



REGULAR MEETING AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, July 17, 2024, at 6:30 p.m.

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

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

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

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

CALL TO ORDER

ROLL CALL

Chairperson Ricardo Barba-Ochoa
Commissioner Eduardo Carvajal
Commissioner John Estrada
Commissioner Adrian Tarango

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 JUNE 19, 2024, PLANNING COMMISSION MEETING

REGULAR AGENDA

PUBLIC HEARINGS

1. **CASE NO. 2024-05 CONDITIONAL USE PERMIT (CUP) – A REQUEST FOR A CONDITIONAL USE PERMIT FOR THE ON-SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING RESTAURANT LOCATED AT 6480 SANTA FE AVENUE, WITHIN THE COMMERCIAL GENERAL (C-G) ZONE**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

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

RECEIVE AND FILE

1. No items

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn until the next regular meeting on Wednesday, August 21, 2024, at 6:30 p.m.

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



Steve Forster
Community Development Director



MINUTES

CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION

Wednesday, June 19th, 2024, at 6:30 p.m.

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

Chairperson Ricardo Barba-Ochoa called the meeting to order at 6:32 p.m.

PRESENT IN PERSON: Chairperson Ricardo Barba-Ochoa, Commissioner Adrian Tarango, Commissioner John Estrada, and Commissioner Eduardo Carvajal.

ABSENT: None

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

PLEDGE OF ALLEGIANCE

Chairperson Ricardo Barba-Ochoa led the Pledge of Allegiance.

PUBLIC COMMENT – None

CONSENT ITEMS – Approve Planning Commission Meeting Minutes:

1. Regular Planning Commission Meeting held on May 15, 2024.

MOTION: Commissioner Eduardo Carvajal to approve the Minutes, seconded by Commissioner Adrian Tarango. Motion passed 3-0-1, by the following vote:

AYES: Commissioner(s): Chairperson Ricardo Barba-Ochoa
 Commissioner Eduardo Carvajal
 Commissioner Adrian Tarango

NOES: Commissioner(s): None

ABSENT: Commissioner(s): None

ABSTAINED: Commissioner(s): Commissioner John Estrada

PRESENTATIONS

- 1. CASE NO. 2023-11 CONDITIONAL USE PERMIT (CUP) – A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A TYPE 21 (OFF-SALE GENERAL) ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE IN CONNECTION WITH A GROCERY STORE LOCATED AT 2762 E. GAGE AVENUE WITHIN COMMERCIAL GENERAL (C-G) ZONE.**

Associate Planner Lemessis Quintero delivered a comprehensive presentation to the Commission via PowerPoint, outlining the request for a conditional use permit to allow a type 21 (off-sale general) alcoholic beverage control license (ABC). During the presentation, Associate Planner Quintero provided background information on the property and its current conditions. Additionally, Ms. Quintero elaborated on various aspects of the project, including project description, background, and analysis. Supporting the presentation, Ms. Quintero included site photographs, and the findings that can be made in support of the project. As a recommendation, Ms. Quintero proposed the adoption of PC Resolution No. 2023-11 CUP subject to the proposed conditions of approval.

Commissioner Adrian Tarango inquired whether any alcohol advertisements, including the liquor sign, would need to be removed. Ms. Quintero confirmed that the liquor sign would indeed be taken down.

Commissioner John Estrada asked about the approval for single-serving alcohol sales. Director Forster responded, stating that wine or hard beverages cannot be sold in containers smaller than 375 ml.

PUBLIC COMMENT

Applicant's designer, Raj Van, approached the stand, introduced himself, and stated that no changes are proposed to the existing business.

Resident Diego Castillo approached the stand to express his concern regarding loitering and people drinking alcohol near the subject site.

Chairperson Barba-Ochoa recommended that Mr. Castillo contact the City Police Department. He emphasized that all comments and concerns are taken very seriously and addressed promptly.

Keith Chun, the previous owner of the business, stated that it is impossible to ensure that those loitering near the site are patrons of the store.

Arjun Ghatak, the son of the new owner, stated that he has been in communication with the police department and has filled out the proper forms regarding trespassing and loitering. Mr. Ghatak mentioned that he is willing to comply with all conditions of approval and all applicable City and State laws.

Chairperson Barba-Ochoa closed public comment at 6:55 p.m.

Commissioner John Estrada motioned to **Approve CASE NO. 2023-11 CONDITIONAL USE PERMIT (CUP)**, seconded by Commissioner Eduardo Carvajal. Motion passed 4-0-0, by the following vote:

NOES: Commissioner(s): None

ABSENT: Commissioner(s): None

2. CASE NO. 2024-01 DIRECTOR'S APPEAL (DA) - A REQUEST FOR PLANNING COMMISSION TO MODIFY THE DETERMINATION OF THE COMMUNITY DEVELOPMENT DIRECTOR TO RESTORE LEGAL NONCONFORMING STATUS FOR PROPERTY LOCATED AT 2502 RANDOLPH STREET, WITHIN THE HIGH DENSITY RESIDENTIAL (R-H) ZONE.

Assistant Jordan Martinez delivered a comprehensive PowerPoint presentation to the Commission, outlining the request for the Planning Commission to modify the Community Development Director's determination and restore the legal nonconforming status of the property at 2502 Randolph St. During the presentation, Assistant Martinez detailed the appeal, explaining that the applicant argues for maintaining commercial use via nonconforming status in the R-H zone, despite the Code's prohibition.

Mr. Martinez elaborated on several aspects of the project, including its description, background, and analysis. He supported his presentation with site photographs showing the existing conditions and presented the findings that support the project. Ultimately, Mr. Martinez recommended denying Case No. 2024-01 DA.

Mr. Martinez explained that according to the code, if any part of a legally nonconforming use is abandoned, the entire use is considered abandoned. The property originally held three business licenses: the first expired in April 2009, though operations continued in collaboration with the property's business owners. The second license expired in June 2023 with a six-month renewal period, but no action was taken, resulting in the loss of its nonconforming status.

Commissioner Tarango inquired about notifications sent to applicants for business license renewals. Mr. Martinez confirmed that courtesy notifications are routinely sent, but in this case, there was no response from the applicant.

Commissioner John Estrada asked if notifications were sent for each of their business licenses. Mr. Martinez affirmed this and explained that had all licenses been active, the property would have retained its legal nonconforming status.

PUBLIC COMMENT

Attorney Zachary D. Schorr, representing the property owner, approached the stand and asserted that the property owner had not been notified about the renewal of their business license. Mr. Schorr also raised concerns, accusing staff of fabricating sections of the municipal code.

In response, Assistant Planner Jordan Martinez clarified the situation, pointing out that the City had records indicating three businesses operating at the property, whereas they were only aware of two legitimate businesses. Martinez highlighted that it remains the responsibility of the property owner to oversee and manage all activities and affairs on the property.

Mr. Schorr explained that when they did issue the notification for business license renewal was given to an entity that no longer exists and elaborated on blaming the City for not complying with getting the right information from the tax assessor's records for the renewal notification.

Commissioner John Estrada elaborated on the difference between the business owner and the property owner. According to Mr. Schorr, the property owner shouldn't renew the business license since he is the property owner not the tenant.

Chairperson Barba-Ochoa inquired whether Mr. Schorr or the property owner would seek information regarding the type of business planned for the rented property, and if they would ensure the tenant provides proof and documentation of running a legitimate business. Mr. Schorr confirmed that they had already ensured the prospective business was an auto body shop and legitimate.

Chairperson Barba-Ochoa stressed the critical need for essential documents, including an active business license, which are mandatory for operations at the location. Mr. Schorr clarified that it was the tenant, not the property owner, who overlooked the renewal process, emphasizing the importance of not unfairly attributing blame to the property owner for the tenant's lapse in responsibility.

Mr. Schorr then introduced a new perspective, arguing that a lack of permit could imply an intent to abandon the property. He explained that this interpretation is not supported by the Huntington Park Code.

In response, Chairperson Barba-Ochoa disagreed with Mr. Schorr, pointing out that the City had made numerous unsuccessful attempts to contact the applicant. Emphasizing the need for clear communication, Chairperson Barba-Ochoa underscored that this lack of response demonstrated negligence on the applicant's part and a failure to comply with the City's guidelines. He stressed the importance of strict adherence to these guidelines to ensure a smooth and efficient process for all parties involved.

Mr. Schorr further expressed his frustration with Director Forster, citing past meetings where he felt he hadn't been given enough time to fully explain the situation or that the Director hadn't engaged sufficiently on the matter. Schorr highlighted the need for transparent and comprehensive discussions to ensure all aspects are properly addressed.

Assistant Planner Martinez clarified the code concerning abandonment, emphasizing that discontinuation or abandonment of active and continuous operation or occupation for a nonconforming use, in whole or in part, constitutes abandonment under the code. He further explained that if abandonment is indicated by a lack of records or receipts proving continuous operation, it is considered conclusive.

In this instance, no business receipts or records were submitted to the City.

Commissioner Adrian Tarango stressed the critical importance of maintaining legal nonconforming status through strict adherence to the established rules and regulations in the code. He emphasized that, as a property owner himself, he would ensure stringent compliance. Mr. Schurr affirmed that the property owner consistently adhered to local guidelines.

Furthermore, Chairperson Barba-Ochoa that Director Forster and the City staff would not have escalated the issue to this level without a valid and substantial reason. This underscores the seriousness of the situation and the necessity for the applicant to engage promptly and responsibly with City officials to address any outstanding issues and move forward in compliance with municipal regulations.

Commissioner John Estrada posed a question regarding the possibility of the applicant reapplying for a nonconforming permit specifically designated for an Auto Body Shop. Mr. Martinez provided clarification, stating that according to legal nonconforming regulations, the property must continue its current use. He confirmed that reapplying for a nonconforming permit for a different use, such as an Auto Body Shop, would not be permissible under these regulations.

Following this discussion, Director Forster proceeded to elaborate on the pull notice program. This initiative is specifically designed to enable businesses to enroll and safeguard themselves from potential negligence committed by their employees. By participating in this program, businesses can monitor and regulate the driving records of their employees who operate company vehicles, thereby mitigating risks associated with employee driving-related incidents.

Commissioner Eduardo Carvajal motioned to **Deny CASE NO. 2024-01 DIRECTOR'S APPEAL (DA)**, seconded by Commissioner John Estrada. Motion **passed 3-0-1**, by the following vote:

AYES: Commissioner(s): Chairperson Ricardo Barba-Ochoa
 Commissioner Eduardo Carvajal
 Commissioner John Estrada

NOES: Commissioner(s): None

ABSTAINED: Commissioner(s): Commissioner Adrian Tarango

ABSENT: Commissioner(s): None

RECEIVE AND FILE – None

STAFF COMMENTS

Community Development Director Steve Forster expressed his gratitude to City Attorney Araceli for attending the meeting. Mr. Forster also provided updates on several key projects:

- Construction has begun on Slauson Ave, from Alameda Street to State Street, including repaving, traffic signal modifications, and other street improvements, all funded by grants.
- The ATP project for Gage Avenue, a \$3 million initiative, is set to commence soon.
- Mr. Forster also noted their attendance at the ICSC with the planning department staff, aimed at attracting more businesses to the city in the future.

PLANNING COMMISSION COMMENTS

1. Commissioner Eduardo Carvajal thanked the staff and Community Development Director Steve Forster for their incredible leadership and the excellent team they have assembled.
2. Commissioner Adrian Tarango thanked everyone for their input and assistance, expressing his gratitude for their efforts in making the city a better place to live.
3. Commissioner John Estrada thanked everyone for the warm welcome and expressed his comfort and enthusiasm about being part of the Planning Commission Committee.
4. Chairperson Barba-Ochoa expressed his gratitude to the staff for their consistently excellent work. He also welcomed Planning Commissioner Estrada, encouraging him and the other Commissioners to continue making decisions that serve the City's best interests and enhance the community.

ADJOURNMENT

At 7:52 p.m. the City of Huntington Park Planning Commission adjourned to a Regular Meeting on Wednesday, July 17, 2024, at 6:30 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "SF".

Steve Forster
Community Development Director



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: JULY 17, 2024

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: STEVE FORSTER, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: ARELI CABALLERO, ADMINISTRATIVE SPECIALIST

SUBJECT: PLANNING COMMISSION CASE NO. 2024-05 CUP
(CONDITIONAL USE PERMIT)

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT FOR THE ON-SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING RESTAURANT LOCATED AT 6480 SANTA FE AVE, WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.

APPLICANT: Victor Alejandro Reyes Rosas- Guajillo Restaurant
2320 Mortimer Ave
Huntington Park CA 90255

PROPERTY OWNER: Suk Won Kim
6281 Beach Ave
Buena Park, CA 90621

PROPERTY OWNER'S MAILING ADDRESS: 6281 Beach Ave
Buena Park, CA 90621

PROJECT LOCATION: 6480 Santa Fe Avenue

ASSESSOR'S PARCEL NUMBER: 6321-022-044

PRESENT USE: Restaurant

LOT SIZE: 33,634 square feet

BUILDING SIZE: 1,593 square feet

GENERAL PLAN: General Commercial

ZONE: Commercial General (C-G)

SURROUNDING ZONING AND LAND USES:
North: Commercial General (C-G)
West: Commercial General (C-G)
South: Commercial General (C-G)
East: High Density Residential (R-H)

MUNICIPAL CODE APPLICABILITY OF REQUIREMENTS FOR CONDITIONAL USE PERMIT:

Pursuant to Huntington Park Municipal Code (HPMC) Section 9-4.203, any commercial establishment where alcoholic beverages are to be sold or served is subject to a Conditional Use Permit.

REQUIRED FINDINGS FOR A CONDITIONAL USE PERMIT:

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

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

create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience or welfare of the City;

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

**ENVIRONMENTAL
REVIEW:**

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

**PROJECT
BACKGROUND:**

• ***Site Description***

The subject site is located on the northeast corner of Santa Fe Avenue and East Gage Ave. The site measures approximately 33,634 square feet. The site is developed with a commercial building, measuring approximately 1,593 square feet. The building is occupied by a restaurant use (Guajillo Restaurant). The subject site is surrounded by Commercial uses to the north, south, and west, and Residential to the east.

ANALYSIS:

• ***Project Proposal***

The Applicant, Victor Alejandro Reyes Rosas, on behalf of Guajillo Restaurant, is requesting a Conditional Use Permit to allow a Type 41 Alcoholic Beverage Control (ABC) License. A Type 41 ABC License authorizes the sale of beer and wine for consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes). The license holder must operate and maintain the licensed premises as a bona fide eating place.

The restaurant currently possesses an active Huntington Park Business License. The hours of the operation are Monday through Sunday from 8:00 AM to 9:00 PM. The restaurant focuses on mexican cuisine. There will be no tenant improvements or expansion of the existing footprint as part of the request for the entitlement.

- ***Parking***

The existing commercial building was constructed in 1989. At the time, the City had different development standards such as parking requirements. Since there will be no additional square footage as part of the project, there will not be an intensification of use that will require additional parking.

- ***Conditional Use Permit Findings***

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

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

Finding: The proposed use of on-sale of beer and wine in conjunction with an existing restaurant is permitted in the C-G zone with the approval of a Conditional Use Permit. A Type 41 ABC License authorizes the sale of beer and wine for consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes). The business must operate and maintain the licensed premises as a bona fide eating place. The restaurant currently possesses an active Huntington Park Business License. Conditions of approval will also be included to regulate alcohol sales on the premises.

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

Finding: The General Plan Land Use designation of the subject site is General Commercial. Permitted uses in this designation include a wide range of general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. The proposed use is consistent with the General Plan. Specifically, the use is consistent with Goal 5.0 of the Land Use Element, which calls to promote the expansion of the City's economic base and diversification of economic activity. With the addition of on-sale of beer and wine for the existing restaurant, there will be an expanded menu for customers to choose from, which will result in a boost in the restaurant's attendance by patrons and increased sales.

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

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

Finding: The project site measures approximately 33,634 square feet. The site is developed with an existing commercial building, measuring approximately 1,593 square feet. No expansion of the building is proposed. As such, the design, location, size, and operating characteristics of the existing restaurant with alcohol sales is not expected to be detrimental to the

public health, safety, and welfare of the City. Furthermore, conditions of approval will be implemented to ensure that the operation of the restaurant 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.

Finding: The site is an existing commercial building with current infrastructure in place. The proposed Type 41 ABC license will be complimentary and auxiliary to the existing restaurant use. Additionally, no physical expansion is proposed, therefore the intensity of the use will not be impacted. Furthermore, the sale of beer and wine will not result in the requirement of additional off-street parking. As such, the subject site is physically suitable for the type and density/intensity of use being proposed.

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.

Finding: There will be no expansion of the restaurant's footprint. There will be no further intensification of the site. The proposed use will not alter the demand for public infrastructure. As such, 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.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission approve **PC Case No. 2024-05 CUP**, subject to the following conditions of approval and other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING DIVISION

1. That the Applicant and 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.
2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. The proposed project shall comply with all applicable Federal, State, and Local Agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.
4. The property be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. That the operator shall file and maintain their City of Huntington Park Business License prior to commencing on-sale of beer and wine operations. The Business License shall reflect on-sale of beer and wine.
6. 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.
7. The business is limited to interior dining area, no outdoor seating and/or outdoor dining area is permitted.
8. That alcohol shall only be served and/or consumed within the designated interior dining area as shown on the floor plan.
9. 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.
10. The 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. The cashier shall use this device to check the identification of all individuals who are younger than 35 years of age.

11. That this entitlement shall be subject to review for compliance with the conditions of approval. Reviews shall be conducted at intervals deemed appropriate by the City Planning Commission or the Director of Community Development.
12. That the Applicant shall 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.
13. 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.
14. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
15. 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.
16. 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.
17. Pursuant to HPMC Section 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.
18. If the use ceases to operate for a period of six (6) months, the entitlement shall be null and void.
19. The Director of Community Development is authorized to make minor modifications to the approved plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
20. The business hours of operation shall be limited to Monday through Sunday from 8:00 AM to 9:00 PM.

21. That the business shall not conduct any off-site deliveries of alcoholic beverages.
22. 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.
23. Food sales shall comprise more than fifty percent (50%) of total sales.
24. The on-site trash enclosure must contain a lock and remain closed and secured. The Applicant must remain in good standing and have an active account with the City's authorized vendor.
25. This application does not include any interior or exterior tenant improvements. A Minor Development permit application shall be submitted for any proposed tenant improvements.
26. That all merchandise, products, equipment and goods pertaining to the business be maintained within the building at all times and shall not be located on the sidewalk area.
27. No outside storage shall be permitted on the subject site.
28. That alcohol shall not be sold off-site or made available for off-site consumption.
29. 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.
30. That no loitering or consumption of alcohol shall 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.
31. 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.
32. This Conditional Use Permit shall be valid for a term of five (5) years. At the end of the 5-year term, the Applicant must submit for a new Conditional Use Permit.
33. The sale of beer and wine shall be in accordance with the provisions of a Type 41 License issued by ABC. Failure to comply with the California Department of Alcoholic Beverage Control rules and regulations will be grounds for revocation of the entitlements for alcohol sales.
34. That the Applicant and Property Owner agree in writing to the above conditions.

CODE ENFORCEMENT

35. Property maintenance must be managed to include cleaning of trash and debris both in front and rear of property.
36. Graffiti on property must be removed within 7 days. If paint is used, the color must match the current color of the building.
37. No loitering in parking lot or outside business including public right-of-way areas.
38. No overnight parking of vehicles.
39. Graffiti film is used on all windows.
40. No drinking of alcohol to take place outside the business.
41. No karaoke or entertainment without required permits.
42. No window covering more than 25% without acquiring required permits.

POLICE DEPARTMENT

43. Ensure strict adherence to Alcohol Beverage Control (ABC) regulations, including age verification, responsible alcohol service, and operational hour limitations.
44. Implement adequate security measures such as surveillance systems, trained security personnel during alcohol service hours, and protocols for handling intoxicated patrons or disturbances.
45. Evaluate potential impacts on the community, including noise levels, traffic management, and public safety concerns, and develop strategies to mitigate any adverse effects.
46. Develop and implement crime prevention strategies, including enhanced lighting, emergency exits, collaboration with law enforcement for patrols, and response protocols for alcohol-related incidents.
47. Mandate comprehensive training programs for staff members covering responsible alcohol service, identification of fake IDs, conflict resolution, and emergency procedures.

48. Conduct regular compliance checks and inspections to ensure adherence to CUP conditions, ABC regulations, and safety standards.
49. Establish protocols for timely reporting alcohol-related incidents to law enforcement authorities, such as disturbances, accidents, or violations of ABC regulations.
50. Inform nearby residents and businesses about the approved CUP, address the community's concerns, and maintain open communication channels with stakeholders.

EXHIBITS:

- A. PC Resolution No. 2024-05 CUP
- B. Site Plan
- C. Floor Plan
- D. Site Photographs (June 2024)
- E. Conditional Use Permit and Environmental Information Form Application Packet
- F. Public Comment

PC RESOLUTION NO. 2024-05 CUP

EXHIBIT A

CASE NO. 2024-05 CUP

PC RESOLUTION NO. 2024-05 CUP

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW FOR THE ON-SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING RESTAURANT LOCATED AT 6480 SANTA FE AVE WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.

WHEREAS, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, July 17, 2024 at 6:30 p.m. pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code, upon an application from Victor Alejandro Reyes Rosas, requesting approval of a Conditional Use Permit to allow for the on-sale of beer and wine in conjunction with an existing restaurant located at 6480 Santa Fe Ave within the Commercial General (C-G) zone, described as:

Assessor's Parcel No. 6321-022-044, 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:

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

1 Questionnaire and determines that the project, as proposed, will have no significant
2 adverse effect on the environment and adopts an Environmental Categorical Exemption
3 (CEQA Guidelines, Article 19, Section 15301, Class 1, Existing Facilities).

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

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

10 ***The Planning Division Staff finds that the proposed use of on-sale of beer
11 and wine in conjunction with an existing restaurant is permitted in the C-G
12 zone with the approval of a Conditional Use Permit. A Type 41 ABC License
13 authorizes the sale of beer and wine for consumption on or off the premises
14 where sold. Distilled spirits may not be on the premises (except brandy, rum,
15 or liqueurs for use solely for cooking purposes). The business must operate
16 and maintain the licensed premises as a bona fide eating place. The
17 restaurant currently possesses an active Huntington Park Business License.
18 Conditions of approval will also be included to regulate alcohol sales on the
19 premises.***

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

21 ***The Planning Division Staff finds that the General Plan Land Use designation
22 of the subject site is General Commercial. Permitted uses in this designation
23 include a wide range of general retail, professional office, and service-
24 oriented business activities serving a community-wide need under design
25 standards that ensure compatibility and harmony with adjoining land uses.
26 The proposed use is consistent with the General Plan. Specifically, the use is
27 consistent with Goal 5.0 of the Land Use Element, which calls to promote the
28 expansion of the City's economic base and diversification of economic
activity. With the addition of on-sale of beer and wine for the existing***

restaurant, there will be an expanded menu for customers to choose from, which will result in a boost in the restaurant's attendance by patrons and increased sales.

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

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

The Planning Division Staff finds that the project site measures approximately 33,634 square feet. The site is developed with an existing commercial building, measuring approximately 1,593 square feet. No expansion of the building is proposed. As such, the design, location, size, and operating characteristics of the existing restaurant with alcohol sales is not expected to be detrimental to the public health, safety, and welfare of the City. Furthermore, conditions of approval will be implemented to ensure that the operation of the restaurant 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;

The Planning Division Staff finds that the site is an existing commercial

1 *building with current infrastructure in place. The proposed Type 41 ABC*
2 *license will be complimentary and ancillary to the existing restaurant use.*
3 *Additionally, no physical expansion is proposed, therefore the intensity of the*
4 *use will not be impacted. Furthermore, the sale of beer and wine will not*
5 *result in the requirement of additional off-street parking. As such, the subject*
6 *site is physically suitable for the type and density/intensity of use being*
7 *proposed.*

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

11 *The Planning Division Staff finds that there will be no expansion of the*
12 *restaurant's footprint. There will be no further intensification of the site. The*
13 *proposed use will not alter the demand for public infrastructure. As such,*
14 *there are adequate provisions for public access, water, sanitation, and public*
15 *utilities and services to ensure that the proposed use would not be*
16 *detrimental to public health and safety.*

17 **SECTION 3:** The Planning Commission hereby approves PC Resolution No. 2024-05
18 CUP, subject to the execution and fulfillment of the following conditions:

19 **CONDITIONS OF APPROVAL:**

20 **PLANNING DIVISION**

21 1. That the Applicant and Property Owner and each successor in interest to the property
22 which is the subject of this project shall defend, indemnify and hold harmless the City
23 of Huntington Park and its agents, officers, and employees from any claim, action or
24 proceedings, liability cost, including attorney's fees and costs against the City or its
25 agents, officers or employees, to attack, set aside, void or annul any approval of the
City, City Council, or Planning Commission.

26 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department
27 corrections and conditions, the property shall be developed substantially in
accordance with the applications, environmental assessment, and plans submitted.

- 1 3. The proposed project shall comply with all applicable Federal, State, and Local
2 Agency codes, laws, rules, and regulations, including Health, Building and Safety,
3 Fire, Zoning, and Business License Regulations of the City of Huntington Park.
- 4 4. The property be developed and maintained in a clean, neat, quiet, and orderly
5 manner at all times and comply with the property maintenance standards as set forth
6 in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
- 7 5. That the operator shall file and maintain their City of Huntington Park Business
8 License prior to commencing on-sale of beer and wine operations. The Business
9 License shall reflect on-sale of beer and wine.
- 10 6. The business shall operate as a Bona Fide Public Eating Place. In the event the
11 business ceases to operate as a Bona Fide Public Eating Place (restaurant) as
12 defined under the Huntington Park Municipal Code Section 9-4.203(2)(A)(1), then the
13 entitlement (CUP) shall become null and void.
- 14 7. The business is limited to interior dining area, no outdoor seating and/or outdoor
15 dining area is permitted.
- 16 8. That alcohol shall only be served and/or consumed within the designated interior
17 dining area as shown on the floor plan.
- 18 9. This approval does not include Dance and Entertainment. If the business owner/
19 operator proposes to add Dance and Entertainment to the existing Bona Fide Public
20 Eating Place (restaurant), the business owner/ operator shall obtain all proper
21 approval and permits including but not limited to a Dance and Entertainment Permit.
- 22 10. The business operator shall install a scanner capable of reading the information
23 contained in the magnetic strip of any California Driver's License or Identification
24 Card to confirm the age of the customer, or similar system as approved by the
25 Director of Community Development. The cashier shall use this device to check the
26 identification of all individuals who are younger than 35 years of age.
- 27 11. That this entitlement shall be subject to review for compliance with the conditions of
28 approval. Reviews shall be conducted at intervals deemed appropriate by the City
 Planning Commission or the Director of Community Development.
- 29 12. That the Applicant shall comply with all State Department of Alcoholic Beverage
30 Control (ABC) requirements, including but not limited to alcohol sales hours, and
31 should any license or permits, issued by the State Department of Alcoholic Beverage
32 Control (ABC), be surrendered or revoked, the Conditional Use Permit shall
33 automatically become null and void.
- 34 13. That the Applicant be required to apply for a new entitlement if any alteration,
35 modification, or expansion would increase the existing floor area of the
36 establishment.

1 14. That the violation of any of the conditions of this entitlement may result in a citation(s)
2 and/or the revocation of the entitlement.

3 15. That this entitlement may be subject to additional conditions after its original
4 issuance, upon a duly noticed public hearing item. Such conditions shall be imposed
5 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.

6 16. Any proposed mechanical equipment and appurtenances, including satellite dishes,
7 gutters, etc., whether located on the rooftop, ground level or anywhere on the
8 property shall be completely shielded/enclosed so as not to be visible from any public
9 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.

10 17. Pursuant to HPMC Section 9-2.1109, this entitlement shall expire in the event it is not
11 exercised within one (1) year from the date of approval, unless an extension has
12 been granted by the Planning Commission.

13 18. If the use ceases to operate for a period of six (6) months, the entitlement shall be
14 null and void.

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

17 20. The business hours of operation shall be limited to Monday through Sunday from
18 8:00 AM to 9:00 PM.

19 21. That the business shall not conduct any off-site deliveries of alcoholic beverages.

20 22. That business operation be limited to a Bona Fide Public Eating Place (restaurant)
21 only and that beer and wine only be served in conjunction with meals during regular
business hours.

22 23. Food sales shall comprise more than fifty percent (50%) of total sales.

23 24. The on-site trash enclosure must contain a lock and remain closed and secured. The
24 Applicant must remain in good standing and have an active account with the City's
25 authorized vendor.

26 25. This application does not include any interior or exterior tenant improvements. A
27 Minor Development permit application shall be submitted for any proposed tenant
improvements.

- 1 26. That all merchandise, products, equipment and goods pertaining to the business be
- 2 maintained within the building at all times and shall not be located on the sidewalk
- 3 area.
- 4 27. No outside storage shall be permitted on the subject site.
- 5 28. That alcohol shall not be sold off-site or made available for off-site consumption.
- 6 29. All abandoned signs must be removed and any holes, glue, or discolored paint from
- 7 previous signs must be repaired to match the building or background exterior.
- 8 30. That no loitering or consumption of alcohol take place outside the existing
- 9 establishment or the parking area and that signs be posted on the site prohibiting
- 10 such activities. The number, design, location, and text of the signs shall be subject to
- 11 Planning Division and Police Department approval.
- 12 31. If the operation of this establishment be granted, deed, conveyed, transferred, or
- 13 should a change in management or proprietorship occur at any time, this Conditional
- 14 Use Permit shall become null and void.
- 15 32. This Conditional Use Permit shall be valid for a term of five (5) years. At the end of
- 16 the 5-year term, the Applicant must submit for a new Conditional Use Permit.
- 17 33. The sale of beer and wine shall be in accordance with the provisions of a Type 41
- 18 License issued by ABC. Failure to comply with the California Department of Alcoholic
- 19 Beverage Control rules and regulations will be grounds for revocation of the
- 20 entitlements for alcohol sales.
- 21 34. That the Applicant and Property Owner agree in writing to the above conditions.

CODE ENFORCEMENT

- 19 35. Property maintenance must be managed to include cleaning of trash and debris both
- 20 in front and rear of property.
- 21 36. Graffiti on property must be removed within 7 days. If paint is used, the color must
- 22 match the current color of the building.
- 23 37. No loitering in parking lot or outside business including public right-of-way areas.
- 24 38. No overnight parking of vehicles.
- 25 39. Graffiti film is used on all windows.
- 26 40. No drinking of alcohol to take place outside the business.
- 27 41. No karaoke or entertainment without required permits.
- 28 42. No window covering more than 25% without acquiring required permits.

1

POLICE DEPARTMENT

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43. Ensure strict adherence to Alcohol Beverage Control (ABC) regulations, including
age verification, responsible alcohol service, and operational hour limitations.

4

44. Implement adequate security measures such as surveillance systems, trained
security personnel during alcohol service hours, and protocols for handling
intoxicated patrons or disturbances.

5

45. Evaluate potential impacts on the community, including noise levels, traffic
management, and public safety concerns, and develop strategies to mitigate any
adverse effects.

6

46. Develop and implement crime prevention strategies, including enhanced lighting,
emergency exits, collaboration with law enforcement for patrols, and response
protocols for alcohol-related incidents.

7

47. Mandate comprehensive training programs for staff members covering responsible
alcohol service, identification of fake IDs, conflict resolution, and emergency
procedures.

8

48. Conduct regular compliance checks and inspections to ensure adherence to CUP
conditions, ABC regulations, and safety standards.

9

49. Establish protocols for timely reporting alcohol-related incidents to law enforcement
authorities, such as disturbances, accidents, or violations of ABC regulations.

10

50. Inform nearby residents and businesses about the approved CUP, address the
community's concerns, and maintain open communication channels with
stakeholders.

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

21

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

27

28

PASSED, APPROVED, AND ADOPTED this 17th of July 2024 by the following vote:

1 AYES:

2 NOES:

3 ABSENT:

4 ABSTAIN:

5 HUNTINGTON PARK PLANNING COMMISSION

7

8 Ricardo Barba Ochoa, Chairperson

9 ATTEST:

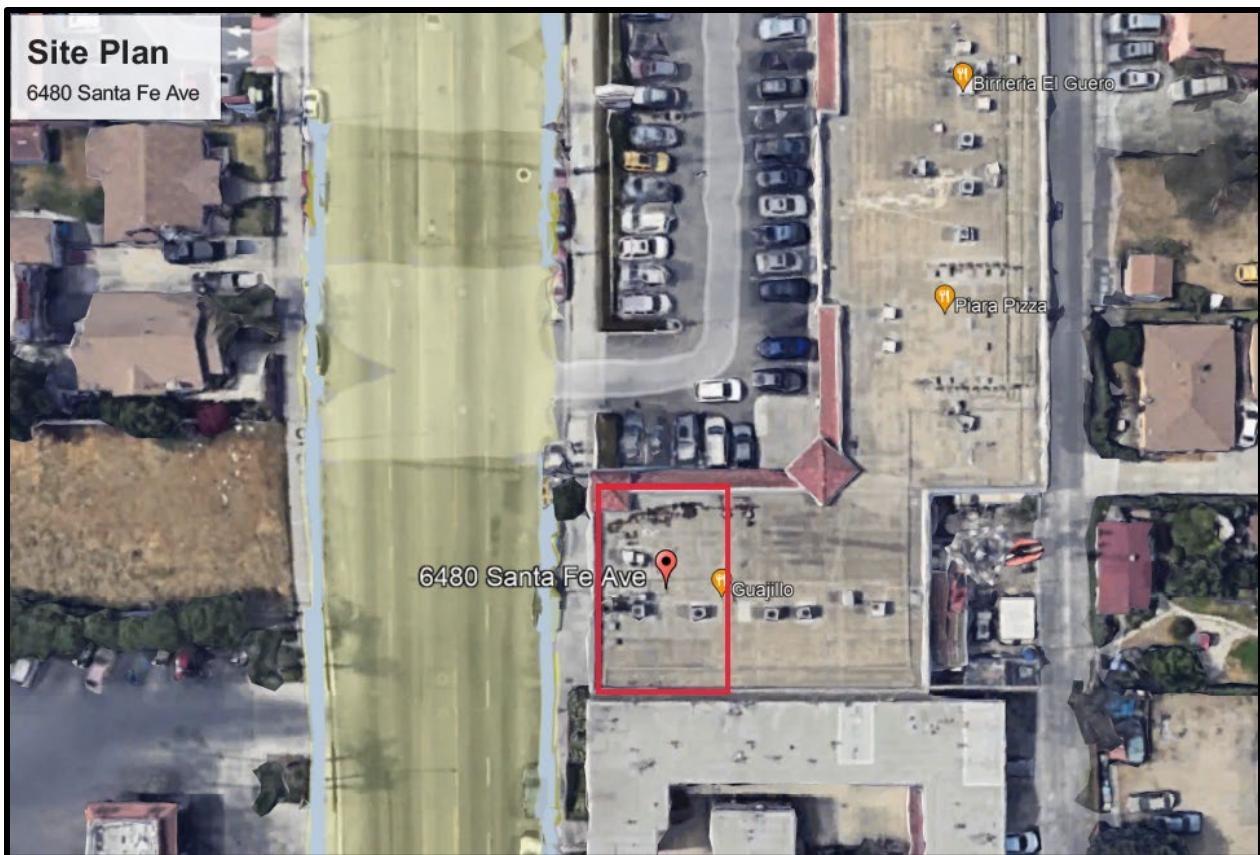
11

12 Steve Forster, Secretary

SITE PLAN

EXHIBIT B

CASE NO. 2024-05 CUP



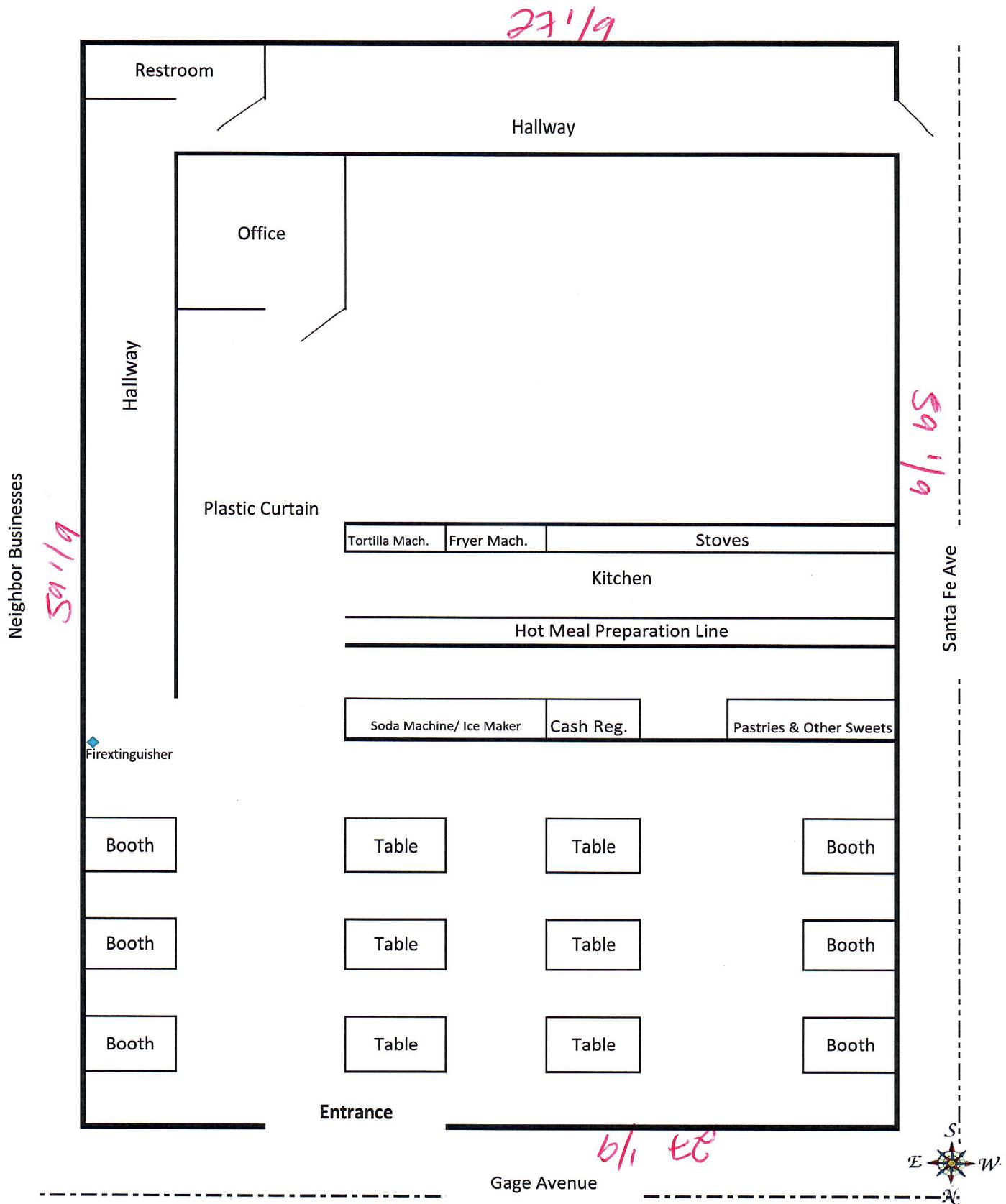
FLOOR PLAN

EXHIBIT C

CASE NO. 2024-05 CUP

Floor Plan

GUAJILLO RESTAURANT, LLC
6480 SANTA FE AVE, HUNTINGTON PARK, CA 90255



SITE PHOTOGRAPHS (JUNE 2024)

EXHIBIT D

CASE NO. 2024-05 CUP

RIA

SH & FOLD
AQUA
ALKALINE
WATER

Open Now!

HONEY NAILS

DOLLAR CLUB
DISCOUNT

Guajillo
Mexican Restaurant

NO LOITERING
OR TRIFASSING
ALLOWED

NO
Camping or
Chilling or
Parking

OPEN

6480

We
Accept
P

8106157







**BRITE
SMILE
DENTAL**

CUSTOMER
PARKING ONLY
2 HOURS MAXIMUM

NO OVERNIGHT
PARKING

CUSTOMER PARKING
ONLY

2 HOURS MAXIMUM

Customer parking only
overnight parking
is prohibited.

**Amigo's
DONUTS**

metro

**BIRERIA
EL CUENO**

metro

Piara Pizza

lavanderia

PIZZA CLUB

DOLLAR CLUB

PIZZA PIZZA \$5.99
Special!
DENTIST
COIN-OP LAUNDRY
LA TROCA DE LA MAIA
AMIGO'S DONUTS
AMERICAN'S NAILS
ICE CREAM

metro

HOTEL







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

EXHIBIT E

CASE NO. 2024-05 CUP



CITY OF HUNTINGTON PARK

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

CONDITIONAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY

Date Filed: 03.04.24 File No.: CUP 24-05 Fee/Receipt No.: \$4,972.00 Initials: A.C

PROJECT INFORMATION

Project Address: 6480 Santa Fe Ave Huntington Park CA 90255

General Location: 6480 Santa Fe Ave Huntington Park CA 90255

Assessor's Parcel Number (APN): APN # 6321-022-044

APPLICANT'S INFORMATION

Applicant: Victor Alejandro Reyes Rosas

Mailing Address: 2320 Mortimer Ave Huntington Park CA 90255

Phone 1: (562) 489-6003 Phone 2: (818) 744-3048 Email: Vareyes@live.com

PROPERTY OWNER'S INFORMATION

Property Owner: Sukwon Kim

Mailing Address: 6281 Beach Blvd #125 Buena Park CA 90621

Phone 1: 714-523-8989 Phone 2: _____ Email: _____

REQUEST

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

The purpose of this CUP application is to seek permission for Beer Permit Type #41. This proposed use aligns with the long-term goals and vision of our community and offers several benefits to both the neighborhood and its residents. We aim to demonstrate the positive impact our project will have on the surrounding area.

We strongly believe that our proposal aligns with the community's interests and will contribute to its growth and development.

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

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

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

1. Describe how the proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of the Zoning Code site for this proposed use is adequate in size and shape.

We are a family organization which cares about the integrity of our clients, and in turn, about the same community that generates our business. We take great care of the safety of our employees and our community. Guajiro Restaurant is aimed at families who have a nice experience when visiting the restaurant, with food, atmosphere and service.

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

Conditions remain normal, we comply with all permits up to date, and we adapt to the changes that the government implements for us as well as the city of Huntington Park.

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

conditions remain normal. We comply with all the regulations the city of Huntington Park required. We are willing to make the necessary changes if we need to.

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

Great opportunity for business, will not interfere with safety. There is a busy signal corner of Santa Fe and Gage. But will help us business wise. Our business hours are within the normal hours of operation which are 8am - 9pm. The safety of our customers and employees are our main priority.

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

conditions remain normal. We comply with all the regulations the city of Huntington Park required. We are willing to make the necessary changes if we are required to do so.

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

Ganjillo Restaurant is in a shopping center for almost 8 years now, and has always improved by the city guidelines and safety. Our Shopping center is very adequate for public access.

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 03-04-24

Victor Alejandro Reyes Rosas
Print Name

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

DocuSigned by:

SUK WON KIM

D/CB644297/C542F

Date 2/29/2024

Property Owner Signature (Required)

SUK WON KIM

Print Name



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

ENVIRONMENTAL INFORMATION FORM

FOR OFFICE USE ONLY

Date Filed: _____ File No.: _____ Fee/Receipt No.: _____ Initials: _____

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

Name: Guajillo Restaurant LLC

Address: 10480 Santa Fe Ave Huntington Park CA 90255

Telephone: (323) 835 6424 Fax: _____

2. Contact Person concerning this project:

Name: Victor Alejandro Reyes Rosas

Address: 2320 Mortimer Ave Huntington Park CA 90255

Telephone: (562) 489-1003 Fax: _____

3. Address of project: 10480 Santa Fe Ave Huntington Park CA 90255

4. Assessor's Parcel Number (APN): APN # 6321-022-044

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, alcohol type H41

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 Shopping center Restaurant

8. Proposed use of site: Commercial Shopping center Restaurant

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

Shopping center total are = 1,7097 for full
Shopping center Restaurant is on 14 1,500 Sq

10. **Project size:**

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

n/a

Total square footage of structure(s):

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

Existing: 1

Proposed: n/a

12. **Parking:**

Amount required: —

Amount provided: 34 +2 handicapped

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:**

Shopping Center 110 stores

Dental = 1100, Donuts = 1200, Wireless = 850, Books = 1041
param = 1654, Food = 989, Laundry = 2404, Nails = 865
Discount + Shop Sq 92

16. **If commercial, indicate the type of commercial use, estimated employment per shift, proposed hours of operations, indicate whether neighborhood, City or Regionally oriented, square footage of sales area, and loading locations:**

n/a

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

719

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:

719

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	<input checked="" type="radio"/> D) No Impact
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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? P
- 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.

Guajillo Restaurant is in a shopping center

surrounded by a dollar store, laundry mat,
pizza, metro, donuts, and dentist

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 intensity will not affect the land.
There are no changes in the shopping center

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)

03-04-24

Date

PUBLIC COMMENT

EXHIBIT F

CASE NO. 2024-05 CUP

From: [John Nahas](#)
To: [Planning](#)
Cc: [John Nahas](#)
Subject: El Guajillo Restaurant Application | Comments and Concerns
Date: Tuesday, July 9, 2024 7:18:31 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern,

I own the AMPM gas station in the same lot as El Gaujillo. As it stands, parking overflows to our site. Additionally, we currently provide beer and wine. With that in mind, it feels unreasonable to add additional alcohol access when their establishment already can't sustain their own parking. Navigation through the lot is already tight, and potentially drunk drivers who had too much to drink with their meal can cause a serious hazard to the wellbeing of those in the lot. Because of this, we strongly oppose the beer and wine permit.

Best,
John