



REGULAR MEETING AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, August 20, 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 JUNE 18, 2025, PLANNING COMMISSION MEETING

REGULAR AGENDA

PUBLIC HEARING

1. **CASE NO. 2025-05 CONDITIONAL USE PERMIT (CUP) – A REQUEST FOR A CONDITIONAL USE PERMIT FOR THE OFF-SALE OF BEER, WINE, AND DISTILLED SPIRITS IN CONJUNCTION WITH A CONVENIENCE STORE LOCATED AT 2319 RANDOLPH STREET, UNIT 400 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

2. **CASE NO. 2025-09 CONDITIONAL USE PERMIT (CUP) – 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 7625 CALIFORNIA AVENUE, WITHIN THE COMMERCIAL NEIGHBORHOOD (C-N) ZONE**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

5. Receive a presentation of the Project from City staff
6. Open the public hearing and receive public testimony
7. Provide comments on the Project
8. 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, September 17, 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 not less than 72 hours before the meeting.



Paul Bollier
Planning Commission Secretary



MINUTES

CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION

Wednesday, June 18, 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 6:30 p.m.

PRESENT IN PERSON: Commissioner Estrada, Commissioner Carvajal, Vice-Chair Tarango, Chairperson Gomez

ABSENT: None

STAFF PRESENT: Planning Commission Secretary, Paul Bollier; Associate Planner, Jordan Martinez; Interim Community Development Director, Louis Morales

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 May 21, 2025.

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

AYES: Commissioner(s): Commissioner Estrada
Vice-Chair Tarango
Chair Gomez

NOES: Commissioner(s): None

ABSTAINED: Commissioner(s): Commissioner Carvajal

PUBLIC HEARING

1. 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.

Planning Commission receive a presentation of the Project from City staff. Chair Gomez opens the public hearing and receive public testimony. Rosalina Baltanero, real estate agent representing business owner, is prepared to answer any questions. Ms. Baltanero lets the commission know of another location located on Paramount which has had a CUP since 2011. Commissioners inquire about changes in restaurant's operating days and operation hours. Ms. Baltanero confirms there is no change in hours or days open.

Vice Chair Tarango motioned to Approve 1. 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 seconded by Chair Gomez Motion passed 4-0-0, by the following vote:

AYES: Commissioner(s): Commissioner Estrada
 Commissioner Carvajal
 Vice Chair Tarango
 Chairperson Gomez

NOES: Commissioner(s): None

ABSTAINED: Commissioner(s): None

STAFF COMMENTS – None

PLANNING COMMISSION COMMENTS

1. Commissioner Estrada would like to thank staff for their presentation.
2. Commissioner Carvajal would like to speak out about concerns that have arisen in the community and see what can be done by the city to help out residents.
3. Vice-Chairperson Tarango inquired if Louis was no longer Interim Director. Staff confirm he still is Interim Director
4. Chairperson Gomez would like to invite businesses to Kiwanis to discuss with other business people. Chair person appreciates staff's work and new equipment.

ADJOURNMENT

At 6:48 p.m. the City of Huntington Park Planning Commission adjourned to the next Regular Meeting on Wednesday, July 16, 2025, at 6:30 p.m.

Respectfully Submitted,

Paul Bollier

Paul Bollier
Planning Commission Secretary



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: AUGUST 20, 2025

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: LOUIS MORALES, INTERIM COMMUNITY DEVELOPMENT DIRECTOR

FROM: PAUL BOLLIER, PLANNING MANAGER

SUBJECT: PLANNING COMMISSION CASE NO. 2025-05 CUP
(CONDITIONAL USE PERMIT)

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT FOR THE OFF-SALE OF BEER, WINE, AND DISTILLED SPIRITS IN CONJUNCTION WITH A CONVENIENCE STORE LOCATED AT 2319 RANDOLPH STREET, UNIT 400 WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.

APPLICANT: Varinder Gill
2319 Randolph Street
Huntington Park, CA 90255

PROPERTY OWNER: Radar Thomas Rhodes

**PROPERTY OWNER'S
MAILING ADDRESS:** 3006 Pacific Blvd. Ste 300
Los Angeles, CA 90291

PROJECT LOCATION: 2319 Randolph Street, Unit 400

**ASSESSOR'S
PARCEL NUMBER:** 6321-004-047

PREVIOUS USE: Convenience Store

LOT SIZE: 14,250 Sq. Ft.

GENERAL PLAN: General Commercial

ZONE: Commercial General (C-G)

**SURROUNDING
ZONING AND LAND USES:**

- North- Manufacturing Planned Development
- 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;
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) Class 1 (Existing Facilities) of CEQA Guidelines.

**PROJECT
BACKGROUND:**

• *Site Description*

The subject site is zoned as Commercial General (C-G). Santa Fe Avenue is located to the east of the property between Randolph Street, located to the south, and Belgrave Avenue located to the north. The site consists of one (1) commercial building. The building is one-story and measures approximately 5,452 square feet. The convenience store occupies approximately 2,251 square feet of this building. Records show the other tenants in this building include a graphics company and a consulting firm.

The subject site currently has a CUP for a Type 20 ABC License, for the off-sale of beer and wine and has been in place since being approved by the Planning commission on March 29, 2017, under Resolution 2016-06.

ANALYSIS:

• *Project Proposal*

The Applicant, Varinder Gill on behalf of Circle K which currently possesses an active Huntington Park business License and a ABC License – Type 20 (License Serial No. 572752), allowing for the sale of beer and wine. The applicant is requesting a modification to the existing Conditional Use Permit to allow for the off-sale of beer, wine, and distilled spirits that will require a Type 21 ABC license in conjunction with the convenience store. It authorizes the sale of beer, wine, and distilled spirits for consumption off the premises where sold. Applicant proposes to

store distilled spirits behind cash register, away from customer reach.

• ***Business Operation***

The Applicants business statement offers retail sale of a variety of products including the off sale of beer and wine. Their current sale distribution reflects 15% of sales resulting from beer and wine and 85% resulting from the sale of grocery, candy, cookies, coffee, bread, milk, ice cream, and soda household products.

The projected distribution sales forecast with distilled spirits combined with beer and wine is estimated to be 20%; the remaining 80% will be for other related items forementioned. Convenience stores where the off sale of alcohol take place, including beer and wine, must be **accessory** to and incidental in proportion to the primary use of grocery sales (HPMC Section 9-4.203(2)(A)(1).

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

The Applicant has four (4) employees comprised of an Assistant Manager and customer service workers. The operation is comprised of three shifts with the hours of 5:00 A.M. – 1:00 P.M., 1:00 P.M. – 9:00 P.M. and, 9:00 P.M. to 5:00 A.M.

Proposed Hours of Operation

Monday-Sunday
24 hours a day

Proposed Sale of Alcohol and Distilled Spirits

Monday– Sunday
6:00 am – 2:00 am

Staff Recommended Sale of Alcohol and Distilled Spirits

Sunday – Thursday
8:00 am – 10:00 pm

Friday – Saturday
8:00 am – 11:00 pm

As part of the security measures, the business operator has an alarm system and a panic button in place. The Applicant has installed a security camera system comprised of twenty-four (24) cameras comprised of (15) interior and (9) exterior cameras which also records activity up to three weeks. Staff recommends

video footage must be retained for a minimum of 30 days and made available to law enforcement upon request.

- ***Floor Plan***

The proposed 2,251 square foot convenience store is divided into a retail display area, cooler areas, soda/coffee dispenser 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 convenience store.

Off-Street Parking & Loading

The existing building was constructed in 1932; at this time the City of Huntington Park had different development standards. The subject site has an existing parking lot and since there will be no intensification of the use, no additional parking is required for the site and the use will have no impact on parking. There are fourteen (14) off-street parking stalls on site consisting of one (1) stall for loading and, one (1) handicapped parking stall.

The subject site conforms to the required number of off-street parking stalls required. Customers at the subject site utilize available existing off-street parking stalls and street parking. Since there is no additional square footage proposed, 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 off-sale of beer, wine, and distilled spirits in conjunction with a convenience 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.**

Finding: The proposed use of the sale of alcoholic beverages for off-site consumption in relation to a convenience store is permitted in the Commercial-General (C-G) Zone with the approval of a Conditional Use Permit. The proposed sale of alcoholic beverages for off-site

consumption is an ancillary use to the primary use of a convenience store.

Pursuant to HPMC section 9-4.203 Alcohol Sales Establishment Standards Table IV-7, found the off-sale of alcohol for a convenience 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.”* Utilizing the land use Element”, the business operation of a convenience store, generates job opportunities, stimulate local commerce, and can attract additional businesses, contributing to economic diversity in the community.

Goal 3.0 of the General Plan “Provide for the revitalization of deteriorating land uses and properties.” In the commercial general zone, “Utilizing the land use Element” in this area, this convenience store maintains the integrity of business-oriented growth in the immediate area and a blueprint for future growth to come in the community.

The proposed use of off-sale beer, wine and distilled spirits will be ancillary to the convenience 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) Class 1 (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 14,250 square feet. The site contains one existing commercial building. Furthermore, no expansion of the existing building is proposed. The design, location, size and operating characteristics of the convenience 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 one existing commercial building with off-street parking spaces. The existing commercial building in which the convenience store is located in has existing infrastructure in place. The proposed (Type 21 ABC license) will be complimentary and ancillary to the convenience 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 one existing commercial building with proper infrastructure in place. The proposed use of alcohol sales for off-site consumption 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 that the Planning Commission approve **PC Case No. 2025-05 CUP**, subject to the following conditions of approval and other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING DIVISION

1. That the Applicant/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 while 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 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.
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 recognized as Monday to Sunday, 24 hours a day, 7 days a week.
19. The business hours of operation for the sale of alcohol shall be limited to Sunday – Thursday 8:00 am – 10:00 pm and Friday – Saturday 8:00 am – 11:00 pm.

20. The business must operate as a convenience 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.
21. The Business operator shall not conduct any off-site deliveries of alcoholic beverages.
22. The Business operator shall install and maintain 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.
23. 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.
24. The on-site trash enclosure(s) must contain a lock and remain closed and secure. The applicant must remain in good standing and have an active account with the City's authorized vendor.
25. The on-site trash enclosure(s) must be screened per the plans submitted by the applicant.
26. No outside storage shall be permitted on the subject site.
27. 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.
28. No payphones shall be allowed on the subject site. All existing payphones on the subject site shall be removed prior to business license issuance.
29. Prior to business license issuance, all graffiti on the subject site shall be removed.
30. A Minor Development Permit application shall be submitted for any proposed tenant improvements.
31. 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.
32. All unpermitted signage including banners shall be removed.
33. Business name shall be recognized as "Circle K".

34. Signage for the business shall match the name on the city business license and shall not reference “*liquor*” in the name.
35. Install anti-graffiti film on all exterior windows.
36. 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.
37. 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.
38. 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.
39. 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.
40. “No Trespassing/Loitering signs must be placed on the front of the establishment.
41. 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.
42. Property maintenance must be managed to include cleaning of trash and debris on all areas of the property.
43. All exterior trash must be placed in the approved trash container. Trash container must be locked at all times.
44. No overnight parking of vehicles.
45. No abandoned vehicles to be parked on property.
46. Window coverage must not exceed 25% without Planning Division approval.
47. Graffiti on property must be removed within two (3) days, if paint is required, planning approval must be requested if any color is used other than anything approved at the time of plan review.
48. No loitering in parking lot or outside business including public right-of-way areas.

49. Applicant must maintain 602 Form on file with the Huntington Park Police Department to manage anyone trespassing or loitering.
50. Landscaping must be maintained on parcel.
51. The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the Planning Commission. Any change in the operation, which exceeds the conditions of the approved permit, will require that a new permit application be submitted to the Planning Commission for their review and approval.
52. Noise emanating from the permittee's premises shall not be audible 50 feet or more from the property line of the premises. The permittee shall be responsible for determining how to best meet this requirement, either by keeping doors and windows closed.
53. Current occupancy loads shall be posted at all times.
54. 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 and be available to the law enforcement upon request.
55. 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.
56. Address should be clearly marked to the front of the structure.
57. All individuals buying alcohol must possess a valid form of identification meeting the following criteria:
 1. Issued by a government agency (e.g., Federal, State, county, or city)
 2. Includes the individual's name, date of birth, description, and photograph.
 3. 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. The permit may include provisions for periodic compliance checks and inspections by law enforcement to ensure ongoing adherence to the conditions of the permit.
60. 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.

61. The business must implement measures to minimize noise disturbances, especially during late hours, to avoid disrupting the surrounding community.
62. The business must have an emergency preparedness plan, including procedures for handling medical emergencies, fire incidents, and other crises.
63. The business must take proactive measures to prevent nuisances such as loitering, littering, illegal parking, and other activities that may disrupt the neighborhood.
64. The permit holder must promptly report any criminal activities, disturbances, or violations of the permit conditions to law enforcement.
65. Staff and security personnel should undergo appropriate training in conflict resolution, de-escalation techniques, and handling difficult situations to maintain a safe environment.
66. 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.
67. Wine shall not be sold in bottles or containers smaller than 750 ml unless sold in manufacturers pre-packaged multi-unit quantities.
68. 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.
69. Beer, malt beverages or wine cooler products, regardless of container size, must be sold in manufacturer pre-packaged multi-unit quantities.
70. 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.
71. No Check Cashing or Money Transfer services permitted.
72. That all future temporary or permanent signage shall be approved by the City prior to installation, pursuant to the Huntington Park Municipal Code.
73. 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.
74. Wine shall not be sold in bottles or containers smaller than 750 ml unless sold in manufacturer's pre-packaged multi-unit quantities.

75. 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.
76. Beer, malt beverages or wine cooler products, regardless of container size, must be sold in manufacturer pre-packaged multi-unit quantities.
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 of the tenant space within the building. Fire extinguishers shall bear an up-to-date fire department inspection tag that indicates the date the fire extinguisher was inspected.
80. The business shall be subject to a routine business license inspection (if required by the City for the sale of distilled alcoholic spirits to the already-existing sale of beer and wine).
81. The approved occupant load limit of the tenant space within the building shall be upheld throughout the duration of the convenience store use.
82. The exit access, the exit, and the exit discharge within the means of egress system inside or outside the subject tenant space within the building, including the public way, shall not be obstructed in any manner throughout the duration of the convenience store use. The minimum widths and clearances established in California Building Code (CBC) Chapter 10 shall be maintained at all times.
83. 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.
84. 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.

85. 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.

86. 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.

87. 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.

88. 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.

89. 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.
90. 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.
91. 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.
92. 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.

93. 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.
94. All construction work, if later proposed, is to be completed by a licensed contractor.
95. That the business owner (Applicant) and property owner agree in writing to the above conditions.

CODE ENFORCEMENT

96. Install and maintain exterior lighting for nighttime (hours of darkness) illumination for safety and emergency services.
97. Appoint a “point of contact” along with a current contact number for someone who will be able to aid with property maintenance issues should they arise.
98. Post no trespass signage and submit a copy of the no trespass form to the Police Department. Ensure that the no trespass order is updated B-Annually.
99. That the business owner (Applicant) and property owner agree in writing to the above conditions.

POLICE DEPARTMENT

100. A designated point of contact must be provided to ensure the timely resolution of any issues or complaints.
101. Install and maintain surveillance cameras to monitor activities both inside and outside the premises, facilitating the investigation of any potential incidents. Video footage must be retained for a minimum of 30 days and made available to law enforcement upon request.
102. Adequate exterior lighting shall be maintained during all hours of darkness, particularly around the entrance, parking lot, and rear areas, to deter loitering and enhance visibility.
103. Mandate that all customers purchasing alcohol present valid identification, regardless of age or appearance.
104. Maintain valid and updated licenses for alcohol sales and all other business operations.
105. Prohibit on-site alcohol consumption in parking lots or adjacent areas.
106. Allow unannounced inspections by law enforcement and city officials to ensure adherence to all CUP conditions and regulations.

107. The business must operate in full compliance with the terms of its ABC license. Any ABC violations may result in the review or revocation of the CUP.
108. The permit holder must promptly report any criminal activities, disturbances, or violations of the permit conditions to law enforcement.
109. The CUP is subject to review and possible revocation if it results in an increase in calls for service, public nuisance complaints, or other criminal activity associated with the sale of alcohol.
110. That the business owner (Applicant) and property owner agree in writing to the above conditions

EXHIBITS

- A. PC Resolution No. 2025-05 CUP
- B. Conditional Use Permit Application & Environmental Information Form
- C. Site Plan
- D. Floor Plan

RESOLUTION 2025-05

EXHIBIT A

CASE NO. CUP 2025-05

PC RESOLUTION NO. 2025-05 CUP

**A REQUEST FOR A CONDITIONAL USE PERMIT FOR THE OFF-SALE OF BEER,
WINE, AND DISTILLED SPIRITS IN CONJUNCTION WITH A CONVENIENCE STORE
LOCATED AT 2319 RANDOLPH STREET, UNIT 400 WITHIN THE COMMERCIAL
GENERAL (C-G) ZONE.**

WHEREAS, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, August 20, 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 Varinder Gill, requesting approval of a Conditional Use Permit for the off-sale of beer and wine, and distilled spirits in conjunction with a convenience store within an existing commercial building located at 2319 Randolph Street, Unit 400 within the Commercial General Zone (C-G) Zone described as:

Assessor's Parcel No. 6321-004-047, 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(a) Class 1 (Existing Facilities).

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

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

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

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

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

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

21 **The General Plan Land Use designation of the subject site is General
22 Commercial. Permitted uses in this designation include a wide range of
23 neighborhood and general retail and service establishments, such as stores
24 and repair shops, to accommodate the surrounding community. The
25 proposed use is consistent with the General Plan. Specifically, the use
26 complies with the following:**

27 **Goal 1.0 of the General Plan: "Provide for a mix of land uses which meets the
28 diverse needs of all Huntington Park residents, offers a variety of**

1 employment opportunities, and allows for the capture of regional growth.”

2 Utilizing the land use element, the business operation of a convenience
3 store, generates job opportunities, stimulate local commerce, and can attract
4 additional businesses, contributing to economic diversity in the community.

5 Goal 3.0 of the General Plan “Provide for the revitalization of deteriorating
6 land uses and properties.” In the Commercial General (C-G) Zone, utilizing
7 the land use element in this area, this convenience store maintains the
8 integrity of business-oriented growth in the immediate area and a blueprint
9 for future growth to come in the community.

10 3. The approval of the Conditional Use Permit for the proposed use shall be in
11 compliance with the requirements of the California Environmental Quality Act
12 (CEQA) and the City’s Guidelines;

13 **The project is exempt from the California Environmental Quality Act (CEQA)**
14 **in accordance with Article 19 (Categorical Exemptions), Section 15301(a)**
15 **Class 1 (Existing Facilities) of CEQA Guidelines.**

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

22 **The subject site is located on a lot that measures approximately 14,250**
23 **square feet. The site contains one existing commercial building. Furthermore,**
24 **no expansion of the existing building is proposed. The design, location, size**
25 **and operating characteristics of the convenience store with alcohol sales is**
26 **not expected to be detrimental to the public health, safety and welfare of the**
27 **City. Conditions of approval are in place to mitigate any possible issues**
28 **related to the sale of alcohol and property maintenance.**

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

3 **The subject site is comprised of one existing commercial building with off-
4 street parking spaces. The existing commercial building in which the
5 convenience store is located in has existing infrastructure in place. The
6 proposed (Type 21 ABC license) will be complimentary and ancillary to the
7 convenience store. Additionally, no physical expansion nor tenant
8 improvements are proposed, therefore the intensity of the use will not be
9 impacted. Furthermore, the sale of alcohol for off-site consumption will not
10 result in the requirement of additional off-street parking.**

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

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

21 **SECTION 3:** The Planning Staff can make all six (6) of the required findings in support
22 of Resolution 2025-05 CUP; therefore, the Planning Commission hereby approves
23 Resolution No. 2025-05 CUP subject to the execution and fulfillment of the following
24 conditions:

25 **CONDITIONS OF APPROVAL:**

26 **PLANNING DIVISION**

27 1. That the Applicant/property owner and each successor in interest to the property
28 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

1 agents, officers or employees, to attack, set aside, void or annul any approval of the
2 City, City Council, or Planning Commission.

3

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

5

3. The proposed project shall comply with all applicable federal, state, and local agency
6 codes, laws, rules, and regulations, including Health, Building and Safety, Fire,
7 Zoning, and Business License Regulations of the City of Huntington Park.

8

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

11

5. That the operator shall file and maintain their City of Huntington Park Business
12 License while commencing business operations.

13

6. The Applicant/operator shall obtain all required approval/ permits from local, state,
14 and federal agencies.

15

7. That this entitlement shall be subject to review for compliance with conditions of
16 approval. Reviews shall be conducted at intervals deemed appropriate by the City
17 Planning Commission.

18

8. That the Applicant comply with all State Department of Alcoholic Beverage Control
19 (ABC) requirements, including but not limited to alcohol sales hours, and should any
20 license or permits, issued by the State Department of Alcoholic Beverage Control
21 (ABC), be surrendered or revoked, the Conditional Use Permit shall automatically
22 become null and void.

23

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

26

10. If the operation of this establishment be granted, deed, conveyed, transferred, or
27 should a change in management or proprietorship occur at any time, this Conditional
28 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)
12 and/or the revocation of the entitlement.

13. That this entitlement may be subject to additional conditions after its original
14 issuance, upon a duly noticed public hearing item. Such conditions shall be imposed
15 by the City Planning Commission as deemed appropriate to address problems of land
16 use compatibility, operations, aesthetics, security, noise, safety, crime control, or to
17 promote the general welfare of the City.

18

1 13. 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.

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

10 15. If the use ceases to operate for a period of six (6) months, the entitlement shall be
11 null and void.

12 16. That the Applicant shall comply with all applicable property development standards
13 including, but not limited to, outdoor storage, fumes and vapors, property
14 maintenance, and noise.

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

19 18. The business hours of operation shall be recognized as Monday to Sunday, 24 hours
20 a day, 7 days a week.

21 19. The business hours of operation for the sale of alcohol shall be limited to
22 Sunday – Thursday 8:00 am – 10:00 pm and Friday – Saturday 8:00 am – 11:00 pm.

23 20. The business must operate as a convenience store, and alcohol sales shall be
24 ancillary to the sale of groceries and household items. The retail display area for
25 alcoholic beverages for off-premises consumption shall be limited to the areas
26 identified on the approved floor plan. Any expansion will require the review and
27 approval of the Planning Commission.

28 21. The Business operator shall not conduct any off-site deliveries of alcoholic
29 beverages.

30 22. The Business operator shall install and maintain a scanner capable of reading the
31 information contained in the magnetic strip of any California Driver's License or
32 Identification Card to confirm the age of the customer, or similar system as approved
33 by the Director of Community Development. This device shall be used by the cashier
34 to check the identification of all individuals who appear to be younger than 35 years
35 of age.

36 23. There shall be no exterior advertising or sign of any kind or type, including advertising
37 directed to the exterior from within, promoting or indicating the availability of alcoholic

1 beverages. Interior displays of alcoholic beverages or signs which are clearly visible
2 to the exterior shall constitute a violation of this condition.

3 24. The on-site trash enclosure(s) must contain a lock and remain closed and secure.
4 The applicant must remain in good standing and have an active account with the
5 City's authorized vendor.

6 25. The on-site trash enclosure(s) must be screened per the plans submitted by the
7 applicant.

8 26. No outside storage shall be permitted on the subject site.

9 27. All vehicles related to the operation of the business including loading and off-loading
10 of merchandise/ products related to the business shall not occur in the public right of
11 way or impede vehicular flow onto the site.

12 28. No payphones shall be allowed on the subject site. All existing payphones on the
13 subject site shall be removed prior to business license issuance.

14 29. Prior to business license issuance, all graffiti on the subject site shall be removed.

15 30. A Minor Development Permit application shall be submitted for any proposed tenant
16 improvements.

17 31. A Sign Design Review application shall be submitted prior to installing signs.
18 Including but not limited to wall signs, window signs and temporary banners.
19 Temporary banners are permitted pursuant to a Temporary Sign Permit Application.

20 32. All unpermitted signage including banners shall be removed.

21 33. Business name shall be recognized as "Circle K".

22 34. Signage for the business shall match the name on the city business license and shall
23 not reference "liquor" in the name.

24 35. Install anti-graffiti film on all exterior windows.

25 36. No outdoor vending machines shall be permitted on site. Any existing outdoor
26 vending machines shall be removed prior to issuance of business license. Pursuant
27 to HPMC Sec. 9-1.203 "Vending machine" means an automated
28 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.

37. 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.

38. 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.
39. 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.
40. "No Trespassing/Loitering signs must be placed on the front of the establishment.
41. 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.
42. Property maintenance must be managed to include cleaning of trash and debris on all areas of the property.
43. All exterior trash must be placed in the approved trash container. Trash container must be locked at all times.
44. No overnight parking of vehicles.
45. No abandoned vehicles to be parked on property.
46. Window coverage must not exceed 25% without Planning Division approval.
47. Graffiti on property must be removed within two (3) 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.
48. No loitering in parking lot or outside business including public right-of-way areas.
49. Must maintain 602 Form on file with Police Department to manage anyone trespassing or loitering.
50. Landscaping must be maintained on parcel.
51. The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the Planning Commission. Any change in the operation, which exceeds the conditions of the approved permit, will require that a new permit application be submitted to the Planning Commission for their review and approval.
52. Noise emanating from the permittee's premises shall not be audible 50 feet or more from the property line of the premises. The permittee shall be responsible for determining how to best meet this requirement, either by keeping doors and windows closed.

- 1 53. Current occupancy loads shall be posted at all times.
- 2 54. The permittee shall be responsible for installing and maintaining a video surveillance
- 3 system that monitors no less than the front and rear of the business, with full view of
- 4 the public right-of-ways, and any parking lot under the control of the permittee. These
- 5 cameras shall record video and have the capacity to store the video for a minimum of
- 6 30 days and be available to the law enforcement upon request.
- 7 55. The surrounding area (exterior & parking lot) shall be illuminated during business
- 8 hours, in order to easily make the appearance and conduct of all people on or about
- 9 the property discernible.
- 10 56. Address should be clearly marked to the front of the structure.
- 11 57. All individuals buying alcohol must possess a valid form of identification meeting the
- 12 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.
- 13 58. Acceptable forms of identification include a driver's license, State-issued ID card, or
- 14 Federal/military ID card. Caution: The photograph and physical description on the ID
- 15 must match the customer. Altered or mutilated IDs are not acceptable. Unacceptable
- 16 identification forms include temporary driver's licenses, non-photo driver's licenses,
- 17 birth certificates, and school or work ID cards (as per section 25660 of the Business
- 18 and Professions Code).
- 19 59. The permit may include provisions for periodic compliance checks and inspections by
- 20 law enforcement to ensure ongoing adherence to the conditions of the permit.
- 21 60. The applicant must submit a comprehensive security plan detailing measures such as
- 22 surveillance cameras, security personnel, lighting, and alarm systems to ensure the
- 23 safety and security of patrons and property.
- 24 61. The business must implement measures to minimize noise disturbances, especially
- 25 during late hours, to avoid disrupting the surrounding community.
- 26 62. The business must have an emergency preparedness plan, including procedures for
- 27 handling medical emergencies, fire incidents, and other crises.
- 28 63. The business must take proactive measures to prevent nuisances such as loitering,
- littering, illegal parking, and other activities that may disrupt the neighborhood.
64. The permit holder must promptly report any criminal activities, disturbances, or
- violations of the permit conditions to law enforcement.

1 65. Staff and security personnel should undergo appropriate training in conflict resolution,
2 de-escalation techniques, and handling difficult situations to maintain a safe
environment.

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

6 67. Wine shall not be sold in bottles or containers smaller than 750 ml unless sold in
7 manufacturers pre-packaged multi-unit quantities.

8 68. Single sales of distilled spirits in containers smaller than 375 ml is prohibited. Sales of
9 distilled spirits of any container size sold in pre-packed, multi-unit quantities are not
prohibited.

10 69. Beer, malt beverages or wine cooler products, regardless of container size, must be
11 sold in manufacturer pre-packaged multi-unit quantities.

12 70. The sale of alcohol for on-site consumption is prohibited. No alcoholic beverages
13 shall be consumed on any portion of the licensed premises or any portion adjacent,
thereto which is under the control of the licensee.

14 71. No Check Cashing or Money Transfer services permitted.

15 72. That all future temporary or permanent signage shall be approved by the City prior to
16 installation, pursuant to the Huntington Park Municipal Code.

17 73. This Conditional Use Permit shall be valid for a term of (5) five years. At the end of
18 the 5-year term, the applicant must submit for a new Conditional Use Permit.

19 74. Wine shall not be sold in bottles or containers smaller than 750 ml unless sold in
20 manufacturer's pre-packaged multi-unit quantities.

21 75. Single sales of distilled spirits in containers smaller than 375 ml is prohibited. Sales of
22 distilled spirits of any container size sold in pre-packed, multi-unit quantities are not
prohibited.

23 76. Beer, malt beverages or wine cooler products, regardless of container size, must be
24 sold in manufacturer pre-packaged multi-unit quantities.

25 77. That the business owner (Applicant) and property owner agree in writing to the above
26 conditions.

27

28

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 of the tenant space within the building. Fire extinguishers shall bear an up-to-date fire department inspection tag that indicates the date the fire extinguisher was inspected.
80. The business shall be subject to a routine business license inspection (if required by the City for the sale of distilled alcoholic spirits to the already-existing sale of beer and wine).
81. The approved occupant load limit of the tenant space within the building shall be upheld throughout the duration of the convenience store use.
82. The exit access, the exit, and the exit discharge within the means of egress system inside or outside the subject tenant space within the building, including the public way, shall not be obstructed in any manner throughout the duration of the convenience store use. The minimum widths and clearances established in California Building Code (CBC) Chapter 10 shall be maintained at all times.
83. 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.
84. 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.
85. 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.
86. All new construction, tenant improvements, alterations, structural repairs, and additions shall follow the 2022 California Building Standards Codes, such as the

1 California Building Code and associated codes within the 2022 code cycle (or the
2 latest code cycle at the time of submission to the Building & Safety Division).
3 Sometimes developments are done in phases or stages, such as the construction of
4 a shell building and then construction of a tenant improvement. If unpermitted work is
5 discovered, the work must comply with the current building code requirements, which
6 may require additional work to ensure code compliance.

7

87. New construction, tenant improvements, alterations, structural repairs, and additions
9 shall be required to comply with the disabled access requirements outlined in Chapter
10 11B – Accessibility to Public Buildings, Public Accommodations, Commercial
11 Buildings, and Public Housing – of the 2022 California Building Code (CBC) (or the
12 latest code cycle at the time of submission to the Building & Safety Division).

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

28

88. 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:

- 23 a. An accessible entrance;
- 24 b. An accessible route to the altered area;
- 25 c. At least one accessible restroom for each sex or one accessible unisex (single-
user or family) restroom;
- 26 d. ~~Accessible telephones;~~
- 27 e. Accessible drinking fountains; and
- f. When possible, additional accessible elements such as parking, signs, storage,
and alarms.

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

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89. 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.

90. 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.

91. 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.

92. 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.

93. 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.

94. All construction work, if later proposed, is to be completed by a licensed contractor.
95. That the business owner (Applicant) and property owner agree in writing to the above conditions.

CODE ENFORCEMENT

96. Install and maintain exterior lighting for nighttime (hours of darkness) illumination for safety and emergency services.
97. Appoint a “point of contact” along with a current contact number for someone who will be able to aid with property maintenance issues should they arise.
98. Post no trespass signage and submit a copy of the no trespass form to the Police Department. Ensure that the no trespass order is updated B-Annually.
99. That the business owner (Applicant) and property owner agree in writing to the above conditions.

POLICE DEPARTMENT

100. A designated point of contact must be provided to ensure the timely resolution of any issues or complaints.
101. Install and maintain surveillance cameras to monitor activities both inside and outside the premises, facilitating the investigation of any potential incidents. Footage must be retained for a minimum of 30 days and made available to law enforcement upon request.
102. Adequate exterior lighting shall be maintained during all hours of darkness, particularly around the entrance, parking lot, and rear areas, to deter loitering and enhance visibility.
103. Mandate that all customers purchasing alcohol present valid identification, regardless of age or appearance.
104. Maintain valid and updated licenses for alcohol sales and all other business operations.
105. Prohibit on-site alcohol consumption in parking lots or adjacent areas.
106. Allow unannounced inspections by law enforcement and city officials to ensure adherence to all CUP conditions and regulations.

1 107. The business must operate in full compliance with the terms of its ABC license. Any
2 ABC violations may result in the review or revocation of the CUP.

3 108. The permit holder must promptly report any criminal activities, disturbances, or
4 violations of the permit conditions to law enforcement.

5 109. The CUP is subject to review and possible revocation if it results in an increase in
6 calls for service, public nuisance complaints, or other criminal activity associated with
7 the sale of alcohol.

8 110. That the business owner (Applicant) and property owner agree in writing to the above
9 conditions

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

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

16 **PASSED, APPROVED, AND ADOPTED** this 20th of August 2025 by the following vote:

17 AYES:

18 NOES:

19 ABSENT:

20 ABSTAIN:

21 HUNTINGTON PARK PLANNING COMMISSION

22 _____
23 Mario Gomez, Chairperson

24 ATTEST:

25 _____
26 Paul Bollier, Secretary

CONDITIONAL USE PERMIT APPLICATION & ENVIRONMENTAL INFORMATION PACKAGE

EXHIBIT B

CASE NO. CUP 2025-05

RECEIVED

MAY 14 2025

BY: _____

**CONDITIONAL USE PERMIT
APPLICATION**



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

FOR OFFICE USE ONLY

Date Filed: 5/14/25 File No.: CUP25-05 Fee/Receipt No.: \$226425 Received By (Initials): PB

PROJECT INFORMATION

Project Address: 2319 RANDOLPH ST, HUNTINGTON PARK, CA, 90255

General Location: Northeast Corner of Randolph Street and Santa Fe Avenue

Assessor's Parcel Number (APN): 6321-004-047

APPLICANT'S INFORMATION

Applicant: PGG ENTERPRISE CORPORATION

Mailing Address: 2319 RANDOLPH ST, HUNTINGTON PARK, CA 90255

Phone 1: 323-584-6820 Phone 2: _____ Email: _____

PROPERTY OWNER'S INFORMATION

Property Owner: Rader, Thomas Rhodes

Mailing Address: 3006 Pacific Ave, Ste 300 Los Angeles CA 90291

Phone 1: 323-270-8687 Phone 2: _____ Email: raderfamilytrust@gmail.com

REQUEST

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

Pursuant to the Huntington Park Municipal Code (HPCM) Section 9-4.202, the applicant is requesting to obtain a new conditional use permit to upgrade their current beer and wine off sale privileges (ABC Type 20 License) to include a full line of alcoholic beverages for off-site consumption (ABC Type 21 License) in conjunction with an existing 2,251 square foot convenience store known as "Circle K". The existing store operates 24 hours per day, seven days a week and is located in the Commercial General (C-G) Zone.

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

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

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

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

SEE EXHIBIT "A" FINDINGS

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

SEE EXHIBIT "A" FINDINGS

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.

SEE EXHIBIT "A" FINDINGS

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.

SEE EXHIBIT "A" FINDINGS

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

SEE EXHIBIT "A" FINDINGS

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.

SEE EXHIBIT "A" FINDINGS

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.

Purwinder Singh Gill
Applicant Signature (Required)

Date 5/13/25

Purwinder S. Gill
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.

TM
Property Owner Signature (Required)

Date 5/13/25

Thomas Rhoades Rader
Print Name



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

ENVIRONMENTAL INFORMATION FORM

FOR OFFICE USE ONLY

Date Filed: 5/14/2021 File No.: CUP 2025-05 Fee/Receipt No.: 226425 Initials: JB

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

Name: PGG ENTERPRISE CORPORATION

Address: 2319 RANDOLPH ST, HUNTINGTON PARK, CA, 90255

Telephone: 323-584-6820

Fax: _____

2. Contact Person concerning this project:

Name: Attorney Richard F Hernandez

Address: 333 N Indian Hill Claremont CA 91711

Telephone: 626-962-6792

Fax: _____

3. Address of project: 2319 RANDOLPH ST, HUNTINGTON PARK, CA, 90255

4. Assessor's Parcel Number (APN): 6321-004-047

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

CONDITIONAL USE PERMIT - ALCOHOL SALES

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:

CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL

7. Existing Zone: C-G

8. Proposed use of site: EXISTING MULTI-TENANT COMMERCIAL CENTER

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

14,570 S.F.

10. Project size:

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

NONE

Total square footage of structure(s): 5,532 S.F.

11. Number of floors of construction:

Existing: 1

Proposed: 1

12. Parking:

Amount required: 14 SPACES

Amount provided: 14 SPACES

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:

The existing commercial use is a convenience store upgrading liquor license privileges from a Type 20 to a Type 21 ABC License.

The employment per shift is approximate two employees. The current hours of operation are 24 hours a day 7 days a week. The store serves both the local community and regional commuters traveling through the city via Santa Fe Avenue

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

LAND USE AND PLANNING

26. Would the proposed project:

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

MINERAL AND ENERGY RESOURCES

27. Would the proposed project:

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

NOISE

28. Would the proposed project result in:

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

POPULATION AND HOUSING

29. Would the proposed project:

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

PUBLIC SERVICES

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

- a. Fire protection? D

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

RECREATION

31. Would the proposed project:

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

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

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

UTILITIES AND SERVICE SYSTEMS

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

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

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

The site is located at the northwest corner of Santa Fe Avenue and Randolph Street surrounded by industrial warehouses to the north; a residence to the west; an industrial warehouse to the south, and a commercial shopping center to the east. The subject site is comprised of three lots totaling 14,570 square feet. The site is developed with a convenience store and retail shop.

There is an open parking lot at the corner of the property with two driveway aprons.

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 existing commercial use meets the development standards prescribed by the HPMC for commercial developments located in the C-G Zone. The building has an overall height of appro. 20ft with a 25 foot front setback along Santa Fe Avenue.

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

EXHIBIT "A"
CONDITIONAL USE PERMIT FINDINGS

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

The proposed use, which involves upgrading the existing beer and wine off-sale privileges to a full line of alcoholic beverages for off-site consumption (ABC Type 21 Liquor License), is conditionally permitted within the Commercial General (CG) zoning district under Section 9-4.202 of the Huntington Park Municipal Code (HPMC).

The CG zoning district is intended to accommodate a mix of general retail, professional office, and service-oriented businesses, ensuring that developments align with community needs while maintaining compatibility with surrounding land uses. The existing Circle K convenience store, operating 24/7 within a 2,251 square-foot space, is an established business that complies with all applicable Commercial Zone Standards outlined in Section 9-4.203 of the HPMC.

The site is adequate in size and shape to accommodate the requested Type 21 License, as it does not require physical expansion or modifications beyond regulatory compliance. The existing store layout, parking availability, and operational framework support the proposed use while maintaining the integrity and character of the district. Additionally, the business will continue to adhere to all local, state, and ABC regulations, ensuring responsible alcohol sales and mitigating potential impacts on the surrounding area.

By aligning with zoning regulations and maintaining a well-established retail operation, the proposed upgrade will enhance customer convenience while upholding the intent and integrity of the CG zoning district.

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

The proposed project is consistent with the General Plan as it aligns with Land Use & Community Development Element Policy 2, which encourages mixed-use development in key areas of Huntington Park. By enhancing an existing retail

establishment, the project contributes to a diverse mix of land uses, ensuring that residents have access to essential goods and services within their community.

Additionally, the project supports economic growth by sustaining and potentially expanding employment opportunities within the city. The upgraded ABC Type 21 license will enhance the store's offerings, making it a more comprehensive retail destination while maintaining compliance with local regulations.

Furthermore, the project promotes community-oriented retail, reinforcing Huntington Park's vision of fostering a vibrant and sustainable commercial environment that meets the needs of residents and captures regional economic growth opportunities.

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

The approval of the Conditional Use Permit for the proposed project is in compliance with the California Environmental Quality Act (CEQA) and the City's Guidelines as the project is determined to be Categorically Exempt from CEQA requirements under Article 19, Section 15301 (Existing Facilities). No new construction of any kind is being proposed with this entitlement.

This exemption applies to projects involving negligible or no expansion of an existing use beyond its current operational scope. Since the proposed project consists of upgrading an existing convenience store's alcohol sales privileges without any substantial physical alterations or intensifications, it qualifies for this CEQA exemption.

As a result, the project does not pose significant environmental impacts, ensuring that the approval process aligns with state environmental regulations and the City's established review guidelines.

4. Describe how the design, location, size, and operating characteristics of the proposed use us 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 a 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 project site is located in the C-G (Commercial General) Zone, which is designated for commercial uses, including convenience stores. The surrounding properties are predominantly commercial or industrial, ensuring that the proposed use remains consistent with the intended character of the area. Given that the existing convenience store is not undergoing any structural modifications that would alter its size, height, or layout, the project will seamlessly integrate into the existing urban fabric.

The proposed use does not introduce a greater intensity than surrounding commercial uses and will operate within the same parameters as permitted uses in the district. The approval of the Conditional Use Permit would simply allow for an expansion of product offerings, ensuring an enhanced shopping experience for customers without altering the store's operating characteristics or community impact.

Additionally, the project aligns with the municipal code regulations for commercial zones, ensuring compliance with city planning objectives. The store's primary function will remain a convenience store, and the requested upgrade will complete its product selection while continuing to respect the welfare of the surrounding community. The proposed use is therefore in harmony with the surrounding commercial landscape and does not pose adverse effects on public interest, health, safety, or convenience.

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

The subject site is physically suitable for the type and intensity of the proposed use as it is located within a well-established commercial district that accommodates a variety of retail, restaurant, office, and industrial uses. The surrounding businesses along Santa Fe Avenue are similar in nature, ensuring that the proposed use remains consistent with the existing development pattern in the area.

Furthermore, the project meets all minimum development standards outlined in HPMC Sections 9-4.202 and 9-4.203, confirming that the site is appropriately zoned and designed for the proposed use. The site's size, shape, and infrastructure support the intended operations without requiring significant modifications or causing disruptions to adjacent properties.

Given the adequate access to roadways, utilities, and other necessary services, the site is well-equipped to handle the proposed use's density and intensity. The continued operation of the convenience store, with the requested product expansion, is consistent with the intended function of the commercial zone and does not exceed the site's capacity for responsible and sustainable development.

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.

Vehicular and pedestrian access to the site is provided along Santa Fe Avenue and Randolph Street, ensuring safe and efficient entry and exit for customers, employees, and service providers. The subject site is fully integrated into the existing public utility network, including water, sanitation, and other essential services.

Given that the project utilizes existing infrastructure and does not require any modifications, it is anticipated that the proposed use will not be detrimental to public health, safety, or general welfare. The proposed use will enhance the site's functionality while maintaining compliance with all applicable regulations.

SITE PLAN

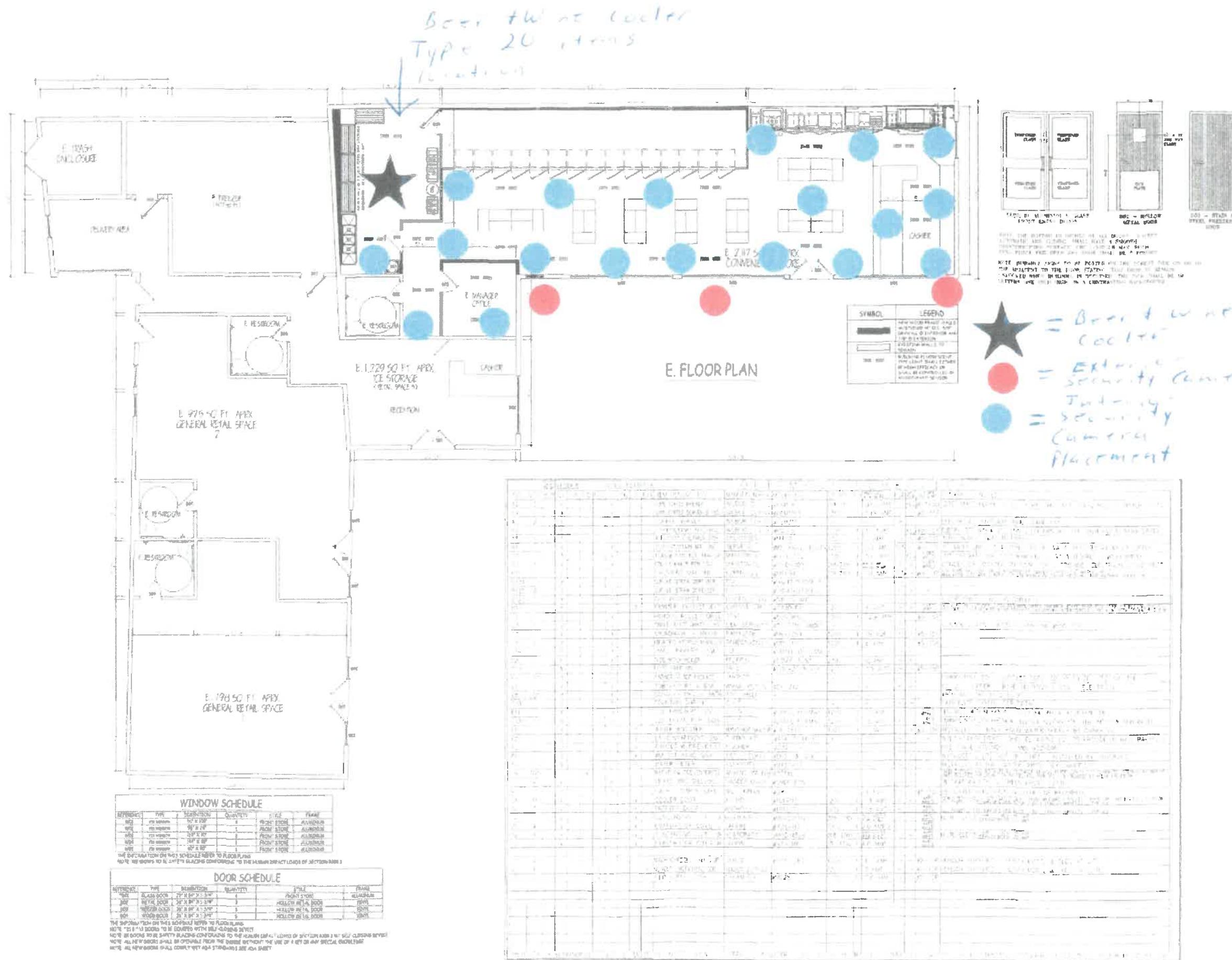
EXHIBIT C

CASE NO. CUP 2025-05

FLOOR PLAN

EXHIBIT D

CASE NO. CUP 2025-05



T. D.
TOM DRAKE, AIA
DRAKE & CO. INC.

DRAKE & CO. INC.
DRAKE & CO. INC.

CORON
T: (231) 216-1160
F: (231) 564-3360

12/10/2018 8:09:19 PM
DATE
REVISIONS

ASSESSOR # 6321 - 004 047
NEW CIRCLE IN TO EXISTING RETAIL
JOB ADDRESS: 2319 RANDOLPH ST.
HUNTINGTON PARK, CA 90255
DRAWN BY: J. C.
DATE: Apr. 2018

JOB NO. 16-022
DRAWN BY: J. C.
DATE: Apr. 2018

A-2.2

PHOTOGRAPHS

(JUNE 2025)

EXHIBIT E

CASE NO. CUP 2025-05



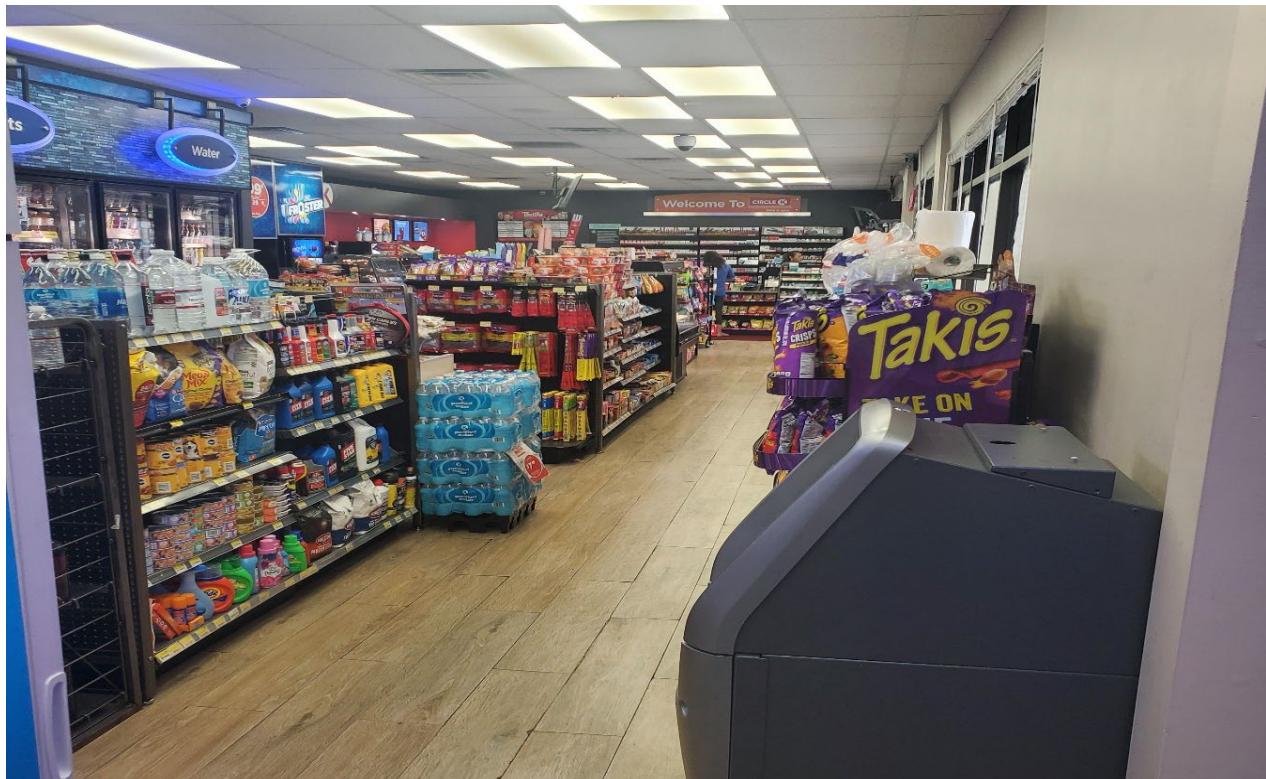
June 2025



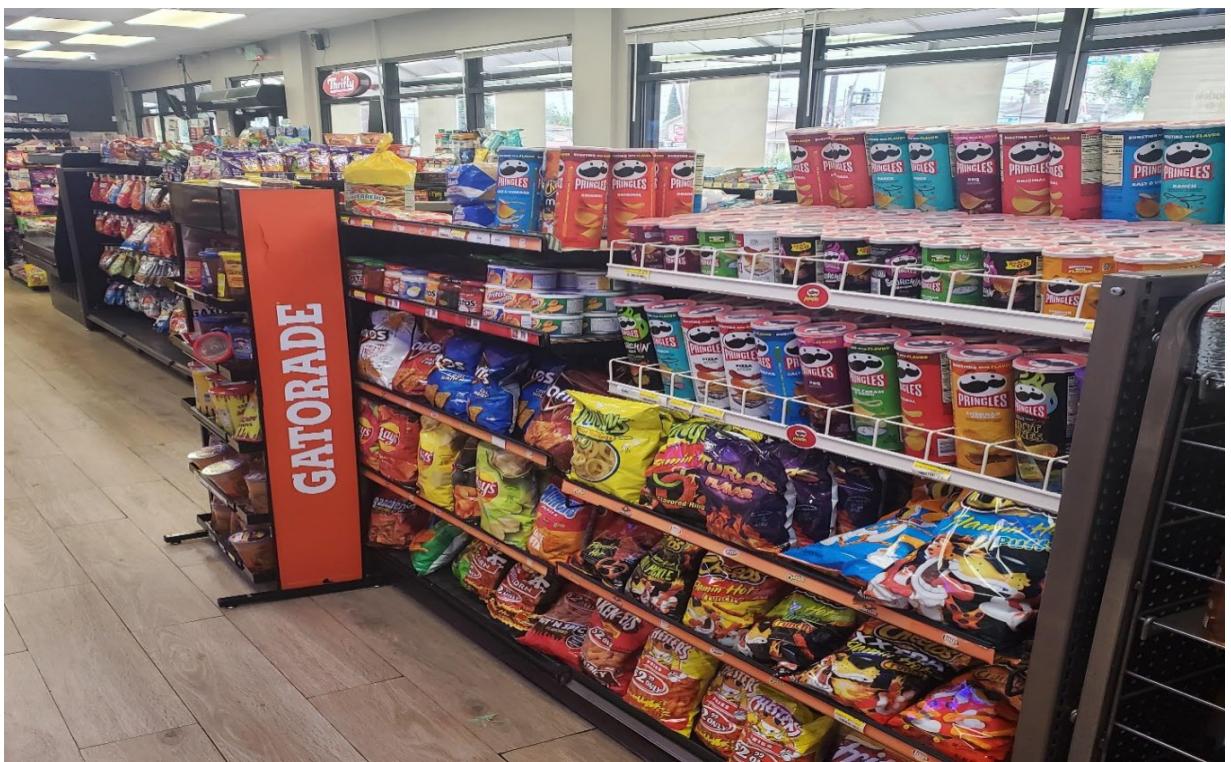
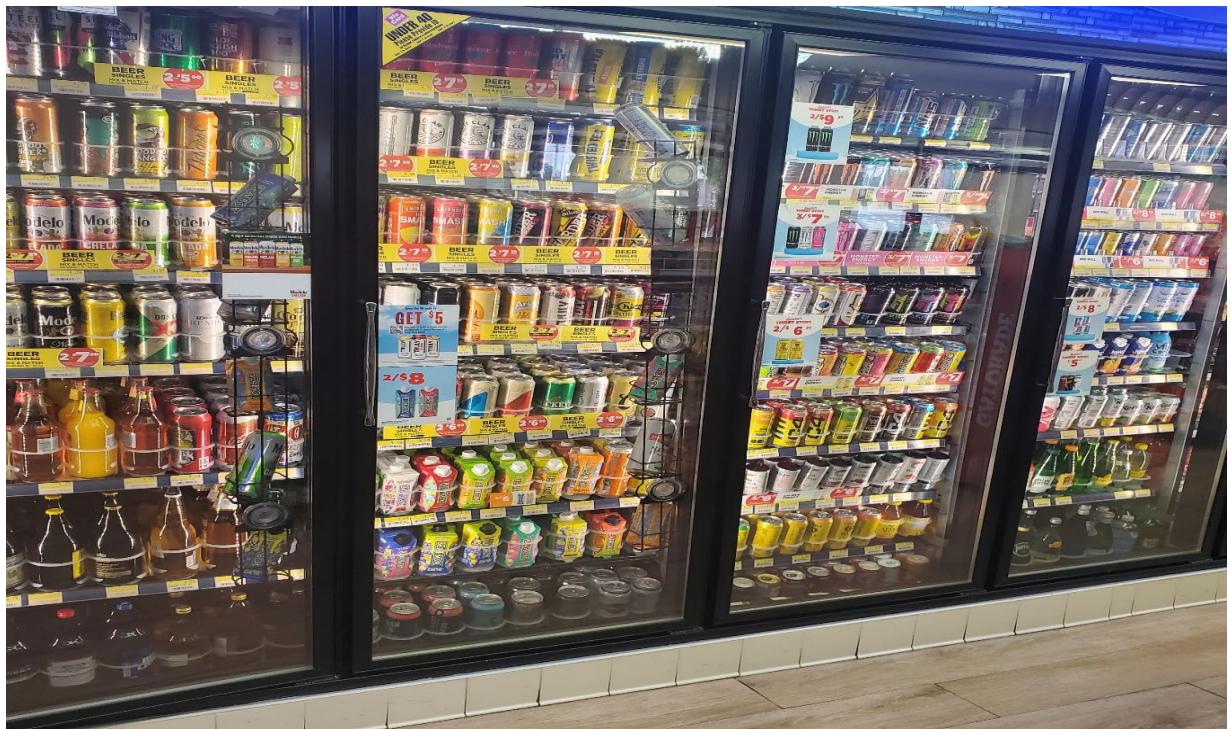
June 2025



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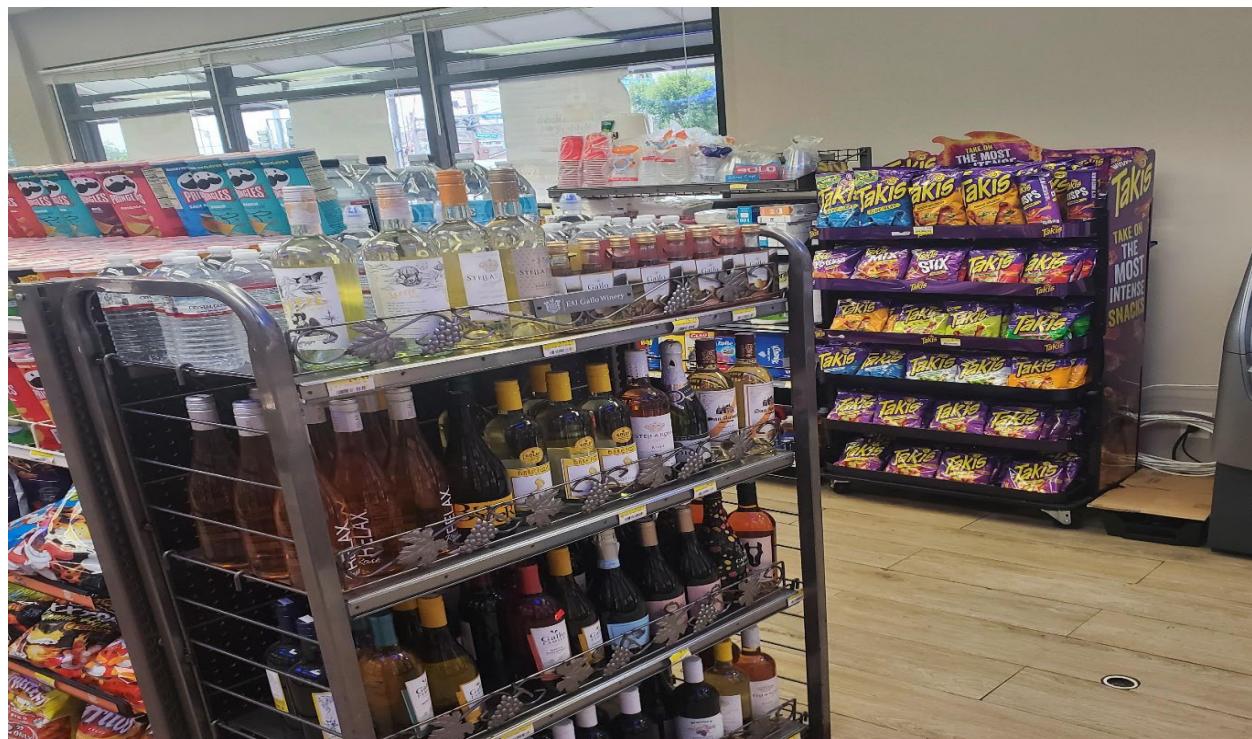
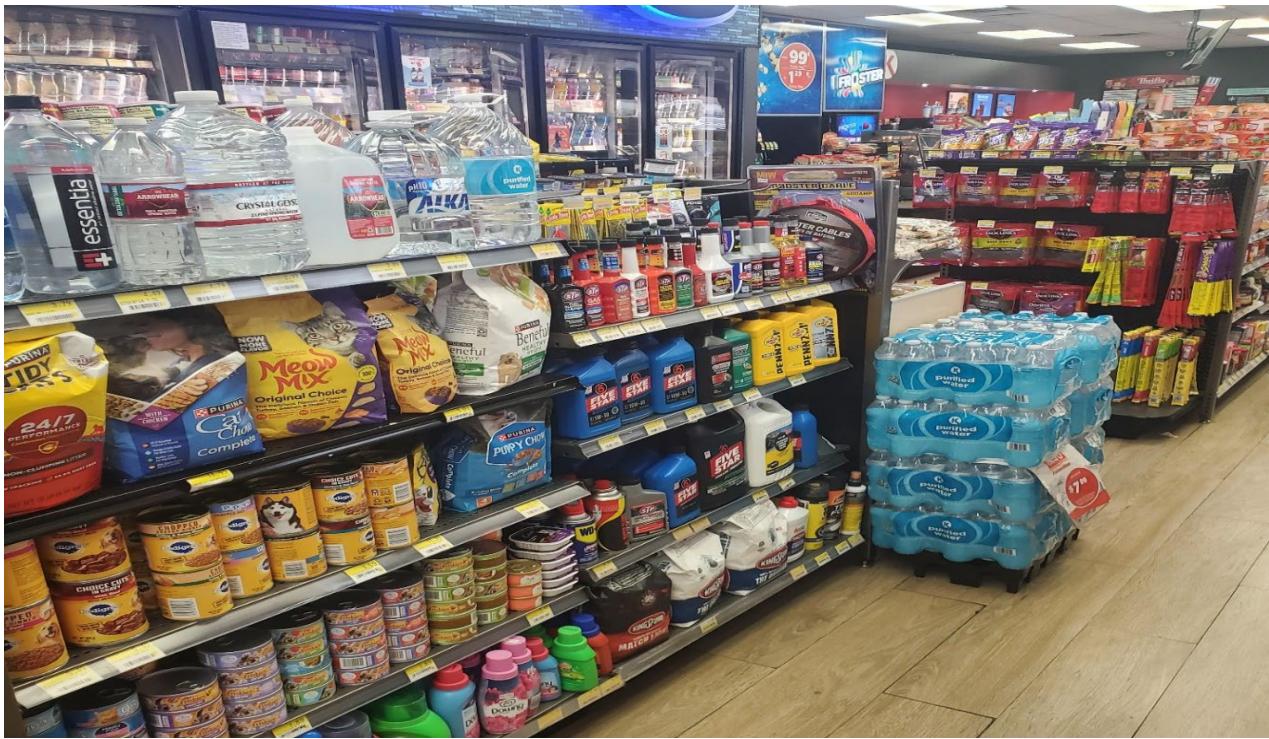
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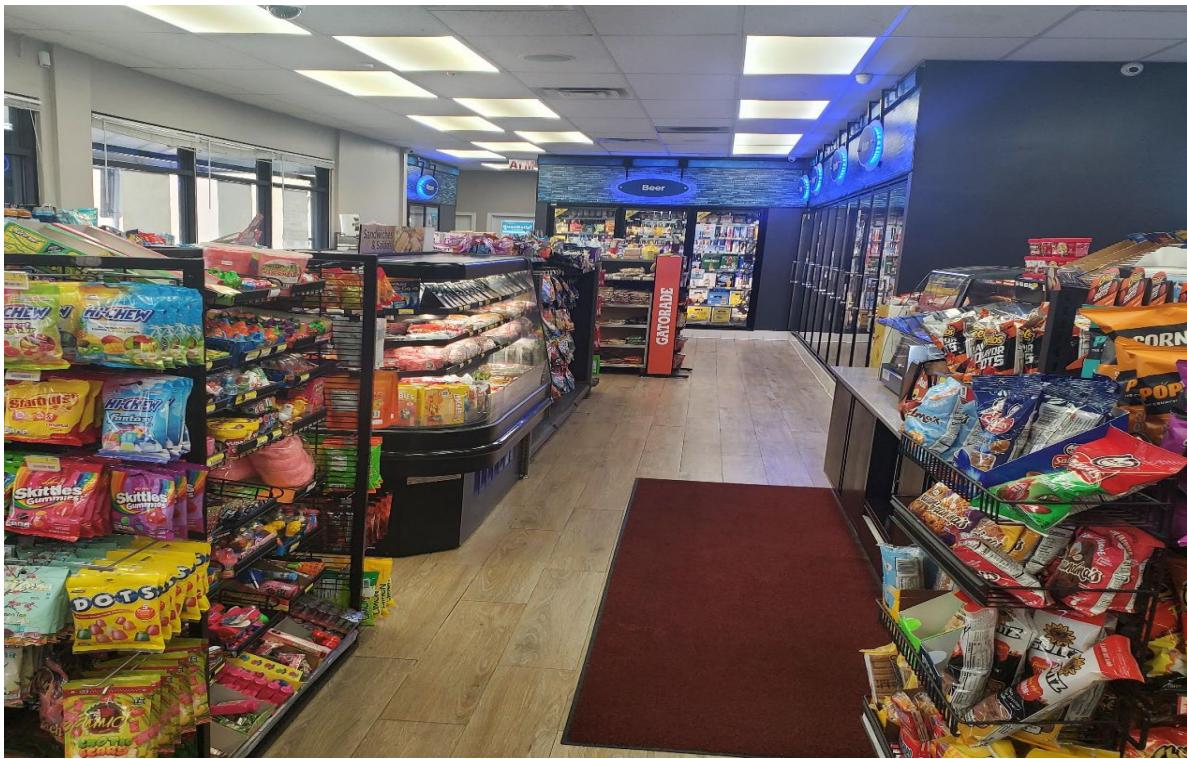
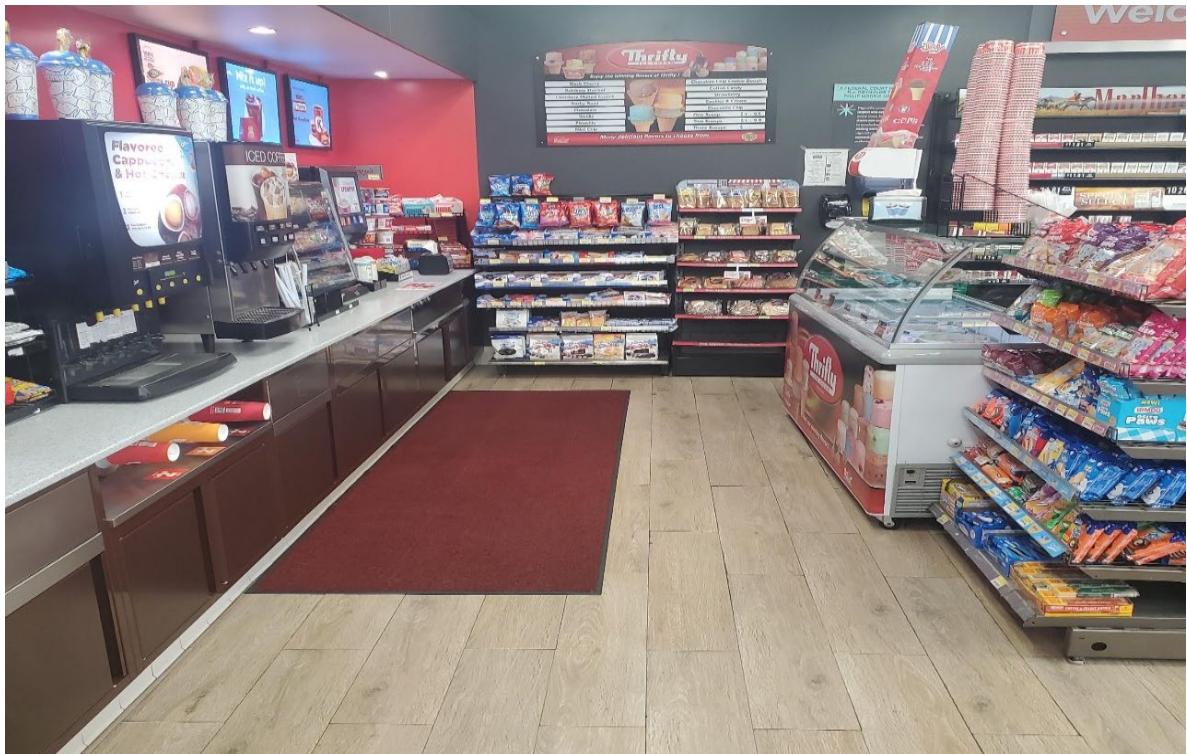
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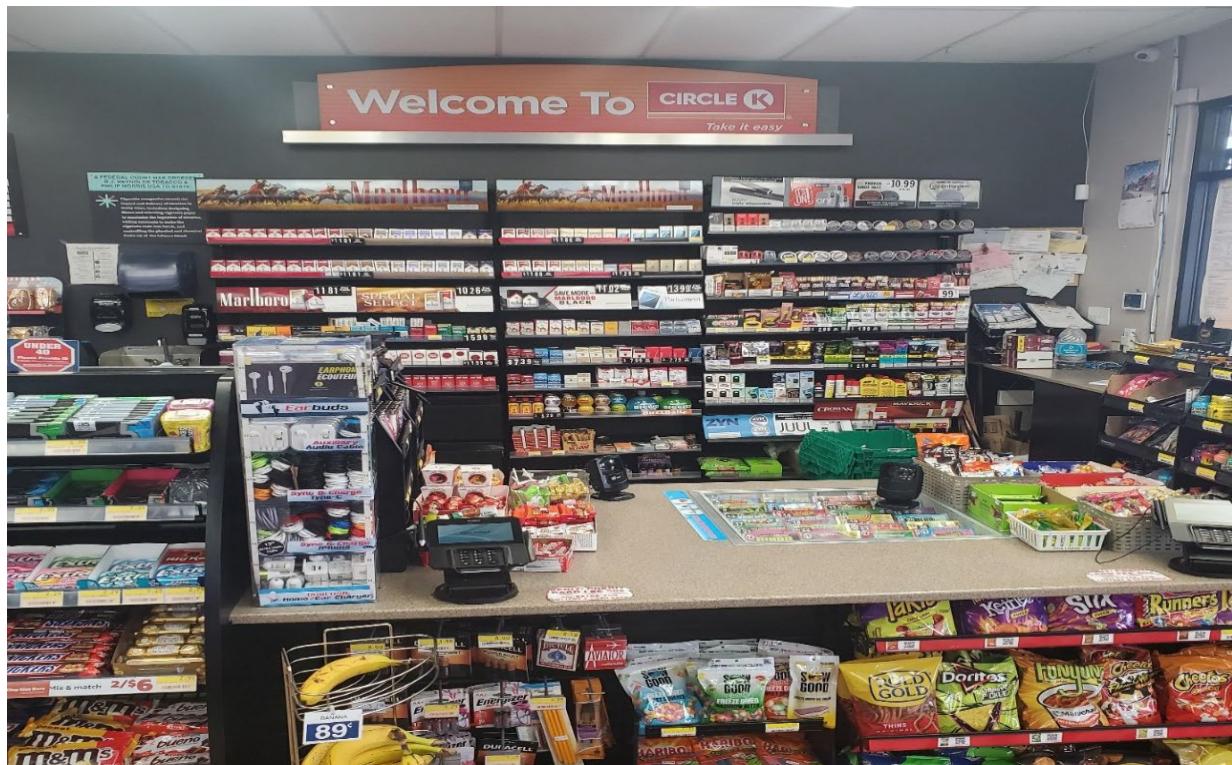
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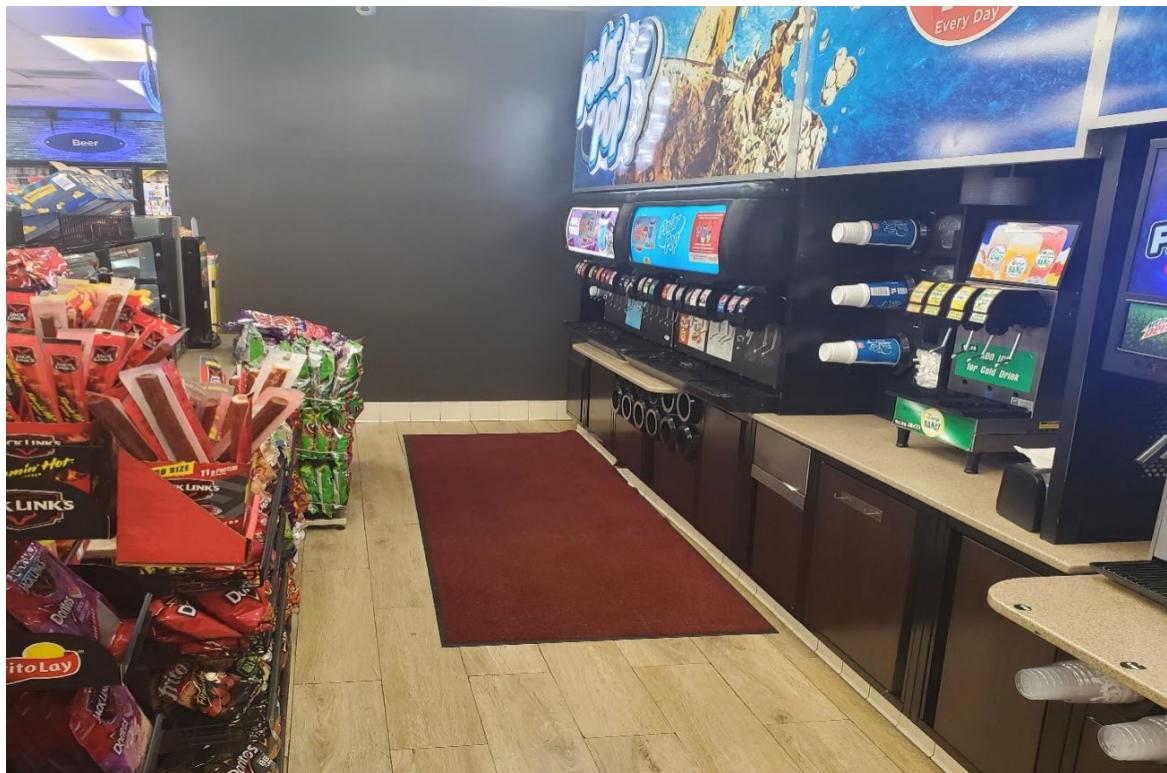
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CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: AUGUST 20, 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. 2025-09 CUP
(CONDITIONAL USE PERMIT)

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 7625 CALIFORNIA AVENUE, WITHIN THE COMMERCIAL NEIGHBORHOOD (C-N) ZONE.

APPLICANT : Leslie Dominguez - Centenario Meat Market Inc.
7625 California Avenue
Huntington Park, CA 90255

PROPERTY OWNER: Jose and Guadelupe Gonzalez and Efren Gonzalez
7839 Phlox Street
Downey, CA 90241

**PROPERTY OWNER'S
MAILING ADDRESS:** 7839 Phlox Street
Downey, CA 90241

PROJECT LOCATION: 7625 California Avenue

**ASSESSOR'S
PARCEL NUMBER:** 6213-015-003

PRESENT USE: Grocery Store

LOT SIZE: 10,500 square feet

BUILDING SIZE: 4,020 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: Commercial Neighborhood (C-N)

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 Hope Street and California Avenue. The site measures approximately 10,500 square feet. The site is developed with residential and commercial buildings. For the purpose of this report, the focus is on the commercial building measuring approximately 4,020 square feet. The building is occupied by a grocery store use (Centenario Meat Grocery store) and an office use. The subject site is surrounded by commercial uses to the north and south, along with residential uses to the east and west.

ANALYSIS:

• ***Project Proposal***

The Applicant, Leslie Dominguez, on behalf of Centenario Meat Market Inc., is requesting a Conditional Use Permit to allow a Type 21 Alcoholic Beverage Control (ABC) License. A Type 21 ABC License authorizes the sale of beer, wine, and distilled spirits for consumption off the premises where sold. The Applicant already has an ABC License – Type 21 (License Serial No. 3117270). However, the business never possessed a Conditional Use Permit for the sale of alcohol, which is why they are now requesting a CUP.

The grocery store currently possesses an active Huntington Park Business License. The hours of operation are Monday to Sunday from 7:00 AM to 8:00 PM. There are eight employees covering two shifts. There will be no tenant improvements or expansion of the existing building footprint as part of the request for the entitlement.

- ***Parking***

The existing commercial building was constructed in 1928. At the time, the City had different development standards such as parking requirements. There are currently fifteen (15) standard parking spaces and one (1) handicapped parking space. Parking is located to the north of the grocery store. The parking lot is also utilized by the residential and office use located adjacent to the grocery store. Access to the parking lot is provided from California Avenue (located to the east of the site). Since there will be no additional square footage as part of the project, there will not be an intensification of use that will require additional parking.

- ***Conditional Use Permit Findings***

In granting a Conditional Use Permit to allow for off-sale of beer, wine, and distilled spirits in conjunction with an existing grocery store, 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 off-sale of beer, wine, and distilled spirits in conjunction with an existing grocery store is permitted in the C-N Zone with the approval of a Conditional Use Permit. A Type 21 ABC License authorizes the sale of beer, wine, and distilled spirits for consumption off the premises where sold. The grocery store 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. The addition of off-sale of beer, wine, and distilled spirits will provide an expanded availability of goods for customers to purchase, which will result in an increase in sales revenue for the grocery store – contributing to a larger share of sales tax revenue for the City.

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 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 10,500 square feet. The site is developed with existing

residential and commercial buildings. 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 existing residential and commercial buildings with current infrastructure in place. The proposed Type 21 ABC license will be complimentary and ancillary to the existing grocery store use. Additionally, no physical expansion is proposed, therefore, the intensity of the use will not be altered. The sale of beer, wine, and distilled spirits 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 is no expansion of the grocery store'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. 2025-09 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 HPMC 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 off-sale of beer, wine, and distilled spirits operations. The Business License shall reflect the off-sale of beer, wine, and distilled spirits.
6. 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.
7. 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.
8. 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 21 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.
9. 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.

PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2025-09 CUP – 7625 California Avenue

August 20, 2025

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10. 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.
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 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.
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 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.
15. If the use ceases to operate for a period of six (6) months, the entitlement shall be null and void.
16. 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.
17. The business hours of operation shall be limited to Monday through Sunday from 7:00 AM to 8:00 PM.
18. That the business shall not conduct any off-site deliveries of alcoholic beverages.
19. 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.
20. No outside storage shall be permitted on the site.
21. All abandoned signs must be removed and any holes, glue, or discolored paint from previous signs must be repaired to match the building or background exterior. All banners and temporary signage associated with the establishment shall obtain a permit with the Planning Division and abide by HPMC Section 9-3.1220.

22. Window signage shall abide to HPMC Section 9-3.1212. Window signs exceeding 25 percent of window area shall require a sign permit and when combined with other signs shall not exceed the total allowable sign area and shall not cover more than fifty percent of the window area.
23. 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.
24. The Applicant must maintain a 602 Form on file with the Huntington Park Police Department to manage anyone trespassing or loitering.
25. Property maintenance must be managed to include landscaping along with cleaning of trash and debris both in front and rear of property.
26. Any graffiti on property must be removed within three (3) days.
27. 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.
28. This Conditional Use Permit shall be valid for a term of seven (7) years. At the end of the 7-year term, the Applicant shall renew their Conditional Use Permit with the Planning Commission.
29. That the Applicant and Property Owner agree in writing to the above conditions.

BUILDING & SAFETY

30. 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."
31. 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.
32. The business shall be subject to a routine business license inspection (if required by the City for the sale of beer and wine).
33. The approved occupant load limit of the building shall be upheld throughout the duration of the restaurant use.
34. 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.

35. 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.
36. 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.
37. 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.
38. 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.
39. 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.

40. 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.

41. 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.

42. 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.
43. 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.
44. 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.

45. 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.
46. All construction work, if later proposed, is to be completed by a licensed contractor.

CODE ENFORCEMENT

47. Appoint a person of contact that will be able to deal with property maintenance issues or emergencies if they arise.
48. Install and maintain exterior lighting for nighttime (hours of darkness) illumination.
49. Post "No Trespass" signage and submit a copy of the no trespass form to the Huntington Park Police Department.

POLICE DEPARTMENT

50. A designated point of contact must be provided to ensure the timely resolution of any issues or complaints.
51. Install and maintain surveillance cameras to monitor activities both inside and outside the premises, facilitating the investigation of any potential incidents. Footage must be retained for a minimum of 30 days and made available to law enforcement upon request.
52. Adequate exterior lighting shall be maintained during all hours of darkness, particularly around entrance, parking lot, and rear areas, to deter loitering and enhance visibility.
53. Mandate that all customers purchasing alcohol present valid identification, regardless of age or appearance.
54. Maintain valid and updated licenses for alcohol sales and all other business operations.
55. Prohibit on-site alcohol consumption in parking lots or adjacent areas.
56. Allow unannounced inspections by law enforcement and City officials to ensure adherence to all CUP conditions and regulations.
57. The business must operate in full compliance with the terms of its ABC license. Any ABC violations may result in the review or revocation of the CUP.
58. The permit holder must promptly report any criminal activities, disturbances, or violations of the permit conditions to law enforcement.
59. The CUP is subject to review and possible revocation if it results in an increase in calls for service, public nuisance complaints, or other criminal activity associated with the sale of alcohol.

EXHIBITS:

- A. PC Resolution No. 2025-09 CUP
- B. Site Plan
- C. Floor Plan
- D. Site Photographs (August 2025)
- E. Conditional Use Permit and Environmental Information Form Application Packet

PC RESOLUTION NO. 2025-09 CUP

EXHIBIT A

CASE NO. 2025-09 CUP

PC RESOLUTION NO. 2025-09 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 OFF-SALE OF BEER, WINE, AND DISTILLED SPIRITS IN CONJUNCTION WITH A GROCERY STORE LOCATED AT 7625 CALIFORNIA AVENUE, WITHIN THE COMMERCIAL NEIGHBORHOOD (C-N) ZONE.

WHEREAS, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, August 20, 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 Leslie Dominguez on behalf of Centenario Meat Market Inc., requesting approval of a Conditional Use Permit to allow for the off-sale of beer, wine, and distilled spirits in conjunction with a grocery store located at 7625 California Avenue, within the Commercial Neighborhood (C-N) zone, described as:

Assessor's Parcel No. 6213-015-003, 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 Questionnaire and determines that the project, as proposed, will have no significant adverse effect on the environment and adopts an Environmental Categorical Exemption (CEQA Guidelines, Article 19, Section 15301, Class 1, Existing Facilities).

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

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;

The Planning Division Staff finds that the proposed use of off-sale of beer, wine, and distilled spirits in conjunction with an existing grocery store is permitted in the C-N Zone with the approval of a Conditional Use Permit. A Type 21 ABC License authorizes the sale of beer, wine, and distilled spirits for consumption off the premises where sold. The grocery store 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;

The Planning Division Staff finds that 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. The addition of off-sale of beer, wine, and distilled spirits will provide an expanded availability of goods for customers to purchase, which will result in an increase in sales revenue for the grocery store – contributing to a larger

share of sales tax revenue for the City.

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 10,500 square feet. The site is developed with existing residential and commercial buildings. 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 existing residential and commercial buildings with current infrastructure in place. The proposed Type

1 ***store use. Additionally, no physical expansion is proposed, therefore, the***
2 ***intensity of the use will not be altered. The sale of beer, wine, and distilled***
3 ***spirits will not result in the requirement of additional off-street parking. As***
4 ***such, the subject site is physically suitable for the type and density/intensity***
5 ***of use being proposed.***

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

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

14 **SECTION 3:** The Planning Commission hereby approves PC Resolution No. 2025-09
15 CUP, subject to the execution and fulfillment of the following conditions:

16 **CONDITIONS OF APPROVAL:**

17 **PLANNING DIVISION**

1. That the Applicant and Property Owner and each successor in interest to the property
2 which is the subject of this project shall defend, indemnify and hold harmless the City
3 of Huntington Park and its agents, officers, and employees from any claim, action or
4 proceedings, liability cost, including attorney's fees and costs against the City or its
5 agents, officers or employees, to attack, set aside, void or annul any approval of the
6 City, City Council, or Planning Commission.
7. Except as set forth in subsequent conditions, all-inclusive, and subject to department
8 corrections and conditions, the property shall be developed substantially in
9 accordance with the applications, environmental assessment, and plans submitted.
10. The proposed project shall comply with all applicable Federal, State, and Local
11 Agency codes, laws, rules, and regulations, including Health, Building and Safety,
12 Fire, Zoning, and Business License Regulations of the City of Huntington Park.
13. The property be developed and maintained in a clean, neat, quiet, and orderly
14 manner at all times and comply with the property maintenance standards as set forth

1 in HPMC Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal
2 Code.

3

4

5. That the operator shall file and maintain their City of Huntington Park Business
6 License prior to commencing off-sale of beer, wine, and distilled spirits operations.
7 The Business License shall reflect the off-sale of beer, wine, and distilled spirits.

8

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

13

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

10

8. That the Applicant shall comply with all State Department of Alcoholic Beverage
11 Control (ABC) requirements, including but not limited to alcohol sales hours and any
12 provisions of a Type 21 License. Should any license or permits issued by the State
13 Department of Alcoholic Beverage Control be surrendered or revoked, the
14 Conditional Use Permit shall automatically become null and void.

15

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

17

10. That the Applicant be required to apply for a new entitlement if any alteration,
18 modification, or expansion would increase the existing floor area of the
19 establishment.

20

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

22

12. That this entitlement may be subject to additional conditions after its original
23 issuance, upon a duly noticed public hearing item. Such conditions shall be imposed
24 by the City Planning Commission or Director of Community Development as deemed
25 appropriate to address problems of land use compatibility, operations, aesthetics,
26 security, noise, safety, crime control, or to promote the general welfare of the City.

27

13. Any proposed mechanical equipment and appurtenances, including satellite dishes,
28 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.

1 14. 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.

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

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

9 17. The business hours of operation shall be limited to Monday through Sunday from
10 7:00 AM to 8:00 PM.

11 18. That the business shall not conduct any off-site deliveries of alcoholic beverages.

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

15 20. No outside storage shall be permitted on the site.

16 21. All abandoned signs must be removed and any holes, glue, or discolored paint from
17 previous signs must be repaired to match the building or background exterior. All
18 banners and temporary signage associated with the establishment shall obtain a
19 permit with the Planning Division and abide by HPMC Section 9-3.1220.

20 22. Window signage shall abide to HPMC Section 9-3.1212. Window signs exceeding 25
21 percent of window area shall require a sign permit and when combined with other
22 signs shall not exceed the total allowable sign area and shall not cover more than fifty
23 percent of the window area.

24 23. No loitering or consumption of alcohol shall take place outside the establishment or
25 the parking area and that signs be posted on the site prohibiting such activities.

26 24. The Applicant must maintain a 602 Form on file with the Huntington Park Police
27 Department to manage anyone trespassing or loitering.

28 25. Property maintenance must be managed to include landscaping along with cleaning
of trash and debris both in front and rear of property.

26 26. Any graffiti on property must be removed within three (3) days.

27 27. 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.

1 28. This Conditional Use Permit shall be valid for a term of seven (7) years. At the end of
2 the 7-year term, the Applicant shall renew their Conditional Use Permit with the
Planning Commission.

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

4 **BUILDING & SAFETY**

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

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

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

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

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

18 35. If there are later, proposed tenant improvements, alterations, structural repairs, or
19 additions to the existing structures and/or site, the applicant shall submit tenant
20 improvement (T.I.) construction plans to the Planning Division for review and
21 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.

22 36. If there are later, proposed tenant improvements, alterations, structural repairs, or
23 additions, the applicant shall submit full tenant improvement construction plans,
24 including structural plans, to the Building & Safety Division for review of the proposed
25 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.

26 37. If there are later, proposed tenant improvements, alterations, structural repairs, or
27 additions, plans submitted for public buildings, public accommodations, commercial
28 buildings, and public housing projects shall be completed by a registered design
professional, such as a licensed architect or registered professional engineer (civil or

1 structural). All plan sheets shall be stamped and signed by the registered design
2 professional.

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38. 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.

39. 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.

40. 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;**

1 5. Accessible drinking fountains; and
2 6. When possible, additional accessible elements such as parking, signs,
3 storage, and alarms.

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

9 41. Approved fire apparatus access roads shall be provided for every facility, building, or
10 portion of a building hereafter constructed or moved into. The fire apparatus access
11 road shall comply with the requirements of California Fire Code (CFC) 503.1.1 and
12 shall extend to within 150 feet of all portions of the facility, building, or portion of a
13 building and all portions of the exterior walls of the first story of the building as
14 measured by an approved route around the exterior of the building or facility. The fire
15 code official is authorized to increase the dimension of 150 feet where the following
16 condition occurs: The building is equipped throughout with an approved automatic
17 sprinkler system installed in accordance with CBC Section 903.3.1.1 (NFPA 13),
18 903.3.1.2 (NFPA 13R), or 903.3.1.3 (NFPA 13D), as applicable per use.

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

23 43. Plans submitted for new construction, tenant improvements, alterations, structural
24 repairs, and additions to the Building & Safety Division shall require plan check fees.
25 The initial plan check fee will cover the first plan check and one recheck only.
26 Additional review required beyond the first recheck shall be paid for on an hourly
27 basis in accordance with the current fee schedule.

28 44. For projects approved through the discretionary approval process via the Planning
29 Commission, the second sheet of plans submitted for new construction, tenant
30 improvements, alterations, structural repairs, and additions to the Building & Safety
31 Division is to include a copy of the signed Planning Commission Resolution listing all
32 Planning Commission Conditions of Approval and to include a copy of the signed
33 Planning Commission Decision Letter. This information shall be incorporated into the
34 plans prior to the first submittal for Building & Safety plan check.

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

1 45. Separate agency approvals prior to the issuance of the building permit, such as from
2 County of Los Angeles Fire Department – Fire Prevention Division, County of Los
3 Angeles Public Health – Environmental Health Division, Los Angeles County
4 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.

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

6 **CODE ENFORCEMENT**

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

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

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

12 **POLICE DEPARTMENT**

13 50. A designated point of contact must be provided to ensure the timely resolution of any
14 issues or complaints.

15 51. Install and maintain surveillance cameras to monitor activities both inside and outside
16 the premises, facilitating the investigation of any potential incidents. Footage must be
17 retained for a minimum of 30 days and made available to law enforcement upon
18 request.

19 52. Adequate exterior lighting shall be maintained during all hours of darkness,
20 particularly around entrance, parking lot, and rear areas, to deter loitering and
21 enhance visibility.

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

24 54. Maintain valid and updated licenses for alcohol sales and all other business
25 operations.

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

27 56. Allow unannounced inspections by law enforcement and City officials to ensure
28 adherence to all CUP conditions and regulations.

29 57. The business must operate in full compliance with the terms of its ABC license. Any
30 ABC violations may result in the review or revocation of the CUP.

31 58. The permit holder must promptly report any criminal activities, disturbances, or

1 violations of the permit conditions to law enforcement.

2 59. The CUP is subject to review and possible revocation if it results in an increase in
3 calls for service, public nuisance complaints, or other criminal activity associated with
4 the sale of alcohol.

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

9
10 **SECTION 5:** The Secretary of the Planning Commission shall certify to the adoption
11 of this resolution and a copy thereof shall be filed with the City Clerk.

12 **PASSED, APPROVED, AND ADOPTED** this 20th of August 2025 by the following
13 vote:

14 AYES:

15 NOES:

16 ABSENT:

17 ABSTAIN:

18 HUNTINGTON PARK PLANNING COMMISSION

19
20
21
22 Mario Gomez, Chairperson

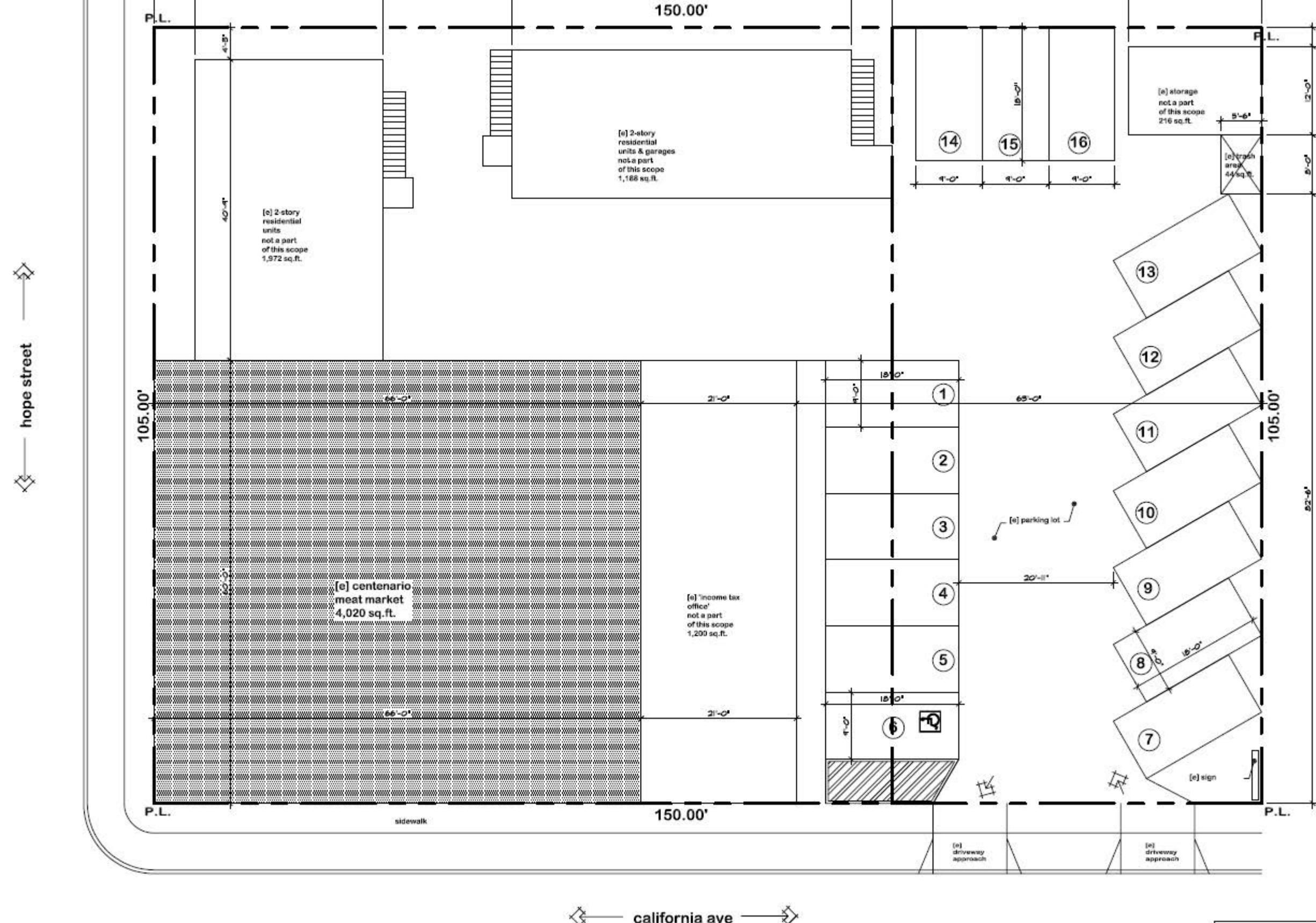
23 ATTEST:

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25
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27 Paul Bollier, Secretary

SITE PLAN

EXHIBIT B

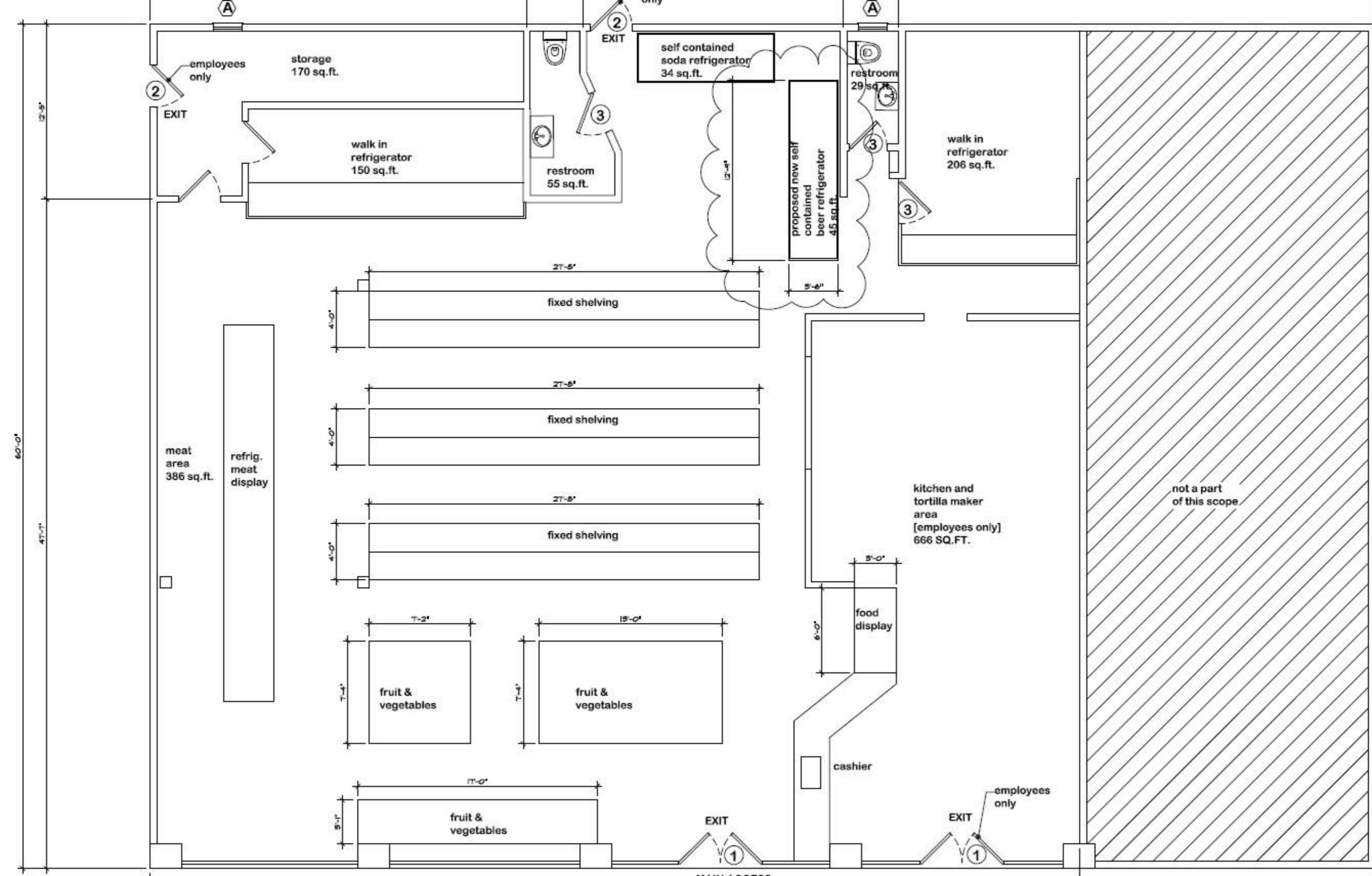
CASE NO. 2025-09 CUP



FLOOR PLAN

EXHIBIT C

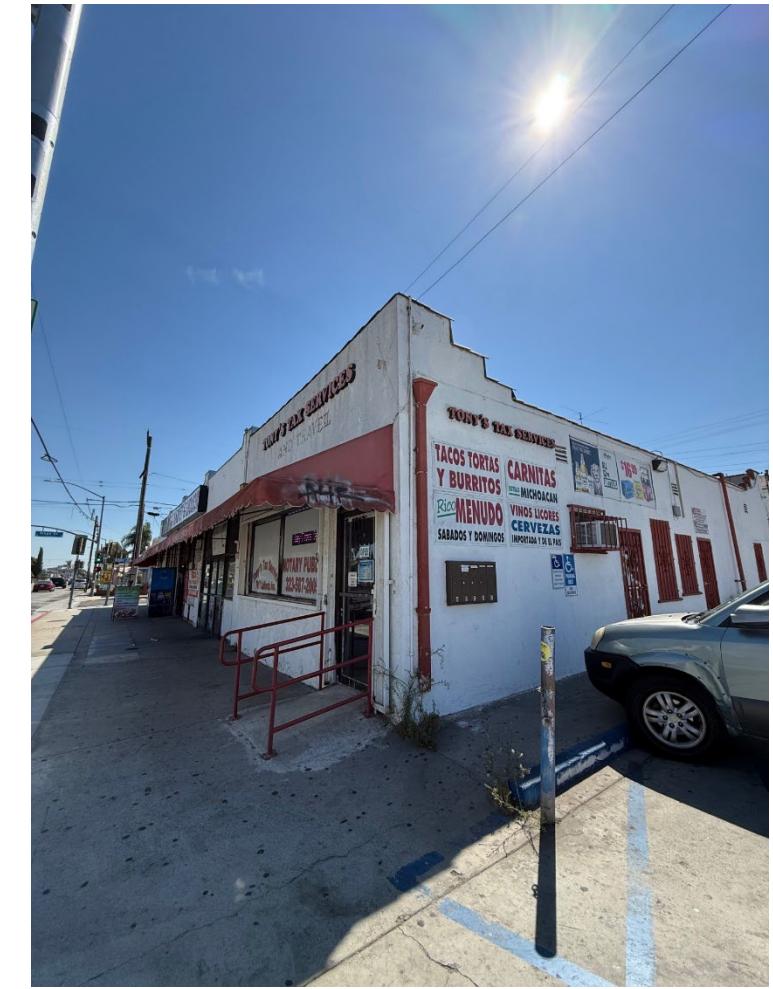
CASE NO. 2025-09 CUP



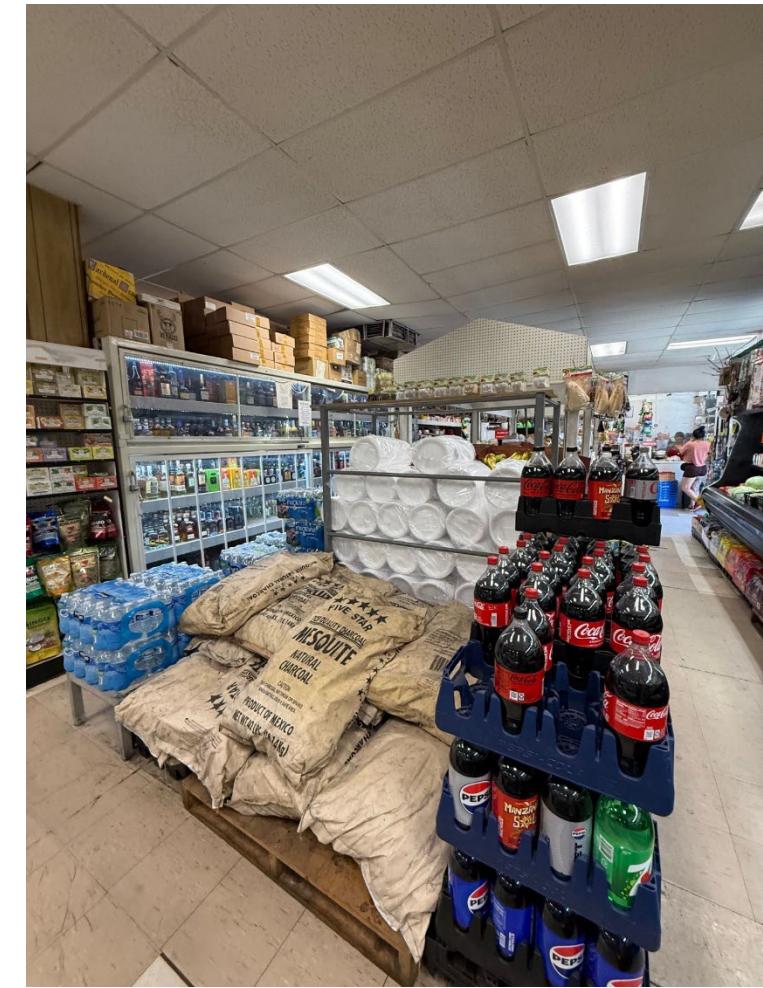
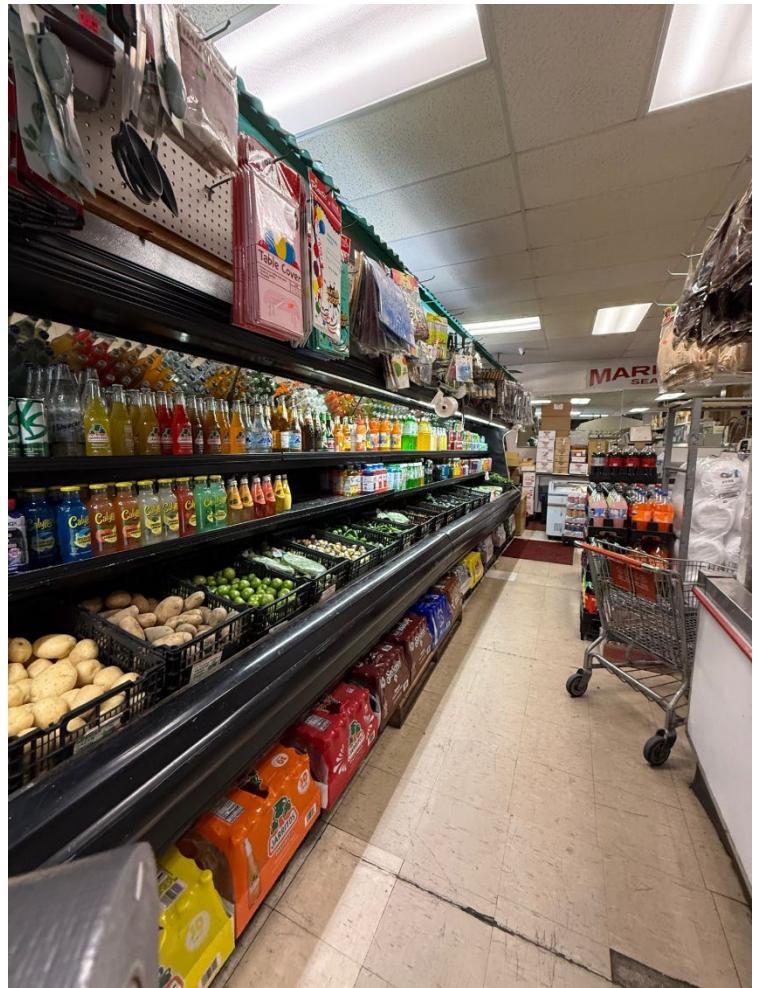
SITE PHOTOGRAPHS (AUGUST 2025)

EXHIBIT D

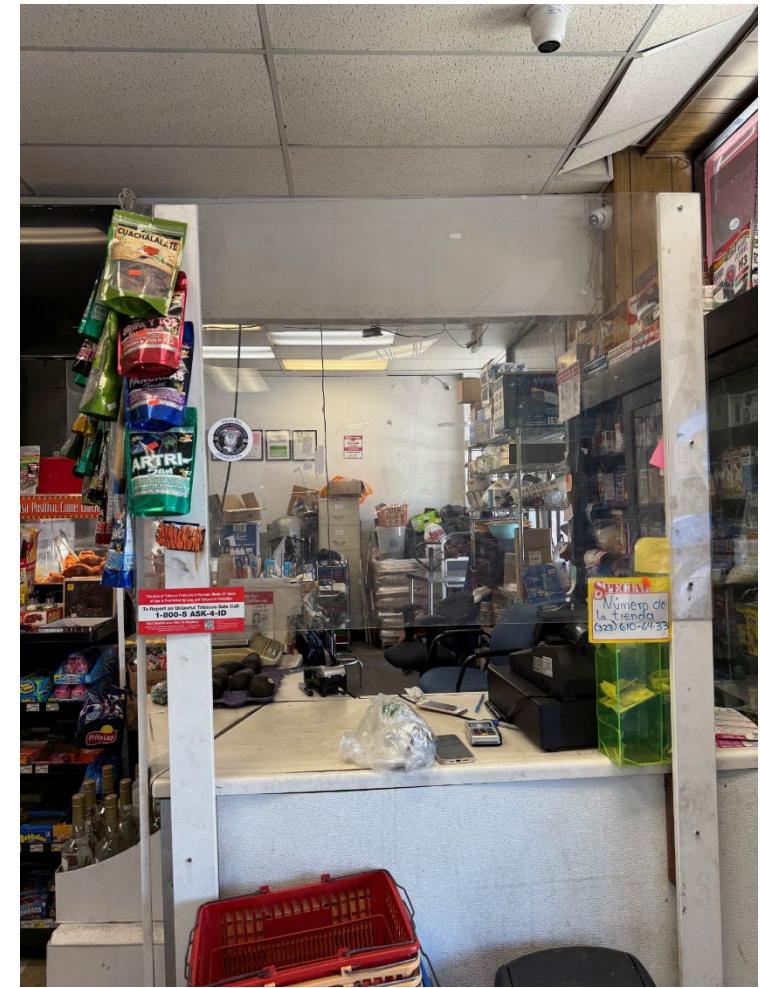
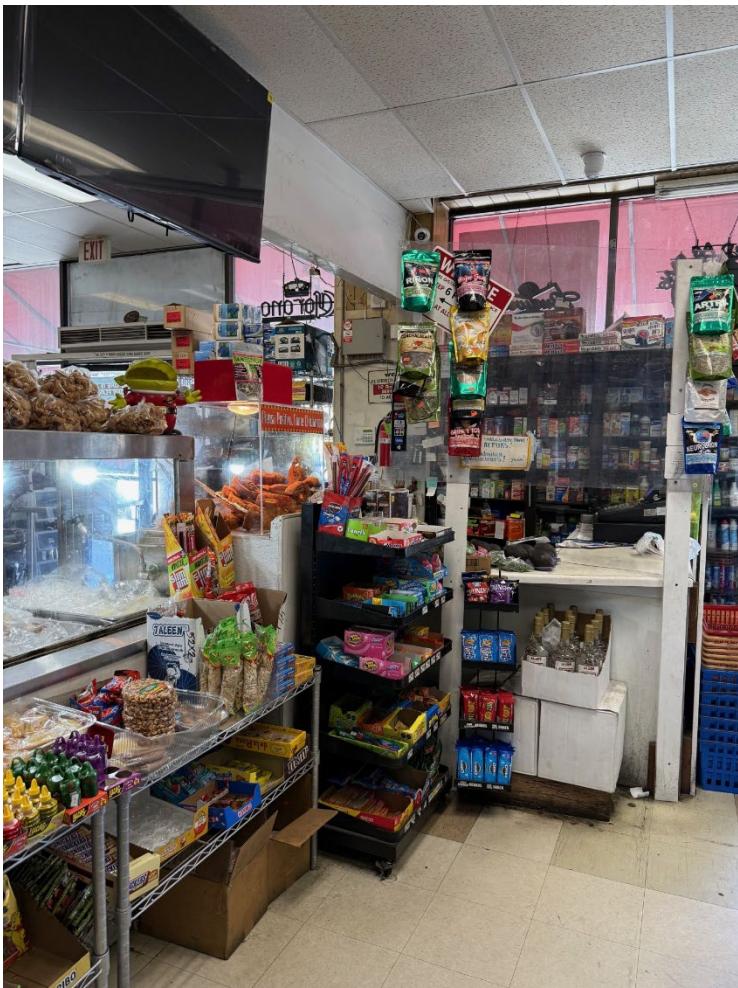
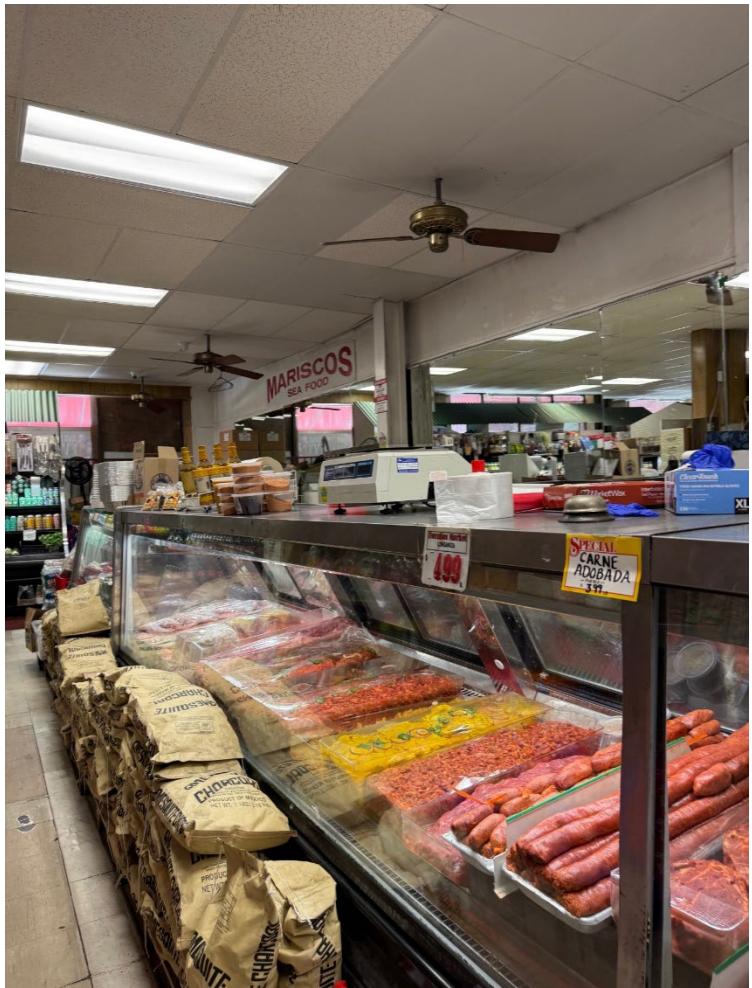
CASE NO. 2025-09 CUP











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

EXHIBIT E

CASE NO. 2025-09 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

CONDITIONAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY

Date Filed: 6/12/2025 File No.: CUP 2025-09 Fee/Receipt No.: \$5,907.00 Received By (Initials): SM

PROJECT INFORMATION

Project Address: 7625 California Ave. Huntington Park, CA 90255

General Location: _____

Assessor's Parcel Number (APN): 6213-015-003

APPLICANT'S INFORMATION

Applicant: Leslie Dominguez

Mailing Address: 7625 California Ave. Huntington Park, CA 90255

Phone 1: (213)268-4228 Phone 2: _____ Email: _____

PROPERTY OWNER'S INFORMATION

Property Owner: Jose Guadalupe Gonzalez & Efren Gonzalez

Mailing Address: 7839 Philox St. Downey, CA 90241

Phone 1: (562) 746-7803 Phone 2: _____ Email: _____

REQUEST

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

TO obtain a permit from the city of Huntington Park
to sell alcohol.

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 conditional permit is for the sale of alcohol and would not impair the integrity and character of the zoning district.

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

The purpose of the permit is to be able to sell alcohol

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

The conditional use permit does not interfere with the requirements of the California Environmental Quality Act or the City's Guidelines.

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

The conditional use permit would not cause any structural changes to the area or create any significant conditions.

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

Not applicable

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.

Not applicable

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.

Leslie Dominguez
Applicant Signature (Required)

Date 06/12/2025

Leslie Dominguez
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.

A. Guzman Jr.
Property Owner Signature (Required)

Date June 12, 2025

J. Guadalupe Gonzalez
Print Name

**CITY OF HUNTINGTON PARK**

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

**ENVIRONMENTAL
INFORMATION FORM****FOR OFFICE USE ONLY**

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

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

Name: Leslie Dominguez

Address: 7625 California Ave. Huntington Park, CA 90255

Telephone: (213) 268-4228

Fax: _____

2. Contact Person concerning this project:

Name: Leslie Dominguez

Address: 7625 California Ave. Huntington Park, CA 90255

Telephone: (213) 268-4228

Fax: _____

3. Address of project: 7625 California Ave. Huntington Park, CA 90255**4. Assessor's Parcel Number (APN): 6213-015-003 & 6213-015-002****5. Indicate type of permit application(s) (i.e. Conditional Use Permit, Development Permit, Variance, etc.) for the project to which this form pertains:**

conditional use permit

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

Public Health Permit, State of California Dept. of Alcoholic Beverage Control License, Cigarette & Tobacco Retailer's License, Seller's Permit

7. Existing Zone: _____**8. Proposed use of site: _____**

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

Market area: 3819 sq ft.

Parcel No: 6213-015-003 Lot size (SF/AC): 10701/.25

Parcel No: 6213-015-002 Lot size (SF/AC): 5318/.12

10. **Project size:**

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

Total square footage of structure(s):

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

Existing: 1

Proposed:

12. **Parking:**

Amount required:

Amount provided: 16 SPACES

13. **Anticipated time scheduling of project:**

14. **Proposed phasing of development:**

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:**

Commercial / office / Residential (mixed use) property

Hours of operation: Monday - Sunday (7am - 8pm)

Existing Market Area: 3819 sq ft.

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

LAND USE AND PLANNING

26. Would the proposed project:

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

MINERAL AND ENERGY RESOURCES

27. Would the proposed project:

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

NOISE

28. Would the proposed project result in:

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

POPULATION AND HOUSING

29. Would the proposed project:

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

PUBLIC SERVICES

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

- a. Fire protection? D

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

RECREATION

31. Would the proposed project:

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

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

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

UTILITIES AND SERVICE SYSTEMS

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

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

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

The property is a mixed-use property with both commercial & residential use. There are two commercial units, a grocery store & an office space, this project will take place in the market (commercial area) in the rear area of the market, there are seven residential units. The existing project will not require any structural changes, the existing structures will remain "as-is."

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 property is mixed-use. There are two commercial units that share a parking space. In the rear area of the commercial units there are two residential buildings, which have a total of seven residential buildings. The residential units can be accessed via Hope St. and have their own entrance.

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.

Leslie Dominguez
Applicant (Signature)

05/28/2025
Date