forward and expressed gratitude to Jordan for the exceptional support in orchestrating all aspects of the project. Additionally, Mr. Farhamy conveyed his enthusiasm for the forthcoming development within the City.

Commissioner Ricardo Barba-Ochoa motioned to **Approve CASE NO. 2021-08 DEVELOPMENT PERMIT (DP)**, seconded by Commissioner Erika Nuno. Motion **passed 3-0-0**, by the following vote:

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

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

**RECEIVE AND FILE -**

## 1. Pacific Boulevard Study Session

Administrative Specialist Areli Caballero delivered a comprehensive PowerPoint presentation focusing on a Study Session regarding the Zoning and Rezoning of Pacific Blvd. During the session, Ms. Caballero highlighted the current zoning regulations and elucidated the associated limitations and challenges. Additionally, she proposed various improvement ideas, strategies, and outlined the benefits of rezoning.

Chairperson Sanabria suggested that implementing public restrooms along Pacific Blvd would be beneficial. Community Development Director Steve Forster acknowledged that Council members have previously raised this issue and confirmed that it will be addressed this year.

## STAFF COMMENTS

Community Development Director Steve Forster shared the following updates:

- Next month in March, Raising Cane's will host its grand opening.
- A street improvement project totaling \$11 million is underway along Slauson from Alameda through State St., which includes sidewalk enhancements, concrete intersections, and the installation of traffic control devices.

## **PLANNING COMMISSION COMMENTS**

1. Commissioner Barba-Ochoa expressed gratitude to the staff for their exceptional efforts and conveyed anticipation for the forthcoming developments in the City.
2. Commissioner Nuno extended appreciation to the staff for their outstanding presentations and the valuable information shared regarding Pacific Blvd. Additionally, Ms. Nuno announced that the Planning Commission Meeting in March would be her final one as she resigns from her position as commissioner.
3. Chairperson Sanabria commended the staff for their diligent work in every meeting and expressed gratitude to Commissioner Nuno for her unwavering dedication as a commissioner.

## **ADJOURNMENT**

At 7:45 p.m. the City of Huntington Park Planning Commission adjourned to a Regular Meeting on Wednesday, March 20, 2024, at 6:30 p.m.

Respectfully Submitted,



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Steve Forster  
Community Development Director



# CITY OF HUNTINGTON PARK

## PLANNING DIVISION AGENDA REPORT

**DATE:** MARCH 20, 2024

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

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

**FROM:** LEMESSIS QUINTERO, ASSOCIATE PLANNER

**SUBJECT: CONDITIONAL USE PERMIT CASE NO. 2023-07**

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**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.

**APPLICANT:** El Rey Foods Inc.  
6503 Pacific Blvd  
Huntington Park, CA 90255

**PROPERTY OWNER:** Yee Family Revocable Living Trust

**PROPERTY OWNER'S  
MAILING ADDRESS:** 29759 Eagle Point Drive  
Canyon Lake, CA 92587

**PROJECT LOCATION:** 6503 Pacific Blvd – Suite 101

**ASSESSOR'S  
PARCEL NUMBER:** 6322-003-013

**PREVIOUS USE:** Restaurant

**LOT SIZE:** 8, 572.5 Sq. Ft.

**GENERAL PLAN:** Downtown Huntington Park Specific Plan

**ZONE:** Downtown Huntington Park Specific Plan – District B

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**SURROUNDING  
ZONING AND LAND USES:**

North	Downtown Huntington Park Specific Plan – District B Current land use: Commercial
East	Downtown Huntington Park Specific Plan – District B Current land use: Commercial
South	Downtown Huntington Park Specific Plan – District B Current land use: Commercial
West	Downtown Huntington Park Specific Plan – District C Current land use: Residential

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

Pursuant to Municipal Code Section 9-4.203, a Restaurant with the sale of alcoholic beverages for on-site consumption is permitted in the Downtown Huntington Park Specific Plan – District B (Festival) subject to the approval of a Conditional Use Permit granted by the Planning Commission.

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

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

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;
2. The proposed use is consistent with the General Plan;
3. The approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of

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the California Environmental Quality Act (CEQA) and the City's Guidelines;

4. The design, location, size and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience or welfare of the City;
5. The subject site is physically suitable for the type and density/intensity of use being proposed; and
6. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

**ENVIRONMENTAL REVIEW:**

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

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

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### PROJECT BACKGROUND:

The applicant, El Rey Foods Inc, is requesting approval of a Conditional Use Permit to allow a Type 41 (on sale beer and wine – eating place) Alcoholic Beverage Control license.

The subject site is located within the Downtown Huntington Park Specific Plan – District B (Festival), on the westerly side of Pacific Blvd between E. Gage Ave and Zoe Ave. The site is comprised of one building with multiple commercial, retail and restaurant uses.

The subject site is currently surrounded by commercial-retail uses to the north, south and east. Directly west of the subject site is the Casa Bonita Senior Apartment complex.

The existing restaurant space is approximately 1,403 square feet.

The current zoning regulations in the Downtown Huntington Park Specific Plan – District B (Festival) allow for the sale of alcoholic beverages for on-site consumption in relation to a restaurant subject to the approval of a Conditional Use Permit.

### ANALYSIS:

#### ***Project Proposal***

Pursuant to the Business Operation Statement submitted by the applicant on October 21, 2023 (Exhibit C) the existing restaurant operating as "Tortas Ahogadas El Rey" is requesting a Type 41 ABC license. The business operations of the existing restaurant will not be modified, the sale of beer and wine for on-site consumption will be incidental to the restaurant. The Conditional Use Permit application does not include any proposed live music or entertainment.

The restaurant currently operates as a Bona Fide Public Eating Place which is defined by the HPMC Sec. 9-4.203 as "*a place which is regularly and in a bona fide manner used and kept open for the serving of meals on the premises for compensation and which has suitable kitchen facilities connected therewith containing conveniences for cooking an assortment of foods which may be required for ordinary meals, the kitchen of which shall be kept in a*

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*sanitary condition with the proper amount of refrigeration for keeping food on the premises and complying with all health laws and regulation”.*

The Planning Commission resolution attached as Exhibit A includes conditions of approval to ensure that the business continues operating as a Bona Fide Public Eating Place and the sale of beer and wine for on-site consumption is a secondary use to the sale of prepared meals.

***Current Hours of Operation***

Monday – Friday

10:00 am – 8:00 pm

Saturday and Sunday

9:00 am – 8:00 pm

***Staff***

Nine (9) employees

***Restaurant Description***

The existing restaurant (*Tortas Ahogadas El Rey*) offers a full menu consisting of tortas ahogadas, tacos, burritos, and quesadillas. The full menu including proposed beer and wine is attached as (Exhibit C).

***Tenant Improvements***

As previously stated, no interior or exterior tenant improvements to the business are proposed. As a condition of approval (Exhibit A) any existing unpermitted outdoor seating area is required to be removed prior to final inspection.

***Off-Street Parking & Loading***

The existing building was constructed in the late 1920s, at this time the City of Huntington Park had different development standards including setbacks and parking requirements. Therefore, the subject site does not presently have an off-street parking lot. Patrons of the restaurant utilize public street parking, public parking lots and public parking structures.

The approval of a Conditional Use Permit for a Type 41 ABC license will not require additional parking.

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In order to mitigate any potential for loitering and/or consumption of alcohol outside of the interior dining area, Staff is including conditions of approval in the attached Planning Commission Resolution (Exhibit A) that the sale and/or consumption of beer and wine only occur in conjunction with meals during regular business hours. Alcohol consumption will not be permitted outside of the designated interior dining area as shown on the floor plan attached as Exhibit D. Pursuant to the HPMC the on-sale of alcohol within a restaurant does not have any minimum distance requirements from sensitive receptors, such as schools, parks, religious organizations, or residential uses. However, there are existing residential uses in close proximity to the restaurant (west); therefore, Staff has also conditioned that the use maintain all noise levels in compliance with the City of Huntington Park Noise Ordinance.

## FINDINGS

### ***Conditional Use Permit Findings***

In granting a Conditional Use Permit to allow an ABC Type 41 license, the Planning Commission must make findings in connection with the Conditional Use Permit, as set forth in the Huntington Park Municipal Code. A Conditional Use Permit may be approved only if all the following findings are made:

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

**Finding:** The proposed use of the sale of beer and wine for on-site consumption in relation to a Bona Fide Public Eating Place is permitted in the Downtown Huntington Park Specific Plan – District B (Festival) with the approval of a Conditional Use Permit. The proposed sale of alcoholic beverages (beer and wine Type 41 ABC License) is an ancillary use to the primary use of a Bona Fide Public Eating Place. Conditions of approval are in place to mitigate any possible issues related to noise and property maintenance.

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

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

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

The proposed use of the sale of beer and wine for on-site consumption will be an ancillary use to the existing Bona Fide Public Eating Place.

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

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

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

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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 existing Bona Fide Public Eating Place is located on a lot that measures approximately 8,550 square feet. The tenant space of the existing Bona Fide Public Eating Place is approximately 1,403 square feet. The site contains existing commercial and retail uses. Furthermore, no expansion of the building or interior/exterior tenant improvements are proposed. The design, location, size and operating characteristics of the existing Bona Fide Eating Place with proposed on-site sale of beer and wine is not expected to be detrimental to the public health, safety and welfare of the City.

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

**Finding:** The site is an existing commercial building with current infrastructure in place. The proposed Type 41 ABC license will be complimentary and ancillary to the existing Bona Fide Eating Place. Additionally, no physical expansion is proposed, therefore the intensity of the use will not be impacted. Furthermore, the on-site sale of beer and wine will not result in the requirement of additional off-street parking.

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

**Finding:** The site is an existing commercial/ retail building with proper infrastructure in place. The proposed use of on-site sale of beer and wine in conjunction with a Bona Fide Eating Place will not significantly intensify public access, water, sanitation,

**PLANNING COMMISSION AGENDA REPORT**

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and public utilities and services. The proposed use will not require changes to existing public utilities. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and services.

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

**DEPARTMENT COMMENTS:**

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

**PUBLIC NOTICE:**

Public hearing notices were mailed on 11/30/2023, as of the date of this public hearing Staff has not received any public comment.

**RECOMMENDATION:**

That the Planning Commission conduct a public hearing, consider all public testimony, and **adopt** PC Resolution No. 2023-07 CUP, subject to the proposed conditions of approval and/or additional conditions that the Planning Commission may wish to impose.

**CONDITIONS OF APPROVAL:**

**PLANNING DIVISION**

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

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3. The proposed project shall comply with all applicable federal, state, and local agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.
4. The property be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. The applicant/ operator shall obtain all required approval/ permits from local, state, and federal agencies.
6. That this entitlement shall be subject to review for compliance with conditions of approval. Reviews shall be conducted at intervals deemed appropriate by the City Planning Commission.
7. That the applicant comply with all State Department of Alcoholic Beverage Control (ABC) requirements, including but not limited to alcohol sales hours, and should any license or permits, issued by the State Department of Alcoholic Beverage Control (ABC), be surrendered or revoked, the Conditional Use Permit shall automatically become null and void.
8. That the applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
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.
10. That this entitlement may be subject to additional conditions after its original issuance, upon a duly noticed public hearing item. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
11. The applicant shall provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of Occupancy.
12. Any proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.
13. The applicant shall be subject to any fees and requirements from the California Department of Fish and Wildlife, as stated in the CEQA Environmental Document

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Filing fee schedule. Including any applicable filing fees for CEQA notice of exemptions.

14. Pursuant to HPMC Sec. 9-2.1109, this entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
15. If the use ceases to operate for a period of six (6) months, the entitlement shall be null and void.
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.
18. The business hours of operation shall be limited to Monday through Friday from 10:00 am to 8:00 pm and Saturday through Sunday 9:00 am – 8:00 pm.
19. The business shall operate as a Bona Fide Public Eating Place. In the event the business ceases to operate as a Bona Fide Public Eating Place (restaurant) as defined under the Huntington Park Municipal Code Section 9-4.203(2)(A)(1), then the entitlement (CUP) shall become null and void.
20. That business operation be limited to a Bona Fide Public Eating Place (restaurant) only and that beer and wine only be served in conjunction with meals during regular business hours.
21. That alcohol shall only be served and/or consumed within the designated interior dining area as shown on the floor plan.
22. The business is limited to interior dining area, no outdoor seating and/or outdoor dining area is permitted.
23. The property owner/business operator shall install a scanner capable of reading the information contained in the magnetic strip of any California Driver's License or Identification Card to confirm the age of the customer, or similar system as approved by the Director of Community Development. This device shall be used by the cashier to check the identification of all individuals who appear to be younger than 35 years of age.
24. This approval does not include Dance and Entertainment. If the business owner/operator proposes to add Dance and Entertainment to the existing Bona Fide Public

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Eating Place (restaurant), the business owner/ operator shall obtain all proper approval and permits including but not limited to a Dance and Entertainment Permit.

25. The on-site trash enclosure must contain a lock and remain closed and secured. The applicant must remain in good standing and have an active account with the City's authorized vendor.
26. All equipment and belongings pertaining to the business shall be stored within the interior of the tenant space.
27. No outside storage shall be permitted on the subject site.
28. No payphones shall be allowed on the subject site.
29. This application does not include any interior or exterior tenant improvements. A Minor Development permit application shall be submitted for any proposed tenant improvements.
30. A sign design review application shall be submitted prior to installing signs. Including but not limited to wall signs, window signs and temporary banners. Temporary banners are permitted pursuant to a Temporary Sign Permit Application.
31. All window signage shall comply with HPMC Title 9 Chapter 3 Article 12.
32. Applicant shall install anti-graffiti film to the exterior of all windows pertaining to the business prior to final inspection.
33. All abandoned signs must be removed and any holes, glue, or discolored paint from previous signs must be repaired to match the building or background exterior.
34. That no loitering or consumption of alcohol take place outside the existing establishment or the parking area and that signs be posted on the site prohibiting such activities. The number, design, location and text of the signs shall be subject to Planning Division and Police Department approval.
35. That all merchandise, products, equipment and goods pertaining to the business be maintained within the building at all time and shall not be located on the sidewalk area.
36. That the business owner (Applicant) and property owner agree in writing to the above conditions.

**BUILDING AND SAFETY**

37. All entrances and exits shall remain unlocked, in the closed position, and completely unobstructed at all times including during business hours. Above all entrances, on the interior side, shall read "This door to remain unlocked during business hours."

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38. If there are proposed tenant improvements or alterations of the existing building or floor plan, the applicant shall submit full tenant improvement plans to the building and safety department. If unpermitted work is discovered, the work shall be permitted through submittal of tenant improvement plans and issuance of a building permit.
39. Plans submitted for improvements or alterations shall be completed by a registered design professional, such as a licensed architect or registered professional engineer. All plan sheets shall be stamped and signed by the registered design professional.
40. All improvements, alterations, and additions shall follow the 2022 California Building Code and all associated codes within the 2022 code cycle. If unpermitted work is discovered, the work must comply with the current building code requirements, which may require additional work to ensure code compliance.
41. Improvements within existing buildings shall be required to comply with disabled access requirements outlined in chapter 11B of the 2022 California Building Code. Some alterations may “Trigger” full compliance with accessibility features outlined in chapter 11B-202 of the 2022 CBC.
42. Improvements may be subject to path of travel and site arrival point requirements outlined in chapter 11-B of the 2022 CBC, pertaining to parking spaces and building entrances.
43. All work, if any, is to be completed by a licensed contractor.

**PUBLIC WORKS**

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

**CODE ENFORCEMENT**

45. Property must be kept clean of trash and building kept clean of graffiti on building and parking lot areas.
46. Outside storage is prohibited within public view and/or within on-site parking areas.
47. That any existing and/or future graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
48. 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.
49. The applicant shall provide routine maintenance to eliminate any trash or litter around the perimeter of the property.
50. That all future temporary or permanent signage shall be approved by the City prior to installation, pursuant to the Huntington Park Municipal Code.

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**POLICE DEPARTMENT**

51. The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the Planning Commission. Any change in the operation, which exceeds the conditions of the approved permit, will require that a new permit application be submitted to the Planning Commission for their review and approval.
52. 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.
53. 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.
54. Current occupancy loads shall be posted at all times.
55. 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.
56. 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.
57. The permittee shall be responsible for installing and maintaining a video surveillance system that monitors no less than the front and rear of the business, with full view of the public right-of-ways, and any parking lot under the control of the permittee. These cameras shall record video for a minimum of 30 days and the recordings will be made available to the Huntington Park Police Department.
58. 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.

**ALCOHOLIC BEVERAGES**

59. The applicant shall comply, at all times, with all regulations and conditions of approval prescribed by the California Department of Alcoholic Beverage Control (ABC) for the on-site sale of alcoholic beverages for off-site consumption (Type 41 license).

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60. It shall be unlawful for any person who appears to be intoxicated or under the influence of any drug, chemical or substance to enter or remain on the applicant's premises, at any time, as set forth in Section 25602(a) of the Business and Professions Code.

**LOS ANGELES COUNTY FIRE DEPARTMENT**

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

**PLANNING DIVISION SPECIAL CONDITIONS**

62. This Conditional Use Permit is for the on-site consumption of beer and wine only. Alcoholic beverages (beer and wine) shall not be made available for off-site consumption.
63. Any existing unpermitted outdoor seating area shall be removed prior to Planning Division final inspection. Any damages to the exterior of the building shall be repaired and replaced with colors and materials to match existing.
64. That the applicant/ business owner shall update and maintain their City of Huntington Park Business License prior to commencing the sale of beer and wine for on-site consumption (ABC Type 41).
65. If the operation of this establishment be granted, deed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall become null and void.
66. This Conditional Use Permit shall be valid for a term of 5 years. At the end of the 5-year term, the applicant must submit for a new Conditional Use Permit.

**EXHIBITS:**

- A. PC Resolution No. 2023-07 CUP
- B. Conditional Use Permit Application
- C. Business Operation Statement including Food/ Beer and Wine Menu
- D. Project Plans
- E. Vicinity Map
- F. Zoning Map
- G. Notice of Exemption

**PC RESOLUTION NO. 2023-07 CUP**

**EXHIBIT A**

**CASE NO. 2023-07 CUP**

## PC RESOLUTION NO. 2023-07 CUP

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, APPROVING 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.

**WHEREAS**, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, March 20, 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, upon an application from El Rey Foods Inc, requesting approval of a Conditional Use Permit to allow a Type 41 (On-Sale Beer and Wine – Eating Place) Alcoholic Beverage Control (ABC) license in connection with a Bona Fide Public Eating Place (Restaurant) within an existing building at 6503 Pacific Blvd, within the Downtown Huntington Park Specific Plan – District B (DTSP) Zone, described as:

Assessor's Parcel No. 6322-003-013, City of Huntington Park, County of Los Angeles; and

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

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

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

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

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

1        **SECTION 1:** Based on the evidence within staff report and the Environmental  
2        Assessment Questionnaire, the Planning Commission adopts the findings in said  
3        Questionnaire and determines that the project, as proposed, will have no significant  
4        adverse effect on the environment and adopts an Environmental Categorical Exemption  
5        (CEQA Guidelines, Article 19, Section 15301, Existing Facilities).

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

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

11       ***The proposed use of the sale of beer and wine for on-site consumption in  
12       relation to a Bona Fide Public Eating Place is permitted in the Downtown  
13       Huntington Park Specific Plan – District B (Festival) with the approval of a  
14       Conditional Use Permit. The proposed sale of alcoholic beverages (beer and  
15       wine Type 41 ABC License) is an ancillary use to the primary use of a Bona  
16       Fide Public Eating Place. Conditions of approval are in place to mitigate any  
17       possible issues related to noise and property maintenance.***

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

19       ***The General Plan Land Use designation of the subject site is Downtown  
20       Huntington Park Specific Plan. Permitted uses in this designation include a  
21       wide range of retail and service establishments, such as clothing stores and  
22       restaurants, to accommodate the surrounding community.***

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

25       ***The proposed use of the sale of beer and wine for on-site consumption will  
26       be an ancillary use to the existing Bona Fide Public Eating Place.***

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

1 (CEQA) and the City's Guidelines;

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

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

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

19 ***The existing Bona Fide Public Eating Place is located on a lot that measures***  
20 ***approximately 8,550 square feet. The tenant space of the existing Bona Fide***  
21 ***Public Eating Place is approximately 1,403 square feet. The site contains***  
22 ***existing commercial and retail uses. Furthermore, no expansion of the***  
23 ***building or interior/ exterior tenant improvements are proposed. The design,***  
24 ***location, size and operating characteristics of the existing Bona Fide Eating***  
25 ***Place with proposed on-site sale of beer and wine is not expected to be***  
26 ***detrimental to the public health, safety and welfare of the City.***

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

1           *The site is an existing commercial building with current infrastructure in*  
2           *place. The proposed Type 41 ABC license will be complimentary and ancillary*  
3           *to the existing Bona Fide Eating Place. Additionally, no physical expansion is*  
4           *proposed, therefore the intensity of the use will not be impacted.*  
5           *Furthermore, the on -site sale of beer and wine will not result in the*  
6           *requirement of additional off-street parking.*

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

10           *The site is an existing commercial/ retail building with proper infrastructure in*  
11           *place. The proposed use of on-site sale of beer and wine in conjunction with*  
12           *a Bona Fide Eating Place will not significantly intensify public access, water,*  
13           *sanitation, and public utilities and services. The proposed use will not require*  
14           *changes to existing public utilities. In addition, the proposed project would*  
15           *not impede the accessibility to public access, water, sanitation, or other*  
16           *public utilities and services.*

17           *The proposed use of on-site beer and wine will not significantly intensify*  
18           *public access, water, sanitation, and public utilities and services. The*  
19           *proposed use will not require changes to existing public utilities. In addition,*  
20           *the proposed project would not impede the accessibility to public access,*  
21           *water, sanitation, or other public utilities and services.*

22           **SECTION 3:** The Planning Commission hereby approves Resolution No. 2023-07  
23           CUP, subject to the execution and fulfillment of the following conditions:

24           **CONDITIONS OF APPROVAL:**

25           **PLANNING DIVISION**

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

1 applicant of any claim, action or proceeding and should cooperate fully in the defense  
2 thereof.

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

1 street and/or adjacent properties. Such shielding/enclosure of facilities shall be of  
2 compatible design related to the building structure for which such facilities are  
3 intended to serve and shall be installed prior to final building inspection.

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13. The applicant shall be subject to any fees and requirements from the California Department of Fish and Wildlife, as stated in the CEQA Environmental Document Filing fee schedule. Including any applicable filing fees for CEQA notice of exemptions.
14. Pursuant to HPMC Sec. 9-2.1109, this entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
15. If the use ceases to operate for a period of six (6) months, the entitlement shall be null and void.
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.
18. The business hours of operation shall be limited to Monday through Friday from 10:00 am to 8:00 pm and Saturday through Sunday 9:00 am – 8:00 pm.
19. The business shall operate as a Bona Fide Public Eating Place. In the event the business ceases to operate as a Bona Fide Public Eating Place (restaurant) as defined under the Huntington Park Municipal Code Section 9-4.203(2)(A)(1), then the entitlement (CUP) shall become null and void.
20. That business operation be limited to a Bona Fide Public Eating Place (restaurant) only and that beer and wine only be served in conjunction with meals during regular business hours.
21. That alcohol shall only be served and/or consumed within the designated interior dining area as shown on the floor plan.
22. The business is limited to interior dining area, no outdoor seating and/or outdoor dining area is permitted.

23. The property owner/business operator shall install a scanner capable of reading the information contained in the magnetic strip of any California Driver's License or Identification Card to confirm the age of the customer, or similar system as approved by the Director of Community Development. This device shall be used by the cashier to check the identification of all individuals who appear to be younger than 35 years of age.
24. This approval does not include Dance and Entertainment. If the business owner/operator proposes to add Dance and Entertainment to the existing Bona Fide Public Eating Place (restaurant), the business owner/ operator shall obtain all proper approval and permits including but not limited to a Dance and Entertainment Permit.
25. The on-site trash enclosure must contain a lock and remain closed and secured. The applicant must remain in good standing and have an active account with the City's authorized vendor.
26. All equipment and belongings pertaining to the business shall be stored within the interior of the tenant space.
27. No outside storage shall be permitted on the subject site.
28. No payphones shall be allowed on the subject site.
29. This application does not include any interior or exterior tenant improvements. A Minor Development permit application shall be submitted for any proposed tenant improvements.
30. A sign design review application shall be submitted prior to installing signs. Including but not limited to wall signs, window signs and temporary banners. Temporary banners are permitted pursuant to a Temporary Sign Permit Application.
31. All window signage shall comply with HPMC Title 9 Chapter 3 Article 12.
32. Applicant shall install anti-graffiti film to the exterior of all windows pertaining to the business prior to final inspection.
33. All abandoned signs must be removed and any holes, glue, or discolored paint from previous signs must be repaired to match the building or background exterior.
34. That no loitering or consumption of alcohol take place outside the existing establishment or the parking area and that signs be posted on the site prohibiting such activities. The number, design, location and text of the signs shall be subject to Planning Division and Police Department approval.
35. That all merchandise, products, equipment and goods pertaining to the business be maintained within the building at all time and shall not be located on the sidewalk area.

1 36. That the business owner (Applicant) and property owner agree in writing to the above  
2 conditions.

3 **BUILDING AND SAFETY**

4 37. All entrances and exits shall remain unlocked, in the closed position, and completely  
5 unobstructed at all times including during business hours. Above all entrances, on the  
6 interior side, shall read "This door to remain unlocked during business hours."  
7

8 38. If there are proposed tenant improvements or alterations of the existing building or  
9 floor plan, the applicant shall submit full tenant improvement plans to the building and  
10 safety department. If unpermitted work is discovered, the work shall be permitted  
11 through submittal of tenant improvement plans and issuance of a building permit.  
12

13 39. Plans submitted for improvements or alterations shall be completed by a registered  
14 design professional, such as a licensed architect or registered professional engineer.  
15 All plan sheets shall be stamped and signed by the registered design professional.  
16

17 40. All improvements, alterations, and additions shall follow the 2022 California Building  
18 Code and all associated codes within the 2022 code cycle. If unpermitted work is  
19 discovered, the work must comply with the current building code requirements, which  
20 may require additional work to ensure code compliance.  
21

22 41. Improvements within existing buildings shall be required to comply with disabled  
23 access requirements outlined in chapter 11B of the 2022 California Building Code.  
24 Some alterations may "Trigger" full compliance with accessibility features outlined in  
25 chapter 11B-202 of the 2022 CBC.  
26

27 42. Improvements may be subject to path of travel and site arrival point requirements  
28 outlined in chapter 11-B of the 2022 CBC, pertaining to parking spaces and building  
entrances.  
29

30 43. All work, if any, is to be completed by a licensed contractor.

31 **PUBLIC WORKS**

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

34 **CODE ENFORCEMENT**

35 45. Property must be kept clean of trash and building kept clean of graffiti on building and  
36 parking lot areas.  
37

38 46. Outside storage is prohibited within public view and/or within on-site parking areas.  
39

40 47. That any existing and/or future graffiti, as defined by the Huntington Park Municipal  
41 Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.  
42

43 48. No loitering and no trespassing signs shall be posted around the perimeter of the  
44 building in compliance with Section 602(o) the California Penal Code.

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

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

5 **POLICE DEPARTMENT**

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

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

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

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

18      55. 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      56. 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      57. The permittee shall be responsible for installing and maintaining a video surveillance  
29      system that monitors no less than the front and rear of the business, with full view of  
30      the public right-of-ways, and any parking lot under the control of the permittee.  
31      These cameras shall record video for a minimum of 30 days and the recordings will  
32      be made available to the Huntington Park Police Department.

33      58. The surrounding area (exterior & parking lot) shall be illuminated in order to make  
34      easily discernible the appearance and conduct of all person on or about the property.

1                   **ALCOHOLIC BEVERAGES**

2       59. The applicant shall comply, at all times, with all regulations and conditions of approval  
3                   prescribed by the California Department of Alcoholic Beverage Control (ABC) for the  
4                   on-site sale of alcoholic beverages for off-site consumption (Type 41 license).

5       60. It shall be unlawful for any person who appears to be intoxicated or under the  
6                   influence of any drug, chemical or substance to enter or remain on the applicant's  
7                   premises, at any time, as set forth in Section 25602(a) of the Business and  
8                   Professions Code.

9                   **LOS ANGELES COUNTY FIRE DEPARTMENT**

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

12                   **PLANNING DIVISION SPECIAL CONDITIONS**

13       62. This Conditional Use Permit is for the on-site consumption of beer and wine only.  
14                   Alcoholic beverages (beer and wine) shall not be made available for off-site  
15                   consumption.

16       63. Any existing unpermitted outdoor seating area shall be removed prior to Planning  
17                   Division final inspection. Any damages to the exterior of the building shall be repaired  
18                   and replaced with colors and materials to match existing.

19       64. That the applicant/ business owner shall update and maintain their City of Huntington  
20                   Park Business License prior to commencing the sale of beer and wine for on-site  
21                   consumption (ABC Type 41).

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

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

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

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

**PASSED, APPROVED, AND ADOPTED** this 20<sup>th</sup> of March, 2024 by the following

vote:

**AYES:**

### NOES:

**ABSENT:**

**ABSTAIN:**

## HUNTINGTON PARK PLANNING COMMISSION

Jonathan Sanabria, Chairperson

ATTEST:

Steve Forster, Secretary

# **CONDITIONAL USE PERMIT APPLICATION & ENVIRONMENTAL INFORMATION FORM**

**EXHIBIT B**

**CASE NO. 2023-07 CUP**



## CITY OF HUNTINGTON PARK

Community Development Dept. • Planning Division  
6550 Miles Avenue, Huntington Park, CA 90255  
Tel. (323) 584-6210 • [planning@hpcgov](mailto:planning@hpcgov)

# CONDITIONAL USE PERMIT APPLICATION

RECEIVED

Date Filed: Jul 13 2023

FOR OFFICE USE ONLY  
CVR 2023 - 07 File No. Fee/P

Fee/Receipt No.: \$4,972.00

Initials:

6:

## PROJECT INFORMATION

10

Project Address: 6503 PACIFIC BLVD., HUNTINGON PARK, CA 90255

General Location: PACIFIC BLVD. BETWEEN E. GAGE AVE. AND ZOE AVE.

Assessor's Parcel Number (APN): 6322-003-013

## APPLICANT'S INFORMATION

Applicant: EL REY FOODS INC.

Mailing Address: 6503 PACIFIC BLVD., HUNTINGTON PARK, CA 90255

Phone 1: 323-747-9928      Phone 2: 562-302-9376      Email: ELREYFOOD.FM@GMAIL.COM

## PROPERTY OWNER'S INFORMATION

Property Owner: YEE FAMILY REVOCABLE LIVING TRUST

Mailing Address: 29759 EAGLE POINT DR., CANYON LAKE, CA 92587

Phone 1: 760-391-8312      Phone 2:      Email: JUDITHYEE@MAC.COM

## REQUEST

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

TO ALLOW THE SALE AND DISPENSING OF BEER AND WINE FOR ONSITE CONSUMPTION IN CONJUNCTION WITH AN EXISTING 1,403 SQ. FT. RESTAURANT AND 48 INTERIOR SEATS WITH A 456 SQ. FT. OUTDOOR PATIO AND 20 EXTERIOR SEATS. REQUESTED HOURS OF OPERATIONS ARE 10AM - 8PM, MONDAY THROUGH FRIDAY & 9AM - 8PM, SATURDAY THROUGH SUNDAY.

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

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

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

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

The design, location and operating characteristics of the proposed use are compatible with the existing and future land uses.

The location is currently operating as a restaurant and the primary use will not change with the approval of this grant. The location is not undergoing any structure changes that will alter the size or footprint of the restaurant. The direct request is to simply add incidental alcohol sales for on-site consumption to complete the dining experience, and offer a complete menu.

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

The subject site is physically suitable for the type and intensity of the use being proposed. The location is not going through any exterior alterations and has been operating as a restaurant for several years. The area is improved with paved asphalt for city traffic, slight landscaping along the pedestrian area with access from Pacific Blvd. The traffic flow will not be greatly impacted by the addition of the incidental alcohol sales being request with this grant.

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

The establishment will not be detrimental to the current uses in the immediate area due to its location and zoning designation. The subject site has been operating as a restaurant currently and will not change with the requested grant. The direct request is to include the on-site consumption of alcohol sales and with the inclusion of conditions of approval, the location is ensured to uphold the community's integrity and mitigate any potential concerns for disruptions. Furthermore, the request does not include any live entertainment which will also assist with maintaining a controlled environment for the surrounding neighborhood.

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

The proposed use is consistent with the General Plan as determined by the land use designation. Here a multitude of commercial uses will ensure the support of a well rounded community which offers its residents and visiting neighbors a wide range of amenities to meet the necessary needs. Located near public transportation, the restaurant will attract regional clientele to the area. While it's not a new use, the restaurant is a well known operation and the addition to allow alcohol sales will serve as a convenience to its current and future clientele.

**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 4/12/23

FRANCISCO MOTA, SECRETARY - EL REY FOODS INC.

*Note: If the applicant is not the property owner, the owner*

Note. It is

*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.*

Judith J. Gele

Date 6/21/23

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**Property Owner Signature (Required)**

JUDITH YEE, TRUSTEE - YE&FAMILY REVOCABLE LIVING TRUST  
Print Name



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

# ENVIRONMENTAL INFORMATION FORM

**RECEIVED**

FOR OFFICE USE ONLY

Date Filed:

**JUL 13 2023**

File No.: *CV 2023-07*

Fee/Receipt No.: \_\_\_\_\_

Initials: *JL*

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

**BY:** \_\_\_\_\_

Name: **EL REY FOODS INC.** \_\_\_\_\_

Address: **6503 PACIFIC BLVD., HUNTINGON PARK, CA 90255** \_\_\_\_\_

Telephone: **323-747-9928** \_\_\_\_\_ Fax: \_\_\_\_\_

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

Name: **RUDY LOPEZ, CONSULTANT - LIQUOR LICENSE AGENTS** \_\_\_\_\_

Address: **5243 E. BEVERLY BLVD., LOS ANGELES, CA 90002** \_\_\_\_\_

Telephone: **310-975-8590** \_\_\_\_\_ Fax: \_\_\_\_\_

**3. Address of project:** **6503 PACIFIC BLVD., HUNTINGON PARK, CA 90255** \_\_\_\_\_

**4. Assessor's Parcel Number (APN):** **6322-003-013** \_\_\_\_\_

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

**CONDITIONAL USE PERMIT** \_\_\_\_\_

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

**N/A** \_\_\_\_\_

**7. Existing Zone:** **COMMERCIAL** \_\_\_\_\_

**8. Proposed use of site:** **RESTAURANT** \_\_\_\_\_

9. **Site size** (lot dimensions and square footage):  
19'-9" X 150'-0" (PREMISE LOCATION)  
57'-8.5" X 150'-0" (TOTAL LOT)

10. **Project size:**  
Square feet to be added/constructed to structure(s):  
N/A  
Total square footage of structure(s): 1,403 SQ. FT.

11. **Number of floors of construction:**  
Existing: 2  
Proposed: NO CHANGE

12. **Parking:**  
Amount required: N/A  
Amount provided: N/A

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

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

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

16. **If commercial, indicate the type of commercial use, estimated employment per shift, proposed hours of operations, indicate whether neighborhood, City or Regionally oriented, square footage of sales area, and loading locations:**  
RESTAURANT USE WITH HOURS OF OPERATION MONDAY - FRIDAY 10AM - 8PM, SATURDAY - SUNDAY 9AM - 8PM. ESTIMATED  
EMPLOYMENT: MONDAY - FRIDAY (3) PER SHIFT, SATURDAY - SUNDAY (5) PER SHIFT. SQUARE FOOTAGE OF SALES AREA:  
INTERIOR DINING - 795 SQ. FT., EXTERIOR DINING - 456 SQ. FT. ZONING: DTSP.

17. If industrial, indicate type of industrial or manufacturing use, estimated employment per shift, proposed hours of operations, and loading locations:

N/A

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18. If institutional, indicate type of institutional use, estimated employment per shift, proposed hours of operations, estimated occupancy, loading locations, and community benefits to be derived from the project:

N/A

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Please complete numbers 19 through 33 by marking "A" through "D" and briefly discuss any items marked "A" "B" or "C" (attach additional sheets as necessary). Items marked "D" do not need discussion.

A) Potentially Significant Impact

B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

### AESTHETICS

19. Would the proposed project:

a. Affect a scenic vista?

D \_\_\_\_\_

b. Have a demonstrable negative aesthetic effect?

D \_\_\_\_\_

c. Create light or glare?

D \_\_\_\_\_

### AIR QUALITY

20. Would the proposed project:

a. Affect air quality or contribute to an existing or projected air quality violation?

D \_\_\_\_\_

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

D \_\_\_\_\_

c. Create objectionable odors?

D \_\_\_\_\_

## BIOLOGICAL RESOURCES

### 21. Would the proposed project:

a. Remove of any existing trees or landscaping?

D \_\_\_\_\_

## CULTURAL RESOURCES:

### 22. Would the proposed project:

a. Affect historical resources?

D \_\_\_\_\_

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

D \_\_\_\_\_

## GEOLOGY AND SOILS

### 23. Would the proposed project:

a. Result in erosion, changes in topography or unstable soil conditions from excavation, grading or fill?

D \_\_\_\_\_

b. Be located on expansive soils?

D \_\_\_\_\_

c. Result in unique geologic or physical features?

D \_\_\_\_\_

## HAZARDS

### 24. Would the proposed project:

a. Create a risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?

D \_\_\_\_\_

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

D \_\_\_\_\_

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

D \_\_\_\_\_

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

D \_\_\_\_\_

## HYDROLOGY AND WATER QUALITY

### 25. Would the proposed project:

a. Change water drainage patterns?

D \_\_\_\_\_

b. Change the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capabilities?

D \_\_\_\_\_

- c. Impact groundwater quality? D \_\_\_\_\_
- d. Substantially reduce the amount of groundwater otherwise available for public water supplies? D \_\_\_\_\_

## LAND USE AND PLANNING

**26. Would the proposed project:**

- a. Conflict with the Zoning or General Plan designation? D \_\_\_\_\_
- b. Be incompatible with existing land use in the vicinity? D \_\_\_\_\_
- c. Disrupt or divide the physical arrangement of an established community? D \_\_\_\_\_

## MINERAL AND ENERGY RESOURCES

**27. Would the proposed project:**

- a. Conflict with the conservation of water? D \_\_\_\_\_
- b. Use non-renewable resources in a wasteful and/or inefficient manner? D \_\_\_\_\_
- c. Substantially increase energy consumption (i.e. electricity, oil, natural gas, etc.)? D \_\_\_\_\_

## NOISE

**28. Would the proposed project result in:**

- a. Increase to existing noise levels? D \_\_\_\_\_
- b. Exposure of people to severe noise levels? D \_\_\_\_\_

## POPULATION AND HOUSING

**29. Would the proposed project:**

- a. Induce substantial growth in an area either directly or indirectly (i.e. through population growth or infrastructure use)? D \_\_\_\_\_
- b. Displace existing housing, especially affordable housing? D \_\_\_\_\_

## PUBLIC SERVICES

**30. Would the proposal result in a need for new or altered government services for any of the following public services:**

- a. Fire protection? D \_\_\_\_\_

- b. Police protection? D \_\_\_\_\_
- c. Schools? D \_\_\_\_\_
- d. Maintenance of public facilities, including roads? D \_\_\_\_\_
- e. Other governmental services? D \_\_\_\_\_

### **RECREATION**

**31. Would the proposed project:**

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

### **TRANSPORTATION AND TRAFFIC**

**32. Would the proposed project:**

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

### **UTILITIES AND SERVICE SYSTEMS**

**33. Would the proposed project result in a need for new systems or supplies, or alterations to the following utilities:**

- a. Power or natural gas? D \_\_\_\_\_
- b. Communications systems? D \_\_\_\_\_
- c. Local or regional water treatment or distribution facilities? D \_\_\_\_\_
- d. Sewer or septic tanks? D \_\_\_\_\_
- e. Storm water drainage? D \_\_\_\_\_
- f. Solid waste disposal? D \_\_\_\_\_
- g. Local or regional water supplies? D \_\_\_\_\_

34. **Describe the project site as it exists before the project, including any existing structures on the site, and the use of the structures (i.e. residential, commercial, industrial, etc.)**  
**Attach photographs of the site and of the surrounding land uses.**

LOCATION IS DESIGNATED AS COMMERCIAL USE AND IS CURRENTLY DEVELOPED WITH A MULTI-STORY, MIXED USE OPERATION KNOWN AS YEE PLAZA. THE PREMISE LOCATION IS CURRENTLY OPERATING AS A RESTAURANT AND WILL CONTINUE TO DO SO WITH THE APPROVAL OF THE PROPOSED GRANT. THE DIRECT REQUEST IS TO ADD INCIDENTAL BEER AND WINE SALES FOR ONSITE CONSUMPTION.

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

THE LAND USE IS AN EXISTING SHOPPING CENTER KNOWN AS YEE PLAZA. IT IS FULLY DEVELOPED, AND IS NOT PROPOSING ANY STRUCTURAL CHANGES THAT WILL ALTER ITS SIZE OR FOOTPRINT. THE TOTAL LOT MEASURES 150' X 57' - 8.5" AND INCLUDES A MULTI-STORY STRUCTURE. THE FRONTAGE ALONG PACIFIC BLVD. IS 57'-8.5" WITH AN ALLEYWAY ADJACENT TO THE REAR OF THE PROPERTY.

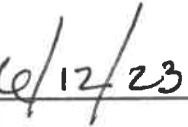
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**CERTIFICATION:** I hereby certify that the statements furnished above and in the attached plans present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented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

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

  
\_\_\_\_\_  
Date



# El Rey Foods Inc

6503 Pacific Blvd., Huntington Park, CA 90255

RECEIVED

JUL 13 2023

BY: \_\_\_\_\_

# Photo Key

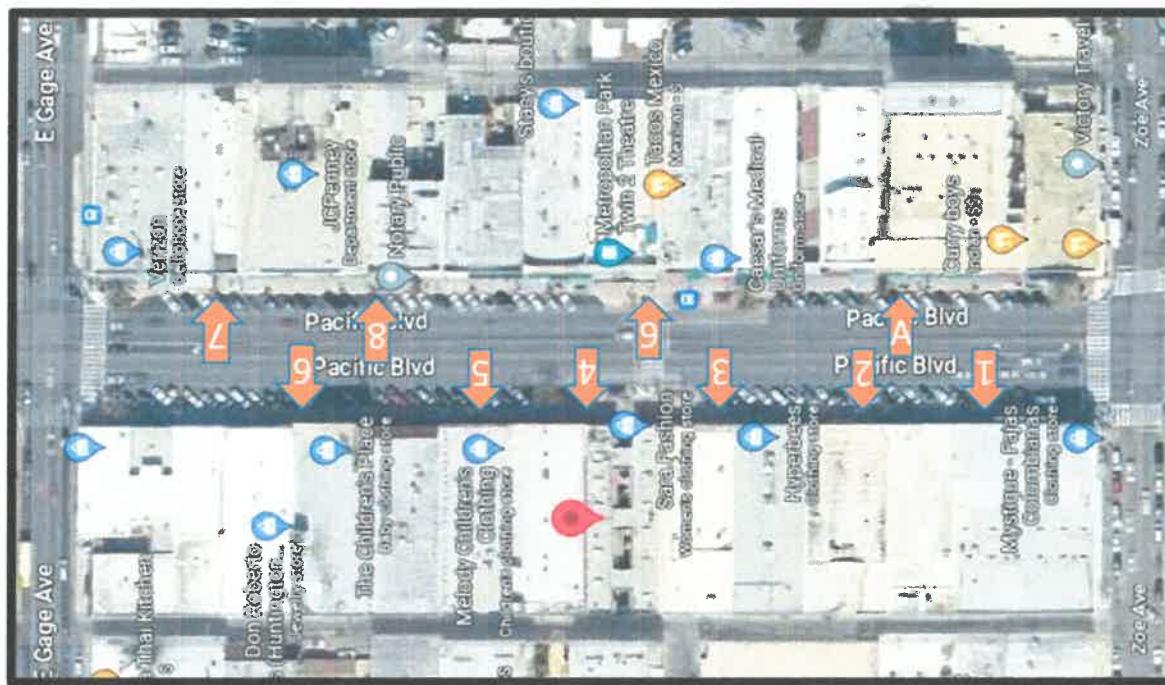


Photo 1



Photo 2



Photo 3



Photo 4 – Premise Location



Photo 5



Photo 6



Photo 7



Photo 8



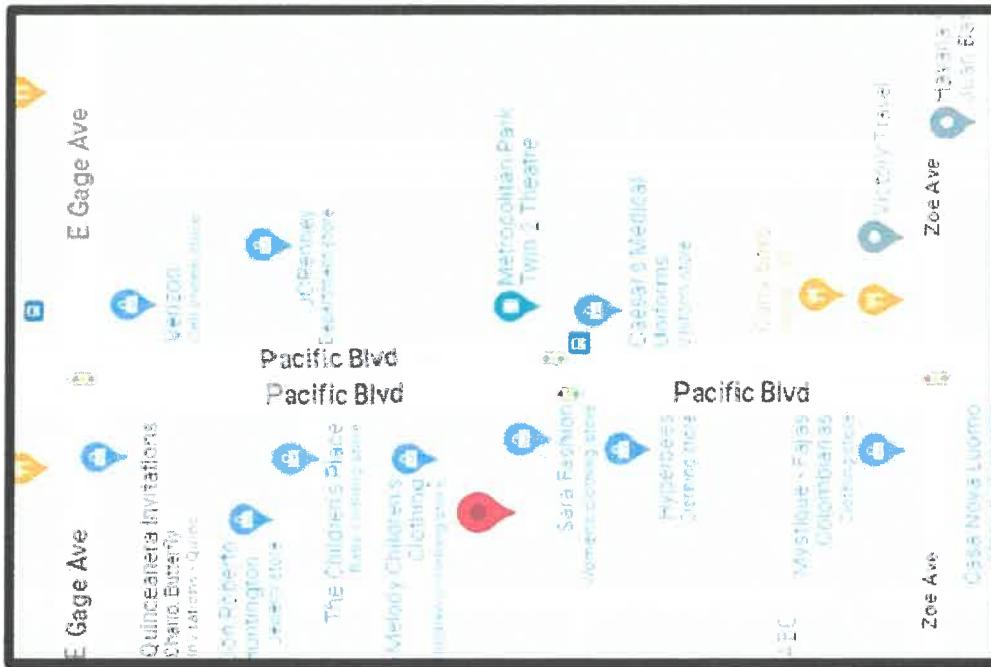
Photo 9



Photo A



# Vicinity Map



**BUSINESS OPERATION STATEMENT**

**FOOD/ BEER & WINE MENU**

**EXHIBIT C**

**CASE NO. 2023-07 CUP**



**6503 Pacific Blvd., Ste. 101, Huntington Park, CA 90255**

### **Business Operation Statement**

The applicant, El Rey Foods Inc., is requesting a Conditional Use Permit to allow for the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 1,403 square-foot restaurant and hours of operation from 10:00am-8:00pm Monday through Friday and 9:00am-8:00pm Saturday and Sunday.

The location is currently operating as El Rey Tortas Ahogadas. The use of the premise will not be altered but the addition of alcohol sales is requested as an incidental use. No live entertainment is being proposed on the property. The restaurant offers a full menu throughout its business hours. Incidental alcohol sales will only be sold in conjunction with a meal order.

Each employee will be trained in proper procedures for serving alcoholic beverages including how to check identification appropriately, monitor patron consumption and deal with different situations. On-site training will occur daily through observation and manager interaction in order to help prevent alcohol related concerns. The staff will also be made aware of any conditions of approval within this grant pertaining to business operations. Daily activities, training and operations of the business are always monitored to ensure a responsible and safe environment for all individuals dining or working at the location. The applicant understands the importance of maintaining a secure environment and strives to contribute to the integrity of the existing neighborhood's character.

## TORTAS

When most people think of a "Torta" they think of the soft round grilled bread sandwich filled with choice of meat, beans, avocado, etc. This is NOT what you get when order a "Torta Ahogada".

### WHAT IS A TORTA AHOGADA

It's like the mexican version of a French Dip. Basically it's a Carnitas Sandwich served on a nice crusty birote roll (Guadalajara style sourdough roll) smeared with refried beans & drenched in a tomato sauce. We also add a Spicy Salsa that you can get as hot as you can take it! Topped with perfectly pickled red onions & a lemon slice.

**You can get it as HOT as you want**



**"EN SALSA"**

No chile, 0% Spice Level



**"SALSA POCO CHILE"**

Quarter chile, 25% Spice Level



**"MEDIA"**

Half chile, 50% Spice Level



**"TRES CUARTOS"**

Three fourths, 75% Spice Level



**"BIEN AHOGADA"**

All the way, 100% Spice Level

## TORTAS

### TORTA AHOGADA

Carnitas, buche, mixta, pollo or panela

**\$10.99**

### TORTA AHOGADA ESPECIAL

Incluye 2 tacos dorados de papa, frijol o requesón

**\$13.99**

### LONCHE (TORTA) Choices: Pierna, asada, carnitas, pollo, al pastor

Mayonnaise, mexican sour cream, bolillo (guadalajara type sandwich bread), avocado, tomato, onions & jalapeño puree

**\$12.99**

### LONCHE ACOMPAÑADO CON PAPAS FRITAS

**\$14.99**

### LONCHE DE JAMON O PANELA

**\$10.99**

Mayonnaise, mexican sour cream, bolillo (guadalajara type sandwich bread), avocado, tomato, onions & jalapeño puree

**\$12.99**

### TORTA ESTILO SANTUARIO

Choice of meat: Lengua (Tongue), Lomo (Pork Loin)

**\$12.99**

## TOSTADAS

### Choice of Meats:

Lengua, Pata, Cueritos, Jamon, Panela, Carnitas

Hard shell tortilla topped with choice of meat, beans, cabbage, tomato, onion and a tomato-based salsa

**\$6.99**



## TACOS

### STREET TACO Choices: Asada, pastor, carnitas or buche

Served with potatoes, onions & cilantro

**\$2.79**

### MODESTA (TACO BOWL) Choice of meat

With potatoes, onions, tomatoes, avocado, sour cream & pickled red onions on the side. Served with 1 tortilla on the bottom & 3 tortillas on the side.

**\$14.99**

### TACO DE BARBACOA BLANDITO (DE RES)

Two soft tortillas filled with braised beef (barbacoa) topped with onion and cilantro

**\$3.29**

### TACO DORADO DE BARBACOA (DE RES)

Two hard tortillas filled with braised beef (barbacoa) topped with onion and cilantro

**\$3.59**

### TACO DORADO BARBA QUESO

Two hard tortillas filled with braised beef (barbacoa) topped with cheese, onion and cilantro

**\$4.29**

*All come with grilled onions, hot sauce, and consomé on the side*

### ORDEN TACOS DORADOS (4) Choices: Potato, Beans or requeson

4 Crispy & Delicious hard shell tacos, served with cabbage, pickled onions and fresh salsa.

**\$6.99**

### ORDEN TACOS DORADOS CON CARNITAS (4)

Choices: Potato, Beans or requeson

4 Crispy & Delicious hard shell tacos with Carnitas on Top, served with cabbage, pickled onions and fresh salsa.

**\$12.99**

### TACO DORADO Choices: Potato, Beans or requeson

Crispy & Delicious hard shell tacos, served with cabbage, pickled onions and fresh salsa.

**\$1.99**

### TACO DORADO CON CARNITAS Choices: Potato, Beans or requeson

Crispy & Delicious Hard Shell Tacos with Carnitas on Top, Served with cabbage, pickled onions and a fresh salsa.

**\$3.59**

## QUESADILLAS

### ORDEN DE CHORIZUELO

Comes with 5 tortillas

**\$9.99**

### QUESADILLA

Flour tortilla with monterrey jack cheese.

**\$6.99**

### QUESADILLA CON CARNE

With meat of your choice

**\$11.99**

### QUESADILLA DE MAIZ (3 pcs)

With corn tortillas

**\$6.99**

### QUESADILLA DE MAIZ (1 piece)

With corn tortillas

**\$2.59**

## BURRITOS

Carnes para Escoger  
Asada, Pollo, Carnitas y Buche

**\$14.99**

### BURRITO TAPATIO (HEAVY DUTY)

Avocado, potatoes, pico de gallo, cheese & Mexican sour cream.

**\$9.99**

### BURRITO TRADICIONAL

Served with beans & rice Extra cheese \$1.00

**\$14.99**

### BURRITO AHOGADO

Avocado, potatoes, pico de gallo, cheese, soaked in a red sour cream sauce, choose your spice level

**\$12.99**

### BURRITO VEGETARIANO

Whole beans, avocado, potatoes, pico de gallo, cheese & sour cream.

**\$6.99**

### BEAN & CHEESE BURRITO

Extra cheese \$1.00

**\$13.99**

### CHILE RELLENO BURRITO

Chile Relleno, rice, beans, onion and cilantro wrapped inside flour tortilla and covered with a homemade salsa.

**\$14.99**

## PLATILLOS

### CARNE EN SU JUGO

A delicious beef broth with thin asada trips, potatoes, whole beans, bacon bits, grilled cambric onion, served with tortillas, onions & cilantro.

**\$13.99**

### ORDEN DE ASADA, PASTOR, POLLO, CARNITAS, BUCHE O MIXTA

Meat of your choice with whole beans, rice, pico de gallo, avocado, pickled onion & radishes served with tortillas

**\$14.99**

### ORDEN DE FLAUTAS (3)

3 Long Fried & rolled shredded beef or chicken tacos served with sour cream, cabbage, a slice of tomato & tomato sauce, side of rice & pickled red onions.

**\$14.99**

### PLATO DE BARBACOA

Served with your choice of rice & beans or caldo.

**\$14.99**

### BIRRIA BREAD BOWL

Sourdough bread bowl filled with beef birria, onion, cilantro and melted cheese. Served with consome on the side.

**\$13.99**

### CHILE RELLENO (PLATILLO)

Cheese chile relleno covered in a tomato salsa and served with rice and beans. Includes 5 tortillas.

## TACOS DE BARBACOA



## TACOS DE CANASTA

Papa, Frijol y Chicharrón

TACO DE CANASTA	\$1.79
ORDEN DE TACOS DE CANASTA (6)	\$8.00
<b>ORDER TO GO - PAPAS, FRIJOL Y CHICHARRÓN</b>	
30 PACK - MIXTOS	\$35.00
60 PACK - MIXTOS	\$60.00

INCLUDES (PICKLED VEGGIES, CABBAGE, GREEN & RED SALSA



### LA HISTORIA DEL BIROTE SALADO

El nombre del birote proviene de una familia panadera de origen Francés que vivía por la avenida Vallarta de apellido **Birrot**. Ellos tenían su expendio entre las avenidas Juárez y 16 de septiembre en los portales del centro histórico de Guadalajara. La gente de la época decía "Vamos a los birrotes".

Es así como se fue transformando el nombre hasta llegar a birote.



## CALDOS DAILY

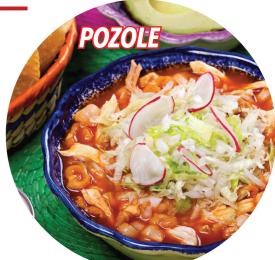
POZOLE	\$14.99
Guadalajara Style red pork stew with hominy. Served with cabbage, radishes & lemon.	

MENUDO	\$14.99
Beef tripe, sewed to perfection. Served with onions, oregano, lemon & tortillas.	

## SIDE ORDERS

FRESH GUACAMOLE w/ chips	\$7.99
--------------------------	--------

FRIJOLES 8 oz	\$2.99
ARROZ 8 oz	\$2.99
AGUACATE Half	\$1.99
PAPAS FRITAS	\$3.99
TORTILLAS 6 pc	\$1.99
CONSOME 6oz	\$1.59



### POSTRES

JERICALLA \$2.99



CHEESE QUESADILLA  
SALCHIPULPOS  
CHICKEN NUGGETS  
BEAN & CHEESE BURRITO

\*Todas las ordenes son servidas con French Fries ó con Arroz.

## BEBIDAS

AGUAS	M \$3.59 L \$3.99
Horchata & Jamaica	
<b>SODAS</b>	
Pepsi, Diet Pepsi, Manzana, Orange, Raspberry Ice Tea, Dr. Pepper, Lemonade	M \$2.99 L \$3.79
MEXICAN SODAS (Glass Bottle)	S \$2.99 M \$3.59 L \$3.99
BOTELLA DE AGUA	\$1.59
SUNNY D	\$1.99
ERVEZA NACIONAL	\$4.00
ERVEZA IMPORTADA	\$4.75
MICHELADA	\$7.75

## CARNITAS POR LIBRA

CARNITAS (1 LB.) SIN ACOMPAÑAMIENTOS	\$15.99
CARNITAS (1 LB.) Con cilantro, cebolla, salsa y 10 tortillas.	\$19.99
CARNITAS (1/2 LB.) Con cilantro, cebolla y 5 tortillas.	\$12.99
CARNITAS (1/2 LB.) Pura carne	\$8.99

**WE DELIVER!**  
For faster service please have  
order ready on phone orders,  
Thank you

**EL REY**  
TORTAS AHOGADAS  
DESDE 2010

**HUNTINGTON PARK**  
6503 Pacific Blvd.  
Huntington Park, CA 90255  
323.387.4156

**EL MONTE**  
11537 Garvey Ave.  
El Monte, CA 91732  
626.522.0485

[ElReyTortasAhogadas](#) [ElReyTortasAhogadasLA](#) [ElReyTortasAhogadasLA](#)

# **PROJECT PLANS**

**EXHIBIT D**

**CASE NO. 2023-07 CUP**

PROPERTY OWNER:  
YEE FAMILY REVOCABLE LIVING TRUST  
29759 EAGLE POINT DR., CANYON LAKE, CA 92587  
(760)391-8312  
judy@yee@mac.com

SCOPE OF WORK:  
(E) 1,796 SQ.FT. RESTAURANT W/ 48 SEATS ADDING  
SALES AND DISPENSING OF BEER AND WINE (TYPE 4).  
HOURS OF OPERATION MONDAY-FRIDAY FROM 10 A.M. TO 8 P.M.  
SATURDAY-SUNDAY FROM 9 A.M. TO 8 P.M.  
NO CHANGE IS PROPOSED.

PARKING SUMMARY:  
795 SQ.FT. INTERIOR DINING/100= 8 PARKING SPACES  
545 SQ.FT. NONSEATING/400= 1 PARKING SPACES  
TOTAL PARKING SPACES= 9 SPACES

YEE PLAZA TENANTS		
SARA FASHION	RETAIL	OFFICE
CAROL ALLEN LAW GROUP, APLC	OFFICE	OFFICE
HILDAS INSURANCE	RETAIL	RETAIL
LA SURE SKIN & BODY CENTER	RESTAURANT	RESTAURANT
EL NORTEÑO	RETAIL	RETAIL
STAR WORLD KIOSK	OFFICE	OFFICE
PROFESSIONAL SOLUTION CENTER		

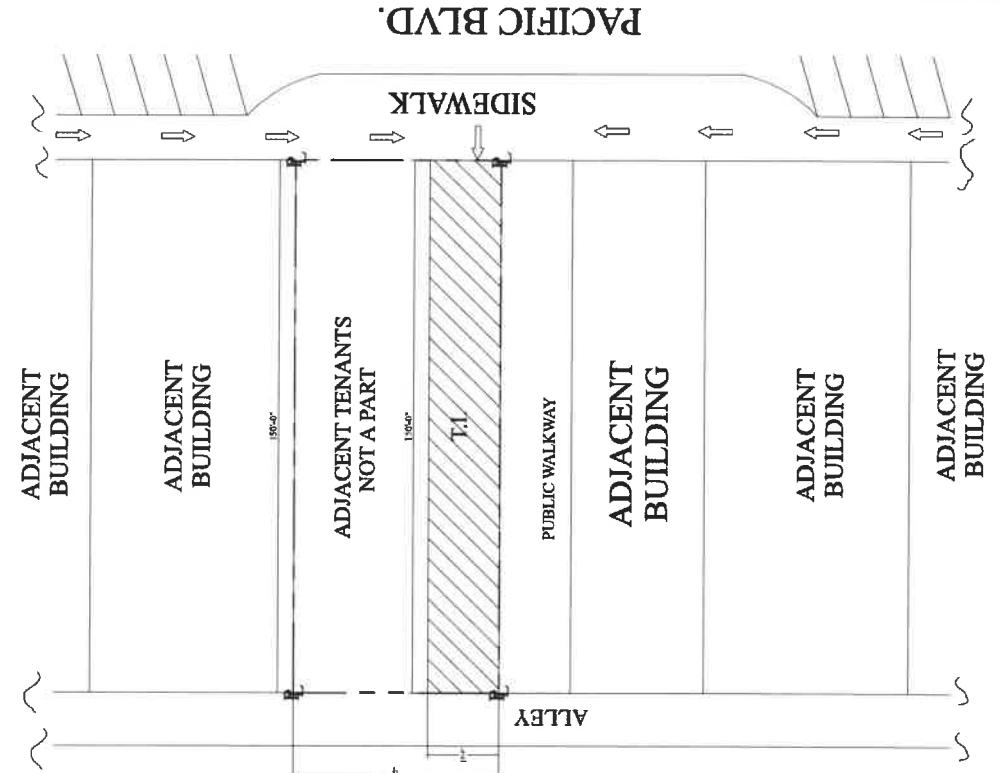
SUMMARY TABLE	
INTERIOR DINING	795 SQ. FT.
INTERIOR SEATS	48
BEER & WINE STORAGE	40 SQ. FT.
KITCHEN	145 SQ. FT.
PREP AREA	179 SQ. FT.
RESTAURANT	1,340 SQ. FT.

LEGAL DESCRIPTION:



6503 PACIFIC BLVD. SUITE 101, HUNTINGTON PARK, CA 90255

PLANS BY:  
PATRICK E. PANZARELLI  
CONSULTING SERVICES  
PO BOX 1085  
SUITE 1100  
(818) 310-8598  
PATRICKPanzarelli@gmail.com



RECEIVED

NOV 21 2023

BY: \_\_\_\_\_

SITE PLAN  
1/16" = 1'

A - 1	APPLICANT: EL REY FOODS INC. (323) 747-9928	
11/21/23	6503 PACIFIC BLVD. SUITE 101, HUNTINGTON PARK, CA 90255	PLANS BY: PATRICK E. PANZARELLI CONSULTING SERVICES PO BOX 1085 SUITE 1100 (818) 310-8598 PATRICKPanzarelli@gmail.com

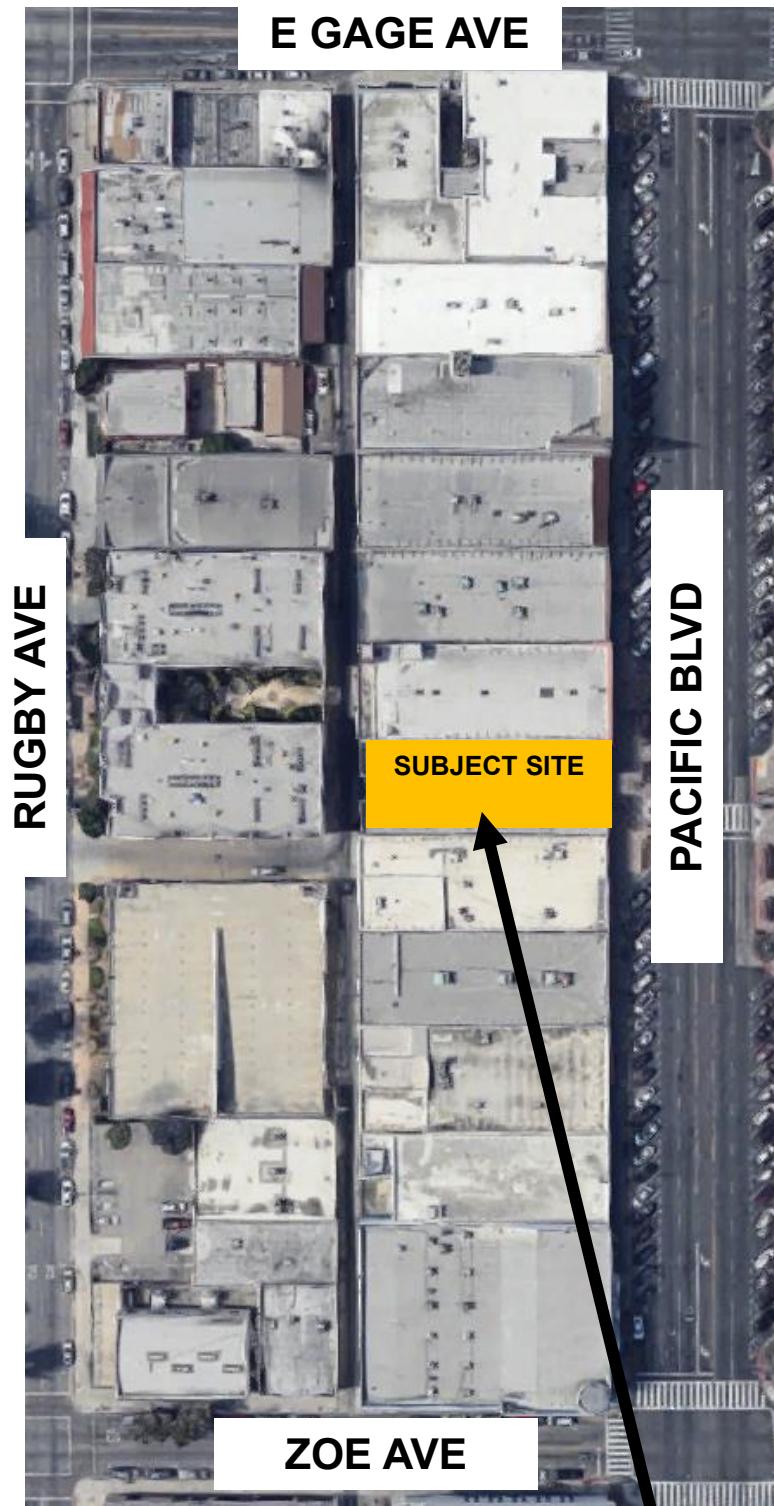
<p>11/21/23</p> <p>APPLICANT: EL REY FOODS INC.</p> <p>(323) 747-9928</p> <p>PLANS BY: PATRICK E. PANZARELLO CONSULTING SERVICES PO BOX 1085 SUIN VALLEY CA 91333 WWW.PATRICKEPanzarelloCS.com (619) 310-5889 PatrickEPanzarello@gmail.com</p>															
<p>A-2</p> <p>11/21/23</p> <p>6503 PACIFIC BLVD. SUITE 101, HUNTINGTON PARK, CA 90255</p> <p>TORTAS AHOGADAS EL REY</p> <p>PLANS BY: PATRICK E. PANZARELLO CONSULTING SERVICES PO BOX 1085 SUIN VALLEY CA 91333 WWW.PATRICKEPanzarelloCS.com (619) 310-5889 PatrickEPanzarello@gmail.com</p>															
<p>WALL LEGEND</p> <p>— (B) WALL — (B) 4 FT. PONY WALL</p> <p><b>SUMMARY TABLE</b></p> <table border="1"> <thead> <tr> <th></th> <th>795 SQ. FT.</th> </tr> </thead> <tbody> <tr> <td>INTERIOR DINING</td> <td>48</td> </tr> <tr> <td>INTERIOR SEATS</td> <td>48</td> </tr> <tr> <td>BEER &amp; WINE STORAGE</td> <td>40 SQ. FT.</td> </tr> <tr> <td>KITCHEN</td> <td>145 SQ. FT.</td> </tr> <tr> <td>PREP AREA</td> <td>179 SQ. FT.</td> </tr> <tr> <td>RESTAURANT</td> <td>1,340 SQ. FT.</td> </tr> </tbody> </table> <p><b>SCOPE OF WORK:</b> (E) 1,796 SQ. FT. RESTAURANT W/ 48 SEATS ADDING SALES AND DISPENSING OF BEER AND WINE (TYPE-4), HOURS OF OPERATION MONDAY-FRIDAY FROM 10 A.M. TO 8 P.M. SATURDAY-SUNDAY FROM 9 A.M. TO 8 P.M. NO CHANGE IS PROPOSED.</p> <p><b>RECEIVED</b> NOV 21 2023 BY: _____</p> <p>EXISTING FLOOR PLAN 1/4" = 1'</p>			795 SQ. FT.	INTERIOR DINING	48	INTERIOR SEATS	48	BEER & WINE STORAGE	40 SQ. FT.	KITCHEN	145 SQ. FT.	PREP AREA	179 SQ. FT.	RESTAURANT	1,340 SQ. FT.
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RESTAURANT	1,340 SQ. FT.														

# **VICINITY MAP**

**EXHIBIT E**

**CASE NO. 2023-07 CUP**

# VICINITY MAP



**SUBJECT SITE**

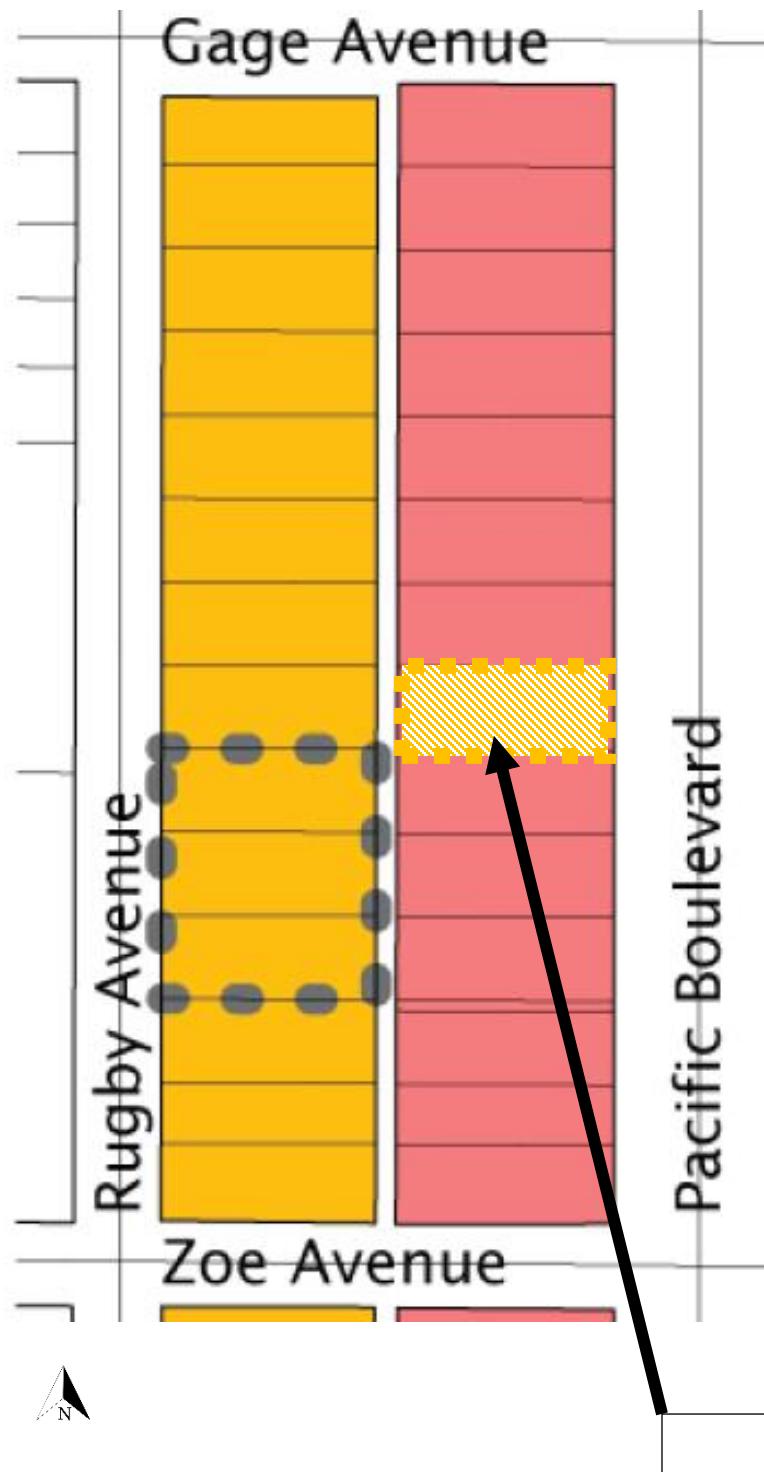
**6503 PACIFIC BLVD**

# **ZONING MAP**

**EXHIBIT F**

**CASE NO. 2023-07 CUP**

# ZONING MAP



# **NOTICE OF EXEMPTION**

**EXHIBIT G**

**CASE NO. 2023-07 CUP**

**Notice of Exemption****Appendix E**

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

**From:** (Public Agency): \_\_\_\_\_

County Clerk

County of: \_\_\_\_\_

(Address)

Project Title: \_\_\_\_\_

Project Applicant: \_\_\_\_\_

Project Location - Specific:

Project Location - City: \_\_\_\_\_ Project Location - County: \_\_\_\_\_

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: \_\_\_\_\_

Name of Person or Agency Carrying Out Project: \_\_\_\_\_

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

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

Reasons why project is exempt:

Lead Agency

Contact Person: \_\_\_\_\_ Area Code/Telephone/Extension: \_\_\_\_\_

**If filed by applicant:**

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Title: \_\_\_\_\_

Signed by Lead Agency      Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.      Date Received for filing at OPR: \_\_\_\_\_  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.