



## REGULAR MEETING AGENDA

### CITY OF HUNTINGTON PARK PLANNING COMMISSION

**Regular Meeting**  
**Wednesday, June 18, 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  
Vice-Chairperson Adrian Tarango  
Chairperson Mario Gomez

#### **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 MAY 21, 2025, PLANNING COMMISSION MEETING

## **PUBLIC HEARING**

**CASE NO. 2025-03 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 7601 STATE  
STREET, WITHIN THE COMMERCIAL NEIGHBORHOOD (C-N) 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

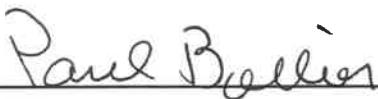
## **STAFF COMMENTS**

## **PLANNING COMMISSION COMMENTS**

## **ADJOURNMENT**

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



Paul Bollier  
Planning Commission Secretary/



## MINUTES

## **CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION**

Wednesday, May 21, 2025, at 6:30 p.m.

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

Chairperson Mario Gomez called the meeting to order at 6:32 p.m.

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

ABSENT: Commissioner Eduardo Carvajal

**STAFF PRESENT:** Planning Commission Secretary, Paul Bollier; Associate Planner, Jordan Martinez

## **PLEDGE OF ALLEGIANCE**

Commissioner Tarango led the Pledge of Allegiance.

**PUBLIC COMMENT** – None

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

## 1. Regular Planning Commission Meeting held on April 16, 2025.

**MOTION:** Commissioner Estrada motions to approve the Minutes, seconded by Commissioner Tarango. Motion passed 3-0-0, by the following vote:

**AYES:** Commissioner(s): Commissioner Tarango  
Commissioner Estrada  
Chair Gomez

NOES: Commissioner(s): None

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

## **PUBLIC HEARING**

### **1. A REQUEST FOR A DEVELOPMENT PERMIT FOR THE EXPANSION OF AN EXISTING CHARTER SCHOOL CONSISTING OF CLASSROOMS AND AMENITIES (10,399 SQUARE FEET) WITH A 14,000 SQUARE-FOOT COVERED PARKING AND A VARIANCE TO DEVIATE FROM OFF-STREET PARKING AT 2071 SATURN AVENUE, LOCATED WITHIN THE PUBLIC FACILITIES (PF) ZONE.**

Planning Commission receive a presentation of the Project from City staff. Chair Gomez opened the public hearing and received public testimony.

Alicia Chavez, a junior in Alliance Collins High School, stated current schools are overcrowded and lack STEM classrooms, expanding the facility would create a better learning facility.

Samantha Lopez, a student at Alliance Collins High School stated well designed spaces inspire creativity, more room creates more participation letting students explore and create more.

Melisa an educator at Alliance Collins High School states how proud she is over all her students and that the school has a very united community and academically one of the highest schools with a 100% graduation rate.

Emma and Ammei Torre, two sisters who attend Alliance Collins Highschool stated teaches at this school have helped students accomplish goals including students with disabilities. As students with a disability themselves they believe expanding the school would help create more resources for students.

Matthew Ortega, a youth commissioner and student at Alliance Collins Highschool, stated the school has more potential to serve the community with a new expansion and will in return create more leadership opportunities in the community. Creating tangible resources for students will help nourish the community and create place to grow, learn, and lead.

Socorro Mendoza, parent of a student at Alliance Collins, states she choose this school because of the academics and this expansion will benefit future students as it has helped in the past.

David Garcia, an alumnus of Alliance Collins High School, states that a foundation is important in the growth of individuals. A fostered learning environment helps students gain ambition. Students have exceeded and it is proven by test scores and admissions to Ivy league schools. Investing in students is investing into the future of Huntington Park.

Commissioners provide comments on the project. Commissioner Estrada ask about the safety of a path to the additional parking facility and if student drivers would be impacted. Melisa , school staff, informs the commissioners of the crosswalks that are in place for safety and that they do not keep track of student drivers as they are not permitted to drive to school. Commissioner Estrada inquires about ADA parking and staff inform commissioners they can add 4 stalls to be a condition. Commissioner Tarango states he is inspired by the turn out and lets everyone know they should be proud to have participated.

Commissioner Estrada motioned to Approve A REQUEST FOR A DEVELOPMENT PERMIT FOR THE EXPANSION OF AN EXISTING CHARTER SCHOOL CONSISTING OF CLASSROOMS AND AMENITIES (10,399 SQUARE FEET) WITH A 14,000 SQUARE-FOOT COVERED PARKING AND A VARIANCE TO DEVIATE FROM OFF-STREET PARKING AT 2071 SATURN AVENUE, LOCATED WITHIN THE PUBLIC FACILITIES (PF) ZONE seconded by Commissioner Tarango Motion passed 3-0-0, by the following vote:

**AYES:** Commissioner(s): Commissioner Estrada  
Commissioner Tarango  
Chairperson Gomez

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

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

**2. A REQUEST FOR A CONDITIONAL USE PERMIT FOR A CAR WASH LOCATED AT 2730 SLAUSON AVENUE, LOCATED WITHIN THE COMMERCIAL GENERAL (CG) ZONE.**

Planning Commission receive a presentation of the Project from City staff. Chair Gomez opens the public hearing and receive public testimony. Business owner states he is happy to work with the community and understands the importance of running the business while being courteous to neighbors. He states to have gone the extra step to include mufflers to ensure operations don't bother neighbors. He states he will keep the area clean and free of congestion by creating a smooth circulation with no backflow of traffic. He states he wants to win the trust of the community and provide services that are at a good price and good quality.

Commissioner Tarango motioned to **Approve A REQUEST FOR A CONDITIONAL USE PERMIT FOR A CAR WASH LOCATED AT 2730 S LAUSON AVENUE.**

**LOCATED WITHIN THE COMMERCIAL GENERAL (CG) ZONE.**

**AYES:** Commissioner(s): Commissioner Estrada  
Commissioner Tarango  
Chairperson Gomez

NOES: Commissioner(s): None

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

## **REGULAR AGENDA**

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

Chairperson Gomez nominates Commissioner Tarango to serve as Vice - Chairperson of the Planning Commission. No opposition or protest is noted. Secretary Paul Bollier takes roll call.

Chairperson Gomez to appoint Commissioner Tarango to serve as Vice - Chairperson for the Planning Commission seconded by Commissioner Estrada. Motion passed 3-0-0, by the following vote:

**AYES:**                   Commissioner(s): Commissioner Estrada  
                                  Commissioner Tarango  
                                 Chairperson Gomez

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

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

**STAFF COMMENTS** – Staff introduces new City Attorney Andrew Sarega and Interim Community Development Director Louis Morales

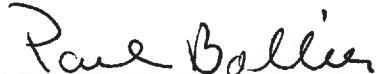
### **PLANNING COMMISSION COMMENTS**

1. Commissioner Estrada says it is good to have everyone and thanks staff.
2. Vice-Chairperson Tarango thanks everyone for their time and welcomes Mr. Morales and Mr. Sarega
3. Chairperson Gomez congratulates the Vice -chair and thanks staff for their work.

### **ADJOURNMENT**

At 7:50 p.m. the City of Huntington Park Planning Commission adjourned to a Regular Meeting on Wednesday, May 21, 2025, called to order at 6:32 p.m.

Respectfully Submitted,



Paul Bollier

Planning Commission Secretary



## CITY OF HUNTINGTON PARK

### PLANNING DIVISION AGENDA REPORT

**DATE:** JUNE 18, 2025

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

**ATTN:** LOUIS MORALES, INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT

**FROM:** JORDAN MARTINEZ, ASSOCIATE PLANNER

**SUBJECT:** PLANNING COMMISSION CASE NO. 2025-03 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 7601 STATE STREET, WITHIN THE COMMERCIAL NEIGHBORHOOD (C-N) ZONE.

**APPLICANT :** Restaurant El Sinaloense Inc.  
7601 State Street  
Huntington Park, CA 90255

**PROPERTY OWNER:** 7601 Chome LLC  
6724 State Street  
Huntington Park, CA 90255

**PROPERTY OWNER'S  
MAILING ADDRESS:** 7601 State Street  
Huntington Park, CA 90255

**PROJECT LOCATION:** 7601 State Street

**ASSESSOR'S  
PARCEL NUMBER:** 6212-009-048

**PRESENT USE:** Restaurant

**LOT SIZE:** 7,568 square feet

**BUILDING SIZE:** 1,482 square feet

**GENERAL PLAN:** Neighborhood Commercial

**ZONE:** Commercial Neighborhood (C-N)

**SURROUNDING ZONING AND LAND USES:**

North: Commercial Neighborhood (C-N)  
West: Low Density Residential (R-L)  
South: Commercial Neighborhood (C-N)  
East: Public Facilities (P-F)

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

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

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

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

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

which the proposed use is to be located and will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience or welfare of the City;

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

**ENVIRONMENTAL  
REVIEW:**

The project is Categorically Exempt pursuant to Article 19, Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

**PROJECT  
BACKGROUND:**

• ***Site Description***

The subject site is located on the southwest corner of Flower Street and State Street. The site measures approximately 7,568 square feet. The site is developed with a commercial building, measuring approximately 1,482 square feet. The building is occupied by a restaurant use (El Sinaloense). The subject site is surrounded by commercial uses to the north and south, along with residential uses to the west, and a school to the east.

**ANALYSIS:**

• ***Project Proposal***

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

The restaurant currently possesses an active Huntington Park Business License. The hours of operation are Monday to Sunday from 8:00 AM to 10:00 PM. There are eleven part-time employees covering two shifts. The restaurant focuses on traditional Mexican cuisine with original recipes from Sinaloa. There will be no tenant improvements or expansion of the existing footprint as part of the request for the entitlement.

- ***Parking***

The existing commercial building was constructed in 1988. At the time, the City had different development standards such as parking requirements. There are currently nine (9) standard parking spaces and one (1) handicapped parking space. Parking is located on both sides of the restaurant (east and west). Access to one of the parking lots is provided from State Street located to the east and the other parking lot is accessed from the north along Flower Street. 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 in the C-N Zone with the approval of a Conditional Use Permit. A Type 41 ABC License authorizes the sale of beer and wine for consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes). The business must operate and maintain the licensed premises as a bona fide eating

place. The restaurant currently possesses an active Huntington Park Business License. Conditions of approval will also be included to regulate alcohol sales on the premises.

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

**Finding:** The General Plan Land Use designation of the subject site is Neighborhood Commercial. The zoning for the property (C-N) intends to provide for residential, mixed-use residential/commercial, neighborhood retail, professional office, and service-oriented business uses serving a localized need under design standards that ensure compatibility and harmony with adjoining residential neighborhoods. The proposed use is consistent with the General Plan. Specifically, the use is consistent with Goal 5.0 of the Land Use Element, which calls to promote the expansion of the City's economic base and diversification of economic activity. With the addition of on-sale of beer and wine for the existing restaurant, there will be an expanded menu for customers to choose from, which will result in a boost in the restaurant's attendance by patrons and increased sales.

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

The proposed project is Categorically Exempt pursuant to Article 19, 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 7,568 square feet. The site is developed with an existing commercial building, measuring approximately 1,482 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 has an existing 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. 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. The site 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. 2025-03 CUP**, subject to the following conditions of approval and other conditions that the Planning Commission may wish to impose.

**CONDITIONS OF APPROVAL:**

**PLANNING DIVISION**

1. That the Applicant and Property Owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, or Planning Commission.
2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. The proposed project shall comply with all applicable Federal, State, and Local Agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.
4. The property be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. That the operator shall file and maintain their City of Huntington Park Business License prior to commencing on-sale of beer and wine operations. The Business License shall reflect on-sale of beer and wine.
6. The business shall operate as a Bona Fide Public Eating Place. In the event the business ceases to operate as a Bona Fide Public Eating Place (restaurant) as defined under the Huntington Park Municipal Code Section 9-4.203(2)(A)(1), then the entitlement (CUP) shall become null and void.
7. The business is limited to interior dining area; no outdoor seating and/or outdoor dining area is permitted.
8. 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 any provisions of a Type 41 License. Should any license or permits issued by the State Department of Alcoholic Beverage Control be surrendered or revoked, the Conditional Use Permit shall automatically become null and void.
12. 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.
13. That the Applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
14. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
15. That this entitlement may be subject to additional conditions after its original issuance, upon a duly noticed public hearing item. Such conditions shall be imposed by the City Planning Commission or Director of Community Development as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
16. Any proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.
17. Pursuant to HPMC Section 9-2.1109, this entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
18. If the use ceases to operate for a period of six (6) months, the entitlement shall be null and void.
19. The Director of Community Development is authorized to make minor modifications to the approved plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
20. The business hours of operation shall be limited to Monday through Sunday from 8:00 AM to 10:00 PM.

21. That the business shall not conduct any off-site deliveries of alcoholic beverages.
22. 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.
23. No outside storage or overnight parking of vehicles shall be permitted on the site.
24. 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.
25. No loitering or consumption of alcohol shall take place outside the establishment or the parking area and that signs be posted on the site prohibiting such activities.
26. Property maintenance must be managed to include landscaping along with cleaning of trash and debris both in front and rear of property.
27. Any graffiti on property must be removed within three (3) days.
28. No karaoke or entertainment without required permits.
29. 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.
30. This Conditional Use Permit shall be valid for a term of seven (7) years. At the end of the 7-year term, the Applicant must submit for a new Conditional Use Permit.
31. That the Applicant and Property Owner agree in writing to the above conditions.

#### **BUILDING & SAFETY**

32. 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."
33. There shall be at least two (2) class ABC fire extinguishers, one near the front entrance and one near the rear exit of the restaurant building. Fire extinguishers shall bear an up-to-date fire department inspection tag that indicates the date the fire extinguisher was inspected.
34. The business shall be subject to a routine business license inspection (if required by the City for the sale of beer and wine).

35. The approved occupant load limit of the building shall be upheld throughout the duration of the restaurant use.
36. The exit access, the exit, and the exit discharge within the means of egress system(s) inside or outside the subject building(s)/structure(s), including the public way, shall not be obstructed in any manner throughout the duration of the restaurant use. The minimum widths and clearances established in California Building Code (CBC) Chapter 10 shall be maintained at all times.
37. If there are later, proposed tenant improvements, alterations, structural repairs, or additions to the existing structures and/or site, the applicant shall submit tenant improvement (T.I.) construction plans to the Planning Division for review and approval of the proposed tenant improvements, alterations, structural repairs, or additions. Tenant improvement plans shall then be submitted to the Building & Safety Division for review and approval only after approval is first obtained from the Planning Division.
38. If there are later, proposed tenant improvements, alterations, structural repairs, or additions, the applicant shall submit full tenant improvement construction plans, including structural plans, to the Building & Safety Division for review of the proposed alterations and improvements to the existing structures and/or site. All work shall be permitted through approval of the full construction plans and issuance of a building permit and associated mechanical, electrical, and plumbing permits.
39. If there are later, proposed tenant improvements, alterations, structural repairs, or additions, plans submitted for public buildings, public accommodations, commercial buildings, and public housing projects shall be completed by a registered design professional, such as a licensed architect or registered professional engineer (civil or structural). All plan sheets shall be stamped and signed by the registered design professional.
40. All new construction, tenant improvements, alterations, structural repairs, and additions shall follow the 2022 California Building Standards Codes, such as the California Building Code and associated codes within the 2022 code cycle (or the latest code cycle at the time of submission to the Building & Safety Division). Sometimes developments are done in phases or stages, such as the construction of a shell building and then construction of a tenant improvement. If unpermitted work is discovered, the work must comply with the current building code requirements, which may require additional work to ensure code compliance.
41. New construction, tenant improvements, alterations, structural repairs, and additions shall be required to comply with the disabled access requirements outlined in Chapter 11B – Accessibility to Public Buildings, Public Accommodations, Commercial Buildings, and Public Housing – of the 2022 California Building Code (CBC) (or the latest code cycle at the time of submission to the Building & Safety Division).

Pursuant to CBC 11B-206.2.1, at least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger drop-off and loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. An accessible route shall not be required between site arrival points and the building or facility entrance if the only means of access between them is a vehicular way not providing pedestrian access. Where more than one circulation route is provided, all routes must be accessible. General circulation paths shall be permitted when located in close proximity to an accessible route. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site per CBC 11B-206.2.2. Parking is required by the City of Huntington Park Municipal Code/Zoning Code, which specifies the total number of parking stalls required for any given building(s). Section 11B-208 of the CBC specifies the minimum number of accessible parking spaces required based on the total number of stalls provided, if parking spaces are provided.

42. Some tenant improvements, alterations, structural repairs, and additions may “trigger” full compliance with the accessibility features outlined in Section 11B-202 of the 2022 CBC (or the latest code cycle at the time of submission to the Building & Safety Division) pursuant to the current valuation threshold. When the adjusted construction cost, as defined, exceeds the current valuation threshold, as defined, full compliance with Section 11B-202.4 of the CBC shall be required. In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access in the following order:

1. An accessible entrance;
2. An accessible route to the altered area;
3. At least one accessible restroom for each sex or one accessible unisex (single-user or family) restroom;
4. ~~Accessible telephones;~~
5. Accessible drinking fountains; and
6. When possible, additional accessible elements such as parking, signs, storage, and alarms.

When the adjusted construction cost, as defined, is less than or equal to the current valuation threshold, as defined, the cost of compliance with the accessible elements listed above in Section 11B-202.4 of the CBC shall be limited to 20 percent of the adjusted construction cost of tenant improvements, alterations, structural repairs, or additions.

43. Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into. The fire apparatus access road shall comply with the requirements of California Fire Code (CFC) 503.1.1 and shall extend to within 150 feet of all portions of the facility, building, or portion of a building and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The fire

code official is authorized to increase the dimension of 150 feet where the following condition occurs: The building is equipped throughout with an approved automatic sprinkler system installed in accordance with CBC Section 903.3.1.1 (NFPA 13), 903.3.1.2 (NFPA 13R), or 903.3.1.3 (NFPA 13D), as applicable per use.

44. 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.
45. Plans submitted for new construction, tenant improvements, alterations, structural repairs, and additions to the Building & Safety Division shall require plan check fees. The initial plan check fee will cover the first plan check and one recheck only. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule.
46. For projects approved through the discretionary approval process via the Planning Commission, the second sheet of plans submitted for new construction, tenant improvements, alterations, structural repairs, and additions to the Building & Safety Division is to include a copy of the signed Planning Commission Resolution listing all Planning Commission Conditions of Approval and to include a copy of the signed Planning Commission Decision Letter. This information shall be incorporated into the plans prior to the first submittal for Building & Safety plan check.

If the project did not go through the discretionary approval process via the Planning Commission, but required a Special Director's Meeting approval via the Community Development Director, include a copy of the signed Director Decision Resolution for Minor Conditional Use Permit, including the Director's Approval Decision Letter with Director's Conditions of Approval. This information shall be incorporated into the plans prior to the first submittal for Building & Safety plan check.

47. Separate agency approvals prior to the issuance of the building permit, such as from County of Los Angeles Fire Department – Fire Prevention Division, County of Los Angeles Public Health – Environmental Health Division, Los Angeles County Sanitation Districts, South Coast Air Quality Management District, Regional Water Quality Control Board, the local water purveyor, Southern California Edison, Southern California Gas Company, and others, may be required.
48. All construction work, if later proposed, is to be completed by a licensed contractor.

### **CODE ENFORCEMENT**

49. Appoint a person of contact that will be able to deal with property maintenance issues or emergencies if they arise.
50. Install and maintain exterior lighting for nighttime (hours of darkness) illumination.

51. Post “No Trespass” signage and submit a copy of the no trespass form to the Huntington Park Police Department.

### **POLICE DEPARTMENT**

52. All individuals being served alcohol must present a valid form of identification. An Identification (I.D.) is legally acceptable if it:

- Is issued by a government agency (such as the Federal, State, county, or city)
- Contains the name of the person
- Contains the date of birth of the person
- Contains a description of the person
- Contains a photograph of the person
- Is currently valid (in other words, not expired)

Examples of legally acceptable identification cards include driver's licenses, State-issued ID cards, and federal or military ID cards. Caution: The picture and physical description on the ID must match the customer. If the ID is altered or mutilated, it will not be accepted. Examples of unacceptable IDs are temporary driver's licenses, non-photo driver's licenses, birth certificates, and school or work (Section 25660 Business and Professions Code).

53. Adhere to all regulations and guidelines set forth by the Alcoholic Beverage Control (ABC) agency regarding alcohol service, sales, and consumption on the premises.
54. Strict enforcement of age verification for alcohol purchases.
55. Install and maintain surveillance cameras to monitor activities both inside and outside the premises, facilitating the investigation of any potential incidents. The system must record video footage and retain recordings for at least 30 days.
56. Adequate lighting shall be maintained inside and outside the premises, including parking lot areas, to deter criminal activity.
57. Prohibit on-site alcohol consumption in parking lots or adjacent areas.
58. Allow unannounced inspections by law enforcement and city officials to ensure adherence to all CUP conditions and regulations.

### **EXHIBITS:**

- A. PC Resolution No. 2025-03 CUP
- B. Site Plan
- C. Floor Plan
- D. Site Photographs (June 2025)
- E. Conditional Use Permit and Environmental Information Form Application Packet

# **PC RESOLUTION NO. 2025-03 CUP**

**EXHIBIT A**

**CASE NO. 2025-03 CUP**

PC RESOLUTION NO. 2025-03 CUP

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW FOR THE ON-SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING RESTAURANT LOCATED AT 7601 STATE STREET WITHIN THE COMMERCIAL NEIGHBORHOOD (C-N) ZONE.

**WHEREAS**, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, June 18, 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 Restaurant El Sinaloense Inc., 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 7601 State Street within the Commercial Neighborhood (C-N) zone, described as:

Assessor's Parcel No. 6212-009-048, City of Huntington Park, County of Los Angeles; and

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

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

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

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

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

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

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

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

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

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

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

21 ***The Planning Division Staff finds that the General Plan Land Use designation  
22 of the subject site is Neighborhood Commercial. The zoning for the property  
23 (C-N) intends to provide for residential, mixed-use residential/commercial,  
24 neighborhood retail, professional office, and service-oriented business uses  
25 serving a localized need under design standards that ensure compatibility  
26 and harmony with adjoining residential neighborhoods. The proposed use is  
27 consistent with the General Plan. Specifically, the use is consistent with Goal  
28 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***

1                   ***addition of on-sale of beer and wine for the existing restaurant, there will be***  
2                   ***an expanded menu for customers to choose from, which will result in a boost***  
3                   ***in the restaurant's attendance by patrons and increased sales.***

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

***The Planning Division Staff finds that the proposed project is Categorically Exempt pursuant to Article 19, Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.***

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

***The Planning Division Staff finds that the project site measures approximately 7,568 square feet. The site is developed with an existing commercial building, measuring approximately 1,482 square feet. No expansion of the building is proposed. As such, the design, location, size, and operating characteristics of the existing restaurant with alcohol sales is not expected to be detrimental to the public health, safety, and welfare of the City. Furthermore, conditions of approval will be implemented to ensure that the operation of the restaurant will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.***

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

***The Planning Division Staff finds that the site has an existing 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. 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 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 and safety;

*The Planning Division Staff finds that there will be no expansion of the restaurant's footprint. The site 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.*

**SECTION 3:** The Planning Commission hereby approves PC Resolution No. 2025-03 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.

1       4. The property be developed and maintained in a clean, neat, quiet, and orderly  
2       manner at all times and comply with the property maintenance standards as set forth  
3       in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.

4       5. That the operator shall file and maintain their City of Huntington Park Business  
5       License prior to commencing on-sale of beer and wine operations. The Business  
6       License shall reflect on-sale of beer and wine.

7       6. The business shall operate as a Bona Fide Public Eating Place. In the event the  
8       business ceases to operate as a Bona Fide Public Eating Place (restaurant) as  
9       defined under the Huntington Park Municipal Code Section 9-4.203(2)(A)(1), then the  
10      entitlement (CUP) shall become null and void.

11      7. The business is limited to interior dining area; no outdoor seating and/or outdoor  
12      dining area is permitted.

13      8. This approval does not include Dance and Entertainment. If the business owner/  
14      operator proposes to add Dance and Entertainment to the existing Bona Fide Public  
15      Eating Place (restaurant), the business owner/ operator shall obtain all proper  
16      approval and permits including but not limited to a Dance and Entertainment Permit.

17      9. The business operator shall install a scanner capable of reading the information  
18      contained in the magnetic strip of any California Driver's License or Identification  
19      Card to confirm the age of the customer, or similar system as approved by the  
20      Director of Community Development. The cashier shall use this device to check the  
21      identification of all individuals who are younger than 35 years of age.

22      10. That this entitlement shall be subject to review for compliance with the conditions of  
23      approval. Reviews shall be conducted at intervals deemed appropriate by the City  
24      Planning Commission or the Director of Community Development.

25      11. That the Applicant shall comply with all State Department of Alcoholic Beverage  
26      Control (ABC) requirements, including but not limited to alcohol sales hours and any  
27      provisions of a Type 41 License. Should any license or permits issued by the State  
28      Department of Alcoholic Beverage Control be surrendered or revoked, the  
      Conditional Use Permit shall automatically become null and void.

22      12. Failure to comply with the California Department of Alcoholic Beverage Control rules  
23      and regulations will be grounds for revocation of the entitlements for alcohol sales.

24      13. That the Applicant be required to apply for a new entitlement if any alteration,  
25      modification, or expansion would increase the existing floor area of the  
26      establishment.

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

15. That this entitlement may be subject to additional conditions after its original  
2 issuance, upon a duly noticed public hearing item. Such conditions shall be imposed  
3 by the City Planning Commission or Director of Community Development as deemed  
4 appropriate to address problems of land use compatibility, operations, aesthetics,  
5 security, noise, safety, crime control, or to promote the general welfare of the City.
16. Any proposed mechanical equipment and appurtenances, including satellite dishes,  
2 gutters, etc., whether located on the rooftop, ground level or anywhere on the  
3 property shall be completely shielded/enclosed so as not to be visible from any public  
4 street and/or adjacent properties. Such shielding/enclosure of facilities shall be of  
5 compatible design related to the building structure for which such facilities are  
6 intended to serve and shall be installed prior to final building inspection.
17. Pursuant to HPMC Section 9-2.1109, this entitlement shall expire in the event it is not  
2 exercised within one (1) year from the date of approval, unless an extension has  
3 been granted by the Planning Commission.
18. If the use ceases to operate for a period of six (6) months, the entitlement shall be  
2 null and void.
19. The Director of Community Development is authorized to make minor modifications  
2 to the approved plans or any of the conditions if such modifications shall achieve  
3 substantially the same results, as would strict compliance with said plans and  
4 conditions.
20. The business hours of operation shall be limited to Monday through Sunday from  
2 8:00 AM to 10:00 PM.
21. That the business shall not conduct any off-site deliveries of alcoholic beverages.
22. 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.
23. No outside storage or overnight parking of vehicles shall be permitted on the site.
24. All abandoned signs must be removed and any holes, glue, or discolored paint from  
2 previous signs must be repaired to match the building or background exterior.
25. No loitering or consumption of alcohol shall take place outside the establishment or  
2 the parking area and that signs be posted on the site prohibiting such activities.
26. Property maintenance must be managed to include landscaping along with cleaning  
2 of trash and debris both in front and rear of property.
27. Any graffiti on property must be removed within three (3) days.
28. No karaoke or entertainment without required permits.

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29. 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.

30. This Conditional Use Permit shall be valid for a term of seven (7) years. At the end of the 7-year term, the Applicant must submit for a new Conditional Use Permit.

31. That the Applicant and Property Owner agree in writing to the above conditions.

## **BUILDING & SAFETY**

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32. 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."

33. There shall be at least two (2) class ABC fire extinguishers, one near the front entrance and one near the rear exit of the restaurant building. Fire extinguishers shall bear an up-to-date fire department inspection tag that indicates the date the fire extinguisher was inspected.

34. The business shall be subject to a routine business license inspection (if required by the City for the sale of beer and wine).

35. The approved occupant load limit of the building shall be upheld throughout the duration of the restaurant use.

36. The exit access, the exit, and the exit discharge within the means of egress system(s) inside or outside the subject building(s)/structure(s), including the public way, shall not be obstructed in any manner throughout the duration of the restaurant use. The minimum widths and clearances established in California Building Code (CBC) Chapter 10 shall be maintained at all times.

37. If there are later, proposed tenant improvements, alterations, structural repairs, or additions to the existing structures and/or site, the applicant shall submit tenant improvement (T.I.) construction plans to the Planning Division for review and approval of the proposed tenant improvements, alterations, structural repairs, or additions. Tenant improvement plans shall then be submitted to the Building & Safety Division for review and approval only after approval is first obtained from the Planning Division.

38. If there are later, proposed tenant improvements, alterations, structural repairs, or additions, the applicant shall submit full tenant improvement construction plans, including structural plans, to the Building & Safety Division for review of the proposed alterations and improvements to the existing structures and/or site. All work shall be permitted through approval of the full construction plans and issuance of a building permit and associated mechanical, electrical, and plumbing permits.

1       39. If there are later, proposed tenant improvements, alterations, structural repairs, or  
2       additions, plans submitted for public buildings, public accommodations, commercial  
3       buildings, and public housing projects shall be completed by a registered design  
4       professional, such as a licensed architect or registered professional engineer (civil or  
5       structural). All plan sheets shall be stamped and signed by the registered design  
6       professional.

7       40. All new construction, tenant improvements, alterations, structural repairs, and  
8       additions shall follow the 2022 California Building Standards Codes, such as the  
9       California Building Code and associated codes within the 2022 code cycle (or the  
10       latest code cycle at the time of submission to the Building & Safety Division).  
11       Sometimes developments are done in phases or stages, such as the construction of  
12       a shell building and then construction of a tenant improvement. If unpermitted work is  
13       discovered, the work must comply with the current building code requirements, which  
14       may require additional work to ensure code compliance.

15       41. New construction, tenant improvements, alterations, structural repairs, and additions  
16       shall be required to comply with the disabled access requirements outlined in Chapter  
17       11B – Accessibility to Public Buildings, Public Accommodations, Commercial  
18       Buildings, and Public Housing – of the 2022 California Building Code (CBC) (or the  
19       latest code cycle at the time of submission to the Building & Safety Division).

20       Pursuant to CBC 11B-206.2.1, at least one accessible route shall be provided within  
21       the site from accessible parking spaces and accessible passenger drop-off and  
22       loading zones; public streets and sidewalks; and public transportation stops to the  
23       accessible building or facility entrance they serve. An accessible route shall not be  
24       required between site arrival points and the building or facility entrance if the only  
25       means of access between them is a vehicular way not providing pedestrian access.  
26       Where more than one circulation route is provided, all routes must be accessible.  
27       General circulation paths shall be permitted when located in close proximity to an  
28       accessible route. At least one accessible route shall connect accessible buildings,  
29       accessible facilities, accessible elements, and accessible spaces that are on the  
30       same site per CBC 11B-206.2.2. Parking is required by the City of Huntington Park  
31       Municipal Code/Zoning Code, which specifies the total number of parking stalls  
32       required for any given building(s). Section 11B-208 of the CBC specifies the minimum  
33       number of accessible parking spaces required based on the total number of stalls  
34       provided, if parking spaces are provided.

35       42. Some tenant improvements, alterations, structural repairs, and additions may “trigger”  
36       full compliance with the accessibility features outlined in Section 11B-202 of the 2022  
37       CBC (or the latest code cycle at the time of submission to the Building & Safety  
38       Division) pursuant to the current valuation threshold. When the adjusted construction  
39       cost, as defined, exceeds the current valuation threshold, as defined, full compliance  
40       with Section 11B-202.4 of the CBC shall be required. In choosing which accessible  
41       elements to provide, priority should be given to those elements that will provide the  
42       greatest access in the following order:

43       1. An accessible entrance;

- 1       2. An accessible route to the altered area;
- 2       3. At least one accessible restroom for each sex or one accessible unisex
- 3       (single-user or family) restroom;
- 4       4. ~~Accessible telephones~~;
- 5       5. Accessible drinking fountains; and
- 6       6. When possible, additional accessible elements such as parking, signs, storage, and alarms.

When the adjusted construction cost, as defined, is less than or equal to the current valuation threshold, as defined, the cost of compliance with the accessible elements listed above in Section 11B-202.4 of the CBC shall be limited to 20 percent of the adjusted construction cost of tenant improvements, alterations, structural repairs, or additions.

- 9       43. Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into. The fire apparatus access road shall comply with the requirements of California Fire Code (CFC) 503.1.1 and shall extend to within 150 feet of all portions of the facility, building, or portion of a building and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The fire code official is authorized to increase the dimension of 150 feet where the following condition occurs: The building is equipped throughout with an approved automatic sprinkler system installed in accordance with CBC Section 903.3.1.1 (NFPA 13), 903.3.1.2 (NFPA 13R), or 903.3.1.3 (NFPA 13D), as applicable per use.
- 15      44. 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.
- 18      45. Plans submitted for new construction, tenant improvements, alterations, structural repairs, and additions to the Building & Safety Division shall require plan check fees. The initial plan check fee will cover the first plan check and one recheck only. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule.
- 22      46. For projects approved through the discretionary approval process via the Planning Commission, the second sheet of plans submitted for new construction, tenant improvements, alterations, structural repairs, and additions to the Building & Safety Division is to include a copy of the signed Planning Commission Resolution listing all Planning Commission Conditions of Approval and to include a copy of the signed Planning Commission Decision Letter. This information shall be incorporated into the plans prior to the first submittal for Building & Safety plan check.

If the project did not go through the discretionary approval process via the Planning Commission, but required a Special Director's Meeting approval via the Community Development Director, include a copy of the signed Director Decision Resolution for Minor Conditional Use Permit, including the Director's Approval Decision Letter with

1 Director's Conditions of Approval. This information shall be incorporated into the  
2 plans prior to the first submittal for Building & Safety plan check.

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47. Separate agency approvals prior to the issuance of the building permit, such as from County of Los Angeles Fire Department – Fire Prevention Division, County of Los Angeles Public Health – Environmental Health Division, Los Angeles County Sanitation Districts, South Coast Air Quality Management District, Regional Water Quality Control Board, the local water purveyor, Southern California Edison, Southern California Gas Company, and others, may be required.

48. All construction work, if later proposed, is to be completed by a licensed contractor.

## **CODE ENFORCEMENT**

49. Appoint a person of contact that will be able to deal with property maintenance issues or emergencies if they arise.

50. Install and maintain exterior lighting for nighttime (hours of darkness) illumination.

51. Post "No Trespass" signage and submit a copy of the no trespass form to the Huntington Park Police Department.

## **POLICE DEPARTMENT**

52. All individuals being served alcohol must present a valid form of identification. An Identification (I.D.) is legally acceptable if it:

- Is issued by a government agency (such as the Federal, State, county, or city)
- Contains the name of the person
- Contains the date of birth of the person
- Contains a description of the person
- Contains a photograph of the person
- Is currently valid (in other words, not expired)

Examples of legally acceptable identification cards include driver's licenses, State-issued ID cards, and federal or military ID cards. Caution: The picture and physical description on the ID must match the customer. If the ID is altered or mutilated, it will not be accepted. Examples of unacceptable IDs are temporary driver's licenses, non-photo driver's licenses, birth certificates, and school or work (Section 25660 Business and Professions Code).

53. Adhere to all regulations and guidelines set forth by the Alcoholic Beverage Control (ABC) agency regarding alcohol service, sales, and consumption on the premises.

54. Strict enforcement of age verification for alcohol purchases.

55. Install and maintain surveillance cameras to monitor activities both inside and outside the premises, facilitating the investigation of any potential incidents. The system must

1 record video footage and retain recordings for at least 30 days.

2 56. Adequate lighting shall be maintained inside and outside the premises, including  
3 parking lot areas, to deter criminal activity.

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

5 58. Allow unannounced inspections by law enforcement and city officials to ensure  
6 adherence to all CUP conditions and regulations.

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

11  
12 **SECTION 5:** The Secretary of the Planning Commission shall certify to the adoption  
13 of this resolution and a copy thereof shall be filed with the City Clerk.

14 **PASSED, APPROVED, AND ADOPTED** this 18<sup>th</sup> of June 2025 by the following vote:

15 AYES:

16 NOES:

17 ABSENT:

18 ABSTAIN:

19 HUNTINGTON PARK PLANNING COMMISSION

20  
21  
22  
23 Mario Gomez, Chairperson

24 ATTEST:

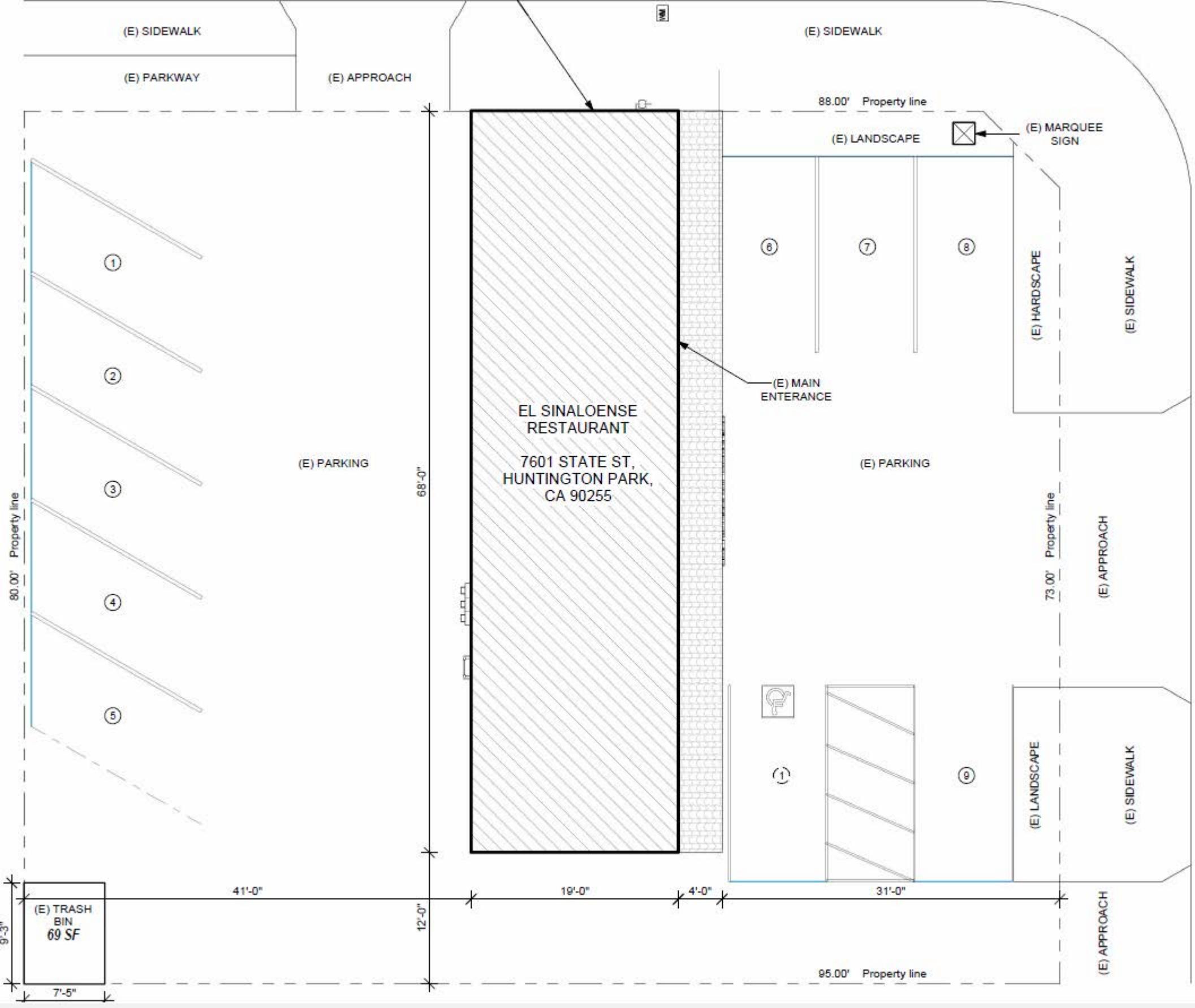
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28 Paul Bollier, Secretary

# **SITE PLAN**

**EXHIBIT B**

**CASE NO.** 2025-03 CUP

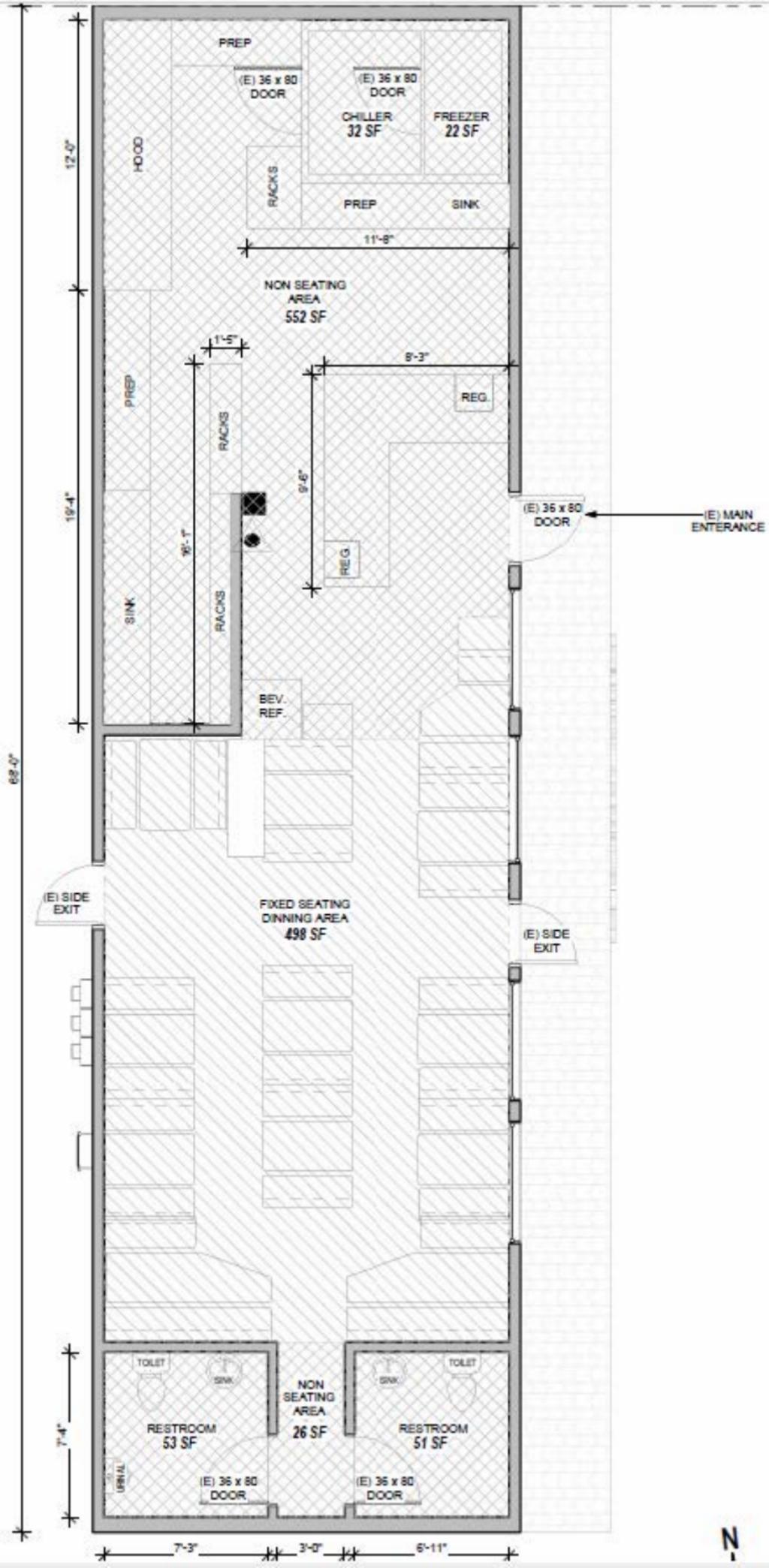
STATE ST



# **FLOOR PLAN**

**EXHIBIT C**

**CASE NO.** 2025-03 CUP



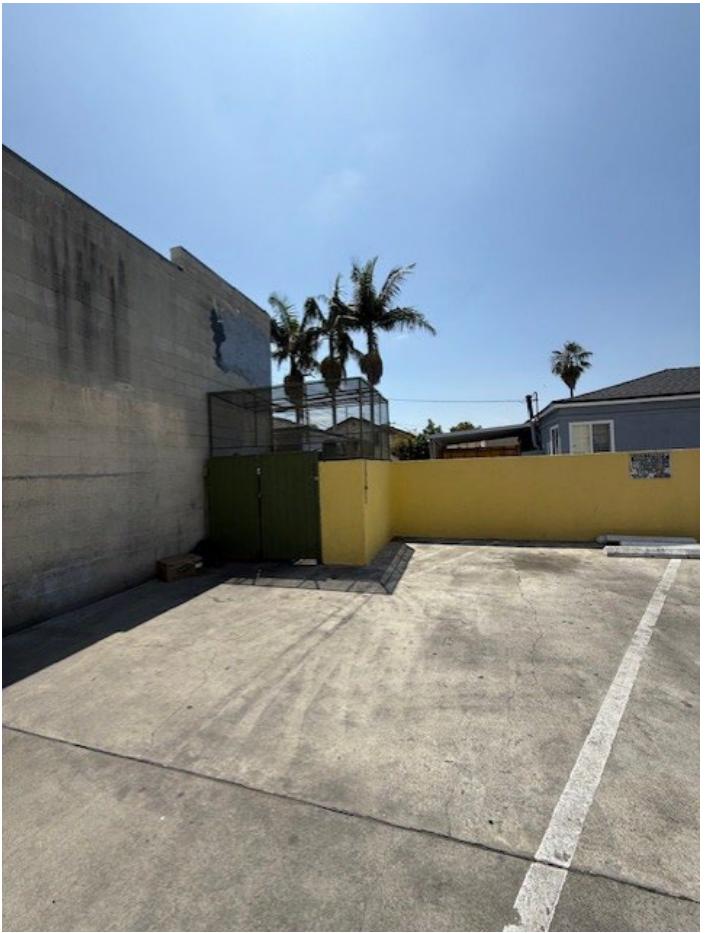
# **SITE PHOTOGRAPHS (JUNE 2025)**

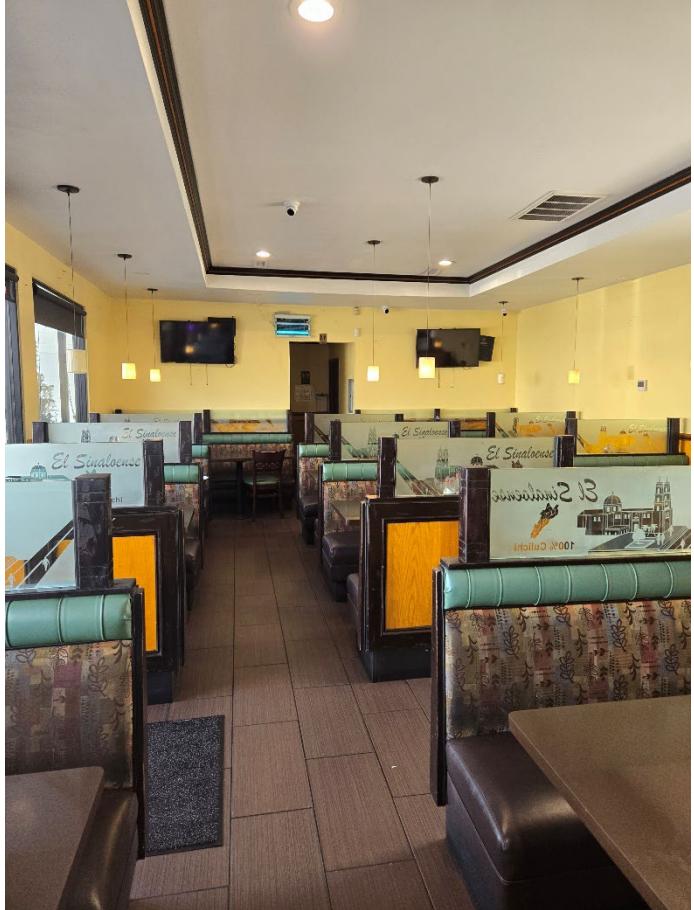
**EXHIBIT D**

**CASE NO.** 2025-03 CUP









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

**EXHIBIT E**

**CASE NO.** 2025-03 CUP



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

# CONDITIONAL USE PERMIT APPLICATION

**FOR OFFICE USE ONLY**

Date Filed: 3/24/15 File No.: CWP1025-03 Fee/Receipt No.: \$4,972.00 Initials: AS

## PROJECT INFORMATION

Project Address: 7601 STATE ST. HUNTINGTON PARK, CA 90255

**General Location:** 4 Blocks south of Florence Ave., in the corner of Flower St.

Assessor's Parcel Number (APN): 6212-009-048

### APPLICANT'S INFORMATION

Applicant: Restaurant El Sinaloense Inc.

**Mailing Address:** 7601 STATE ST. HUNTINGTON PARK, CA 90255

Phone 1: 213-509-0957      Phone 2: \_\_\_\_\_ Email: \_\_\_\_\_

## PROPERTY OWNER'S INFORMATION

Property Owner: 7601 Chome LLC

**Mailing Address:** 7601 STATE ST. HUNTINGTON PARK, CA 90255

Phone 1: 213-509-0957      Phone 2: \_\_\_\_\_ Email: \_\_\_\_\_

## REQUEST

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

As part of the permit application from the Department of Alcoholic Beverage Control, the property must have a

Conditional Use Permit from the city to allow servicing beer and wine at this existing restaurant location.

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 location is within a Commercial Neighborhood zoning district and is conditionally permitted, according to the City's General Plan, Land Use and Community Element Policies. The restaurant building currently sits on a corner lot and is in rectangular shape with the widest side facing State st. The Lot size is 7,568 s,f, according to the Los Angeles County Assessor's office. The building is in the center of the lot, surrounded by a paved parking lot. According to the General Plan, the location is in area 1 and the structure is within the 40 ft maximum building limit.

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

The restaurant is in a "CN" zoning district where both Commercial and Neighboring residential overlay the land use, resulting in an approved mix-use development as stated in Policy #2 of the general Plan.

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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.

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The CEQA establishes duty to minimize environmental damage and Huntington ParkCity guidelines incorporate these same guidelines to formulate their own policies. And according to the Huntington Park CUP preliminary review, our project is categorically exempt in accordance with the CEQA and therefore, is in compliance with their requirements.

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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.

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The location of the existing restaurant is on a commercial neighborhood street and is compatible with the existing and planned future landuse within the general area. Any updates to the zoning maps do not show any changes to the zoning in the current location for the restaurant. The sale of beer and wine is to supplement all meals served. The alcoholic consumption is expected to be approximately 15 to 20 percent of their daily sales. This amount of consumption does not create a significant nuisance as detailed in chapter 11 of the municipal code.

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

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The restaurant is a single stand-alone building and is surrounded by a private parking lot and is physically suitable for its' customer base that has been in business serving the public authentic mexican cuisine for 29 years. There is low density behind the restaurant that is primarily occupied by single family homes. Since the establishment of the restaurant there are no issues regarding the intensity of use and there are no proposed physical changes other than adding beer and wine to their menu.

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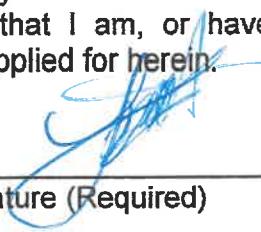
6. Describe how there are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

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Because this is an established business for over 29 years, the restaurant has adequate public access, water, sanitation and public utilities and services to ensure that the proposed use will not be detrimental to public health and safety.

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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.

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

Laura Bobadilla, President of Restaurant El Sinaloense inc.

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)**

Laura Bobadilla, Managing member of 7601 Chome LLC

Print Name

  
\_\_\_\_\_  
**Date** 3-24-2025

  
\_\_\_\_\_  
**Date** 3-24-2025



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

# **ENVIRONMENTAL INFORMATION FORM**

## **FOR OFFICE USE ONLY**

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

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

Name: Restaurant El Sinaloense Inc.  
Address: 7601 State St. Huntington Park, CA 90255  
Telephone: 213-509-0957 Fax: \_\_\_\_\_

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

Name: Rosalia Batanero, Agent  
Address: 118 N 5th St. Montebello, CA 90640  
Telephone: 323-726-7067 Fax: 323-726-7229

**3. Address of project:** 7601 State St. Huntington Park, CA 90255

**4. Assessor's Parcel Number (APN):** 6212-009-048

**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 for Beer and Wine eating place.

**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:**

Department of Alcoholic Beverage Control.

**7. Existing Zone:** CN - Commercial neighborhood

**8. Proposed use of site:** Existing restaurant to include serving beer and wine.

9. **Site size (lot dimensions and square footage):**  
The restaurant dimensions are 73' x 95' x 80' x 98'

10. **Project size:**  
Square feet to be added/constructed to structure(s):  
There is no added square feet to the existing structure.

Total square footage of structure(s): 1,482 square feet

11. **Number of floors of construction:**  
Existing: 1  
Proposed: None.

12. **Parking:**  
Amount required: 6.3  
Amount provided: 10, including 1 handicap space.

13. **Anticipated time scheduling of project:** None.

14. **Proposed phasing of development:** None.

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:**

N/A

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

N/A

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

N/A

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

A) Potentially  
Significant  
Impact

B) Potentially  
Significant Impact  
Unless Mitigation  
Incorporated

C) Less than  
Significant  
Impact

D) No Impact

#### AESTHETICS

19. Would the proposed project:

a. Affect a scenic vista?

D \_\_\_\_\_

b. Have a demonstrable negative aesthetic effect?

D \_\_\_\_\_

c. Create light or glare?

D \_\_\_\_\_

#### AIR QUALITY

20. Would the proposed project:

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

D \_\_\_\_\_

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

D \_\_\_\_\_

c. Create objectionable odors?

D \_\_\_\_\_

## BIOLOGICAL RESOURCES

### 21. Would the proposed project:

a. Remove of any existing trees or landscaping?

D \_\_\_\_\_

## CULTURAL RESOURCES:

### 22. Would the proposed project:

a. Affect historical resources?

D \_\_\_\_\_

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

D \_\_\_\_\_

## GEOLOGY AND SOILS

### 23. Would the proposed project:

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

D \_\_\_\_\_

b. Be located on expansive soils?

D \_\_\_\_\_

c. Result in unique geologic or physical features?

D \_\_\_\_\_

## HAZARDS

### 24. Would the proposed project:

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

D \_\_\_\_\_

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

D \_\_\_\_\_

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

D \_\_\_\_\_

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

D \_\_\_\_\_

## HYDROLOGY AND WATER QUALITY

### 25. Would the proposed project:

a. Change water drainage patterns?

D \_\_\_\_\_

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

D \_\_\_\_\_

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

### LAND USE AND PLANNING

26. Would the proposed project:

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

### MINERAL AND ENERGY RESOURCES

27. Would the proposed project:

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

### NOISE

28. Would the proposed project result in:

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

### POPULATION AND HOUSING

29. Would the proposed project:

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

### PUBLIC SERVICES

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

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

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

## RECREATION

**31. Would the proposed project:**

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

## TRANSPORTATION AND TRAFFIC

**32. Would the proposed project:**

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

## UTILITIES AND SERVICE SYSTEMS

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

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

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

Currently, the property is a restaurant with its private parking. Surrounding properties along State St. are commercial, retail and office businesses. Across State St. to the east of the restaurant is the back end of an elementary school.

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

The intensity along State St. is mostly for retail and shopping land use. There is not a lot of foot traffic, however there is a residential neighborhood along Flower street.

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

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

  
\_\_\_\_\_  
Date