



## REGULAR MEETING AGENDA

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### CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting  
Wednesday, November 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 Graciela Ortiz  
Commissioner Eduardo Carvajal  
Commissioner John Estrada  
Commissioner Mario Gomez  
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 OCTOBER 16, 2024, PLANNING COMMISSION MEETING

## **REGULAR AGENDA**

## **PUBLIC HEARING**

1. **CASE NO. 2024-01 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 6606 PACIFIC BOULEVARD, SUITE 107 AND 108, WITHIN THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DISTRICT B - FESTIVAL).**

### 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, December 18, 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  
Planning Commission Secretary/  
Community Development Director



# MINUTES

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## CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION

Wednesday, October 16th, 2024, at 6:30 p.m.

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

Commissioner Graciela Ortiz called the meeting to order at 6:30 p.m.

PRESENT IN PERSON: Chairperson Graciela Ortiz, Commissioner John Estrada, Commissioner Mario Gomez, Commissioner Adrian Tarango

ABSENT: Commissioner Eduardo Carvajal

STAFF PRESENT: Community Development Director, Steve Forster, Associate Planner, Lemessis Quintero

### **PLEDGE OF ALLEGIANCE**

Commissioner Graciela Ortiz led the Pledge of Allegiance.

### **PUBLIC COMMENT** – None

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

1. Regular Planning Commission Meeting held on July 17, 2024.

**MOTION:** Commissioner John Estrada to approve the Minutes, seconded by Commissioner Adrian Tarango. Motion **passed 2-0-2**, by the following vote:

**AYES:** Commissioner(s): Commissioner John Estrada  
Commissioner Adrian Tarango

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

**ABSTAINED:** Commissioner(s): Chairperson Graciela Ortiz  
Commissioner Mario Gomez

2. Regular Planning Commission Meeting held on September 18th, 2024.

**MOTION:** Chairperson Graciela Ortiz to approve the Minutes, seconded by Commissioner John Estrada. Motion passed 2-0-2, by the following vote:

<b>AYES:</b>	Commissioner(s):	Chairperson Graciela Ortiz Commissioner John Estrada
<b>NOES:</b>	Commissioner(s):	None
<b>ABSTAINED:</b>	Commissioner(s):	Commissioner Mario Gomez Commissioner Adiran Tarango

## **REGULAR AGENDA**

### **1. 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 detailed PowerPoint presentation to the Commission requesting an extension to a previously approved conditional use permit (CUP) to allow a time expansion for a nightclub located at 6901 Pacific Boulevard. She provided in-depth information about the site, zoning map, background of when the first CUP was approved, and when the applicant submitted and requested the extension. After careful analysis, Ms. Quintero recommended that the Planning Commission conduct a public hearing adopt PC Resolution No. 2021-02 CUP/DP approving a time extension to expire March 12, 2025.

Commissioner Mario Gomez inquired if there was a conflict of interest due to the parking being shared with the public. Steve Forster, Community Development Director, noted this is a viable use for a currently under-utilized parking structure. This revenue would bring enhancements to the city. A parking arrangement contract will be submitted to the city council for approval for the use between 6pm to 2am with all the details labeled.

Chairperson Graciela Ortiz inquired if anyone currently used the proposed structure and what was pending for project completion. Lemessis Quintero, Associate Planner confirmed no one is currently utilizing the structure and that they are still in the planning phase of the project. Steve Forster, Community Development Director added that the planning division is waiting for resubmittals from Ibiza with an extension till March 12, 2025.

Chairperson Graciela Ortiz motioned to **Approve CASE NO. 2021-02 CONDITIONAL USE PERMIT/ DEVELOPMENT PERMIT (CUP/ DP) EXTENSION**, seconded by Commissioner Mario Gomez. Motion **passed 4-0-0**, by the following vote:

**AYES:** Commissioner(s): Chairperson Graciela Ortiz  
Commissioner John Estrada  
Commissioner Mario Gomez  
Commissioner Adrian Tarango

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

**ABSTAINED:** Commissioner(s): None

**RECEIVE AND FILE** - None

**STAFF COMMENTS** - None

**PLANNING COMMISSION COMMENTS**

1. Commissioner Adrian Tarango commended staff for reminding the Planning Commission about the meeting, days in advance.
2. Commissioner John Estrada commended staff for always doing a great job.
3. Commissioner Mario Gomez expressed his enthusiasm for being back and serving the City of Huntington Park as he was born and raised in the city. He stated it was great to meet the new staff as well.
4. Chairperson Graciela Ortiz thanked the staff and applicant for their efforts and is looking forward to an amazing project.

**ADJOURNMENT**

At 6:44 p.m. the City of Huntington Park Planning Commission adjourned to a Regular Meeting on Wednesday, September 19, 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

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**DATE:** NOVEMBER 20, 2024

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

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

**FROM:** JORDAN MARTINEZ, ASSOCIATE PLANNER

**SUBJECT:** PLANNING COMMISSION CASE NO. 2024-01 CUP  
(CONDITIONAL USE PERMIT)

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**REQUEST:** A REQUEST FOR A CONDITIONAL USE PERMIT FOR THE ON-SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING RESTAURANT LOCATED AT 6606 PACIFIC BOULEVARD, SUITE 107 AND 108, WITHIN THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DISTRICT B - FESTIVAL).

**APPLICANT:** Gisela Correa – Kahlo Restaurant and Bar  
6606 Pacific Boulevard, Suite 107 and 108  
Huntington Park, CA 90255

**PROPERTY OWNER:** Victoria Collection LLC  
1700 Wall Street  
Los Angeles, CA 90015

**PROPERTY OWNER'S MAILING ADDRESS:** 1700 Wall Street  
Los Angeles, CA 90015

**PROJECT LOCATION :** 6606 Pacific Boulevard, Suite 107 and 108

**ASSESSOR'S PARCEL NUMBER:** 6322-017-030

**PRESENT USE:** Restaurant

**LOT SIZE:** 17,250 square feet

**BUILDING SIZE:** 25,343 square feet

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**SUITE SIZE:** 1,430 square feet

**GENERAL PLAN:** DTSP – District B (Festival)

**ZONE:** DTSP – District B (Festival)

**SURROUNDING  
ZONING AND  
LAND USES:**

North: DTSP – District B (Festival)  
West: DTSP – District B (Festival)  
South: DTSP – District B (Festival)  
East: DTSP – District C (Neighborhood) and Improved  
Public Gathering Space

**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

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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 east of Pacific Boulevard and south of Zoe Avenue. An alley is located immediately to the east of the restaurant. The business is located on a lot that measures approximately 17,250 square feet. The site is developed with three existing commercial buildings totaling approximately 25,343 square feet. The proposed use is located within a commercial building that measures 12,967 square feet; the restaurant occupies approximately 1,430 square feet of that building. The subject site is surrounded by commercial uses to the north, west, and south along with a parking lot to the east.

- ***Resolution No. 1502***

The subject site previously possessed a Conditional Use Permit (CUP) for the on-sale of beer and wine in conjunction with a bona fide eating place (originally issued to Meme Chinese Express) under Resolution No. 1502. The entitlement was granted September 16, 1992. The CUP included thirteen (13) conditions of approval. Specifically, Condition No. 9 stated that “should the



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operation of this establishment be granted, deeded, conveyed, transferred, or should a change in management or proprietorship occur at any time, this conditional use permit shall automatically become null and void.” As such, the CUP was void once Meme Chinese Express ceased its operation. However, staff erroneously granted CUP transfers on multiple occasions to subsequent restaurant owners at the subject site that sought the off-sale of beer in wine in conjunction with their restaurants throughout the years. The previous owner failed to obtain a CUP Transfer for their restaurant (El Pastor Bar and Grill DBA Mariscos Luna Bahia). As such, the new restaurant owner is now required to obtain a CUP for her business since there is no active CUP on file for the site.

### ANALYSIS:

- ***Project Proposal***

The Applicant, Gisela Correa, on behalf of Kahlo Restaurant and Bar, 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 is transferring ownership and changing its name. Currently, the restaurant is operating as Mariscos Luna Bahia. However, the new prospective owner (Gisela Correa) will take ownership and change the name to Kahlo Restaurant and Bar. The hours of operation for the restaurant are the following:

- Monday to Thursday → 10:00 AM to 7:00 PM
- Friday and Saturday → 10:00 AM to 1:00 AM
- Sunday → 10:00 AM to 9:00 PM

The restaurant focuses on a fusion of authentic Mexican cuisine and fresh seafood. There will be no tenant improvements or expansion of the existing footprint as part of the request for the entitlement.

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- ***Parking***

The existing commercial building was constructed in 1986. At the time, the City had different development standards such as parking requirements. The restaurant's parking needs are fulfilled by a parking lot located to the east of the site. 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 of 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 within District-B (Festival) of the DTSP 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. Conditions of approval will be included to ensure that the Applicant's restaurant maintains an active Huntington Park Business License and to conditions will also 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 Central Business District. This designation is defined by use and specific location. Along portions of Pacific Boulevard, general commercial

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and professional commercial uses are required on the ground floor. 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. Additionally, the proposed use is consistent with Goal 2.0 of the Urban Design Element. The goal calls to improve and strengthen the Huntington Park Central Business District as a local and regional shopping area with a unique pedestrian environment and diverse mix of goods and services. The restaurant is located within an existing multi-tenant commercial building. The building also features another restaurant, apparel store, and office with school uses above the first floor. By providing another restaurant use, Pacific Boulevard will have another element in its wide mix of goods and services available for patrons.

**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 17,250 square feet. The site is developed with three existing commercial buildings totaling approximately

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25,343 square feet. The proposed use is located within the building that measures approximately 12,967 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 multi-tenant commercial building with current infrastructure in place. The proposed Type 41 ABC license will be complimentary and ancillary 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. 2024-01 CUP**, subject to the

## **PLANNING COMMISSION AGENDA REPORT**

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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. 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.
9. 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

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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.

10. 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.
11. 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.
12. 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.
13. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
14. 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.
15. 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.
16. 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.
17. If the use ceases to operate for a period of six (6) months, the entitlement shall be null and void.
18. 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.

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19. The business hours of operation shall be limited to Monday through Sunday from 10:00 AM to 11:00 PM.
20. That the business shall not conduct any off-site deliveries of alcoholic beverages.
21. 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.
22. No outside storage shall be permitted on the subject site.
23. 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. All banners and temporary signage associated with the establishment shall obtain a permit with the Planning Division and abide by HPMC Section 9-3.1220.
24. The alley located immediately to the east of the restaurant shall not be used for vehicle loading and unloading, it shall remain clear of obstructions.
25. 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.
26. 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.
27. 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.
28. 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.
29. That the Applicant and Property Owner agree in writing to the above conditions.

**CODE ENFORCEMENT**

30. Property maintenance must be managed to include cleaning of trash and debris.
31. Any graffiti on property must be removed within two (2) days.
32. No overnight parking of vehicles allowed.

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- 33. Landscaping must be maintained on the parcel.
- 34. Graffiti film shall be used on all windows.
- 35. No karaoke or entertainment without required permits.

**POLICE DEPARTMENT**

- 36. Implement adequate security measures, including surveillance cameras, trained security personnel during peak hours, and a comprehensive plan to manage any disturbances or incidents related to alcohol consumption.
- 37. Ensure all staff members involved in alcohol service undergo responsible beverage service training to prevent underage drinking, overconsumption, and related issues.
- 38. Implement measures to minimize noise disturbances, especially during late hours, to prevent disturbances to nearby residents or businesses.
- 39. Regularly monitor and audit compliance with alcohol service regulations, including age verification procedures, serving limits, and responsible service practices.
- 40. Maintain open communication with the local community and law enforcement agencies to address any concerns or complaints about alcohol-related activities at the establishment.
- 41. Develop and maintain an emergency response plan in coordination with local law enforcement and emergency services to address alcohol-related emergencies promptly and effectively.
- 42. Establish reporting requirements for incidents related to alcohol service, including any violations of alcohol laws, disturbances, or complaints received from the public.
- 43. Adhere to all regulations and guidelines set forth by the Alcoholic Beverage Control (ABC) agency regarding alcohol service, sales, and consumption on the premises.
- 44. Ensure that the exterior and parking lot of the property are well-lit during business hours, enhancing visibility and making it easy to observe the appearance and behavior of individuals in and around the premises.

**EXHIBITS:**

- A. PC Resolution No. 2024-01 CUP
- B. Site Plan
- C. Floor Plan
- D. Site Photographs (November 2024)
- E. Resolution No. 1502
- F. Conditional Use Permit and Environmental Information Form Application Packet



**PC RESOLUTION NO. 2024-01 CUP**

**EXHIBIT A**

**CASE NO. 2024-01 CUP**

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**WHEREAS**, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, November 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 Gisela Correa on behalf of Kahlo Restaurant and Bar, 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 6606 Pacific Boulevard, Suite 107 And 108, within the Downtown Huntington Park Specific Plan (District B - Festival), described as:

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

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

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

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, Class 1, Existing Facilities).  
6

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

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

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

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

23        ***The Planning Division Staff finds that the General Plan Land Use designation***  
24        ***of the subject site is Central Business District. This designation is defined by***  
25        ***use and specific location. Along portions of Pacific Boulevard, general***  
26        ***commercial and professional commercial uses are required on the ground***  
27        ***floor. The proposed use is consistent with the General Plan. Specifically, the***  
28        ***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***

1 *economic activity. With the addition of on-sale of beer and wine for the*  
2 *existing restaurant, there will be an expanded menu for customers to choose*  
3 *from, which will result in a boost in the restaurant's attendance by patrons*  
4 *and increased sales. Additionally, the proposed use is consistent with Goal*  
5 *2.0 of the Urban Design Element. The goal calls to improve and strengthen*  
6 *the Huntington Park Central Business District as a local and regional*  
7 *shopping area with a unique pedestrian environment and diverse mix of*  
8 *goods and services. The restaurant is located within an existing multi-tenant*  
9 *commercial building. The building also features another restaurant, apparel*  
10 *store, and office with school uses above the first floor. By providing another*  
11 *restaurant use, Pacific Boulevard will have another element in its wide mix of*  
12 *goods and services available for patrons.*

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

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

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

25 *The Planning Division Staff finds that the project site measures*  
26 *approximately 17,250 square feet. The site is developed with three existing*  
27 *commercial buildings totaling approximately 25,343 square feet. The*  
28 *proposed use is located within the building that measures approximately*  
*12,967 square feet. No expansion of the building is proposed. As such, the*  
*design, location, size, and operating characteristics of the existing restaurant*

1 *with alcohol sales is not expected to be detrimental to the public health,*  
2 *safety, and welfare of the City. Furthermore, conditions of approval will be*  
3 *implemented to ensure that the operation of the restaurant will not create*  
4 *significant noise, traffic or other conditions or situations that may be*  
5 *objectionable or detrimental to other permitted uses operating nearby or*  
6 *adverse to the public interest, health, safety, convenience, or welfare of the*  
7 *City.*

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

10 *The Planning Division Staff finds that the site is an existing multi-tenant*  
11 *commercial building with current infrastructure in place. The proposed Type*  
12 *41 ABC license will be complimentary and ancillary to the existing restaurant*  
13 *use. Additionally, no physical expansion is proposed, therefore the intensity*  
14 *of the use will not be impacted. Furthermore, the sale of beer and wine will*  
15 *not result in the requirement of additional off-street parking. As such, the*  
16 *subject site is physically suitable for the type and density/intensity of use*  
17 *being proposed.*

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

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

27 **SECTION 3:** The Planning Commission hereby approves PC Resolution No. 2024-01  
28 CUP, subject to the execution and fulfillment of the following conditions:

**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. 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.
9. 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.

10. 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.
11. 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.
12. 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.
13. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
14. 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.
15. 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.
16. 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.
17. If the use ceases to operate for a period of six (6) months, the entitlement shall be null and void.
18. 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.
19. The business hours of operation shall be limited to Monday through Sunday from 10:00 AM to 11:00 PM.
20. That the business shall not conduct any off-site deliveries of alcoholic beverages.

- 1 21. The on-site trash enclosure must contain a lock and remain closed and secured. The  
2 Applicant must remain in good standing and have an active account with the City's  
3 authorized vendor.
- 4 22. No outside storage shall be permitted on the subject site.
- 5 23. All abandoned signs must be removed and any holes, glue, or discolored paint from  
6 previous signs must be repaired to match the building or background exterior. All  
7 banners and temporary signage associated with the establishment shall obtain a  
8 permit with the Planning Division and abide by HPMC Section 9-3.1220.
- 9 24. The alley located immediately to the east of the restaurant shall not be used for  
10 vehicle loading and unloading, it shall remain clear of obstructions.
- 11 25. That no loitering or consumption of alcohol take place outside the existing  
12 establishment or the parking area and that signs be posted on the site prohibiting  
13 such activities. The number, design, location, and text of the signs shall be subject to  
14 Planning Division and Police Department approval.
- 15 26. If the operation of this establishment be granted, deed, conveyed, transferred, or  
16 should a change in management or proprietorship occur at any time, this Conditional  
17 Use Permit shall become null and void.
- 18 27. This Conditional Use Permit shall be valid for a term of five (5) years. At the end of  
19 the 5-year term, the Applicant must submit for a new Conditional Use Permit.
- 20 28. The sale of beer and wine shall be in accordance with the provisions of a Type 41  
21 License issued by ABC. Failure to comply with the California Department of Alcoholic  
22 Beverage Control rules and regulations will be grounds for revocation of the  
23 entitlements for alcohol sales.
- 24 29. That the Applicant and Property Owner agree in writing to the above conditions.

#### 25 **CODE ENFORCEMENT**

- 26 30. Property maintenance must be managed to include cleaning of trash and debris.
- 27 31. Any graffiti on property must be removed within two (2) days.
- 28 32. No overnight parking of vehicles allowed.
33. Landscaping must be maintained on the parcel.
34. Graffiti film shall be used on all windows.
35. No karaoke or entertainment without required permits.



1 **POLICE DEPARTMENT**

- 2
- 3 36. Implement adequate security measures, including surveillance cameras, trained
- 4 security personnel during peak hours, and a comprehensive plan to manage any
- 5 disturbances or incidents related to alcohol consumption.
- 6
- 7 37. Ensure all staff members involved in alcohol service undergo responsible beverage
- 8 service training to prevent underage drinking, overconsumption, and related issues.
- 9
- 10 38. Implement measures to minimize noise disturbances, especially during late hours, to
- 11 prevent disturbances to nearby residents or businesses.
- 12
- 13 39. Regularly monitor and audit compliance with alcohol service regulations, including
- 14 age verification procedures, serving limits, and responsible service practices.
- 15
- 16 40. Maintain open communication with the local community and law enforcement
- 17 agencies to address any concerns or complaints about alcohol-related activities at
- 18 the establishment.
- 19
- 20 41. Develop and maintain an emergency response plan in coordination with local law
- 21 enforcement and emergency services to address alcohol-related emergencies
- 22 promptly and effectively.
- 23
- 24 42. Establish reporting requirements for incidents related to alcohol service, including any
- 25 violations of alcohol laws, disturbances, or complaints received from the public.
- 26
- 27 43. Adhere to all regulations and guidelines set forth by the Alcoholic Beverage Control
- 28 (ABC) agency regarding alcohol service, sales, and consumption on the premises.

1 **SECTION 4:** This resolution shall not become effective until 15 days after the date of

2 decision rendered by the Planning Commission, unless within that period of time it is

3 appealed to the City Council. The decision of the Planning Commission shall be stayed

4 until final determination of the appeal has been effected by the City Council.

5 **SECTION 5:** The Secretary of the Planning Commission shall certify to the adoption

6 of this resolution and a copy thereof shall be filed with the City Clerk.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

HUNTINGTON PARK PLANNING COMMISSION

\_\_\_\_\_  
Graciela Ortiz, Chairperson

ATTEST:

\_\_\_\_\_  
Steve Forster, Secretary

# **SITE PLAN**

**EXHIBIT B**

**CASE NO.** 2024-01 CUP

# Site Plan - 6606 Pacific Blvd

Suite 107 and 108

Zoe Ave



100 ft

# FLOOR PLAN

**EXHIBIT C**

**CASE NO.** 2024-01 CUP



This architectural floor plan illustrates the layout of a restaurant. The plan includes the following areas and features:

- KITCHEN:** Located on the left side, it contains an industrial refrigerator, industrial gas stove with 6 burners, kitchen griddle, 3-washer fryer, and a (E) FUSE BOX.
- BATH:** Two bathroom areas are shown. One is labeled "BATH" and contains a toilet and a sink. The other is labeled "BATH" and contains two toilets and a sink. Both are noted as "SEE DETAIL AS IN BATH ELEVATION".
- BAR:** A central bar area with a counter and stools.
- DINING SPACE:** A large open area for seating, labeled "DINING SPACE".
- CAJA REGISTRADORA:** A cash register area located near the entrance.
- Entrance:** The main entrance is on the right side, featuring a planter and a set of stairs leading up to the entrance.
- Dimensions:** The plan includes various dimensions for rooms and overall areas, such as 32'-7" for the total width, 15'-9" for the kitchen width, and 18'-1" for the dining area width.
- Notes:** The plan includes notes such as "SEE DETAIL AS IN BATH ELEVATION" and "(E) FUSE BOX".

SEE DETAIL A2

**D BATH ELEVATION**  
SCALE 3/16" = 1'

**B BATH ELEVATION**  
SCALE 3/16" = 1'

**BATH ELEVATION**  
SCALE 3/16" = 1'

(E) PLANTER

**SITE PHOTOGRAPHS  
(NOVEMBER 2024)**

**EXHIBIT D**

**CASE NO.** 2024-01 CUP













# **RESOLUTION NO. 1502**

**EXHIBIT E**

**CASE NO.** 2024-01 CUP

RESOLUTION NO. 1502

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT IN CONNECTION WITH REAL PROPERTY LOCATED AT 6608 PACIFIC BOULEVARD, SUITES D AND E, HUNTINGTON PARK, CALIFORNIA

WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California, on Wednesday, September 16, 1992 at 7:30 p.m., pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code, upon the application from Ok Soon Chu, requesting a conditional use permit for on-sale beer and wine in conjunction with a bona fide eating place (Meme Chinese Express) in the Central Business District (CBD) Zone on the following described property:

Assessor's Parcel Number 6322-017-030,  
commonly known as 6608 Pacific Boulevard,  
Suites D and E, Huntington Park, California;  
and

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

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

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

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

SECTION 1: The Planning Commission determines that the proposed conditional use permit would not have a significant effect on the environment and hereby adopts an Environmental Categorical Exemption.

1        SECTION 2: The Planning Commission hereby makes the  
2 following findings in connections with Conditional Use Permit  
3 No. 1502:

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

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

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

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

22        SECTION 3: The Planning Commission hereby grants  
23 Conditional Use Permit No. 1502 subject to the execution  
24 and fulfillment of the following conditions:

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

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

- 3 4. The applicant must submit three (3) sets of plans to  
4 Health Department Plan Check Unit.
- 5 5. That the applicant shall remove all old signage that does  
6 not pertain to the new business.
- 7 6. That this permit shall expire in the event the entitlement  
8 is not exercised within the one (1) year from the date of  
9 approval or if there is a cessation of the use or uses  
10 authorized by this permit for a continuous period of six  
11 (6) months or more.
- 12 7. That the violation of the conditions of this conditional  
13 use may result in a citation or revocation of the  
14 conditional use permit.
- 15 8. That should, at any time, the alcoholic beverage license  
16 issued to the applicant by the State of California be  
17 surrendered, this conditional use permit shall  
18 automatically become null and void.
- 19 9. That should the operation of this establishment be  
20 granted, deeded, conveyed, transferred, or should a change  
21 in management or proprietorship occur at any time, this  
22 conditional use permit shall automatically become null and  
23 void.
- 24 10. That the applicant shall be required to apply for a new  
25 conditional use permit if any alteration, modification, or  
26 expansion which would increase the existing floor area of  
27 the premises.
- 28 11. That the permit may be subject to additional conditions  
after its original issuance. Such conditions shall be  
imposed by the City Planning Commission as deemed  
appropriate to address problems of land use compatibility,  
security, crime control, and the general welfare of the  
City.
12. That the permit shall be subject to review for compliance  
with conditions of issuance at such intervals as the City  
Planning Commission shall deem appropriate, but that the  
first such review shall be within, but not later than, six  
(6) months after the issuance of the permit.
13. That the applicant and/or owner agree in writing to the  
above conditions.

24 SECTION 4: This resolution shall not become effective  
25 until fifteen (15) days after the date of decision rendered by  
26 the Planning Commission, unless within that period of time it  
27 is appealed to the City Council. The decision of the Planning

28 //



Commission shall be stayed until final determination of the appeal has been effected by the City Council.

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

PASSED, APPROVED, AND ADOPTED this 16th day of September, 1992, by the following vote:

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

NOES: None

ABSENT: None

HUNTINGTON PARK PLANNING COMMISSION

Charles H. Mears  
Chairman

ATTEST:

Paul F. Watson  
Secretary

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res1502c.qa2



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

**EXHIBIT F**

**CASE NO.** 2024-01 CUP



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

# CONDITIONAL USE PERMIT APPLICATION

## FOR OFFICE USE ONLY

Date Filed: 2/21/2024 File No.: CUP 2024-04 Fee/Receipt No.: \$4,972.00 Initials: JM

### PROJECT INFORMATION

Project Address: 2975 E Florence Ave  
General Location: Florence Ave and Marconi St  
Assessor's Parcel Number (APN): 6323-006-028

### APPLICANT'S INFORMATION

Applicant: Adriana Magdaleno  
Mailing Address: 12311 Reva St Cerritos CA 90703  
Phone 1: (323) 715-8622 Phone 2: \_\_\_\_\_ Email: Adri0813@yahoo.com

### PROPERTY OWNER'S INFORMATION

Property Owner: Leonel  
Mailing Address: 7126 Marconi St Huntington park CA 90255  
Phone 1: (323) 422-6184 Phone 2: \_\_\_\_\_ Email: \_\_\_\_\_

### REQUEST

I/We hereby request a Conditional Use Permit (CUP) for the following purpose:  
To allow for a Type 41 ABC license in connection with an existing restaurant within the  
commercial general zone.

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.

The proposed use of the sale of alcoholic beverages in relation to a restaurant is permitted in the commercial general zoning district with the approval of a conditional use permit. Therefore, it would not impair the integrity and character of the subject zoning district.

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

The general plan land use designation of the site is general commercial. The proposed use of alcohol sales will be an accessory use to the restaurant.

- 
- 
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.

The project is exempt from CEQA in accordance with Article 19 Section 15301(a) Existing Facilities

This is an existing building with no remodeling or new construction proposed.

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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.

The proposed project site is located on a lot with an existing building with no expansions being proposed. The design, location, sizing and operating characteristics of the existing restaurant with proposed alcohol sales will not be detrimental to the public health, safety and welfare of the City.

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

The site is an existing restaurant building with current infrastructure in place and no physical expansion being proposed. The proposed Type 41 license will be complimentary and ancillary to the existing restaurant. Therefore, the intensity of the use will not be impacted.

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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.

The site is an existing restaurant building with current infrastructure in place. The proposed use of alcohol sales will not significantly intensify public access, water, sanitation, and public utilities and services. The proposed use will not require changes to existing public utilities.

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**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.

Adriana Magdaleno  
Applicant Signature (Required)

Date 2/21/24

Adriana Magdaleno  
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.*

Leonel H. Lopez  
Property Owner Signature (Required)

Date 2-21-2024

LEONEL H. LOPEZ  
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](mailto:planning@huntingtonpark.org)

# ENVIRONMENTAL INFORMATION FORM

**FOR OFFICE USE ONLY**Date Filed: 2/21/2024

File No.: \_\_\_\_\_

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

Initials: JM

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

Name: Adriana MagdalenoAddress: 12311 Reva St Cerritos CA 90703Telephone: (323) 715-8622

Fax: \_\_\_\_\_

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

Name: Alex LoayzaAddress: 7748 Pickering Ave Whittier CA 90602Telephone: (323) 422-5230

Fax: \_\_\_\_\_

3. **Address of project:** 2975 E Florence Ave, Huntington Park, CA 90255

4. **Assessor's Parcel Number (APN):** 6323-006-028

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:**

NA

7. **Existing Zone:** Commercial General

8. **Proposed use of site:** Restaurant

9. **Site size** (lot dimensions and square footage):  
Approximately 95'x75'=7125 square feet  
\_\_\_\_\_  
\_\_\_\_\_
10. **Project size:**  
Square feet to be added/constructed to structure(s):  
NA  
\_\_\_\_\_  
Total square footage of structure(s): \_\_\_\_\_
11. **Number of floors of construction:**  
Existing: <sup>1</sup>\_\_\_\_\_  
Proposed: NA  
\_\_\_\_\_
12. **Parking:**  
Amount required: NA  
Amount provided: <sup>12</sup>\_\_\_\_\_
13. **Anticipated time scheduling of project:** NA  
\_\_\_\_\_  
\_\_\_\_\_
14. **Proposed phasing of development:** NA  
\_\_\_\_\_  
\_\_\_\_\_
15. **If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:**  
NA  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
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 to operate between the hours of 9am and 8pm with varying employment shifts.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

NA

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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:

NA

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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.

The project site includes an existing one story commercial building.

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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 project site is an existing restaurant.

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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.

Adriana Magdaleno  
Applicant (Signature)

2/21/24  
Date