



## REGULAR MEETING AGENDA

### CITY OF HUNTINGTON PARK PLANNING COMMISSION

**Regular Meeting**  
**Wednesday, March 19, 2025, 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**

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 JANUARY 15, 2025, PLANNING COMMISSION MEETING

## **REGULAR AGENDA**

### **1. SELECTION OF CHAIRPERSON FOR THE PLANNING COMMISSION**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Deliberate, nominate, and vote a sitting Commissioner to serve as Chairperson

## **PUBLIC HEARING**

**PLANNING COMMISSION CASE NO. 2024-07 CUP (CONDITIONAL USE PERMIT)  
A REQUEST FOR A CONDITIONAL USE PERMIT FOR THE OFF-SALE OF BEER,  
WINE, AND DISTILLED SPIRITS IN CONJUNCTION WITH A GROCERY STORE  
LOCATED AT 5610 PACIFIC BLVD 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, April 16, 2025, at 6:30 p.m.

I, Paul Bollier 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.

A handwritten signature in cursive script that reads "Paul Bollier". The signature is written in dark ink and is positioned above a solid horizontal line.

Paul Bollier  
Acting Planning Commission Secretary/  
Planning Manager



# MINUTES

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## CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION

Wednesday, January 15, 2025, 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 Eduardo Carvajal, Commissioner John Estrada, Commissioner Mario Gomez

ABSENT: Commissioner Adrian Tarango

STAFF PRESENT: Acting Community Development Director, Sergio Infanzon, Acting Planning Commission Secretary, Paul Bollier, Associate Planner, Lemessis Quintero, Consultant, Susan Hernandez

### **PLEDGE OF ALLEGIANCE**

Commissioner Estrada led the Pledge of Allegiance.

### **PUBLIC COMMENT** – None

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

1. Regular Planning Commission Meeting held on December 18, 2024.

**MOTION:** Chairperson Ortiz motions to approve the Minutes with the correction of the misspelling of her name under "Planning Commission Comments", seconded by Commissioner Carvajal. Motion **passed 2-0-2**, by the following vote:

**AYES:** Commissioner(s): Commissioner Eduardo Carvajal  
Chairperson Graciela Ortiz

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

**ABSTAINED:** Commissioner(s): Commissioner John Estrada  
Commissioner Mario Gomez



## **REGULAR AGENDA**

### **PUBLIC HEARING**

1. **HOUSING ELEMENT IMPLEMENTATION: DOWNTOWN SPECIFIC PLAN AMENDMENT AND HUNTINGTON PARK MUNICIPAL CODE AMENDMENTS - AMENDMENT TO THE DOWNTOWN SPECIFIC PLAN AND TITLE 9, ZONING, OF THE HUNTINGTON PARK MUNICIPAL CODE TO IMPLEMENT HOUSING ELEMENT PROGRAMS 7, 10, AND 13 (Case No. 2024-01). CARRIED OVER FROM DECEMBER 18, 2024, MEETING.**

Ms. Quintero presented a detailed PowerPoint presentation to the Commission providing in-depth information about the Housing Element Program Updates. After careful analysis, Ms. Quintero determined that all five necessary findings were met and recommended that the Planning Commission approve the Downtown Specific Plan Amendment.

Commissioners inquired why Planning Commission would no longer need to approve new development projects. Ms. Hernandez informed commissioners a CUP would no longer be required and that these steps were taken to follow state regulations to streamline projects. These changes were made to help the city reach the goal of creating 2500 new homes.

Commissioners inquired about the process for development with new amendment. Mr. Bollier confirmed that new developments would still require planning department approval. Mr. Bollier confirmed that these changes were made to comply with state regulations and would legalize certain homes that are already taking place in the downtown district.

Commissioners inquired about parking requirements. Mr. Bollier informed the Commissioners that the parking requirement can be waived but they understand it is needed. Mr. Bollier brought up measure PP that would create a permit parking program to help with the current parking issues.

Commissioner Gomez motioned to **Approve AMENDMENT TO THE DOWNTOWN SPECIFIC PLAN AND TITLE 9, ZONING, OF THE HUNTINGTON PARK MUNICIPAL CODE TO IMPLEMENT HOUSING ELEMENT PROGRAMS 7, 10, AND 13 (Case No. 2024-01)** seconded by Commissioner Estrada. Motion **passed 4-0-0**, by the following vote:

<b>AYES:</b>	Commissioner(s):	Commissioner Eduardo Carvajal Commissioner John Estrada Commissioner Mario Gomez Chairperson Graciela Ortiz
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<b>NOES:</b>	Commissioner(s):	None
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<b>ABSTAINED:</b>	Commissioner(s):	None
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**RECEIVE AND FILE** - None

**STAFF COMMENTS**

Mr. Bollier wishes the Commission a Happy New Years. Mr. Infanzon introduces himself to the Commission and informs them the Community Development Department is working to keep up with state regulations to streamline projects. He extends anyone to reach out to him if needed.

**PLANNING COMMISSION COMMENTS**

1. Commissioner John Estrada wishes everyone a Happy New Years.
2. Commissioner Eduardo Carvajal thanks the staff and Mr. Bollier. Commissioner Carvajal also thanks Commissioner Gomez for being the one to appoint him to the commission years ago.
3. Commissioner Mario Gomez apologizes for not being here at the last meeting and wishes everyone a Happy New Year.
4. Chairperson Graciela Ortiz thanks staff for all they do for the community even with different changes.

**ADJOURNMENT**

At 6:55 p.m. the City of Huntington Park Planning Commission adjourned to a Regular Meeting on Wednesday, January 15, 2025, at 6:30 p.m.

Respectfully Submitted,



Paul Bollier  
Acting Planning Commission Secretary



# CITY OF HUNTINGTON PARK

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## PLANNING DIVISION AGENDA REPORT

**DATE:** MARCH 19, 2025

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

**ATTN:** SERGIO INFANZON, INTERIM COMMUNITY DEVELOPMENT DIRECTOR

**FROM:** ARELI CABALLERO, ADMINISTRATIVE SPECIALIST

**SUBJECT:** PLANNING COMMISSION CASE NO. 2024-07 CUP  
(CONDITIONAL USE PERMIT)

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**REQUEST:** A REQUEST FOR A CONDITIONAL USE PERMIT FOR THE OFF-SALE OF BEER, WINE, AND DISTILLED SPIRITS IN CONJUNCTION WITH A GROCERY STORE LOCATED AT 5610 PACIFIC BLVD WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.

**APPLICANT:** Kamal Eskandar  
20631 Linda Vista Street  
Canyon Country, CA 91387

**PROPERTY OWNER:** Pacific Fate Inc.

**PROPERTY OWNER'S MAILING ADDRESS:** 1016 S La Cieniega Blvd  
Los Angeles, CA 90035

**PROJECT LOCATION:** 5610 Pacific Blvd

**ASSESSOR'S PARCEL NUMBER:** 6309-023-030

**PREVIOUS USE:** Liquor Store

**LOT SIZE:** 24,500 Sq. Ft.

**GENERAL PLAN:** General Commercial

**ZONE:** Commercial General (C-G)

## **PLANNING COMMISSION AGENDA REPORT**

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### **SURROUNDING**

#### **ZONING AND LAND USES:**

- North- Commercial General
- East- Commercial General
- South- Commercial General
- West- Manufacturing Planned Development

### **MUNICIPAL CODE**

#### **APPLICABILITY OF REQUIREMENTS FOR GROCERY STORE:**

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 its decision in writing and shall recite the findings upon which the decision is based. The Planning 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;

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

### ENVIRONMENTAL REVIEW:

The project is exempt from the California Environmental Quality Act (CEQA) in accordance with Article 19 (Categorical Exemptions), Section 15301(a) (Existing Facilities) of CEQA Guidelines.

### PROJECT BACKGROUND:

- ***Site Description***

The subject site is zoned as Commercial General (C-G). Pacific Blvd is located to the west of the property between E. 56<sup>th</sup> Street, located to the north, and E. 57<sup>th</sup> Street located to the south. The site consists of two commercial buildings. One of the buildings is a 2-story building which is approximately 12,384 square feet. This building houses the grocery store on the ground floor. Other tenants in this building include an income tax office, and delicatessen.

The second building which is approximately 2,656 square feet houses a dental and medical office. The subject site is currently surrounded by commercial uses to the north and south. Legal non-conforming residential use to the east and manufacturing uses to the west.

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### ANALYSIS:

- ***Project Proposal***

The Applicant, Kamal Eskandar, is requesting a Conditional Use Permit to allow for the off-sale of beer, wine, and distilled spirits in conjunction with a grocery store. A Type 21 ABC license is issued to retail stores. It authorizes the sale of beer, wine, and distilled spirits for consumption off the premises where sold. The Applicant is also proposing a check cashing with money transfer services in conjunction with the grocery store. Such use also requires a Conditional Use permit. However, per HPMC section 9-4.203, the proposed use does not abide with the operational requirements. Specifically, the use does not meet the minimum five hundred (500) foot distance requirement. Therefore staff will focus on the CUP for the off-sale of beer, wine, and distilled spirits in conjunction with the grocery store.

- ***Business Operation***

The applicant proposes to operate "*Pacific Market*". "*Pacific Market*" will offer the retail sale of a variety of items. Their sale distribution reflects 40% of sales coming from alcoholic beverages and 60% coming from the sale of snacks, soda, water, juices, cleaning products, canned food, packaged food, condiments, candy, stationery, paper plates, plastic cutlery and chips. Grocery stores where the off-sale of alcohol, take place, including beer and wine, by the establishment must be **accessory** to and incidental in proportion to the primary use of grocery sales (HPMC section 9-4.203(2)(A)(1)).

The Applicant will have three (3) employees during each shift of the day. Two (2) cashiers and One (1) stocker. As part of the security measures, the operator proposes having an alarm system, a sixteen (16) camera system with an additional two (2) outside cameras. Additionally, there is an emergency alarm button behind the cash register. The Applicant proposes to sell alcohol during the hours imposed by ABC and the City. The supplemental information provided by the applicant proposes the alcohol sales from Monday - Sunday from 8:00am-10:00pm.

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No interior or exterior tenant improvements are proposed. Furthermore, no additional square footage is proposed.

- ***Floor Plan***

The proposed 1,502 square foot grocery store will be divided into a retail display area, cooler area, and storage overstock area. The distilled spirits will be kept behind the register/counter while the beer and wine will be in reach-in coolers located in the rear of the market. In addition, there are three (3) shelves that will sell general merchandise including, but not limited to canned food, packaged food, condiments, and other household items.

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

The existing building was constructed in the 1980s, at this time the City of Huntington Park had different development standards including setbacks and parking requirements. There are currently thirty (30) off-street parking stalls on the site and two (2) ADA parking stalls.

The subject site is non-conforming in the number of off-street parking stalls provided. Customers for the subject site utilize existing street parking and available off-street parking stalls. Since there is no additional square footage proposed, there will not be an intensification of use that will require additional parking. There are conditions of approval in place to ensure the property is adequately maintained.

- ***Conditional Use Permit Findings***

In granting a Conditional Use Permit to allow for off-sale of beer, wine, and distilled spirits in conjunction with a grocery store, the Planning Commission must make findings in connection with the Conditional Use Permit, as set forth in the Huntington Park Municipal Code. A Conditional Use Permit may be approved only if all the following findings are made:

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

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**Finding:** The proposed use of the sale of alcoholic beverages for off-site consumption in relation to a grocery store is permitted in the Commercial-General (C-G) Zone with the approval of a Conditional Use Permit. The proposed sale of alcoholic beverages (Type 21 ABC License) for off-site consumption is an ancillary use to the primary use of a grocery store.

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

Pursuant to HPMC section 9-4.203 Alcohol Sales Establishment Standards Table IV-7, found the off-sale of alcohol for a grocery store has no minimum distance requirements in the C-G zone.

## 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 neighborhood and general retail and service establishments, such as stores and repair shops, to accommodate the surrounding community. The proposed use is consistent with the General Plan. Specifically, the use complies with the following:

Goal 1.0 of the General Plan: *“Provide for a mix of land uses which meets the diverse needs of all Huntington Park residents, offers a variety of employment opportunities, and allows for the capture of regional growth.”* With the addition of a grocery store, it will generate jobs opportunities, stimulate local commerce, and can attract additional businesses, contributing to economic diversity.

Goal 1.2 of the General Plan: *“Encourage community-oriented retail in Huntington Park while continuing to revitalize Pacific Boulevard as a regional destination.”* Establishing a new grocery store would provide more accessibility to affordable food options and promote a stronger sense of community by encouraging residents



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to shop locally and engage more with their neighborhood businesses.

Goal 5.0 of the General Plan: "Promote expansion of the City's economic base and diversification of economic activity." By introducing a grocery store on the Northern side of Pacific Boulevard, this would be the first in this area, contributing to the ongoing revitalization of the boulevard.

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

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

The project is exempt from the California Environmental Quality Act (CEQA) in accordance with Article 19 (Categorical Exemptions), Section 15301(a) (Existing Facilities) of CEQA Guidelines.

**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 subject site is located on a lot that measures approximately 24,500 square feet. The site contains two existing commercial buildings. Furthermore, no expansion of the existing building is proposed. The design, location, size and operating characteristics of the grocery store with alcohol sales is not expected to be detrimental to the public health, safety and welfare of the City. Conditions of approval are in place to mitigate any possible issues related to the sale of alcohol and property maintenance.

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

**Finding:** The subject site is comprised of two existing commercial buildings with off-street parking spaces. The existing commercial building in which the grocery store is located in has existing infrastructure in place. The proposed Type 21 ABC license will be complimentary and ancillary to the grocery store. Additionally, no physical expansion nor tenant improvements are proposed, therefore the intensity of the use will not be impacted. Furthermore, the sale of alcohol for off-site consumption will not result in the requirement of additional off-street parking.

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

**Finding:** The site is comprised of two existing commercial buildings with proper infrastructure in place. The proposed use of alcohol sales for off-site consumption (Type 21 ABC license) will not significantly intensify public access, water, sanitation, and public utilities and services. The proposed use will not require changes to existing public utilities. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and services.

**RECOMMENDATION:**

Based on the evidence presented, it is the recommendation of the Planning Division Staff to approve Planning Commission Case No. 2024-07 CUP (Conditional Use Permit), subject to the following conditions of approval and other conditions that the Planning Commission may wish to impose.

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### **CONDITIONS OF APPROVAL:**

#### **PLANNING DIVISION**

1. That the Applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, or Planning Commission.
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 is to be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. That the operator shall file and maintain their City of Huntington Park Business License prior to commencing business operations.
6. The Applicant/operator shall obtain all required approval/ permits from local, state, and federal agencies.
7. That this entitlement shall be subject to review for compliance with conditions of approval. Reviews shall be conducted at intervals deemed appropriate by the City Planning Commission.
8. That the Applicant comply with all State Department of Alcoholic Beverage Control (ABC) requirements, including but not limited to alcohol sales hours, and should any license or permits, issued by the State Department of Alcoholic Beverage Control (ABC), be surrendered or revoked, the Conditional Use Permit shall automatically become null and void.
9. That the Applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
10. 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.

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11. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
12. 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.
13. Any proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.
14. Pursuant to HPMC Sec. 9-2.1109, this entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
15. If the use ceases to operate for a period of six (6) months, the entitlement shall be null and void.
16. That the Applicant shall comply with all applicable property development standards including, but not limited to, outdoor storage, fumes and vapors, property maintenance, and noise.
17. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
18. The business hours of operation shall be limited to Monday-Sunday from 8:00AM-10:00PM
19. The business must operate as a grocery store, and alcohol sales shall be ancillary to the sale of groceries and household items. The retail display area for alcoholic beverages for off-premises consumption shall be limited to the areas identified on the approved floor plan. Any expansion will require the review and approval of the Planning Commission.
20. The Business operator shall not conduct any off-site deliveries of alcoholic beverages.
21. 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

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Community Development. This device shall be used by the cashier to check the identification of all individuals who appear to be younger than 35 years of age.

22. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
23. The on-site trash enclosure(s) 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.
24. The on-site trash enclosure(s) must be screened per the plans submitted by the applicant.
25. No outside storage shall be permitted on the subject site.
26. All vehicles related to the operation of the business including loading and off-loading of merchandise/ products related to the business shall not occur in the public right of way or impede vehicular flow onto the site.
27. No payphones shall be allowed on the subject site. All existing payphones on the subject site shall be removed prior to business license issuance.
28. Prior to business license issuance, all graffiti on the subject site shall be removed.
29. A Minor Development Permit application shall be submitted for any proposed tenant improvements.
30. A Sign Design Review application shall be submitted prior to installing signs. Including but not limited to wall signs, window signs and temporary banners. Temporary banners are permitted pursuant to a Temporary Sign Permit Application.
31. All unpermitted signage including banners shall be removed.
32. Business name shall be modified to reflect "Pacific Market"
33. Signage for the business shall match the name on the city business license and shall not reference "*liquor*" in the name.
34. Install anti-graffiti film on all exterior windows.
35. No outdoor vending machines shall be permitted on site. Any existing outdoor vending machines shall be removed prior to issuance of business license. Pursuant to HPMC Sec. 9-1.203 "Vending machine" means an automated mechanical/electronic device that is designed to dispense items (e.g., food, stamps, novelties, etc.) or services (e.g.,

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shoe shine, telephone, television viewing, etc.) to the general public when currency, tokens or electronic cards are inserted into the machine.

36. 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.
37. 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.
38. No loitering and no trespassing signs shall be posted around the perimeter of the building in compliance with Section 602(o) the California Penal Code.
39. "No Trespassing/Loitering signs must be placed on the front of the establishment.
40. That all merchandise, products, and goods pertaining to the business be maintained within the building at all time and shall not be located on the sidewalk area or outside of the building.
41. Property maintenance must be managed to include cleaning of trash and debris on all areas of the property.
42. All exterior trash must be placed in the approved trash container. Trash container must be locked at all times.
43. No overnight parking of vehicles.
44. No abandoned vehicles to be parked on property.
45. Window coverage must not exceed 25% without Planning Division approval.
46. Graffiti on property must be removed within two (2) days, if paint is required, planning approval must be given if any color is used other than anything approved at the time of plan review.
47. No loitering in parking lot or outside business including public right-of-way areas.
48. Must maintain 602 Form on file with Police Department to manage anyone trespassing or loitering.
49. Landscaping must be maintained on parcel.
50. The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the Planning Commission. Any change in the operation, which exceeds the conditions of the

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approved permit, will require that a new permit application be submitted to the Planning Commission for their review and approval.

51. Noise emanating from the permittee's premises shall not be audible 50 feet or more from the property line of the premises. The permittee shall be responsible for determining how to best meet this requirement, either by keeping doors and windows closed.
52. Current occupancy loads shall be posted at all times.
53. The permittee shall be responsible for installing and maintaining a video surveillance system that monitors no less than the front and rear of the business, with full view of the public right-of-ways, and any parking lot under the control of the permittee. These cameras shall record video and have the capacity to store the video for a minimum of 30 days.
54. The surrounding area (exterior & parking lot) shall be illuminated during business hours, in order to easily make the appearance and conduct of all people on or about the property discernible.
55. Address should be clearly marked to the front of the structure.
56. Any graffiti painted or marked upon the premises, under the control of the permittee shall be removed or painted over within a reasonable amount of time not to exceed 7 calendar days.
57. All individuals buying alcohol must possess a valid form of identification meeting the following criteria:
  - a. Issued by a government agency (e.g., Federal, State, county, or city)
  - b. Includes the individual's name, date of birth, description, and photograph.
  - c. Currently valid, not expired.
58. Acceptable forms of identification include a driver's license, State-issued ID card, or Federal/military ID card. Caution: The photograph and physical description on the ID must match the customer. Altered or mutilated IDs are not acceptable. Unacceptable identification forms include temporary driver's licenses, non-photo driver's licenses, birth certificates, and school or work ID cards (as per section 25660 of the Business and Professions Code).
59. If the business intends to sell alcohol, it must obtain the necessary permits and ensure responsible alcohol service practices, including age verification and preventing over-consumption.
60. The business must comply with all applicable federal, state, and local laws, including alcohol sales (if applicable), noise regulations, and sanitation standards.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2024-07 CUP-5610 Pacific Blvd

March 19, 2025

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61. The permit may include provisions for periodic compliance checks and inspections by law enforcement to ensure ongoing adherence to the conditions of the permit.
62. The applicant must submit a comprehensive security plan detailing measures such as surveillance cameras, security personnel, lighting, and alarm systems to ensure the safety and security of patrons and property.
63. The business must implement measures to minimize noise disturbances, especially during late hours, to avoid disrupting the surrounding community.
64. The business must have an emergency preparedness plan, including procedures for handling medical emergencies, fire incidents, and other crises.
65. The business must take proactive measures to prevent nuisances such as loitering, littering, illegal parking, and other activities that may disrupt the neighborhood.
66. The permit holder must promptly report any criminal activities, disturbances, or violations of the permit conditions to law enforcement.
67. Staff and security personnel should undergo appropriate training in conflict resolution, de-escalation techniques, and handling difficult situations to maintain a safe environment.
68. The applicant shall comply, at all times, with all regulations and conditions of approval prescribed by the California Department of Alcoholic Beverage Control (ABC) for the on-site sale of alcoholic beverages for off-site consumption (Type 21 license)
69. It shall be unlawful for any person who appears to be intoxicated or under the influence of any drug, chemical or substance to enter or remain on the applicant's premises, at any time, as set forth in Section 25602(a) of the Business and Professions Code.
70. Wine shall not be sold in bottles or containers smaller than 750 ml unless sold in manufacturer's pre-packaged multi-unit quantities.
71. Single sales of distilled spirits in containers smaller than 375 ml is prohibited. Sales of distilled spirits of any container size sold in pre-packed, multi-unit quantities are not prohibited.
72. Beer, malt beverages or wine cooler products, regardless of container size, must be sold in manufacturer pre-packaged multi-unit quantities.
73. The sale of alcohol for on-site consumption is prohibited. No alcoholic beverages shall be consumed on any portion of the licensed premises or any portion adjacent, thereto which is under the control of the licensee.



## **PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2024-07 CUP-5610 Pacific Blvd

March 19, 2025

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74. The sale of beer and wine shall be in accordance with the provisions of a Type 21 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.
75. That all future temporary or permanent signage shall be approved by the City prior to installation, pursuant to the Huntington Park Municipal Code.
76. This Conditional Use Permit shall be valid for a term of (5) five years. At the end of the 5-year term, the applicant must submit for a new Conditional Use Permit.
77. That the business owner (Applicant) and property owner agree in writing to the above conditions.

### **BUILDING AND SAFETY**

78. All entrances and exits shall remain unlocked, in the closed position, and completely unobstructed at all times including during business hours. Above all entrances, on the interior side, shall read "This door to remain unlocked during business hours."
79. There shall be at least two (2) class ABC fire extinguishers, one near the front entrance and one near the rear exit. Fire extinguishers shall bear an up to date fire department inspection tag that indicates the date that the fire extinguisher was inspected.
80. The business will be subject to a routine business license inspection (if required by the City).
81. The approved occupant load limit of the building(s) shall be upheld throughout the duration of the Conditional Use Permit (CUP) Type 21 ABC license in conjunction with a liquor and convenience store use.
82. If there are proposed tenant improvements or alterations of the existing building or floor plan, the applicant shall submit full tenant improvement plans to the building and safety department. If unpermitted work is discovered, the work shall be permitted through submittal of tenant improvement plans and issuance of a building permit and associated mechanical, electrical and plumbing permits.
83. All work, if any, is to be completed by a licensed contractor.
84. Fire apparatus access roads shall not be obstructed in any manner, including the parking, temporary parking, or queuing of vehicles. The minimum widths and clearances established in CFC Sections 503.2.1 and 503.2.2 shall be maintained at all times.

## **PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2024-07 CUP-5610 Pacific Blvd

March 19, 2025

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### **CODE ENFORCEMENT**

85. Property must be maintained and kept clean, all trash must be placed in approved Valley Vista containers.
86. No chairs or tables to be placed on the front storefront sidewalk.
87. No loitering on storefront sidewalk or parking lot.
88. No consuming alcohol beverages inside/outside store, storefront sidewalk of parking lot.
89. Security cameras must maintain video footage for a minimum of 30 days.
90. No advertising any type of alcohol beverages on store front windows.

### **POLICE DEPARTMENT**

91. Maintain valid and updated licenses for alcohol sales, tobacco sales, and all other business operations
92. Prohibit on-site alcohol consumption in parking lots or adjacent areas.
93. Mandate that all customers purchasing alcohol present valid identification, regardless of age or appearance.
94. Allow unannounced inspections by law enforcement and City Officials to ensure adherence to all CUP conditions and regulations.
95. Keep tobacco products in locked cabinets or behind the counter to prevent theft or underage access.
96. Employee must regularly monitor the premises for loitering or nuisance activities and report issues to law enforcement if necessary.

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

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

### **EXHIBITS:**

- A. PC Resolution No. 2024-07 CUP
- B. Conditional Use Permit Application & Environmental Information Form
- C. Site Plan
- D. Floor Plan

**PC RESOLUTION NO. 2024-07 CUP**

**EXHIBIT A**

**CASE NO. 2024-07 CUP**

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**WHEREAS**, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, March 19, 2025 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 Kamal Eskandor, requesting approval of a Conditional Use Permit for the off-sale of beer, wine, and distilled spirits in conjunction with a Grocery Store within an existing commercial building at 5610 Pacific Blvd, within the Commercial General (C-G) Zone, described as:

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

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

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

1

adverse effect on the environment and adopts an Environmental Categorical Exemption (CEQA Guidelines, Article 19, Section 15301, Existing Facilities).

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

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

***The proposed use of the sale of alcoholic beverages for off-site consumption in relation to a grocery store is permitted in the Commercial-General (C-G) Zoning District with the approval of a Conditional Use Permit. The proposed sale of alcoholic beverages (Type 21 ABC License) for off-site consumption is an ancillary use to the primary use of a grocery store.***

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

***Goal 1.0 of the General Plan: "Provide for a mix of land uses which meets the diverse needs of all Huntington Park residents, offers a variety of employment opportunities, and allows for the capture of regional growth." With the addition of a grocery store, it will generate jobs opportunities, stimulate local commerce, and can attract additional businesses, contributing to economic diversity. Goal 1.2 of the General Plan: "Encourage community-oriented retail in Huntington Park while continuing to revitalize Pacific Boulevard as a regional destination." Establishing a new grocery store would provide more accessibility to affordable food options and promote a stronger sense of community by encouraging residents to shop locally and engage more with their neighborhood businesses. Goal 5.0 of the General Plan: "Promote expansion of the City's economic base and diversification of economic activity." By introducing a grocery store on the Northern side of Pacific Boulevard, this would be the first in this area, contributing to the ongoing revitalization of the boulevard.***

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

- 1 3. The approval of the Conditional Use Permit for the proposed use shall be in  
2 compliance with the requirements of the California Environmental Quality Act  
3 (CEQA) and the City's Guidelines;

4 ***The project is exempt from the California Environmental Quality Act (CEQA)***  
5 ***in accordance with Article 19 (Categorical Exemptions), Section 15301(a)***  
6 ***(Existing Facilities) of CEQA Guidelines.***

- 7  
8 4. The design, location, size and operating characteristics of the proposed use are  
9 compatible with the existing and planned future land uses within the general area in  
10 which the proposed use is to be located and will not create significant noise, traffic  
11 or other conditions or situations that may be objectionable or detrimental to other  
12 permitted uses operating nearby or adverse to the public interest, health, safety,  
13 convenience or welfare of the City;

14 ***The subject site is located on a lot that measures approximately 24,500***  
15 ***square feet. The site contains two existing commercial buildings.***  
16 ***Furthermore, no expansion of the existing building is proposed. The design,***  
17 ***location, size and operating characteristics of the grocery store with alcohol***  
18 ***sales is not expected to be detrimental to the public health, safety and welfare***  
19 ***of the City. Conditions of approval are in place to mitigate any possible***  
20 ***issues related to the sale of alcohol and property maintenance.***

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

23 ***The subject site is comprised of two existing commercial buildings with off-***  
24 ***street parking spaces. The existing commercial building in which the grocery***  
25 ***store is located in has existing infrastructure in place. The proposed Type 21***  
26 ***ABC license will be complimentary and ancillary to the grocery store.***  
27 ***Additionally, no physical expansion nor tenant improvements are proposed,***  
28 ***therefore the intensity of the use will not be impacted. Furthermore, the sale***  
***of alcohol for off-site consumption will not result in the requirement of***

***additional off-street parking.***

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

***The site is comprised of two existing commercial buildings with proper infrastructure in place. The proposed use of alcohol sales for off-site consumption (Type 21 ABC license) will not significantly intensify public access, water, sanitation, and public utilities and services. The proposed use will not require changes to existing public utilities. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and services.***

**SECTION 3:** The Planning Commission hereby approves Resolution No. 2024-07 CUP, subject to the execution and fulfillment of the following conditions:

**CONDITIONS OF APPROVAL:**

**PLANNING DIVISION**

1. That the Applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, or Planning Commission.
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 is to be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. That the operator shall file and maintain their City of Huntington Park Business License prior to commencing business operations.

6. The Applicant/operator shall obtain all required approval/ permits from local, state, and federal agencies.
7. That this entitlement shall be subject to review for compliance with conditions of approval. Reviews shall be conducted at intervals deemed appropriate by the City Planning Commission.
8. That the Applicant comply with all State Department of Alcoholic Beverage Control (ABC) requirements, including but not limited to alcohol sales hours, and should any license or permits, issued by the State Department of Alcoholic Beverage Control (ABC), be surrendered or revoked, the Conditional Use Permit shall automatically become null and void.
9. That the Applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
10. 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.
11. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
12. 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.
13. Any proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.
14. Pursuant to HPMC Sec. 9-2.1109, this entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
15. If the use ceases to operate for a period of six (6) months, the entitlement shall be null and void.
16. That the Applicant shall comply with all applicable property development standards including, but not limited to, outdoor storage, fumes and vapors, property maintenance, and noise.



17. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
18. The business hours of operation shall be limited to Monday-Sunday from 8:00AM-10:00PM
19. The business must operate as a grocery store, and alcohol sales shall be ancillary to the sale of groceries and household items. The retail display area for alcoholic beverages for off-premises consumption shall be limited to the areas identified on the approved floor plan. Any expansion will require the review and approval of the Planning Commission.
20. The Business operator shall not conduct any off-site deliveries of alcoholic beverages.
21. 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. This device shall be used by the cashier to check the identification of all individuals who appear to be younger than 35 years of age.
22. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
23. The on-site trash enclosure(s) 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.
24. The on-site trash enclosure(s) must be screened per the plans submitted by the applicant.
25. No outside storage shall be permitted on the subject site.
26. All vehicles related to the operation of the business including loading and off-loading of merchandise/ products related to the business shall not occur in the public right of way or impede vehicular flow onto the site.
27. No payphones shall be allowed on the subject site. All existing payphones on the subject site shall be removed prior to business license issuance.
28. Prior to business license issuance, all graffiti on the subject site shall be removed.

29. A Minor Development Permit application shall be submitted for any proposed tenant improvements.
30. A Sign Design Review application shall be submitted prior to installing signs. Including but not limited to wall signs, window signs and temporary banners. Temporary banners are permitted pursuant to a Temporary Sign Permit Application.
31. All unpermitted signage including banners shall be removed.
32. Business name shall be modified to reflect "Pacific Market"
33. Signage for the business shall match the name on the city business license and shall not reference "*liquor*" in the name.
34. Install anti-graffiti film on all exterior windows.
35. No outdoor vending machines shall be permitted on site. Any existing outdoor vending machines shall be removed prior to issuance of business license. Pursuant to HPMC Sec. 9-1.203 "Vending machine" means an automated mechanical/electronic device that is designed to dispense items (e.g., food, stamps, novelties, etc.) or services (e.g., shoe shine, telephone, television viewing, etc.) to the general public when currency, tokens or electronic cards are inserted into the machine.
36. 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.
37. 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.
38. No loitering and no trespassing signs shall be posted around the perimeter of the building in compliance with Section 602(o) the California Penal Code.
39. "No Trespassing/Loitering signs must be placed on the front of the establishment.
40. That all merchandise, products, and goods pertaining to the business be maintained within the building at all time and shall not be located on the sidewalk area or outside of the building.
41. Property maintenance must be managed to include cleaning of trash and debris on all areas of the property.
42. All exterior trash must be placed in the approved trash container. Trash container must be locked at all times.
43. No overnight parking of vehicles.

44. No abandoned vehicles to be parked on property.
45. Window coverage must not exceed 25% without Planning Division approval.
46. Graffiti on property must be removed within two (2) days, if paint is required, planning approval must be given if any color is used other than anything approved at the time of plan review.
47. No loitering in parking lot or outside business including public right-of-way areas.
48. Must maintain 602 Form on file with Police Department to manage anyone trespassing or loitering.
49. Landscaping must be maintained on parcel.
50. The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the Planning Commission. Any change in the operation, which exceeds the conditions of the approved permit, will require that a new permit application be submitted to the Planning Commission for their review and approval.
51. Noise emanating from the permittee's premises shall not be audible 50 feet or more from the property line of the premises. The permittee shall be responsible for determining how to best meet this requirement, either by keeping doors and windows closed.
52. Current occupancy loads shall be posted at all times.
53. The permittee shall be responsible for installing and maintaining a video surveillance system that monitors no less than the front and rear of the business, with full view of the public right-of-ways, and any parking lot under the control of the permittee. These cameras shall record video and have the capacity to store the video for a minimum of 30 days.
54. The surrounding area (exterior & parking lot) shall be illuminated during business hours, in order to easily make the appearance and conduct of all people on or about the property discernible.
55. Address should be clearly marked to the front of the structure.
56. Any graffiti painted or marked upon the premises, under the control of the permittee shall be removed or painted over within a reasonable amount of time not to exceed 7 calendar days.
57. All individuals buying alcohol must possess a valid form of identification meeting the following criteria:

- a. Issued by a government agency (e.g., Federal, State, county, or city)
  - b. Includes the individual's name, date of birth, description, and photograph.
  - c. Currently valid, not expired.
58. Acceptable forms of identification include a driver's license, State-issued ID card, or Federal/military ID card. Caution: The photograph and physical description on the ID must match the customer. Altered or mutilated IDs are not acceptable. Unacceptable identification forms include temporary driver's licenses, non-photo driver's licenses, birth certificates, and school or work ID cards (as per section 25660 of the Business and Professions Code).
59. If the business intends to sell alcohol, it must obtain the necessary permits and ensure responsible alcohol service practices, including age verification and preventing over-consumption.
60. The business must comply with all applicable federal, state, and local laws, including alcohol sales (if applicable), noise regulations, and sanitation standards.
61. The permit may include provisions for periodic compliance checks and inspections by law enforcement to ensure ongoing adherence to the conditions of the permit.
62. The applicant must submit a comprehensive security plan detailing measures such as surveillance cameras, security personnel, lighting, and alarm systems to ensure the safety and security of patrons and property.
63. The business must implement measures to minimize noise disturbances, especially during late hours, to avoid disrupting the surrounding community.
64. The business must have an emergency preparedness plan, including procedures for handling medical emergencies, fire incidents, and other crises.
65. The business must take proactive measures to prevent nuisances such as loitering, littering, illegal parking, and other activities that may disrupt the neighborhood.
66. The permit holder must promptly report any criminal activities, disturbances, or violations of the permit conditions to law enforcement.
67. Staff and security personnel should undergo appropriate training in conflict resolution, de-escalation techniques, and handling difficult situations to maintain a safe environment.
68. The applicant shall comply, at all times, with all regulations and conditions of approval prescribed by the California Department of Alcoholic Beverage Control (ABC) for the on-site sale of alcoholic beverages for off-site consumption (Type 21 license)
69. It shall be unlawful for any person who appears to be intoxicated or under the influence of any drug, chemical or substance to enter or remain on the applicant's premises, at any time, as set forth in Section 25602(a) of the Business and

Professions Code.

70. Wine shall not be sold in bottles or containers smaller than 750 ml unless sold in manufacturer's pre-packaged multi-unit quantities.
71. Single sales of distilled spirits in containers smaller than 375 ml is prohibited. Sales of distilled spirits of any container size sold in pre-packed, multi-unit quantities are not prohibited.
72. Beer, malt beverages or wine cooler products, regardless of container size, must be sold in manufacturer pre-packaged multi-unit quantities.
73. The sale of alcohol for on-site consumption is prohibited. No alcoholic beverages shall be consumed on any portion of the licensed premises or any portion adjacent, thereto which is under the control of the licensee.
74. The sale of beer and wine shall be in accordance with the provisions of a Type 21 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.
75. That all future temporary or permanent signage shall be approved by the City prior to installation, pursuant to the Huntington Park Municipal Code.
76. This Conditional Use Permit shall be valid for a term of (5) five years. At the end of the 5-year term, the applicant must submit for a new Conditional Use Permit.
77. That the business owner (Applicant) and property owner agree in writing to the above conditions.

**BUILDING AND SAFETY**

78. All entrances and exits shall remain unlocked, in the closed position, and completely unobstructed at all times including during business hours. Above all entrances, on the interior side, shall read "This door to remain unlocked during business hours."
79. There shall be at least two (2) class ABC fire extinguishers, one near the front entrance and one near the rear exit. Fire extinguishers shall bear an up to date fire department inspection tag that indicates the date that the fire extinguisher was inspected.
80. The business will be subject to a routine business license inspection (if required by the City).
81. The approved occupant load limit of the building(s) shall be upheld throughout the duration of the Conditional Use Permit (CUP) Type 21 ABC license in conjunction with a liquor and convenience store use.

82. If there are proposed tenant improvements or alterations of the existing building or floor plan, the applicant shall submit full tenant improvement plans to the building and safety department. If unpermitted work is discovered, the work shall be permitted through submittal of tenant improvement plans and issuance of a building permit and associated mechanical, electrical and plumbing permits.

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

84. Fire apparatus access roads shall not be obstructed in any manner, including the parking, temporary parking, or queuing of vehicles. The minimum widths and clearances established in CFC Sections 503.2.1 and 503.2.2 shall be maintained at all times.

#### **CODE ENFORCEMENT**

85. Property must be maintained and kept clean, all trash must be placed in approved Valley Vista containers.

86. No chairs or tables to be placed on the front storefront sidewalk.

87. No loitering on storefront sidewalk or parking lot.

88. No consuming alcohol beverages inside/outside store, storefront sidewalk of parking lot.

89. Security cameras must maintain video footage for a minimum of 30 days.

90. No advertising any type of alcohol beverages on store front windows.

#### **POLICE DEPARTMENT**

91. Maintain valid and updated licenses for alcohol sales, tobacco sales, and all other business operations

92. Prohibit on-site alcohol consumption in parking lots or adjacent areas.

93. Mandate that all customers purchasing alcohol present valid identification, regardless of age or appearance.

94. Allow unannounced inspections by law enforcement and City Officials to ensure adherence to all CUP conditions and regulations.

95. Keep tobacco products in locked cabinets or behind the counter to prevent theft or underage access.

96. Employee must regularly monitor the premises for loitering or nuisance activities and report issues to law enforcement if necessary.

1 **LOS ANGELES COUNTY FIRE DEPARTMENT**

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

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

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9 **SECTION 5:** The Secretary of the Planning Commission shall certify to the adoption  
10 of this resolution and a copy thereof shall be filed with the City Clerk.  
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**PASSED, APPROVED, AND ADOPTED** this 19<sup>th</sup> of March, 2025 by the following  
vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

HUNTINGTON PARK PLANNING COMMISSION

\_\_\_\_\_  
<>, Chairperson

ATTEST:

\_\_\_\_\_  
Paul Boiller, Secretary



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

**EXHIBIT B**

**CASE NO. 2024-07 CUP**



# CITY OF HUNTINGTON PARK

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

## CONDITIONAL USE PERMIT APPLICATION

RECEIVED

SEP 04 2024

### FOR OFFICE USE ONLY

Date Filed: SEP 04 2024 File No.: CUP 2024-07 Fee/Receipt No.: \$ 5,907.00 Received By (Initials): 90255

### PROJECT INFORMATION

Project Address: 5610 Pacific Blvd, Ste 101 & 102 Huntington Park, CA

General Location: \_\_\_\_\_

Assessor's Parcel Number (APN): 6309-023-030

### APPLICANT'S INFORMATION

Applicant: Kamal Eskandar

Mailing Address: 28631 Linda Vista St., Canyon Cntry, CA 91387

Phone 1: 760-677-1252 Phone 2: \_\_\_\_\_ Email: \_\_\_\_\_

Kamalees.3@hotmail.com

### PROPERTY OWNER'S INFORMATION

Property Owner: Pacific Fats Inc

Mailing Address: 1016 S La Cienega Blvd, Los Angeles, CA 90035

Phone 1: 310 666-7578 Phone 2: \_\_\_\_\_ Email: \_\_\_\_\_

Tiffany Zaman@gmail.com

### REQUEST

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

This liquor store has been at this location for 35 plus years. We would like to continue selling alcohol here. We mostly sell beer & wine but we do have other spirits available for purchase.

We do have a current business license # 25-00030222

We also have a valid ABC License-Type Number - 21-638582

We take pride in the condition of the property. Our business inside & out is Always clean -

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 Store is in compliance with all zoning, size & shape

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

The General Plan is to operate a Liquor Store

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.

We have adhered to all California Environmental Quality regulations at this location.

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.

Unfortunately all of Southern California has been inundated with homeless people. We can't control them. We did have an unfortunate incident with one gentleman on the day Code Enforcement was there - He bought a case of beer & decided to sit in front of the store & drink. That definitely is not common event -

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

The building was built in 1987 & is compliant with the current business

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.

We have all utilities through required sources -

**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)

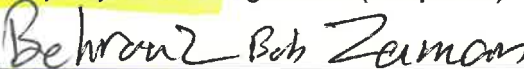
Date 08/30/24

  
Print Name

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

  
Property Owner Signature (Required)

Date 8/30/24

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

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

Name: Kamal Eskandar

Address: 5600 Pacific Blvd. Ste 101 & 102 - Huntington Park, CA 90255

Telephone: 760-677-1252

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

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

Name: SAME AS ABOVE

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

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

3. **Address of project:** 5600 Pacific Blvd, Ste 101 & 102,  
Huntington Park, CA 90255

4. **Assessor's Parcel Number (APN):** 6309-023-030

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

CPU

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:**

ABC License

City Business License

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

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

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

24,515 sq. ft.

10. **Project size:**

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

N/A

Total square footage of structure(s):

1800 sq. ft. Liquor Store

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

Existing: 1

Proposed: N/A

12. **Parking:**

Amount required:

Amount provided:

3 standard 1 designated 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:**

N/A

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

Liquor Store

1 employee per shift

1800 sq. ft. size of liquor store

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

N/A

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

N/A

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

A) Potentially  
Significant  
Impact

B) Potentially  
Significant Impact  
Unless Mitigation  
Incorporated

C) Less than  
Significant  
Impact

D) No Impact

#### AESTHETICS

19. Would the proposed project:

a. Affect a scenic vista?

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. Substantially reduce the amount of groundwater otherwise available for public water supplies?

D

D

#### **LAND USE AND PLANNING**

26. Would the proposed project:

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

D

D

D

#### **MINERAL AND ENERGY RESOURCES**

27. Would the proposed project:

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

D

D

D

#### **NOISE**

28. Would the proposed project result in:

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

D

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)?
- b. Displace existing housing, especially affordable housing?

D

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? B
- b. Communications systems? D
- c. Local or regional water treatment or distribution facilities? D
- d. Sewer or septic tanks? D
- e. Storm water drainage? B
- 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.

Shopping center, retailer store

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.).

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)

08/30/24  
Date

HPM2



City of

**HUNTINGTON PARK** california

COMMUNITY DEVELOPMENT DEPARTMENT

6550 MILES AVENUE

HUNTINGTON PARK, CA 90255

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

## **CONDITIONAL USE PERMIT (CUP) APPLICATION GUIDELINES**

Applications for a Conditional Use Permit are processed by the Community Development Department, Planning Division.

### **I. Preliminary Review**

Prior to applying for a CUP, it is highly recommended that a Preliminary Review be submitted and checked. This procedure notifies the potential CUP applicant, in advance, of Planning Division requirements and recommendations to the Planning Commission. The Preliminary Plan Review consists of three (3) sets of plans which include the site plan, floor plan(s), and elevations, along with a completed application, environmental checklist, and a review fee of **\$930.00**. The Preliminary Plan Review is designed to allow applicants to be informed of the Planning Division's recommendations and requirements prior to preparing the complete CUP package and paying the required fees. This review may not include recommendations and requirements of other Departments or Agencies (i.e. Building and Safety, Fire, County Health, etc.).

### **II. Complete CUP Package**

Materials necessary to process a CUP include:

1. Three (3) sets of plans. All plans should be submitted on 24" x 36" paper and folded to 8 ½" x 11". Set of plans should include the following:
  - A. Floor Plan (all buildings)
  - B. Site Plan
  - C. Elevations (all)
2. Two (2) copies of reduced plans, either 8 ½" x 11" or 11" x 17".
3. One (1) CD Rom or USB drive containing all files in digital PDF and/or JPEG formats.
4. Two (2) sets of 300 foot Public Notice Radius Maps and Mailing Labels (see the attached example).
5. CUP Application (completely filled, see the attached example).
6. Environmental Checklist Form (completely filled, see the attached example).
7. Digital photograph copies of site and adjacent properties (i.e. CD Rom or USB drive).
8. Required Fees:
  - A. \$ 4,972.00 for CUP
  - B. \$ 285.00 for Environmental Review (minimum)
  - C. \$ 650.00 for Publication Fees

**\$ 5,907.00 Total**

### **How is the application processed?**

Conditional Use Permits are approved based upon the discretion (subject to appeal) of the Planning Commission. Upon the submittal of the above mentioned materials and payment of fees, the proposal will be given a case number (i.e. 2023-01 CUP). The application is formally reviewed by Staff within 30 days. The applicant will be notified, in writing, of any required corrections and/ or if additional information is required. Once the application is deemed "complete" it will be scheduled for the earliest appropriate Planning Commission meeting. The processing includes the notification of all property owners within 300 feet of the site, a notice of the request advertised in a newspaper of general circulation and the preparation of a staff report (subject to environmental analysis and findings as required by the California Environmental Quality Act) for the Planning Commission.

It is recommended that the applicant, property owner, and/or representative attend(s) the meeting, and be prepared to answer questions and present evidence supporting the requested CUP. In order for the Planning Commission to approve a request for a CUP, the Commission must find that based upon the information contained in the application and the testimony given at the public hearing, the following findings apply:

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

The Planning Commission is interested in hearing all views concerning the proposed CUP, and how it applies to the required findings. It is suggested that the applicant prepare themselves to answer questions pertaining to the required findings during the public hearing.

A staff report will be available at the Community Development Department public counter on the Monday before the Planning Commission meeting. A copy of the report will also be provided to the applicant prior to the meeting.

#### **What happens after the Planning Commission's decision?**

After publicly discussing the case, the Planning Commission may approve, deny, or continue the case to a later meeting for further study.

It is important to know that if an application is approved, it does not become final until fifteen (15) days after the date of approval. During this time an appeal may be filed by the applicant or anyone requesting that the City Council reverse or modify the decision of the Planning Commission. An appeal may be filed and paid for at the City Clerk's Office in City Hall. The appeal will then be scheduled to be heard by the City Council which may affirm, modify or overturn the Planning Commission action.

#### **What are "conditions" of approval?**

If the application is approved, the CUP may contain certain conditions affecting the proposed use/development. The Planning Division recommends conditions to the Planning Commission for the mitigation and/or improvement of the individual circumstances to ensure the compatibility of the use with surrounding land uses.

For further information, please contact the Planning Division by calling (323) 584-6210 or emailing [Planning@hpca.gov](mailto:Planning@hpca.gov) between 7:00 a.m. and 5:30 p.m. Monday through Thursday.

**Attachments: Conditional Use Permit Application  
Environmental Checklist Form  
Radius Map Guidelines**

# **SITE PLAN**

**EXHIBIT C**

**CASE NO. 2024-07 CUP**



# Pacific Liquor

## 5610 Pacific Blvd Suite 102

### Huntington Park, CA

APN: 6309-023-030

Zoning district: Commercial General (C-G)

Business Owner: Kamal Eskander 760-677-1252  
kamales.3@hotmail.com

Property Owner: Pacific Plaza, LLC  
1016 S. La Cienega Blvd  
Los Angeles, CA 90035  
Contact: Tiffany Zaman 323-666-7578  
tiffanyzaman@gmail.com

Square footage of unit 102: 1.182sqft (Retail shop)  
Square footage of unit 101: 320sqft (Used as storage)

A block wall/fence exists on the South border of the property. 1' of block topped with 4' of wrought iron fence.

Electrical cabinet (E on drawing) exists on the Southwest corner of the building.

 Pacific Liquor unit Lower level

Trash marked as "T"

33 Off-street parking stalls for use by all tenants.

Lot Dimensions: 175' x 140'

Date: 11/10/2024





# **FLOOR PLAN**

**EXHIBIT D**

**CASE NO. 2024-07 CUP**

F

E

D

C

B

A

F

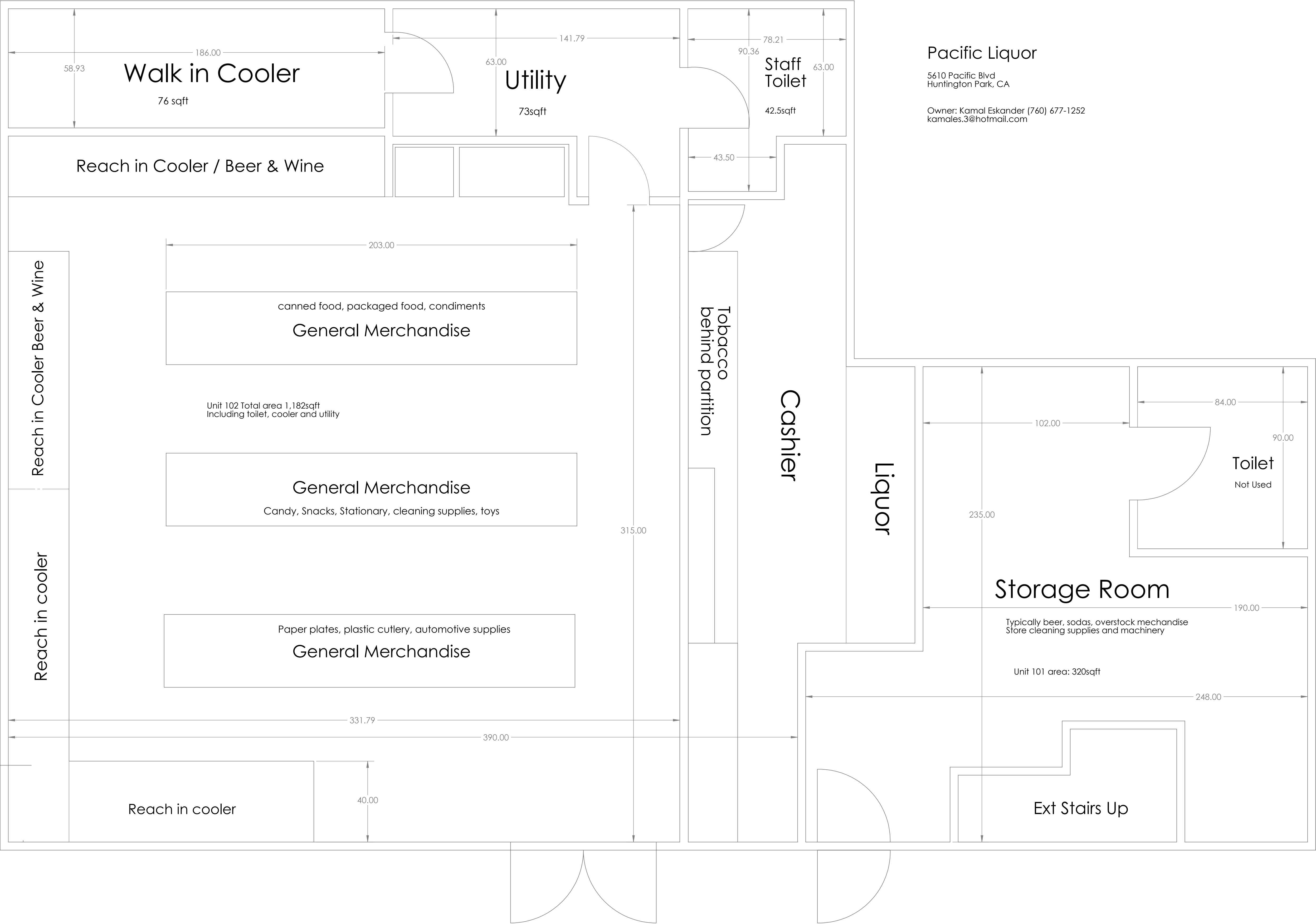
E

D

C

B

A



Pacific Liquor

5610 Pacific Blvd  
Huntington Park, CA

Owner: Kamal Eskander (760) 677-1252  
kamales.3@hotmail.com

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		UNLESS OTHERWISE SPECIFIED:		NAME	DATE
		DIMENSIONS ARE IN INCHES	DRAWN	K.Brown	11/1/24
		TOLERANCES:	CHECKED		
		FRACTIONAL ±	ENG APPR:		
		ANGULAR: MATCH ±	MFG APPR:		
		BEND ±			
		TWO PLACE DECIMAL ±			
		THREE PLACE DECIMAL ±			
		INTERPRET GEOMETRIC			
		TOLERANCING PER:			
		MATERIAL			
		FINISH			
NEXT ASSY	USED ON				
APPLICATION					

TITLE:		
5610 Pacific Liquor		
SIZE	DWG. NO.	REV
D	Floor plan	B
SCALE: 1:25		WEIGHT:
SHEET 1 OF 1		