



## SPECIAL MEETING AGENDA

### CITY OF HUNTINGTON PARK PLANNING COMMISSION

**Special Meeting**  
**Wednesday, October 1, 2025, at 6:30 p.m.**

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

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

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

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

#### **CALL TO ORDER**

#### **ROLL CALL**

Commissioner Eduardo Carvajal  
Commissioner John Estrada  
Commissioner Maria Flores  
Commissioner Eduardo Tapia  
Vice-Chairperson Adrian Tarango

#### **PLEDGE OF ALLEGIANCE**

#### **PUBLIC COMMENT**

*For both open and closed sessions, each speaker will be limited to three minutes per Huntington Park Municipal Code Section 2-1.207. Time limits may not be shared with other speakers and may not accumulate from one period of public comment to another or from one meeting to another. This is the only opportunity for public input except for scheduled public hearing items.*

## **CONSENT ITEMS**

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items before the time the Commission votes on the motion unless members of the Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for separate action.

1. MINUTES APPROVAL FOR AUGUST 20, 2025, PLANNING COMMISSION MEETING

## **PUBLIC HEARING**

1. **PC CASE NO. 2025-04 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 7127 PACIFIC BLVD, WITHIN THE DOWNTOWN SPECIFIC PLAN, (DISTRICT A - GATEWAY).**

### **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. 2025-14 CONDITIONAL USE PERMIT (CUP) / CASE NO. 2025-04 DEVELOPMENT PERMIT (DP) - A REQUEST FOR A CONDITIONAL USE PERMIT AND A DEVELOPMENT PERMIT FOR A CONVALESCENT HOME LOCATED AT 6340 SANTA FE AVENUE, WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.**

### **RECOMMENDATION OF ITEM UNDER CONSIDERATION:**

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

## **STAFF COMMENTS**

## **PLANNING COMMISSION COMMENTS**

## ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn until the next regular meeting on Wednesday, October 15, 2025, at 6:30 p.m.

I, Paul Bollier hereby certify under penalty of perjury under the laws of the State of California that the foregoing notice and agenda were posted at the City of Huntington Park City Hall and made available at [www.hpca.gov](http://www.hpca.gov) not less than 72 hours before the meeting.



Paul Bollier  
Planning Commission Secretary



# CITY OF HUNTINGTON PARK

## PLANNING DIVISION AGENDA REPORT

**DATE:** OCTOBER 1, 2025

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

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

**FROM:** ARELI CABALLERO, ASSISTANT PLANNER

**SUBJECT:** PLANNING COMMISSION CASE NO. 2025-04 CUP  
(CONDITIONAL USE PERMIT)

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**REQUEST:** A REQUEST FOR A CONDITIONAL USE PERMIT FOR THE ON-SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING RESTAURANT LOCATED AT 7127 PACIFIC BLVD, WITHIN THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN, (DISTRICT A-GATEWAY)

**APPLICANT:** Josue Maldonado - Tacos Los Cholos HP  
1312 N Crestlane Pl,  
Anaheim CA 92805

**PROPERTY OWNER:** Tahereh Khoubion

**PROPERTY OWNER'S** P.O Box 572551  
Tarzana, CA 91357

**PROJECT LOCATION:** 7127 Pacific Blvd

**ASSESSOR'S**  
**PARCEL NUMBER:** 6322-023-026

**PRESENT USE:** Restaurant

**LOT SIZE:** 9,800 square feet

**BUILDING SIZE:** 4,350 square feet

**GENERAL PLAN:** Downtown Huntington Park Specific Plan (DTSP)

**ZONE:** DTSP- District A (Gateway)

**SURROUNDING  
ZONING AND  
LAND USES:**

North: DTSP- District B (Festival)  
West: DTSP- District A (Gateway)  
East: DTSP- District A (Gateway)  
South: DTSP- District A (Gateway)

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

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

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

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

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

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

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

**ENVIRONMENTAL  
REVIEW:**

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

**PROJECT  
BACKGROUND:**

• ***Site Description***

The subject site is located on the northwest corner of Pacific Blvd and East Florence Ave. The site measures approximately 9,800 square feet. The site is developed with a commercial building, measuring approximately 4,350 square feet. The building is occupied by a restaurant use (Tacos Los Cholos HP). The subject site is surrounded by Commercial uses to the north, east, and west and south.

**ANALYSIS:**

• ***Project Proposal***

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

The restaurant currently possesses an active Huntington Park Business License. The proposed hours of the

operation by the applicant are Monday-Thursday & Sunday: 11AM-10PM and Friday-Saturday:11AM-12AM. The restaurant focuses on Mexican cuisine in a casual dining environment. There will be no tenant improvements or expansion of the existing footprint as part of the request for entitlement.

- ***Parking***

The existing commercial building was constructed in 1925. At the time, the City had different development standards such as parking requirements. Since there will be no additional square footage as part of the project, there will not be an intensification of use that will require additional parking.

- ***Conditional Use Permit Findings***

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

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

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

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

**Finding:** The General Plan Land Use designation of the subject site is Central Business District. This designation is defined by use and specific location. Along portions of Pacific Boulevard, general commercial and professional commercial uses are required on the ground floor. The proposed use is consistent with the General Plan. Specifically, the use complies with the following:

Goal 1.0 Policy 1.2 of the Land-Use Element: "Encourage community-oriented retail in Huntington Park while continuing to revitalize Pacific Boulevard as a retail destination. The addition of the on-sale of beer and wine in conjunction with this restaurant supports the ongoing revitalization of Pacific Boulevard by activating a key commercial space with a use that promotes foot traffic, extends business hours into the evening, and contributes to vibrant street life. As a locally focused establishment, the restaurant strengthens the community by offering a gathering place for residents and visitors, while also supporting the broader economic objective of positioning Pacific Boulevard as a dynamic retail and dining destination. The project reflects the General Plan's vision for a walkable urban environment that serves the needs of the community and enhances the overall vitality of Pacific Boulevard.

Goal 2.0 Policy 2.1 of the Urban Desing element: "Improve the Downtown Districts economic Vitality and its contribution to the City's Economic Base". The proposed on-sale of beer and wine plays a key role in advancing the overall functionality, appearance, and economic performance of the Huntington Park Downtown District. Restaurants are a vital part of a successful downtown environment, as they not only serve residents but also attract visitors and customers from other cities. By occupying a commercial space on Pacific Boulevard, the restaurant contributes to increased foot traffic, improved public perception of the area, and support for nearby businesses, all of which help to improve the economic vitality of the Downtown

District. This aligns with the goal of transforming downtown into a more economically and visually engaging area that reinforces its importance within the city's broader economic framework.

Goal 5.0 of the Land Use Element: "Promote expansion of the City's economic base and diversification of economic activity." With the addition of on-sale of beer and wine for the existing restaurant, there will be an expanded menu for customers to choose from, which will result in a boost in the restaurant's attendance by patrons and increased sales. Additionally, this restaurant adds to the city's food service sector and its presence may also serve as a catalyst for complementary businesses such as cafes, entertainment venues, or boutique retail spaces. The use would further strengthen long-term economic sustainability.

- 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.**

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

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

**Finding:** The project site measures approximately 9,800 square feet. The site is developed with an existing commercial building, measuring approximately 4,350 square feet. No expansion of the building is proposed. As such, the design, location, size, and operating characteristics of the existing restaurant with alcohol sales is not expected to be detrimental to the

public health, safety, and welfare of the City. Furthermore, conditions of approval will be implemented to ensure that the operation of the restaurant will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.

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

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

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

**Finding:** There will be no expansion of the existing restaurant's footprint. There will be no further intensification of the site. The proposed use will not alter the demand for public infrastructure. As such, there are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

**RECOMMENDATION:**

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission approve **PC Case No. 2025-04 CUP**, subject to the following conditions of approval and other conditions that the Planning Commission may wish to impose.

**CONDITIONS OF APPROVAL:**

**PLANNING DIVISION**

1. That the Applicant and Property Owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, or Planning Commission.
2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. The proposed project shall comply with all applicable Federal, State, and Local Agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.
4. The property be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. That the operator shall file and maintain their City of Huntington Park Business License prior to commencing on-sale of beer and wine operations. The Business License shall reflect on-sale of beer and wine.
6. The business shall operate as a Bona Fide Public Eating Place. In the event the business ceases to operate as a Bona Fide Public Eating Place (restaurant) as defined under the Huntington Park Municipal Code Section 9-4.203(2)(A)(1), then the entitlement (CUP) shall become null and void.
7. The business is limited to interior dining area, no outdoor seating and/or outdoor dining area is permitted without the proper permits.
8. That alcohol shall only be served and/or consumed within the designated interior dining area as shown on the floor plan.
9. This approval does not include Dance and Entertainment. If the business owner/operator proposes to add Dance and Entertainment to the existing Bona Fide Public Eating Place (restaurant), the business owner/ operator shall obtain all proper approval and permits including but not limited to a Dance and Entertainment Permit.
10. The business operator shall install a scanner capable of reading the information contained in the magnetic strip of any California Driver's License or Identification Card

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to confirm the age of the customer, or similar system as approved by the Director of Community Development. The cashier shall use this device to check the identification of all individuals who are younger than 35 years of age.

11. That this entitlement shall be subject to review for compliance with the conditions of approval. Reviews shall be conducted at intervals deemed appropriate by the City Planning Commission or the Director of Community Development.
12. That the Applicant shall comply with all State Department of Alcoholic Beverage Control (ABC) requirements, including but not limited to alcohol sales hours, and should any license or permits, issued by the State Department of Alcoholic Beverage Control (ABC), be surrendered or revoked, the Conditional Use Permit shall automatically become null and void.
13. That the Applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
14. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
15. Property maintenance must be managed to include cleaning of trash and debris both in front and rear of property.
16. Graffiti on property must be removed within 7 days. If paint is used, the color must match the current color of the building.
17. No loitering in parking lot or outside business including public right-of-way areas.
18. No overnight parking of vehicles.
19. Graffiti film is used on all windows.
20. No drinking of alcohol to take place outside the business.
21. No karaoke or entertainment without required permits.
22. No window covering more than 25% without acquiring required permits.
23. Ensure strict adherence to Alcohol Beverage Control (ABC) regulations, including age verification, responsible alcohol service, and operational hour limitations.
24. Implement adequate security measures such as surveillance systems, trained security personnel during alcohol service hours, and protocols for handling intoxicated patrons or disturbances.

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25. Evaluate potential impacts on the community, including noise levels, traffic management, and public safety concerns, and develop strategies to mitigate any adverse effects.
26. Develop and implement crime prevention strategies, including enhanced lighting, emergency exits, collaboration with law enforcement for patrols, and response protocols for alcohol-related incidents.
27. Mandate comprehensive training programs for staff members covering responsible alcohol service, identification of fake IDs, conflict resolution, and emergency procedures.
28. Conduct regular compliance checks and inspections to ensure adherence to CUP conditions, ABC regulations, and safety standards.
29. Establish protocols for timely reporting alcohol-related incidents to law enforcement authorities, such as disturbances, accidents, or violations of ABC regulations.
30. 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.
31. 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.
32. 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.
33. If the use ceases to operate for a period of six (6) months, the entitlement shall be null and void.
34. The Director of Community Development is authorized to make minor modifications to the approved plans or any of the conditions if such modifications shall preserve the integrity of the community in health or safety.
35. Establishments shall have notices posted on the premises to warn of deleterious effects of alcohol use or abuse. The notice standards shall be as follows:

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- a. All signs shall state, in both English and Spanish, the following: "NOTICE: ALCOHOL CONSUMPTION MAY BE HARMFUL TO HEALTH"
- b. All signs shall be in clear view to any patrons or customers, as follows: signs shall be located within 40 feet of any seating area with a minimum of two square feet of sign area, or located within 20 feet of any seating area with a minimum of one square foot of sign area, and located within 10 feet of any point of purchase/pickup/service with a minimum of one square foot of sign area
- c. Letters shall be a minimum of two inches in height for signs two square feet or larger and a minimum of one inch in height for signs less than two square feet. Colors used shall promote easy visibility. All lettering shall be neatly, clearly and professionally printed and formatted

36. The proposed business hours of the operation are Monday-Thursday & Sunday: 11AM-10PM and Friday-Saturday:11AM-12AM.

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

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

39. Food sales shall comprise of more than fifty-one percent (51%) of total sales.

40. 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.

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

42. That all merchandise, products, equipment and goods pertaining to the business be maintained within the building at all times and shall not be located on the sidewalk area.

43. No outside storage shall be permitted on the subject site.

44. That alcohol shall not be sold off-site or made available for off-site consumption.

45. 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.

46. 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.

47. 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 be subject for consideration by the Planning Commission to allow for the continued use of the entitlement.
48. This Conditional Use Permit shall be valid for a term of five (5) years. Upon expiration, this entitlement is subject to review by the Director of Community Development for renewal.
49. That the Applicant and Property Owner agree in writing to the above conditions.

**CODE ENFORCEMENT**

50. Install and maintain exterior lighting for nighttime (hours of darkness) illumination.
51. Appoint a “point of contact” that will be able to aid with property maintenance issues if they arise.
52. Post no trespassing signage and submit a copy of the no trespassing for to the Police Department.

**BUILDING AND SAFETY**

53. 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.”
54. 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.
55. The business shall be subject to a routine business license inspection (if required by the City for the sale of beer and wine).
56. The approved occupant load limit of the building shall be upheld throughout the duration of the restaurant use.

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57. 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.
58. 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.
59. 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.
60. 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 in compliance with the California Business & Professions Code (B&P Code).
61. 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.

62. 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).
63. 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.
64. 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:

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

65. 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.

66. 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.

67. 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.
68. 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.
69. 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.
70. 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.
71. 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.

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

### **POLICE DEPARTMENT**

73. A designated point of contact must be provided to ensure the timely resolution of any issues or complaints.
74. Adhere to all regulations and guidelines set forth by the Alcohol Beverage Control (ABC) agency regarding alcohol service, sales, and consumption on the premises. Any ABC violation may result in the review or revocation of the CUP.
75. Strict enforcement of age verification for alcohol purchases. Mandate that all customers purchasing alcohol present valid identification, regardless of age or appearance.
76. Maintain valid and updated licenses for alcohol sales and all other business operations.
77. Prohibit on-site alcohol consumption in parking lots or adjacent areas
78. 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.
79. 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.
80. The establishment shall be subject to periodic compliance inspections and reviews by the Police Department.

### **EXHIBITS:**

- A. PC Resolution No. 2025-04 CUP
- B. Floor Plan
- C. Site Photographs (May 2025)
- D. Conditional Use Permit and Environmental Information Form Application Packet

**PC RESOLUTION NO. 2025-04 CUP**

**EXHIBIT A**

**CASE NO. 2025-04 CUP**

PC RESOLUTION NO. 2025-04 CUP

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT FOR THE ON-SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING RESTAURANT LOCATED AT 7127 PACIFIC BLVD, WITHIN THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN, (DISTRICT A- GATEWAY).

**WHEREAS**, a special public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, October 1, 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 Josue Maldonado, requesting approval of a Conditional Use Permit to allow for the on-sale of beer and wine in conjunction with an existing restaurant located at 7127 Pacific Blvd, within the downtown specific plan, (District A gateway), described as:

Assessor's Parcel No. 6322-023-026, City of Huntington Park, County of Los Angeles; and

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

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

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

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

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

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

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

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

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

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

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

21 *The General Plan Land Use designation of the subject site is Central  
22 Business District. This designation is defined by use and specific location.  
23 Along portions of Pacific Boulevard, general commercial and professional  
24 commercial uses are required on the ground floor. The proposed use is  
consistent with the General Plan. Specifically, the use complies with the  
following:*

25 *Goal 1.0 Policy 1.2 of the Land-Use Element: "Encourage community-oriented  
26 retail in Huntington Park while continuing to revitalize Pacific Boulevard as a  
27 retail destination. The addition of the on-sale of beer and wine in conjunction  
28 with this restaurant supports the ongoing revitalization of Pacific Boulevard  
by activating a key commercial space with a use that promotes foot traffic,  
extends business hours into the evening, and contributes to vibrant street  
life. As a locally focused establishment, the restaurant strengthens the*

1 **community by offering a gathering place for residents and visitors, while also**  
2 **supporting the broader economic objective of positioning Pacific Boulevard**  
3 **as a dynamic retail and dining destination. The project reflects the General**  
4 **Plan's vision for a walkable urban environment that serves the needs of the**  
5 **community and enhances the overall vitality of Pacific Boulevard.**

6 **Goal 2.0 Policy 2.1 of the Urban Desing element: "Improve the Downtown**  
7 **Districts economic Vitality and its contribution to the City's Economic Base".**  
8 **The proposed on-sale of beer and wine plays a key role in advancing the**  
9 **overall functionality, appearance, and economic performance of the**  
10 **Huntington Park Downtown District. Restaurants are a vital part of a**  
11 **successful downtown environment, as they not only serve residents but also**  
12 **attract visitors and customers from other cities. By occupying a commercial**  
13 **space on Pacific Boulevard, the restaurant contributes to increased foot**  
14 **traffic, improved public perception of the area, and support for nearby**  
15 **businesses, all of which help to improve the economic vitality of the**  
16 **Downtown District. This aligns with the goal of transforming downtown into a**  
17 **more economically and visually engaging area that reinforces its importance**  
18 **within the city's broader economic framework.**

19 **Goal 5.0 of the Land Use Element: "Promote expansion of the City's**  
20 **economic base and diversification of economic activity." With the addition of**  
21 **on-sale of beer and wine for the existing restaurant, there will be an expanded**  
22 **menu for customers to choose from, which will result in a boost in the**  
23 **restaurant's attendance by patrons and increased sales. Additionally, this**  
24 **restaurant adds to the city's food service sector and its presence may also**  
25 **serve as a catalyst for complementary businesses such as cafes,**  
26 **entertainment venues, or boutique retail spaces. The use would further**  
27 **strengthen long-term economic sustainability.**

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

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

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

1 convenience or welfare of the City;

2 *The project site measures approximately 9,800 square feet. The site is*  
3 *developed with an existing commercial building, measuring approximately*  
4 *4,350 square feet. No expansion of the building is proposed. As such, the*  
5 *design, location, size, and operating characteristics of the existing restaurant*  
6 *with alcohol sales is not expected to be detrimental to the public health,*  
7 *safety, and welfare of the City. Furthermore, conditions of approval will be*  
8 *implemented to ensure that the operation of the restaurant will not create*  
9 *significant noise, traffic or other conditions or situations that may be*  
10 *objectionable or detrimental to other permitted uses operating nearby or*  
11 *adverse to the public interest, health, safety, convenience, or welfare of the*  
12 *City.*

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

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

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

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

1 ***detrimental to public health and safety.***

2

3 **SECTION 3:** The Planning Commission hereby approves PC Resolution No. 2025-04

4 CUP, subject to the execution and fulfillment of the following conditions:

5 **CONDITIONS OF APPROVAL:**

6 **PLANNING DIVISION**

7

8 1. That the Applicant and Property Owner and each successor in interest to the property

9 which is the subject of this project shall defend, indemnify and hold harmless the City

10 of Huntington Park and its agents, officers, and employees from any claim, action or

11 proceedings, liability cost, including attorney's fees and costs against the City or its

12 agents, officers or employees, to attack, set aside, void or annul any approval of the

13 City, City Council, or Planning Commission.

14

15 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department

16 corrections and conditions, the property shall be developed substantially in

17 accordance with the applications, environmental assessment, and plans submitted.

18

19 3. The proposed project shall comply with all applicable Federal, State, and Local

20 Agency codes, laws, rules, and regulations, including Health, Building and Safety,

21 Fire, Zoning, and Business License Regulations of the City of Huntington Park.

22

23 4. The property be developed and maintained in a clean, neat, quiet, and orderly

24 manner at all times and comply with the property maintenance standards as set forth

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

26

27 5. That the operator shall file and maintain their City of Huntington Park Business

28 License prior to commencing on-sale of beer and wine operations. The Business

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

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

7. The business is limited to interior dining area, no outdoor seating and/or outdoor dining area is permitted without the proper permits.

8. That alcohol shall only be served and/or consumed within the designated interior dining area as shown on the floor plan.

9. This approval does not include Dance and Entertainment. If the business owner/operator proposes to add Dance and Entertainment to the existing Bona Fide Public

Eating Place (restaurant), the business owner/ operator shall obtain all proper approval and permits including but not limited to a Dance and Entertainment Permit.

10. The business operator shall install a scanner capable of reading the information contained in the magnetic strip of any California Driver's License or Identification Card to confirm the age of the customer, or similar system as approved by the Director of Community Development. The cashier shall use this device to check the identification of all individuals who are younger than 35 years of age.
11. That this entitlement shall be subject to review for compliance with the conditions of approval. Reviews shall be conducted at intervals deemed appropriate by the City Planning Commission or the Director of Community Development.
12. That the Applicant shall comply with all State Department of Alcoholic Beverage Control (ABC) requirements, including but not limited to alcohol sales hours, and should any license or permits, issued by the State Department of Alcoholic Beverage Control (ABC), be surrendered or revoked, the Conditional Use Permit shall automatically become null and void.
13. That the Applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
14. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
15. Property maintenance must be managed to include cleaning of trash and debris both in front and rear of property.
16. Graffiti on property must be removed within 7 days. If paint is used, the color must match the current color of the building.
17. No loitering in parking lot or outside business including public right-of-way areas.
18. No overnight parking of vehicles.
19. Graffiti film is used on all windows.
20. No drinking of alcohol to take place outside the business.
21. No karaoke or entertainment without required permits.
22. No window covering more than 25% without acquiring required permits.
23. Ensure strict adherence to Alcohol Beverage Control (ABC) regulations, including age verification, responsible alcohol service, and operational hour limitations.

- 1 24. Implement adequate security measures such as surveillance systems, trained  
2 security personnel during alcohol service hours, and protocols for handling  
3 intoxicated patrons or disturbances.
- 4 25. Evaluate potential impacts on the community, including noise levels, traffic  
5 management, and public safety concerns, and develop strategies to mitigate any  
6 adverse effects.
- 7 26. Develop and implement crime prevention strategies, including enhanced lighting,  
8 emergency exits, collaboration with law enforcement for patrols, and response  
9 protocols for alcohol-related incidents.
- 10 27. Mandate comprehensive training programs for staff members covering responsible  
11 alcohol service, identification of fake IDs, conflict resolution, and emergency  
12 procedures.
- 13 28. Conduct regular compliance checks and inspections to ensure adherence to CUP  
14 conditions, ABC regulations, and safety standards.
- 15 29. Establish protocols for timely reporting alcohol-related incidents to law enforcement  
16 authorities, such as disturbances, accidents, or violations of ABC regulations.
- 17 30. That this entitlement may be subject to additional conditions after its original  
18 issuance, upon a duly noticed public hearing item. Such conditions shall be imposed  
19 by the City Planning Commission as deemed appropriate to address problems of land  
20 use compatibility, operations, aesthetics, security, noise, safety, crime control, or to  
promote the general welfare of the City.
- 21 31. Any proposed mechanical equipment and appurtenances, including satellite dishes,  
22 gutters, etc., whether located on the rooftop, ground level or anywhere on the  
23 property shall be completely shielded/enclosed so as not to be visible from any public  
24 street and/or adjacent properties. Such shielding/enclosure of facilities shall be of  
25 compatible design related to the building structure for which such facilities are  
26 intended to serve and shall be installed prior to final building inspection.
- 27 32. Pursuant to HPMC Section 9-2.1109, this entitlement shall expire in the event it is not  
28 exercised within one (1) year from the date of approval, unless an extension has  
been granted by the Planning Commission.
33. If the use ceases to operate for a period of six (6) months, the entitlement shall be  
null and void.
34. The Director of Community Development is authorized to make minor modifications  
to the approved plans or any of the conditions if such modifications shall preserve the  
integrity of the community in health or safety.
35. Establishments shall have notices posted on the premises to warn of deleterious  
effects of alcohol use or abuse. The notice standards shall be as follows:

- 1 a. All signs shall state, in both English and Spanish, the following: "NOTICE:  
2 ALCOHOL CONSUMPTION MAY BE HARMFUL TO HEALTH"
- 3 b. All signs shall be in clear view to any patrons or customers, as follows: signs shall  
4 be located within 40 feet of any seating area with a minimum of two square feet of  
5 sign area, or located within 20 feet of any seating area with a minimum of one  
6 square foot of sign area, and located within 10 feet of any point of  
purchase/pickup/service with a minimum of one square foot of sign area
- 7 c. Letters shall be a minimum of two inches in height for signs two square feet or  
8 larger and a minimum of one inch in height for signs less than two square feet.  
Colors used shall promote easy visibility. All lettering shall be neatly, clearly and  
9 professionally printed and formatted
- 10 36. The proposed business hours of the operation are Monday-Thursday & Sunday:  
11 11AM-10PM and Friday-Saturday:11AM-12AM.
- 12 37. That the business shall not conduct any off-site deliveries of alcoholic beverages.
- 13 38. That business operation be limited to a Bona Fide Public Eating Place (restaurant)  
14 only and that beer and wine only be served in conjunction with meals during regular  
business hours.
- 15 39. Food sales shall comprise of more than fifty-one percent (51%) of total sales.
- 16 40. The on-site trash enclosure must contain a lock and remain closed and secured. The  
17 Applicant must remain in good standing and have an active account with the City's  
authorized vendor.
- 18 41. This application does not include any interior or exterior tenant improvements. A  
19 Minor Development permit application shall be submitted for any proposed tenant  
improvements.
- 20 42. That all merchandise, products, equipment and goods pertaining to the business be  
21 maintained within the building at all times and shall not be located on the sidewalk  
area.
- 22 43. No outside storage shall be permitted on the subject site.
- 23 44. That alcohol shall not be sold off-site or made available for off-site consumption.
- 24 45. All abandoned signs must be removed and any holes, glue, or discolored paint from  
25 previous signs must be repaired to match the building or background exterior.
- 26 46. That no loitering or consumption of alcohol shall take place outside the existing  
27 establishment or the parking area and that signs be posted on the site prohibiting  
28

1 such activities. The number, design, location, and text of the signs shall be subject to  
2 Planning Division and Police Department approval.

3

4 47. 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 be subject for consideration by the Planning Commission to allow for  
the continued use of the entitlement.

5

6 48. This Conditional Use Permit shall be valid for a term of five (5) years. Upon  
expiration, this entitlement is subject to Planning Division administrative review for  
renewal.

7

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

9 **CODE ENFORCEMENT**

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

11 51. Appoint a "point of contact" that will be able to aid with property maintenance issues if  
they arise.

12

13 52. Post no trespassing signage and submit a copy of the no trespassing for to the Police  
Department.

14

15 **BUILDING AND SAFETY**

16 53. 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."

17

18

19 54. 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.

20

21

22

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

24

25

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

27

28

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

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

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

19      60. If there are later, proposed tenant improvements, alterations, structural repairs, or  
20      additions, plans submitted for public buildings, **public accommodations**,  
21      **commercial buildings**, and public housing projects shall be completed by a  
22      registered design professional, such as a licensed architect or registered professional  
23      engineer (civil or structural). All plan sheets shall be stamped and signed by the  
24      registered design professional in compliance with the California Business &  
25      Professions Code (B&P Code).

26      61. All new construction, tenant improvements, alterations, structural repairs, and  
27      additions shall follow the 2022 California Building Standards Codes, such as the  
28      California Building Code and associated codes within the 2022 code cycle (or the

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

62. New construction, tenant improvements, alterations, structural repairs, and additions  
7 shall be required to comply with the disabled access requirements outlined in Chapter  
8 11B – Accessibility to Public Buildings, Public Accommodations, Commercial  
9 Buildings, and Public Housing – of the 2022 California Building Code (CBC) (or the  
10 latest code cycle at the time of submission to the Building & Safety Division).

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

64. Some tenant improvements, alterations, structural repairs, and additions may “trigger”  
26 full compliance with the accessibility features outlined in Section 11B-202 of the 2022  
27 CBC (or the latest code cycle at the time of submission to the Building & Safety  
28 Division) pursuant to the current valuation threshold. When the adjusted construction

1 cost, as defined, exceeds the current valuation threshold, as defined, full compliance  
2 with Section 11B-202.4 of the CBC shall be required. In choosing which accessible  
3 elements to provide, priority should be given to those elements that will provide the  
4 greatest access in the following order:

- 5 a. An accessible entrance;
- 6 b. An accessible route to the altered area;
- 7 c. At least one accessible restroom for each sex or one accessible unisex (single-  
8 user or family) restroom;
- 9 d. ~~Accessible telephones.~~
- 10 e. Accessible drinking fountains; and
- 11 f. When possible, additional accessible elements such as parking, signs, storage,  
12 and alarms.

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

18 66. Approved fire apparatus access roads shall be provided for every facility, building, or  
19 portion of a building hereafter constructed or moved into. The fire apparatus access  
20 road shall comply with the requirements of California Fire Code (CFC) 503.1.1 and  
21 shall extend to within 150 feet of all portions of the facility, building, or portion of a  
22 building and all portions of the exterior walls of the first story of the building as  
23 measured by an approved route around the exterior of the building or facility. The fire  
24 code official is authorized to increase the dimension of 150 feet where the following  
25 condition occurs: The building is equipped throughout with an approved automatic  
26 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.

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

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

10 69. For projects approved through the discretionary approval process via the Planning  
11 Commission, the second sheet of plans submitted for new construction, tenant  
12 improvements, alterations, structural repairs, and additions to the Building & Safety  
13 Division is to include a copy of the signed *Planning Commission Resolution* listing all  
14 Planning Commission *Conditions of Approval* and to include a copy of the signed  
15 Planning Commission *Decision Letter*. This information shall be incorporated into the  
16 plans prior to the first submittal for Building & Safety plan check.

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

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

1  
2 72. All construction work, if later proposed, is to be completed by a licensed contractor.  
3

4  
**POLICE DEPARTMENT**  
5

6  
7 73. A designated point of contact must be provided to ensure the timely resolution of any  
8 issues or complaints.  
9  
10 74. Adhere to all regulations and guidelines set forth by the Alcohol Beverage Control  
11 (ABC) agency regarding alcohol service, sales, and consumption on the premises.  
12 Any ABC violation may result in the review or revocation of the CUP.  
13  
14 75. Strict enforcement of age verification for alcohol purchases. Mandate that all  
15 customers purchasing alcohol present valid identification, regardless of age or  
16 appearance.  
17  
18 76. Maintain valid and updated licenses for alcohol sales and all other business  
19 operations.  
20  
21 77. Prohibit on-site alcohol consumption in parking lots or adjacent areas  
22  
23 78. Install and maintain surveillance cameras to monitor activities both inside and outside  
24 the premises, facilitating the investigation of any potential incidents. Footage must be  
25 retained for a minimum of 30 days and made available to law enforcement upon  
26 request.  
27  
28 79. Adequate exterior lighting shall be maintained during all hours of darkness,  
29 particularly around the entrance, parking lot, and rear areas, to deter loitering and  
30 enhance visibility.  
31  
32 80. The establishment shall be subject to periodic compliance inspections and reviews by  
33 the Police Department.

34  
35 **SECTION 4:** This resolution shall not become effective until 15 days after the date of  
36 decision rendered by the Planning Commission, unless within that period of time it is  
37 appealed to the City Council. The decision of the Planning Commission shall be stayed  
38 until final determination of the appeal has been effected by the City Council.

39  
40 **SECTION 5:** The Secretary of the Planning Commission shall certify to the adoption  
41 of this resolution and a copy thereof shall be filed with the City Clerk.  
42

**PASSED, APPROVED, AND ADOPTED** this 1<sup>st</sup> of October 2025 by the following  
vote:

**AYES:**

## NOES:

**ABSENT:**

**ABSTAIN:**

## HUNTINGTON PARK PLANNING COMMISSION

## Chairperson

ATTEST:

Paul Bollier, Secretary

# **FLOOR PLAN**

**EXHIBIT B**

**CASE NO. 2025-04 CUP**

RECORDED

MAY 21 2025

BY:



7127 PACIFIC BLVD. HUNTINGTON  
PARK, CA 90255

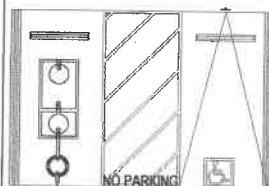
ADJACENT PROPERTY  
NO PART OF SCOPE

TRASH BIN

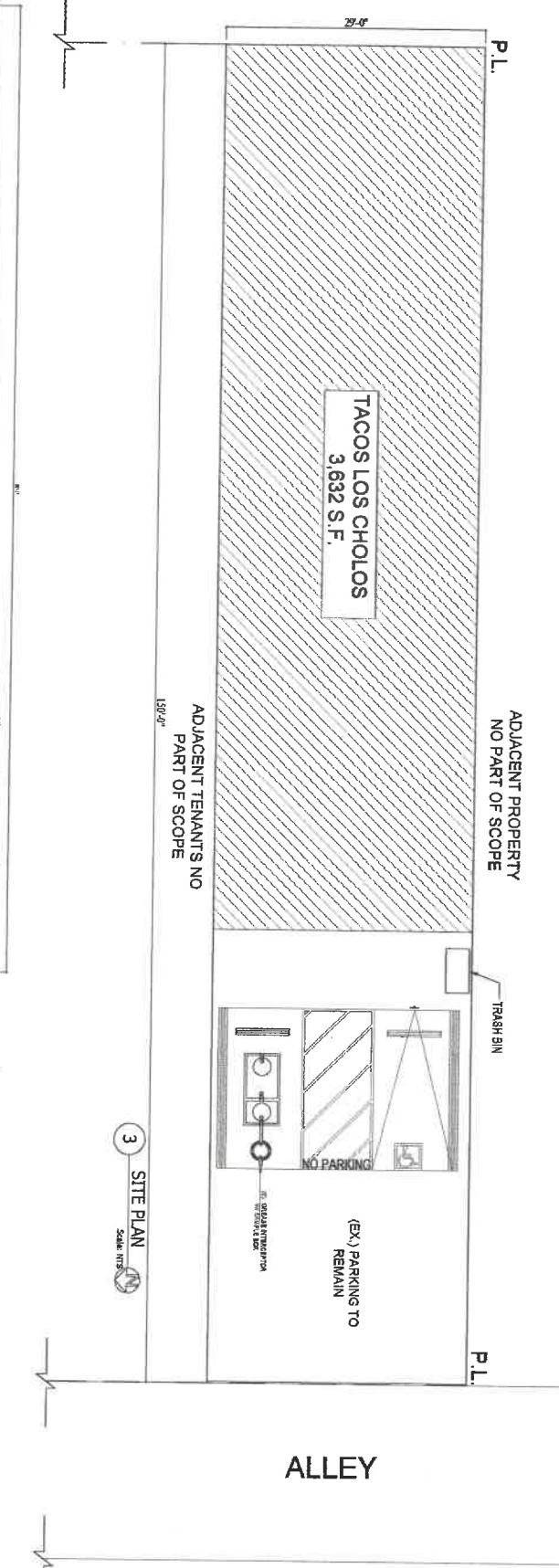
P.L.

TACOS LOS CHOLOS  
3,632 S.F.

(EX.) PARKING TO  
REMAIN



3 SITE PLAN  
Scale: 1/8" = 20'



7127 PACIFIC BLVD. HUNTINGTON  
PARK, CA 90255

CONTRACTOR

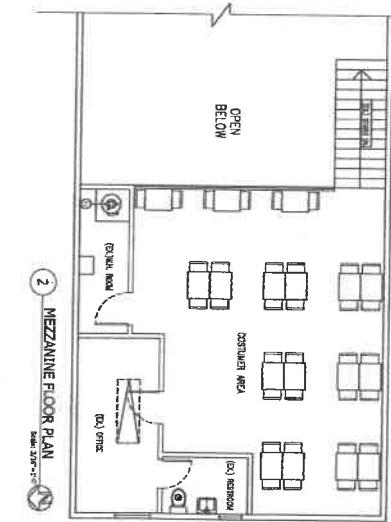


BRADIE  
ARCHITECTURE  
INC.

RECORDED

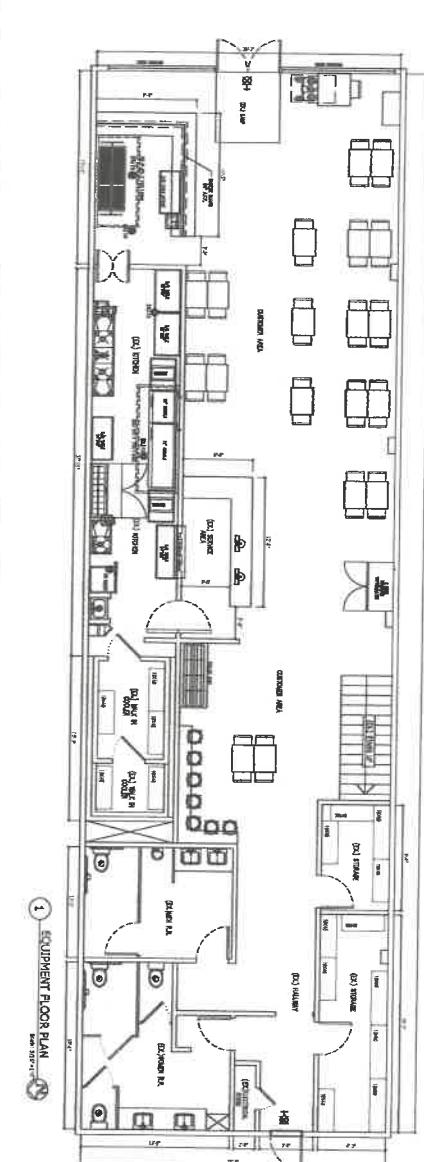
5/24/25

RECORDED



2 MEZZANINE FLOOR PLAN

Scale: 1/8" = 20'



1 EQUIPMENT FLOOR PLAN

Scale: 1/8" = 20'

T-1.0

## **SITE PHOTOGRAPHS**

**EXHIBIT C**

**CASE NO. 2025-04 CUP**

TACOS  
LOS GATOS LOS™

712



TACOS  
AL CARBON

EL CARBON

EL CARBON

EL CARBON

GRANITO  
CARBON

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GRANITO  
CARBON



EXIT

EXIT





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

**EXHIBIT D**

**CASE NO. 2025-04 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

**RECEIVED**

**FOR OFFICE USE ONLY**

**MAY 21 2025**

Date Filed: CUP 2025-04 File No.: CUP 2025-04 Fee/Receipt No.: \$4,972.00 Initials: A. C

**BY:**

## PROJECT INFORMATION

Project Address: 7127 PACIFIC BLVD

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

Assessor's Parcel Number (APN): \_\_\_\_\_

## APPLICANT'S INFORMATION

Applicant: TACOS LOS CHEPOS

Mailing Address: 7127 PACIFIC BLVD, HUNTINGTON PARK, CA, 90255

Phone 1: (714) 829-0755 Phone 2: \_\_\_\_\_ Email: \_\_\_\_\_

## PROPERTY OWNER'S INFORMATION

Property Owner: Tahereh Khoubian

Mailing Address: Po Box 572551 Tarzana Ca 91357

Phone 1: 3109852655 Phone 2: \_\_\_\_\_ Email: Khoubian@bmg1.com

## REQUEST

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

ABC LICENCE 41 FOR RESTAURANT.

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 USE PERMIT WILL ALLOW US  
TO SALE BEEF OUTSIDE OUR LOCATION  
WHICH SHOULD NOT EFFECT ANY OTHER BUSINESS.

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

IT WILL BE CONSISTANT WITH GENERAL PLAN BECAUSE  
ALL SALES WILL BE KEPT INSIDE LICENSED LOCATION.

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.

IT WILL BE IN COMPLIANCE BECAUSE WE WILL FOLLOW ALL RULES ABC APPLIES.

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.

ALL OPERATIONS WILL BE KEPT INDOORS SO IT WILL NOT AFFECT ANY OF OUR NEIGHBORS. WE ARE A FAMILY RESTAURANT SO WE KEEP NOISE DOWN, SAFETY UP.

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

OUR SITE IS SUITABLE. IT IS OVER 3000 SQFT. WE KEEP ALL OUR BUSINESS OPERATIONS BEHIND CLOSED DOORS.

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

WE WORK & FOLLOW BY THE RULES OF THE HEALTH DEPARTMENT.

**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.



Date 10/1/2024

Applicant Signature (Required)

Josue Maldonado

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.*



Date 10/1/2024

Property Owner Signature (Required)

Tahereh Khoubian

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: Josué Maldonado Saldívar  
Address: 1312 n cretione pl Anaheim ca  
Telephone: 714 829 0755 Fax: \_\_\_\_\_

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

Name: Carlos Sosa  
Address: 12634 Kolmar Av. Norwalk  
Telephone: 714 588 8130 Fax: \_\_\_\_\_

3. **Address of project:** 7127 Pacific Blvd  
Huntington Park

4. **Assessor's Parcel Number (APN):** \_\_\_\_\_

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)

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:**

County of Los Angeles Public Health  
Department of alcoholic beverage control.

7. **Existing Zone:** Down town Huntington Park

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

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

29 x 150 feet.

10. Project size:

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

Nothing.

Total square footage of structure(s): 29 x 150 feet.

11. Number of floors of construction:

Existing: 2

Proposed: 2.

12. Parking:

Amount required: X

Amount provided: X

13. Anticipated time scheduling of project: June 2025.

14. Proposed phasing of development: X

15. If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:

X

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

- Restaurant with alcohol.

- 14 Employees per shift.

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

X

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

X

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

A) Potentially Significant Impact	B) Potentially Significant Impact Unless Mitigation Incorporated	C) Less than Significant Impact	D) No Impact
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### AESTHETICS

19. Would the proposed project:

- a. Affect a scenic vista? D
- b. Have a demonstrable negative aesthetic effect? D
- c. Create light or glare? D

### AIR QUALITY

20. Would the proposed project:

- a. Affect air quality or contribute to an existing or projected air quality violation? 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?
- b. Have the potential to cause a significant physical change which would affect unique ethnic cultural values?

D  
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?
- b. Be located on expansive soils?
- c. Result in unique geologic or physical features?

D  
D  
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)?
- b. The use or disposal of potentially hazardous materials (i.e. toxic or flammable substances)?
- c. The creation of any health hazard or potential health hazard?
- d. Exposure of people to existing sources of potential health hazards?

D  
D  
D  
D

## HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

- a. Change water drainage patterns?
- 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  
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.

we are going to use the same  
restourant structure to sell alcohol.

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.).

X

**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)

04/16/25  
Date



# CITY OF HUNTINGTON PARK

## PLANNING DIVISION AGENDA REPORT

**DATE:** OCTOBER 1, 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. 2025-14 CUP / CASE NO. 2025-04 DP  
(CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT)

**REQUEST:** A REQUEST FOR A CONDITIONAL USE PERMIT AND A DEVELOPMENT PERMIT FOR A CONVALESCENT HOME LOCATED AT 6340 SANTA FE AVENUE, WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.

**APPLICANT :** Dev Tailor and Rene Patel  
6340 Santa Fe Avenue  
Huntington Park, CA 90255

**PROPERTY OWNER:** Jayesh Patel  
18543 Yorba Linda Blvd #328  
Yorba Linda, CA 92886

**PROPERTY OWNER'S  
MAILING ADDRESS:** 18543 Yorba Linda Blvd #328  
Yorba Linda, CA 92886

**PROJECT LOCATION:** 6340 Santa Fe Avenue

**ASSESSOR'S  
PARCEL NUMBER:** 6321-013-032

**PRESENT USE:** Motel and Restaurant

**LOT SIZE:** 25,210 square feet

**BUILDING SIZE:** 17,159 square feet

**GENERAL PLAN:** General Commercial

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October 1, 2025 - Special Meeting

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

**SURROUNDING**

**ZONING AND**

**LAND USES:**

North: Commercial General (C-G)

West: Commercial General (C-G)

South: Commercial General (C-G)

East: High Density Residential (R-H)

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

Pursuant to Huntington Park Municipal Code (HMC) Section 9-4.202, Table IV-5, Convalescent Homes are 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

**PLANNING COMMISSION AGENDA REPORT**

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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.

**MUNICIPAL CODE  
APPLICABILITY OF  
REQUIREMENTS FOR  
DEVELOPMENT PERMIT:**

Pursuant to HPMC Section 9-2.1003, approval of a Development Permit shall be required when there is an expansion or conversion of an existing structure or use, affecting or involving a minimum of 25% of the total gross floor area of the structure.

**REQUIRED FINDINGS  
FOR A DEVELOPMENT  
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 Planning Commission may approve, modify, or deny a Development Permit in whole or in part and shall impose specific development conditions if approved. The Planning Commission may approve a Development Permit, only if all of the following findings are made:

1. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards;
2. The proposed development is consistent with the General Plan;
3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property;

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4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
5. 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 development would not be detrimental to public health, safety and general welfare; and
7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.

### ENVIRONMENTAL REVIEW:

The project is Categorically Exempt pursuant to Article 19, Section 15322, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

### PROJECT BACKGROUND:

- ***Site Description***

The subject site is located on the east side of Santa Fe Avenue between Clarendon Avenue located towards the north and Gage Avenue located towards the south. The site measures approximately 25,210 square feet. The site is developed with a commercial building measuring approximately 17,159 square feet. Specifically, the building is occupied by a restaurant (La Ramada Restaurant) and a hotel (Santa Fe Inn). The subject site is surrounded by commercial uses to the north and west, along with residential uses to the south and east.

### ANALYSIS:

- ***Project Proposal***

The Applicant, Dev Tailor and Rene Patel, are requesting a Conditional Use Permit and a Development Permit to allow a convalescent home at 6340 Santa Fe Avenue. They plan to convert the existing motel and restaurant into a convalescent home. The facility would be a state licensed

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90-bed adult residential facility. The existing restaurant would be converted into a dining and storage area for the proposed convalescent home.

The facility will provide twenty-four (24) hours of non-medical care to people in need of personal services, supervision, and assistance, essential for sustaining the activities of daily living. The facility would operate seven (7) days a week. The facility would provide a minimum of 8 staff members including a 24-hour security guard. However, additional staff will depend on the care needs. The motel currently has seven (7) parking spaces along the east side of the existing building; adjacent to the alley. These parking spaces will be converted into storage areas. There will be no expansion of the existing building footprint as part of the request for entitlements.

- ***Parking***

There are currently thirty-four (34) parking spaces (32 standard and 2 handicapped) at the site. Pedestrian and vehicular access to the site is provided along Santa Fe Avenue, located to the west of the property. Specifically, vehicular access to the site is provided from two driveways (one located toward the northern side of the lot and the other to the south side of the lot). An alley is located along the east side of the site, which serves as an egress point for vehicles.

The site has a parking lot located to the north of the building (accessible through the northern driveway) and a parking lot within an open-air area inside the building (accessible through the southern driveway). Vehicles enter the parking areas from Santa Fe Avenue.

Pursuant to the HPMC Section 9-3.804, the parking requirements for a convalescent home use requires 1 space for each 6 beds, plus 1 space for each employee. In accordance with the City's parking standards, the total number of off-street parking spaces required for the proposed development is 24 parking spaces. The proposed project will provide 23 parking spaces on site. However, due to the operational nature of the convalescent home - patients are not expected to drive to the site. A shuttle service will be provided to transport patients who are receiving care. As such, the total number of automobiles

## PLANNING COMMISSION AGENDA REPORT

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traveling to and from the facility by patients would be reduced. The shuttle service will offset the deficit of parking at the site. Nevertheless, staff will require a Traffic Management Plan to ensure the operation will not create a negative impact on parking and traffic flow and provide measures to mitigate any impacts.

Additionally, HPMC Section 9-3.703 requires institutional, hospital, hotel, group housing, and similar uses with a gross floor area between 10,001 to 50,000 square feet to provide two (2) loading space as required by the Planning Commission. The Applicant is proposing two (2) loading spaces for compliance with the Municipal Code.

- ***Conditional Use Permit Findings***

In granting a Conditional Use Permit to allow for a convalescent home, 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 a convalescent home is permitted in the C-G Zone with the approval of a Conditional Use Permit. The proposed use will convert an existing commercial building currently occupied by a restaurant and motel use into a convalescent home. The building's footprint will not be modified for the proposed use. As such, the integrity and character of the building will not be altered. The use will be in compliance with all applicable provisions of the Code.

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 to accommodate the surrounding community. Additionally, the property is zoned as Commercial General (C-G),

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this zone intends to provide for general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. The proposed use is consistent with the General Plan. Specifically, the use is consistent with Goal 2.0 of the Land Use Element, which calls to accommodate new development that is compatible with and complements existing land uses. The proposed use will provide residents with another option for adult residential care. The use will be accessible for families and services by being located along a busy arterial street (Santa Fe Avenue) and adjacent to a high-density residential zone. The proposed use's design minimizes disruption to the surrounding area since majority of activities will be indoors. The proposed use will also abide 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 proposed use would employ a wide range of staff, including nurses, therapists, administrative personnel, maintenance workers, and kitchen staff. The establishment of a convalescent home would encourage further investment in the area. Consequently, this may lead to an increase in demand for specialized senior living infrastructure and can drive development of complementary amenities in the area.

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

The proposed use is Categorically Exempt pursuant to Article 19, Section 15322, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. The proposed use is consistent with all applicable general plan designation and policies as well as zoning designations and regulations. The proposed use would occur within city limits and is below the five-acre threshold. The use would not pose an impact on biological resources since the project site is developed and vegetation on the site is limited to shrubs and ruderal plants. The use would result in less than significant impact on air quality, noise, transportation, and water quality. Finally, the use would

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be situated in a location in proximity to existing utilities. The use would not increase demand for additional public services. As such, the project meets all the conditions necessary for a Categorical Exemption under Section 15332, Class 32 (In-Fill Development Projects).

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 25,210 square feet. The site is developed with an existing commercial building. No expansion of the building is proposed. The project site highlights accessibility since it is close to community amenities and close to public transportation. Also, the proposed use is located in an area with established infrastructure (water, power, and sewage) to support the facility's needs. As such, the proposed use 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 convalescent home will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City.

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

**Finding:** The site has an existing commercial building with current infrastructure in place. The use will convert existing space used as a restaurant and motel into a convalescent home. Additionally, no physical expansion is proposed, therefore, the intensity of the use will not be altered. As such, the subject site is physically suitable for the type and density/intensity of use being proposed.

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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 convalescent home's building footprint. The site will not alter the demand for public infrastructure. The conversion would align with state licensing and residential care standards. This includes abiding to state guidelines for indoor activity space, residential rooms, and communal areas. Consideration will be taken for acoustic design to provide a quiet environment for patients, accessibility requirements, utilities and infrastructure, and waste management. The development will provide parking on-site to avoid spillover parking in residential neighborhoods, which would protect community welfare. Overall, 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.

- ***Development Permit Findings***

In granting a Development Permit to allow for a convalescent home, the Planning Commission must make findings in connection with the Development Permit, as set forth in the HPMC. A Development Permit may be approved only if all of the following findings are made:

1. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards.

**Finding:** As previously mentioned, the proposed convalescent home is permitted in the C-G Zone with the approval of a Conditional Use Permit. The proposed use will convert an existing commercial building currently occupied by a restaurant and motel use into a convalescent home. The building's footprint will not be modified for the proposed use. As such, the integrity and character of the building will not be altered. The development will provide a design that provides parking, accessibility, and will be architecturally compatible with

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the existing fabric of the area. The use will follow all applicable provisions of the Code.

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

**Finding:** As previously discussed, 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 to accommodate the surrounding community. Additionally, the property is zoned as Commercial General (C-G), this zone intends to provide for general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. The proposed use is consistent with the General Plan. Specifically, the use is consistent with Goal 2.0 of the Land Use Element, which calls to accommodate new development that is compatible with and complements existing land uses. The proposed use will provide residents with another option for adult residential care. The use will be accessible for families and services by being located along a busy arterial street (Santa Fe Avenue) and adjacent to a high-density residential zone. The proposed use's design minimizes disruption to the surrounding area since majority of activities will be indoors. The proposed use will also abide 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 proposed use would employ a wide range of staff, including nurses, therapists, administrative personnel, maintenance workers, and kitchen staff. The establishment of a convalescent home would encourage further investment in the area. Consequently, this may lead to an increase in demand for specialized senior living infrastructure and can drive development of complementary amenities in the area.

**3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property.**

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The proposed development would be integrated into the existing land use patterns while also aligning with the City's existing and planned future development for the area. Since it is adjacent to residential zoning, the development would not disrupt the residential character of the area. It will adhere to development standards stipulated in the HPMC. The development would minimize impacts from noise, traffic, and lighting in terms of its design and operational characteristics.

4. **The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines.**

**Finding:** The project is Categorically Exempt pursuant to Article 19, Section 15322, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. The project is consistent with all applicable general plan designations and policies as well as zoning designations and regulations. The project would occur within city limits and is below the five-acre threshold. The project would not pose an impact to biological resources since the project site is developed and vegetation on the site is limited to shrubs and ruderal plants. The project would result in less than significant impact on air quality, noise, transportation, and water quality. Finally, the project would be situated in a location in proximity to existing utilities. The project would not increase demand for additional public services. As such, the project meets all the conditions necessary for a Categorical Exemption under Section 15332, Class 32 (In-Fill Development Projects).

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

**Finding:** The site has an existing commercial building with current infrastructure in place. Additionally, no physical expansion is proposed. As such, the subject site is physically suitable for the type and density/intensity of use being proposed.

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

**Finding:** There is no expansion of the convalescent home's building 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.

- 7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.**

**Finding:** As previously discussed, there is no expansion of the convalescent home building footprint. The site will not alter the demand for public infrastructure. The conversion would align with state licensing and residential care standards. This includes abiding to state guidelines for indoor activity space, residential rooms, and communal areas. Consideration will be taken for acoustic design to provide a quiet environment for residents, accessibility requirements, utilities and infrastructure, and waste management. The development will provide parking on-site to avoid spillover parking in residential neighborhoods, which would protect community welfare. Overall, 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.

**CONCLUSION:**

Based on the above analysis, Staff has recommended approval for the request since the proposed use meets all the findings for a Conditional Use Permit and a Development Permit. Additionally, conditions of approval will ensure that the proposed use will comply with HPMC stipulations. However, the Planning Commission may approve, deny, or request modifications to the project.

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### RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission approve **PC Case No. 2025-14 CUP/ 2025-04 DP**, 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 the commencement of operations.
6. The Applicant shall provide a Traffic Management Plan, this will include procedures regarding parking supply, loading zones, passenger drop-off, and traffic mitigation measures. The Traffic Management Plan shall specify how loading zones will be utilized (days and times) to avoid blocking fire lanes or interfering with traffic flow. The Plan shall also describe how the operation will provide a safe and easily accessible drop-off area to accommodate patients. The Plan shall also propose measures to mitigate any traffic impacts (installing new signage to direct traffic, queuing management, etc.).
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.

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8. 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.
9. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
10. 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 the 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.
11. 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.
12. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicant shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
13. 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.
14. If the use ceases to operate for a period of six (6) months, the entitlement shall be null and void.
15. 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 the same results, as would strict compliance with said plans and conditions.
16. 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.
17. No outside storage shall be permitted on the site.
18. Vehicle loading and unloading shall occur on-site and not within any adjoining streets, alleys, nor the public right-of-way. Loading zones shall avoid blocking fire lanes or impede general traffic on the site when in use.

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19. All vehicles associated with the use shall be parked on-site and not in the alley.
20. The Applicant shall provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of Occupancy.
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. Prior to the issuance of a Certificate of Occupancy, the building shall complete exterior improvements to the building, the improvements shall include but not be limited to repairs of exterior walkways and stairways, replacement of motel-style signage, and the addition of architectural features such as enhanced lighting. Furthermore, any holes or discolored paint must be repaired to match the building color.
23. Window signage shall abide by 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.
24. The Applicant shall abide to all California Department of Social Services regulations and shall maintain an active adult residential facility license and any other license/certification deemed necessary for the operation of the use. Revocation of the State license and/or certifications shall render this Conditional Use Permit null and void.
25. The Applicant must maintain a 602 Form on file with the Huntington Park Police Department to manage anyone trespassing or loitering.
26. Property maintenance must be managed to include landscaping along with cleaning of trash and debris both in front and rear of property.
27. Any graffiti on property must be removed within three (3) days.
28. 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 be reviewed by the Planning Commission.
29. This Conditional Use Permit shall be valid for a term five (5) years with the option of two - one (1) year administrative renewals pending compliance metrics deemed appropriate by the Director of Community Development.
30. That the Applicant and Property Owner agree in writing to the above conditions.

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**BUILDING & SAFETY DIVISION**

31. The applicant shall submit plans to the Planning Division for review and approval of the proposed change of use and occupancy. Plans shall be submitted to the Building & Safety Division only after approval is obtained from the Planning Division.
32. The applicant shall submit full detailed plans to the Building & Safety Division for review and approval of the proposed change of use and occupancy. All work shall be permitted through submittal of detailed plans and issuance of a building permit and associated mechanical, electrical, and plumbing permits.
33. At this point in time based on the applications, the facility shall be classified as a Residential Group R-2.1 per California Building Code (CBC) 310.3.1. Residential Group R-2.1 occupancies shall include buildings, structures, or parts thereof housing clients, on a 24-hour basis, who because of age, mental disability, or other reasons, live in a supervised residential environment that provides personal care services.
34. This occupancy may contain more than six non-ambulatory and/or bedridden clients. (See CBC Section 435 Special Provisions for Licensed 24-Hour Care Facilities in a Group R-2.1, R-3.1, or R-4 Occupancy). This group shall include, but not be limited to, the following:
  - Assisted living facilities such as:
  - Residential care facilities,
  - Residential care facilities for the elderly (RCFEs),
  - Adult residential facilities,
  - Congregate living health facilities,
  - Group homes,
  - Residential care facilities for the chronically ill,
  - Congregate living health facilities for the terminally ill.
35. Plans submitted for public buildings, public accommodations, commercial buildings, and public housing building projects shall be completed by a registered design professional, such as a licensed architect or registered professional engineer. All plan sheets shall be stamped and signed by the registered design professional.
36. All new construction, tenant improvements, alterations (including changes of use and occupancy), and additions shall follow the 2022 California Building Code and all associated codes within the 2022 code cycle. If unpermitted work is discovered, the work must comply with the current building code requirements, which may require additional work to ensure code compliance.
37. New construction, tenant improvements, alterations (including changes of use and occupancy), and additions shall be required to comply with disabled access requirements outlined in Chapter 11B – Accessibility to Public Buildings, Public Accommodations, Commercial Buildings, and Public Housing – of the 2022 California

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Building Code. Some alterations may “trigger” full compliance with accessibility features outlined in Section 11B-202 of the 2022 CBC, pursuant to the current valuation threshold. When the adjusted construction cost, as defined, is less than or equal to the current valuation threshold, as defined, the cost of compliance with Section 11B-202.4 of the 2022 CBC shall be limited to 20 percent of the adjusted construction cost of tenant improvements, alterations (including changes of use and occupancy), structural repairs, or additions.

38. Tenant improvements, alterations (including changes of use and occupancy), and additions may be subject to path of travel and site arrival point requirements outlined in Chapter 11B of the 2022 CBC, pertaining to parking spaces and building entrances.
39. Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into (including changes of use and occupancy). 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.
40. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in CFC Sections 503.2.1 and 503.2.2 shall be maintained at all times.
41. All construction work is to be completed by a licensed contractor.
42. Plans submitted for new construction, tenant improvements, alterations (including changes of use and occupancy), and additions to Building & Safety 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.
43. The second sheet of plans submitted for new construction, tenant improvements, alterations (including changes of use and occupancy), and additions to Building & Safety is to list all Conditions of Approval and to include a copy of the Planning Commission decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
44. 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

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Sanitation Districts, South Coast Air Quality Management District, and others may be required.

45. The business may be subject to a routine business license inspection.

**POLICE DEPARTMENT**

46. Employ trained security personnel to monitor the property at all times.
47. Install a comprehensive CCTV surveillance system covering all common areas, entrances, exits, parking areas, and hallways. Cameras should record 24/7 and have a minimum retention period of 30 days.
48. Implement a secure entry/exit system, such as a key card or biometric access, to restrict unauthorized entry.
49. Ensure all outdoor areas are well-lit with motion-sensor lighting to deter criminal activity.
50. Equip all rooms with an emergency call button or intercom system for immediate access to assistance.
51. Ensure compliance with fire safety regulations, including sprinklers, smoke detectors, and carbon monoxide alarms in all rooms and common areas.
52. Maintain accessible first aid and medical kits in key areas of the facility.
53. Develop and post an emergency evacuation plan, with periodic fire and emergency drills, to ensure staff and residents know the protocols.
54. Conduct thorough background checks on all employees to ensure they have no criminal history related to violence, abuse, or theft.
55. Ensure all staff members are trained in de-escalation techniques, conflict resolution, and crisis intervention to handle behavioral issues.
56. Implement a system to monitor residents' movements for their safety, especially for those with cognitive impairments.
57. Provide secure parking with proper lighting and monitored access for staff, residents, and visitors.
58. Coordinate with local authorities to ensure traffic control measures are in place to prevent congestion or unsafe conditions near the facility.

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59. Maintain an open line of communication with local law enforcement for regular patrols, emergency response coordination, and ongoing facility assessments.
60. Establish a clear code of conduct for residents, including noise restrictions, visitor policies, and curfew times.
61. Implement a system for managing and monitoring visitors, including a check-in and check-out process with identification verification.
62. Post clear signage prohibiting illegal activities such as drug use, loitering, or unauthorized guests.

**LOS ANGELES COUNTY FIRE DEPARTMENT**

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

**EXHIBITS:**

- A. PC Resolution No. 2025-14 CUP/ 2025-04 DP
- B. Site Plan
- C. Floor Plan – 1<sup>st</sup> Floor and 2<sup>nd</sup> Floor
- D. Site Photographs (September 2025)
- E. Conditional Use Permit Application Packet
- F. Development Permit Application Packet

# **RESOLUTION NO. 2025-14 CUP/ 2025-04 DP**

**EXHIBIT A**

**CASE NO. 2025-14 CUP/ 2025-04 DP**

PC RESOLUTION NO. 2025-14 CUP / 2025-04 DP

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, APPROVING A REQUEST FOR A CONDITIONAL USE PERMIT AND A DEVELOPMENT PERMIT FOR A CONVALESCENT HOME LOCATED AT 6340 SANTA FE AVENUE, WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.**

**WHEREAS**, a special public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, October 1, 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 Dev Tailor and Rene Patel requesting approval of a Conditional Use Permit and a Development Permit for a convalescent home for the property located at 6340 Santa Fe Avenue within the Commercial General (C-G) zone described as:

Assessor's Parcel No. 6321-013-032, City of Huntington Park, County of Los Angeles; and

**WHEREAS**, said application involves a request for a Development Permit to allow the conversion of an existing structure or use, affecting or involving a minimum of 25% of the total gross floor area of the structure; and

**WHEREAS**, said application involves a request for a Conditional Use Permit to allow a convalescent home use within the C-G zone; and

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

**WHEREAS**, the City of Huntington Park has determined that the project is exempt from CEQA pursuant to Article 19, Section 15322, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines; and

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

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

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

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

8

9           **SECTION 1:** Based on the evidence within staff report and the Environmental  
10 Assessment Questionnaire, the Planning Commission adopts the findings in said  
11 Questionnaire and determines that the project, as proposed, will have no significant  
12 adverse effect on the environment and adopts an Environmental Categorical Exemption  
13 (CEQA Guidelines, Article 19, Section 15322, Class 32 (In-Fill Development Projects)).

14

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

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

20           ***The Planning Staff finds that the proposed use of a convalescent home is***  
21           ***permitted in the C-G Zone with the approval of a Conditional Use Permit.***

22           ***The proposed use will convert an existing commercial building currently***  
23           ***occupied by a restaurant and motel use into a convalescent home. The***  
24           ***building's footprint will not be modified for the proposed use. As such, the***  
25           ***integrity and character of the building will not be altered. The use will be in***  
26           ***compliance with all applicable provisions of the Code.***

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

28           ***The Planning Staff finds that the proposed use is consistent with the***

**General Plan. Specifically, 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 to accommodate the surrounding community. Additionally, the property is zoned as Commercial General (C-G), this zone intends to provide for general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. The proposed use is consistent with the General Plan. Specifically, the use is consistent with Goal 2.0 of the Land Use Element, which calls to accommodate new development that is compatible with and complements existing land uses. The proposed use will provide residents with another option for adult residential care. The use will be accessible for families and services by being located along a busy arterial street (Santa Fe Avenue) and adjacent to a high-density residential zone. The proposed use's design minimizes disruption to the surrounding area since majority of activities will be indoors. The proposed use will also abide 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 proposed use would employ a wide range of staff, including nurses, therapists, administrative personnel, maintenance workers, and kitchen staff. The establishment of a convalescent home would encourage further investment in the area. Consequently, this may lead to an increase in demand for specialized senior living infrastructure and can drive development of complementary amenities in the area.**

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.

1       ***The Planning Staff finds that the proposed use is Categorically Exempt***  
2       ***pursuant to Article 19, Section 15322, Class 32 (In-Fill Development***  
3       ***Projects) of the California Environmental Quality Act (CEQA) Guidelines.***  
4       ***The proposed use is consistent with all applicable general plan designation***  
5       ***and policies as well as zoning designations and regulations. The proposed***  
6       ***use would occur within city limits and is below the five-acre threshold. The***  
7       ***use would not pose an impact on biological resources since the project site***  
8       ***is developed and vegetation on the site is limited to shrubs and ruderal***  
9       ***plants. The use would result in less than significant impact on air quality,***  
10       ***noise, transportation, and water quality. Finally, the use would be situated in***  
11       ***a location in proximity to existing utilities. The use would not increase***  
12       ***demand for additional public services. As such, the project meets all the***  
13       ***conditions necessary for a Categorical Exemption under Section 15332,***  
14       ***Class 32 (In-Fill Development Projects).***

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

21       ***The Planning Staff finds that the project site measures approximately 25,210***  
22       ***square feet. The site is developed with an existing commercial building. No***  
23       ***expansion of the building is proposed. The project site highlights***  
24       ***accessibility since it is close to community amenities and close to public***  
25       ***transportation. Also, the proposed use is located in an area with established***  
26       ***infrastructure (water, power, and sewage) to support the facility's needs. As***  
27       ***such, the proposed use is not expected to be detrimental to the public***  
28       ***health, safety, and welfare of the City. Furthermore, conditions of approval***

1           ***will be implemented to ensure that the operation of the convalescent home***  
2           ***will not create significant noise, traffic or other conditions or situations that***  
3           ***may be objectionable or detrimental to other permitted uses operating***  
4           ***nearby or adverse to the public interest, health, safety, convenience, or***  
5           ***welfare of the City.***

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

8           ***The Planning Staff finds that the site has an existing commercial building***  
9           ***with current infrastructure in place. The use will convert existing space***  
10           ***used as a restaurant and motel into a convalescent home. Additionally, no***  
11           ***physical expansion is proposed, therefore, the intensity of the use will not***  
12           ***be altered. As such, the subject site is physically suitable for the type and***  
13           ***density/intensity of use being proposed.***

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

17           ***The Planning Staff finds that there is no expansion of the convalescent***  
18           ***home's building footprint. The site will not alter the demand for public***  
19           ***infrastructure. The conversion would align with state licensing and***  
20           ***residential care standards. This includes abiding to state guidelines for***  
21           ***indoor activity space, residential rooms, and communal areas.***  
22           ***Consideration will be taken for acoustic design to provide a quiet***  
23           ***environment for patients, accessibility requirements, utilities and***  
24           ***infrastructure, and waste management. The development will provide***  
25           ***parking on-site to avoid spillover parking in residential neighborhoods,***  
26           ***which would protect community welfare. Overall, there are adequate***  
27           ***provisions for public access, water, sanitation, and public utilities and***  
28           ***services to ensure that the proposed use would not be detrimental to public***

## ***health and safety.***

**SECTION 3:** The Planning Commission hereby makes the following findings in connection with the proposed Development Permit:

1. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards.

*The Planning Staff finds that the proposed convalescent home is permitted in the C-G Zone with the approval of a Conditional Use Permit. The proposed use will convert an existing commercial building currently occupied by a restaurant and motel use into a convalescent home. The building's footprint will not be modified for the proposed use. As such, the integrity and character of the building will not be altered. The development will provide a design that provides parking, accessibility, and will be architecturally compatible with the existing fabric of the area. The use will follow all applicable provisions of the Code.*

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

***The Planning Staff finds that 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 to accommodate the surrounding community. Additionally, the property is zoned as Commercial General (C-G), this zone intends to provide for general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. The proposed use is consistent with the General Plan. Specifically, the use is consistent with Goal 2.0 of the Land Use Element, which calls to accommodate new development that is compatible with and complements existing land uses.***

1       *The proposed use will provide residents with another option for adult*  
2       *residential care. The use will be accessible for families and services by*  
3       *being located along a busy arterial street (Santa Fe Avenue) and adjacent to*  
4       *a high-density residential zone. The proposed use's design minimizes*  
5       *disruption to the surrounding area since majority of activities will be*  
6       *indoors. The proposed use will also abide with Goal 5.0 of the Land Use*  
7       *Element, which calls to promote the expansion of the City's economic base*  
8       *and diversification of economic activity. The proposed use would employ a*  
9       *wide range of staff, including nurses, therapists, administrative personnel,*  
10       *maintenance workers, and kitchen staff. The establishment of a*  
11       *convalescent home would encourage further investment in the area.*  
12       *Consequently, this may lead to an increase in demand for specialized senior*  
13       *living infrastructure and can drive development of complementary amenities*  
14       *in the area.*

15       3. The proposed development would be harmonious and compatible with existing  
16       and planned future developments within the zoning district and general area, as  
17       well as with the land uses presently on the subject property.

18       *The Planning Staff finds that the proposed development would be integrated*  
19       *into the existing land use patterns while also aligning with the City's*  
20       *existing and planned future development for the area. Since it is adjacent to*  
21       *residential zoning, the development would not disrupt the residential*  
22       *character of the area. It will adhere to development standards stipulated in*  
23       *the HPMC. The development would minimize impacts from noise, traffic, and*  
24       *lighting in terms of its design and operational characteristics.*

25       4. The approval of the Development Permit for the proposed project is in compliance  
26       with the requirements of the California Environmental Quality Act (CEQA) and the  
27       City's Guidelines.

28       *The Planning Staff finds that the project is Categorically Exempt pursuant to*

**Article 19, Section 15322, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. The project is consistent with all applicable general plan designations and policies as well as zoning designations and regulations. The project would occur within city limits and is below the five-acre threshold. The project would not pose an impact to biological resources since the project site is developed and vegetation on the site is limited to shrubs and ruderal plants. The project would result in less than significant impact on air quality, noise, transportation, and water quality. Finally, the project would be situated in a location in proximity to existing utilities. The project would not increase demand for additional public services. As such, the project meets all the conditions necessary for a Categorical Exemption under Section 15332, Class 32 (In-Fill Development Projects).**

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

*The Planning Staff finds that the site has an existing commercial building with current infrastructure in place. Additionally, no physical expansion is proposed. 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 development would not be detrimental to public health, safety and general welfare.

*The Planning Staff finds that there is no expansion of the convalescent home's building 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.*

7. The design, location, size and operating characteristics of the proposed

1 development would not be detrimental to the public health, safety, or welfare of  
2 the City.

3 ***The Planning Staff finds that there is no expansion of the convalescent***  
4 ***home building footprint. The site will not alter the demand for public***  
5 ***infrastructure. The conversion would align with state licensing and***  
6 ***residential care standards. This includes abiding to state guidelines for***  
7 ***indoor activity space, residential rooms, and communal areas.***  
8 ***Consideration will be taken for acoustic design to provide a quiet***  
9 ***environment for residents, accessibility requirements, utilities and***  
10 ***infrastructure, and waste management. The development will provide***  
11 ***parking on-site to avoid spillover parking in residential neighborhoods,***  
12 ***which would protect community welfare. Overall, there are adequate***  
13 ***provisions for public access, water, sanitation, and public utilities and***  
14 ***services to ensure that the proposed use would not be detrimental to public***  
15 ***health and safety.***

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17 **SECTION 4:** The Planning Commission hereby approves PC Resolution 2025-14  
18 CUP / 2025-04 DP, for the property located at 6340 Santa Fe Avenue within the  
19 Commercial General (C-G) Zone subject to the execution and fulfillment of the following  
20 conditions:

21

22 **PLANNING DIVISION**

23 1. That the Applicant and Property Owner and each successor in interest to the property  
24 which is the subject of this project shall defend, indemnify and hold harmless the City  
25 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.

26

27 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department  
28 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 the commencement of operations.
6. The Applicant shall provide a Traffic Management Plan, this will include procedures regarding parking supply, loading zones, passenger drop-off, and traffic mitigation measures. The Traffic Management Plan shall specify how loading zones will be utilized (days and times) to avoid blocking fire lanes or interfering with traffic flow. The Plan shall also describe how the operation will provide a safe and easily accessible drop-off area to accommodate patients. The Plan shall also propose measures to mitigate any traffic impacts (installing new signage to direct traffic, queuing management, etc.).
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 be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing floor area of the establishment.
9. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
10. 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 the 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.
11. 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.

1       12. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the  
2       Huntington Park Municipal Code relating to Storm Water Management. The Applicant  
3       shall also comply with all requirements of the National Pollutant Discharge  
4       Elimination System (NPDES), Model Programs, developed by the County of Los  
5       Angeles Regional Water Quality Board. This includes compliance with the City's Low  
6       Impact Development (LID) requirements.

7       13. 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      14. If the use ceases to operate for a period of six (6) months, the entitlement shall be  
11      null and void.

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

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

18      17. No outside storage shall be permitted on the site.

19      18. Vehicle loading and unloading shall occur on-site and not within any adjoining streets,  
20      alleys, nor the public right-of-way. Loading zones shall avoid blocking fire lanes or  
21      impede general traffic on the site when in use.

22      19. All vehicles associated with the use shall be parked on-site and not in the alley.

23      20. The Applicant shall provide publicly visible art or pay art fees in accordance with the  
24      HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of  
25      Occupancy.

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

21      22. Prior to the issuance of a Certificate of Occupancy, the building shall complete  
22      exterior improvements to the building, the improvements shall include but not be  
23      limited to repairs of exterior walkways and stairways, replacement of motel-style  
24      signage, and the addition of architectural features such as enhanced lighting.  
25      Furthermore, any holes or discolored paint must be repaired to match the building  
26      color.

27      23. Window signage shall abide by HPMC Section 9-3.1212. Window signs exceeding 25  
28      percent of window area shall require a sign permit and when combined with other

1 signs shall not exceed the total allowable sign area and shall not cover more than fifty  
2 percent of the window area.

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24. The Applicant shall abide to all California Department of Social Services regulations and shall maintain an active adult residential facility license and any other license/certification deemed necessary for the operation of the use. Revocation of the State license and/or certifications shall render this Conditional Use Permit null and void.
25. The Applicant must maintain a 602 Form on file with the Huntington Park Police Department to manage anyone trespassing or loitering.
26. Property maintenance must be managed to include landscaping along with cleaning of trash and debris both in front and rear of property.
27. Any graffiti on property must be removed within three (3) days.
28. 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 be reviewed by the Planning Commission.
29. This Conditional Use Permit shall be valid for a term five (5) years with the option of two - one (1) year administrative renewals pending compliance metrics deemed appropriate by the Director of Community Development.
30. That the Applicant and Property Owner agree in writing to the above conditions.

## **BUILDING & SAFETY DIVISION**

31. The applicant shall submit plans to the Planning Division for review and approval of the proposed change of use and occupancy. Plans shall be submitted to the Building & Safety Division only after approval is obtained from the Planning Division.
32. The applicant shall submit full detailed plans to the Building & Safety Division for review and approval of the proposed change of use and occupancy. All work shall be permitted through submittal of detailed plans and issuance of a building permit and associated mechanical, electrical, and plumbing permits.
33. At this point in time based on the applications, the facility shall be classified as a Residential Group R-2.1 per California Building Code (CBC) 310.3.1. Residential Group R-2.1 occupancies shall include buildings, structures, or parts thereof housing clients, on a 24-hour basis, who because of age, mental disability, or other reasons, live in a supervised residential environment that provides personal care services.
34. This occupancy may contain more than six non-ambulatory and/or bedridden clients. (See CBC Section 435 Special Provisions for Licensed 24-Hour Care Facilities in a Group R-2.1, R-3.1, or R-4 Occupancy). This group shall include, but not be limited to, the following:

1 Assisted living facilities such as:  
2 Residential care facilities,  
3 Residential care facilities for the elderly (RCFEs),  
4 Adult residential facilities,  
5 Congregate living health facilities,  
6 Group homes,  
Residential care facilities for the chronically ill,  
Congregate living health facilities for the terminally ill.

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- 35. Plans submitted for public buildings, public accommodations, commercial buildings, and public housing building projects shall be completed by a registered design professional, such as a licensed architect or registered professional engineer. All plan sheets shall be stamped and signed by the registered design professional.
- 36. All new construction, tenant improvements, alterations (including changes of use and occupancy), and additions shall follow the 2022 California Building Code and all associated codes within the 2022 code cycle. If unpermitted work is discovered, the work must comply with the current building code requirements, which may require additional work to ensure code compliance.
- 37. New construction, tenant improvements, alterations (including changes of use and occupancy), and additions shall be required to comply with disabled access requirements outlined in Chapter 11B – Accessibility to Public Buildings, Public Accommodations, Commercial Buildings, and Public Housing – of the 2022 California Building Code. Some alterations may “trigger” full compliance with accessibility features outlined in Section 11B-202 of the 2022 CBC, pursuant to the current valuation threshold. When the adjusted construction cost, as defined, is less than or equal to the current valuation threshold, as defined, the cost of compliance with Section 11B-202.4 of the 2022 CBC shall be limited to 20 percent of the adjusted construction cost of tenant improvements, alterations (including changes of use and occupancy), structural repairs, or additions.
- 38. Tenant improvements, alterations (including changes of use and occupancy), and additions may be subject to path of travel and site arrival point requirements outlined in Chapter 11B of the 2022 CBC, pertaining to parking spaces and building entrances.
- 39. Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into (including changes of use and occupancy). 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

1        CBC Section 903.3.1.1 (NFPA 13), 903.3.1.2 (NFPA 13R), or 903.3.1.3 (NFPA 13D),  
2        as applicable per use.

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

6        41. All construction work is to be completed by a licensed contractor.

7        42. Plans submitted for new construction, tenant improvements, alterations (including  
8        changes of use and occupancy), and additions to Building & Safety shall require plan  
9        check fees. The initial plan check fee will cover the first plan check, and one recheck  
10      only. Additional review required beyond the first recheck shall be paid for on an  
11      hourly basis in accordance with the current fee schedule.

12      43. The second sheet of plans submitted for new construction, tenant improvements,  
13      alterations (including changes of use and occupancy), and additions to Building &  
14      Safety is to list all Conditions of Approval and to include a copy of the Planning  
15      Commission decision letter. This information shall be incorporated into the plans prior  
16      to the first submittal for plan check.

17      44. Separate agency approvals prior to the issuance of the building permit, such as from  
18      County of Los Angeles Fire Department – Fire Prevention Division, County of Los  
19      Angeles Public Health – Environmental Health Division, Los Angeles County  
20      Sanitation Districts, South Coast Air Quality Management District, and others may be  
21      required.

22      45. The business may be subject to a routine business license inspection.

## 18      **POLICE DEPARTMENT**

19      46. Employ trained security personnel to monitor the property at all times.

20      47. Install a comprehensive CCTV surveillance system covering all common areas,  
21      entrances, exits, parking areas, and hallways. Cameras should record 24/7 and have  
22      a minimum retention period of 30 days.

23      48. Implement a secure entry/exit system, such as a key card or biometric access, to  
24      restrict unauthorized entry.

25      49. Ensure all outdoor areas are well-lit with motion-sensor lighting to deter criminal  
26      activity.

27      50. Equip all rooms with an emergency call button or intercom system for immediate  
28      access to assistance.

29      51. Ensure compliance with fire safety regulations, including sprinklers, smoke detectors,  
30      and carbon monoxide alarms in all rooms and common areas.

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2 52. Maintain accessible first aid and medical kits in key areas of the facility.

3 53. Develop and post an emergency evacuation plan, with periodic fire and emergency  
drills, to ensure staff and residents know the protocols.

4 54. Conduct thorough background checks on all employees to ensure they have no  
criminal history related to violence, abuse, or theft.

5 55. Ensure all staff members are trained in de-escalation techniques, conflict resolution,  
and crisis intervention to handle behavioral issues.

6 56. Implement a system to monitor residents' movements for their safety, especially for  
those with cognitive impairments.

7 57. Provide secure parking with proper lighting and monitored access for staff, residents,  
and visitors.

8 58. Coordinate with local authorities to ensure traffic control measures are in place to  
prevent congestion or unsafe conditions near the facility.

9 59. Maintain an open line of communication with local law enforcement for regular  
patrols, emergency response coordination, and ongoing facility assessments.

10 60. Establish a clear code of conduct for residents, including noise restrictions, visitor  
policies, and curfew times.

11 61. Implement a system for managing and monitoring visitors, including a check-in and  
check-out process with identification verification.

12 62. Post clear signage prohibiting illegal activities such as drug use, loitering, or  
unauthorized guests.

20 **LOS ANGELES COUNTY FIRE DEPARTMENT**

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

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

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**SECTION 6:** The Secretary of the Planning Commission shall certify to the adoption of this resolution and a copy thereof shall be filed with the City Clerk.

**PASSED, APPROVED, AND ADOPTED** this 1<sup>st</sup> October, 2025 by the following  
vote:

**AYES:**

### NOES:

ABSEN

**ABSENT:**

## ABSTAIN:

# HUNTINGTON PARK PLANNING COMMISSION

## Chairperson

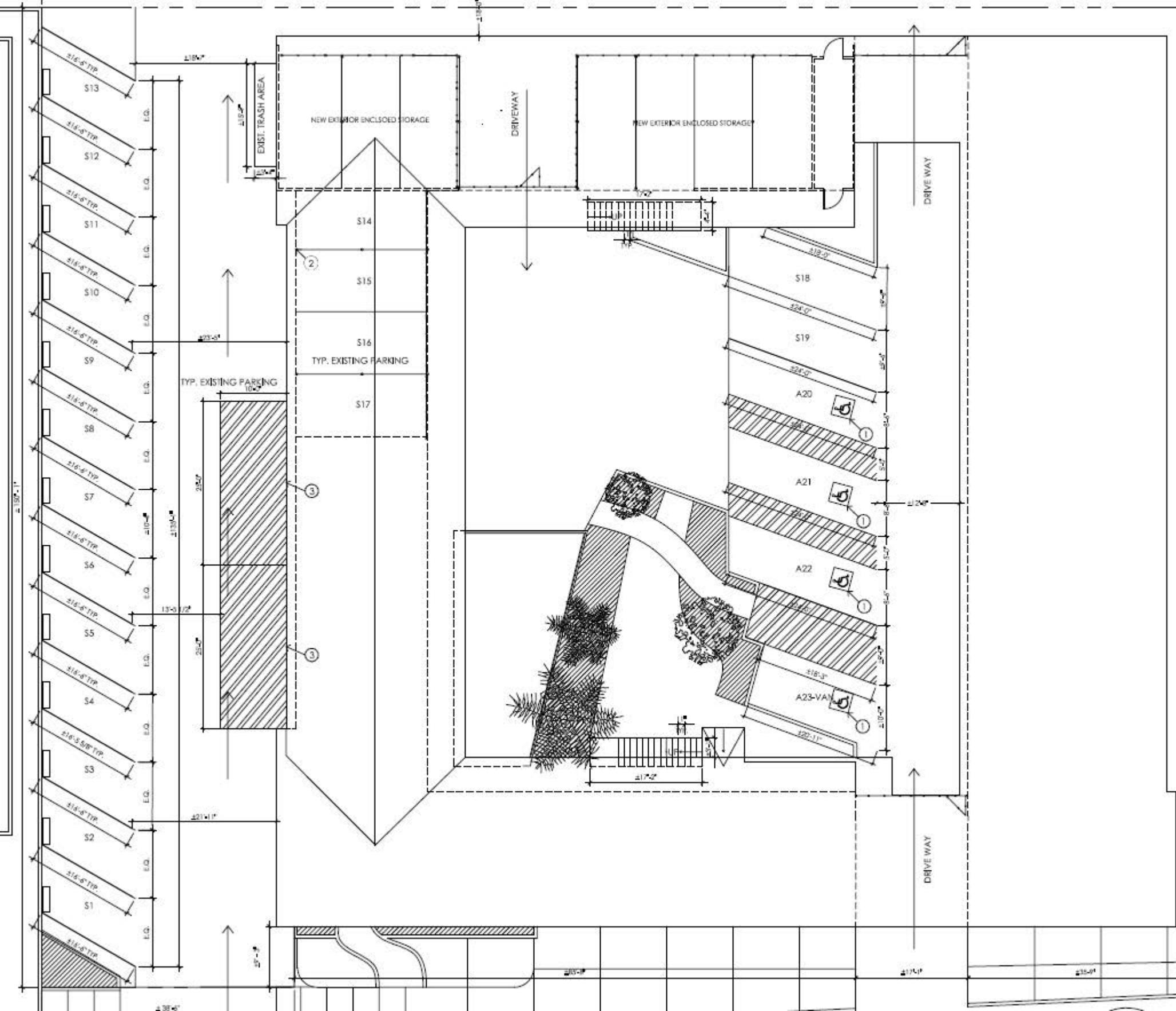
ATTEST:

Paul Bollier, Secretary

# **SITE PLAN**

**EXHIBIT B**

**CASE NO.** 2025-14 CUP/ 2025-04 DP

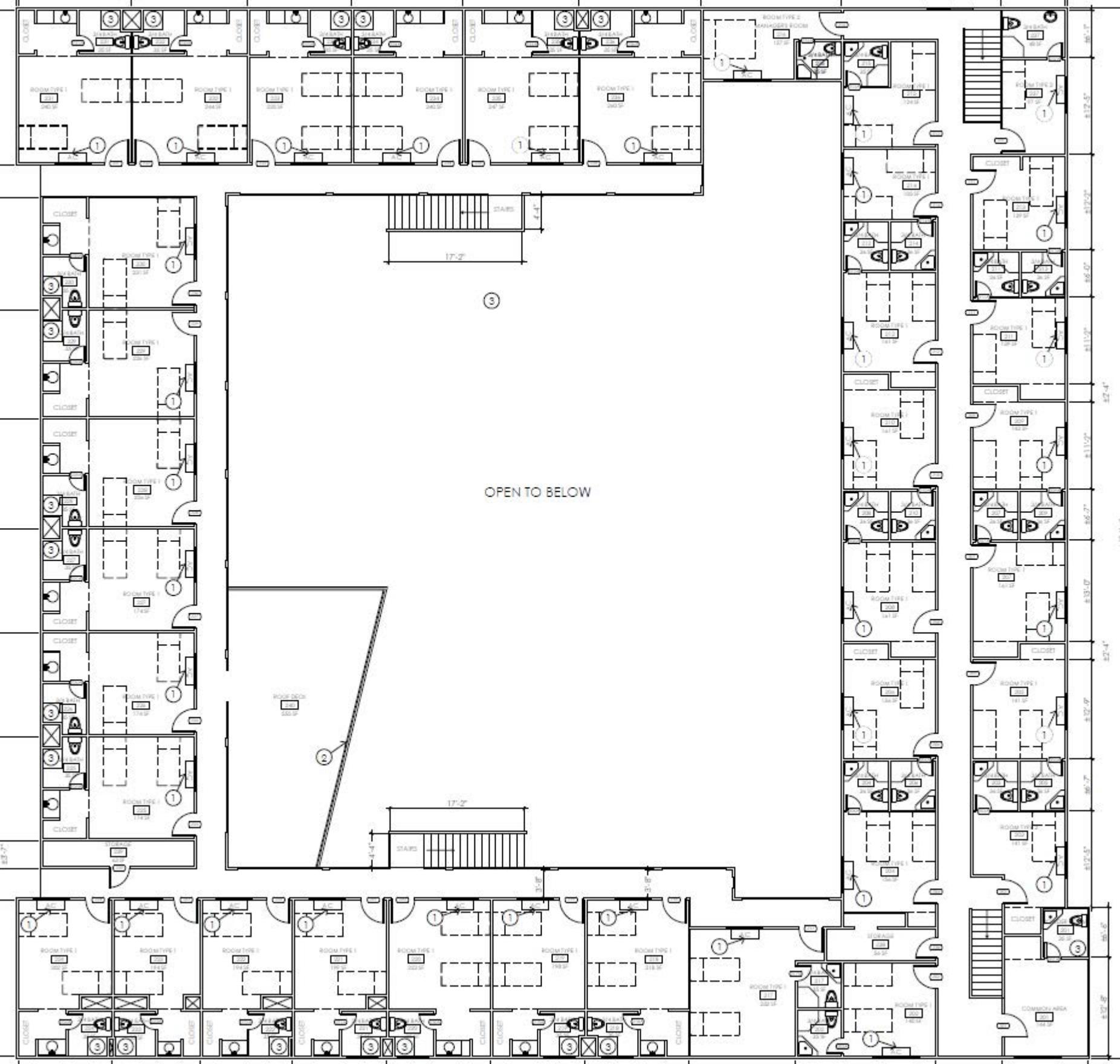


# **FLOOR PLAN**

**EXHIBIT C**

**CASE NO.** 2025-14 CUP/ 2025-04 DP

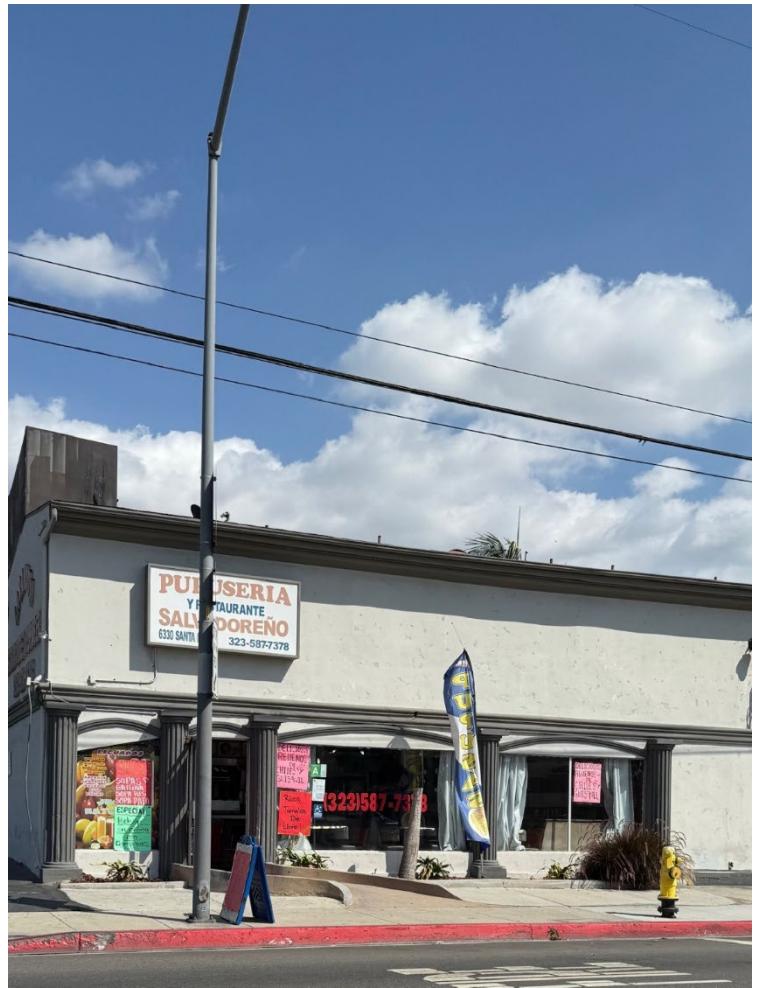


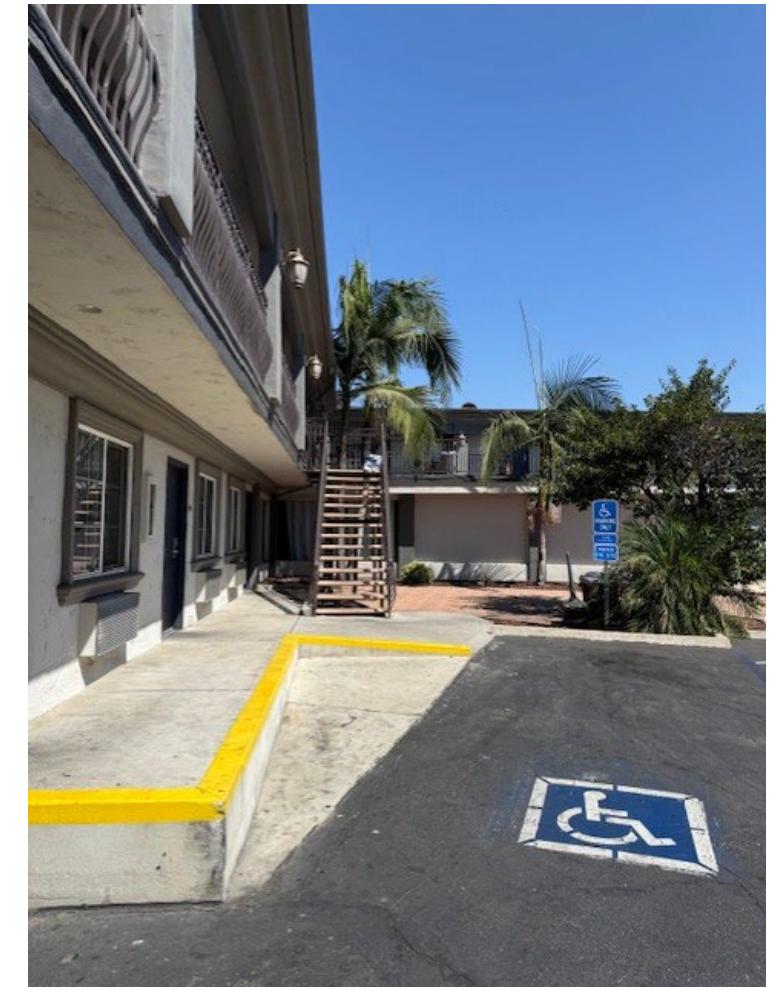


# **SITE PHOTOGRAPHS (SEPTEMBER 2025)**

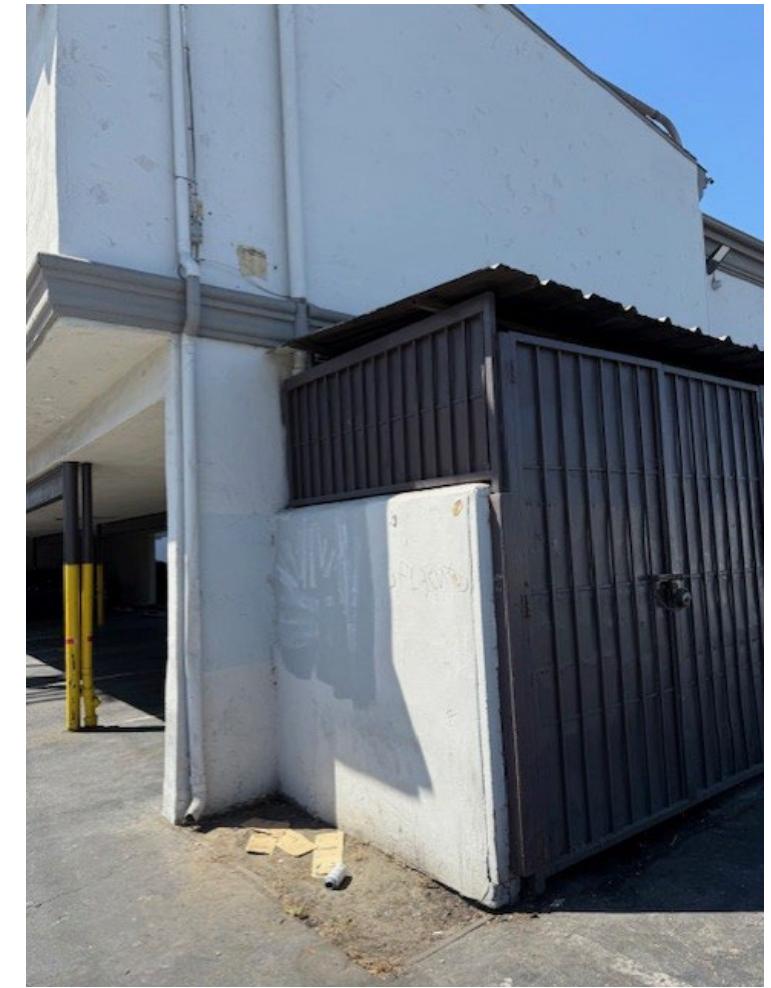
**EXHIBIT D**

**CASE NO.** 2025-14 CUP/ 2025-04 DP









# **CONDITIONAL USE PERMIT APPLICATION PACKET**

**EXHIBIT E**

**CASE NO.** 2025-14 CUP/ 2025-04 DP



## CITY OF HUNTINGTON PARK

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

# CONDITIONAL USE PERMIT APPLICATION

**FOR OFFICE USE ONLY**

Date Filed: 9/21/2025 File No.: CWP 2025-14 Fee/Receipt No.: \$ 4,972.00 Received By (Initials): JM

## PROJECT INFORMATION

Project Address: 6340 Santa Fe Ave., Huntington Park, CA 90255

General Location:

**Assessor's Parcel Number (APN):** 6321013032

## APPLICANT'S INFORMATION

Applicant: Dev Tailor & Rene Patel

**Mailing Address:** 6340 Santa Fe Ave. Huntington Park, CA 90255

Phone 1: (201) 456 3800      Phone 2: (909) 210 0365      Email: [devsellsl@gmail.com](mailto:devsellsl@gmail.com)

## PROPERTY OWNER'S INFORMATION

Property Owner: Jayesh Patel

**Mailing Address:** 18543 Yorba Linda Blvd. #328 Yorba Linda, CA 92886

Phone 1: (323) 707 7934      Phone 2:      Email:

## REQUEST

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

To convert the current hotel into an Adult Residential Facility. We would like to be part of the solution in the housing crisis in Los Angeles County by providing additional doors to assist those that have been priced out of the market for whatever reason.

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.

Project address is in a General Commercial zoning district and proposed use is to convert an a motel to Assisted Living Facility keeping the same number of rooms and existing structure.

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

Proposed use of Adult residential Facility will propose open area inside property currently into private space for residents and will reduce noise in area. Proposed use also does not impede in its new use to lots beside it as changes are made in interior to update units to be in line with current residential code.

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

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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.

**Proposed use will not change existing characteristics.**

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

**Proposed use will not change existing characteristics.**

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

**Proposed use will not change existing characteristics.**

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**CERTIFICATE AND AFFIDAVIT OF APPLICANT:** I/We certify that all statements made on this application are true and complete to the best of my knowledge. I/We understand that any false statements may result in denial of the requested permit or revocation of any issued permit. I/We further certify that I am, or have permission by, the property owner to conduct the proposed development applied for herein.

Authentisign

Dev Tailor

Authentisign

Rene Patel

Date 09/02/25

Applicant Signature (Required)

Dev Tailor

Rene Patel

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.*

Authentisign

Jayesh Patel

Date 09/02/25

Property Owner Signature (Required)

Jayesh Patel

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: 9/3/2025 File No.: \_\_\_\_\_ Fee/Receipt No.: \$285.00 Initials: JM

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

Name: Dev Tailor & Rene Thakor Patel  
 Address: 6340 Santa Fe Ave. Huntington Park, CA 90255  
 Telephone: (201) 456 3800 Fax: \_\_\_\_\_

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

Name: Dev Tailor  
 Address: 460 N Canon Dr. Beverly Hills, CA 90210  
 Telephone: (201) 456 3800 Fax: \_\_\_\_\_

**3. Address of project:** 6340 Santa Fe Ave. Huntington Park, CA 90255

**4. Assessor's Parcel Number (APN):** 6321013032

**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, Development 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:**

State Department of Social Services for licensing of proposed use.

**7. Existing Zone:** Commercial General

**8. Proposed use of site:** Adult Residential Facility

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

177'x150' , Approximately 25,713 SF

10. **Project size:**

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

None

Total square footage of structure(s): 16,639 from both floors

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

Existing:<sup>2</sup>

Proposed:<sup>2</sup>

12. **Parking:**

Amount required:

Amount provided:<sup>23</sup>

13. **Anticipated time scheduling of project:** All bids have been received and we will start constru

November 1st 2025

14. **Proposed phasing of development:** 30-45 days to bring the building up to code for a

Convalescent Home

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52 rooms. 45 double occupancy and 4 single occupancy - All same pricing.

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

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

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

A) Potentially Significant Impact	B) Potentially Significant Impact Unless Mitigation Incorporated	C) Less than Significant Impact	D) No Impact
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#### AESTHETICS

19. Would the proposed project:

a. Affect a scenic vista?	D
b. Have a demonstrable negative aesthetic effect?	D
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b. Have the potential to cause a significant physical change which would affect unique ethnic cultural values?

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

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- c. Impact groundwater quality? D \_\_\_\_\_
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### 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.**

Existing structure being used for commercial as a motel with a attached restaurant at the front

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

Proposed new use is an Adult Residential Facility classified R-2.1 (Assisted Facility Living).

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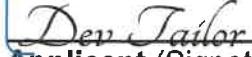
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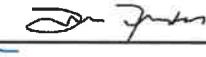
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**CERTIFICATION:** I hereby certify that the statements furnished above and in the attached plans present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented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

   
Applicant (Signature)

09/02/25

Date



City of  
**HUNTINGTON PARK** california  
COMMUNITY DEVELOPMENT DEPARTMENT

6550 MILES AVENUE  
HUNTINGTON PARK, CA 90255  
TEL: (323) 584-6210 FAX: (323) 584-6244

**Attachment B**

**AFFIDAVIT**

I, Dev Tailor, hereby certify that on the third day of September 20 25, I prepared an ownership list and radius map, including properties entirely within or partially within 300 feet on the most exterior boundaries of the property being considered in the above referenced case known as (address)

The name and addresses listed were taken from the latest records of the Los Angeles County Assessor. Such names are recorded in the records of the County Assessor as being the present owner or owners of both the property involved in said case and of property in the immediate vicinity thereto.

I certify that said ownership list and radius map are correct and accurate to the best of my knowledge. I also acknowledge that any errors in this information will constitute an incomplete application and may invalidate its approval.

 *Dev Tailor*  
Signature of Applicant

09/02/25  
Date

# **DEVELOPMENT PERMIT APPLICATION PACKET**

**EXHIBIT F**

**CASE NO.** 2025-14 CUP/ 2025-04 DP



## CITY OF HUNTINGTON PARK

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

# DEVELOPMENT PERMIT APPLICATION

### FOR OFFICE USE ONLY

Date Filed: 9/3/2025 File No.: DP 2025 -04 Fee/Receipt No.: \$1,875.00 Initials: JM

### PROJECT INFORMATION

Project Address: 6340 Santa Fe Ave., Huntington Park, CA 90255

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

Assessor's Parcel Number (APN): 6321013032

### APPLICANT'S INFORMATION

Applicant: Dev Tailor & Rene Patel

Mailing Address: 6340 Santa Fe Ave. Huntington Park, CA 90255

Phone 1: (201) 456 3800 Phone 2: (909) 210 0365 Email: devsellsla@gmail.com

### PROPERTY OWNER'S INFORMATION

Property Owner: Jayesh Patel

Mailing Address: 18543 Yorba Linda Blvd. #328 Yorba Linda, CA 92886

Phone 1: (323) 707 7934 Phone 2: \_\_\_\_\_ Email: \_\_\_\_\_

### PROJECT DESCRIPTION (Check as Appropriate):

Interior Improvement(s) Only  Addition to Existing Structure  New Structure

Other Improvements (Describe): \_\_\_\_\_

Describe in detail the proposed development:

Convert the restaurant into a dining area for residents. Add a doorway to enter from the interior courtyard.

### TYPE OF USE (Check as Appropriate):

Residential  Retail/Office  Commercial  Restaurant  Industrial/ Manufacturing

Other (Describe): \_\_\_\_\_

Square Footage of New Development/Addition: \_\_\_\_\_

Total Square Footage: 1283 sqft

Lot Coverage: \_\_\_\_\_ Off-Street Parking Spaces Provided: \_\_\_\_\_ No. of Floors: \_\_\_\_\_

**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.

  
Signature of Applicant

  
Signature of Rene Patel

09/02/25

Date

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

- A. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards.
- B. The proposed development is consistent with the General Plan.
- C. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property.
- D. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines.
- 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 development would not be detrimental to public health, safety and general welfare.
- G. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.

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 development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards.

The lot is located in a commercial zoning which allows for a Convalescent home.

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

The development of a dining area is required in an Adult Residential Facility - repurposing the restaurant for this use is the simplest way to meet that requirement.

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3. Explain how the proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property.

This development would add a dining area to the facility making it complete for residents and assist in housing adults that are at risk of being unhoused.

4. Explain how the approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines.

All guidelines are met according to city code. We will simply create another entrance to utilize the same space for the Adult Care Facility.

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

The site already has an operational restaurant. We will repurpose the space to serve the needs of the residents.

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

All provisions are already in place since the restaurant is operational. We will change it's use to exclusively serve the residents.

7. Describe how the design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.

The restaurant will receive the same oversight as the facility including security guards, CC TV cameras, Medical care and staff support. The change in use will reduce traffic benefitting the Fire Station across the street.

**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.

   
Dev Tailor  
Applicant Signature (Required)

   
09/02/25  
Date \_\_\_\_\_

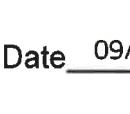
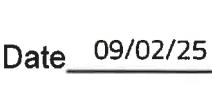
Dev Tailor

Rene Thakor Patel

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.*

   
Jayesh Patel  
Property Owner Signature (Required)

   
09/02/25  
Date \_\_\_\_\_

Jayesh Patel

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: 9/13/2025 File No.: \_\_\_\_\_ Fee/Receipt No.: \$285.00 Initials: SM

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

Name: Dev Tailor & Rene Thakor Patel  
 Address: 6340 Santa Fe Ave. Huntington Park, CA 90255  
 Telephone: (201) 456 3800 Fax: \_\_\_\_\_

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

Name: Dev Tailor  
 Address: 460 N Canon Dr. Beverly Hills, CA 90210  
 Telephone: (201) 456 3800 Fax: \_\_\_\_\_

**3. Address of project:** 6340 Santa Fe Ave. Huntington Park, CA 90255

**4. Assessor's Parcel Number (APN):** 6321013032

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

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Existing:<sup>2</sup>

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Amount required:

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13. **Anticipated time scheduling of project:** All bids have been received and we will start constru

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Convalescent Home

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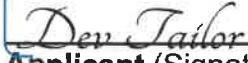
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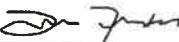
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09/02/25  
Date



City of  
**HUNTINGTON PARK** california  
COMMUNITY DEVELOPMENT DEPARTMENT

6550 MILES AVENUE  
HUNTINGTON PARK, CA 90255  
TEL: (323) 584-6210 FAX: (323) 584-6244

**Attachment B**

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 *Dev Tailor*  
Signature of Applicant

09/02/25

Date