



## MINUTES

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### CITY OF HUNTINGTON PARK PLANNING COMMISSION

Wednesday, October 15, 2025, at 6:30 p.m.

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

Vice -Chairperson Tarango called the meeting to order at 6:33 p.m.

PRESENT IN PERSON: Vice-Chair Tarango, Commissioner Tapia, Commissioner Estrada, Commissioner Flores

ABSENT: Commissioner Carvajal

STAFF PRESENT: Interim Community Development Direcor, Louis Morales; Planning Commission Secretary/ Planning Manager, Paul Bollier; Associate Planner, Jordan Martinez; Assistant Planner, Areli Caballero; Administrative Clerk, Jose Maldonado

#### **PLEDGE OF ALLEGIANCE**

Commissioner Tapia led the Pledge of Allegiance.

#### **PUBLIC COMMENT** – None.

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

1. Special Planning Commission Meeting held on October 1, 2025.

**MOTION:** Commissioner Estrada motions to approve the Minutes, seconded by Commissioner Tapia. Motion passed 4-0-0, by the following vote:

**AYES:**                   Commissioner(s): Vice-Chair Tarango  
                                  Commissioner Estrada  
                                  Commissioner Tapia  
                                  Commissioner Flores

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

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

## **REGULAR AGENDA**

### **1. SELECTION OF CHAIRPERSON FOR CURRENT TERM ENDING MARCH 2026**

Commissioner Estrada motions to appoint Vice-Chair Tarango to serve as chairperson for the Planning Commission seconded by Commissioner Flores. Motion passed 4-0-0, by the following vote:

**AYES:**                   Commissioner(s): Vice-chair Tarango  
                                  Commissioner Estrada  
                                 Commissioner Tapia  
                                 Commissioner Flores

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

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

Chairperson Tarango motions to appoint Commissioner Estrada to serve as Vice-chairperson for the Planning Commission seconded by Commissioner Tapia. Motion passed 4-0-0, by the following vote:

**AYES:**                   Commissioner(s): Chair Tarango  
                                 Commissioner Estrada  
                                 Commissioner Tapia  
                                 Commissioner Flores

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

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

### **2. PC CASE NO. 2025-03 VARIANCE, CASE NO. 2025-05 DEVELOPMENT PERMIT, CASE NO. 2025-1 TENTATIVE TRACT MAP – A REQUEST FOR A VARIANCE, DEVELOPMENT PERMIT, AND TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES FOR THE CONSTRUCTION OF FOUR (4) TWO-STORY DETACHED CONDOMINIUM DWELLING UNITS LOCATED AT 7040 NEWELL STREET, WITHIN THE HIGH DENSITY RESIDENTIAL (R-H) ZONE.**

Commissioners receive a comprehensive presentation by Planning Manager Bollier. Staff informed the Planning Commission that an error was identified when the item first went up to Planning Commission November 15, 2023, and has returned to the Planning Commission to revise the error to comply with the Subdivision Map Act. Staff informed

the Commission that there were no previous issues identified and no issues when a traffic study was conducted.

Vice-Chair Estrada motions to approve PC CASE NO. 2025-03 VARIANCE, CASE NO. 2025-05 DEVELOPMENT PERMIT, CASE NO. 2025-1 TENTATIVE TRACT MAP – A REQUEST FOR A VARIEANCE, DEVELOPMENT PERMIT, AND TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES FOR THE CONSTRUCTION OF FOUR (4) TWO-STORY DETACHED CONDOMINIUM DWELLING UNITS LOCATED AT 7040 NEWELL STREET, WITHIN THE HIGH DENSITY RESIDENTIAL (R-H) ZONE. seconded by Commissioner Tapia. Motion passed 4-0-0, by the following vote:

**AYES:** Commissioner(s): Chair Tarango  
Vice-Chair Estrada  
Commissioner Tapia  
Commissioner Flores

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

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

## **PUBLIC HEARING**

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

The Planning Commission receives a comprehensive presentation from Planning Manager Bollier. Chair Tarango opens item for public hearing but receive none.

The applicant's lawyer Richard Hernandez comes up to the podium to discuss the possibility of changing some of the conditions of approval on behalf of the applicant. The applicant states the Circle K has been operating for twelve years and runs a clean operation. The applicant would like to remove condition #23 to allow window displays to cover more than 50% of the window without requiring Planning division approval. Staff clarifies that applicant is requesting this condition be removed for two reasons, (1) ability to cover 25-50% without a permit and (2) ability to advertise liquor on store front. Staff confirm the condition is put in place to ensure safety. Chair Tarango asks if there have been any issues in the past? Staff confirm that having visibility through the windows is for the safety of workers to know who is approaching and first responders to know any potential indoor danger and to promote that the business is more of a convenience store than a liquor store. Vice-Chair Estrada asks if this condition has been put on previous cases. Staff confirm that the city does not pick and choose who get certain conditions and requires this condition from all convenience stores. Chair Tarango asks how often these signs are expected to be shown. Applicant confirms there is no way to know how often these flyers would be shown. Vice-Chair Estrada inquires how the applicant would feel if the Commission allowed the signage to cover up to 50% of the window without a permit, however they cannot advertise alcohol. The applicant confirms that it would limit the type of advertising and defeat the purpose of what the applicant is looking to accomplish. Commissioner Flores asks if the purpose of advertising is to

promote the new distilled products. The applicant states that the intent to promote alcohol is to highlight one of the many products they sell and not to promote over consumption of alcohol. Commissioner Flores states that if we make an exemption for Circle K then they will have to make the exemption with all other markets who sell spirits. The applicant asks staff if other stores have the same conditions. Staff confirm that the city requires these conditions on any new business and any business that comes across planning.

Chair Tarango asks to move to the next conditions. The applicant asks to discuss condition #67-69 to allow the sale of individual cans of beer. Applicants claim that the individual sale of liquor is a standard practice and is convenient if a patron wants to buy only one beer but is forced to buy a pack. Commission confirms the reason for not selling distilled spirits is to not encourage purchasing a drink to consume right away. Staff also inform the commissioners and applicants of the HPMC 9-4.203 limits the sale of alcohol for containers less than 750 ml except if sold in a package of multiple beers. The applicant claims this is inconvenient as it forces the patron to have to purchase more alcohol when they only want a little. The applicant explains to the commission that it is the store's policy to kick out anyone who is inebriated and contact the police. He reiterates that the store has not had any issues in the past. Chair Tarango mentions that this is the establishment's first time selling distilled spirits and therefore needs to earn trust, and review can be conducted in the future to review conditions set. Staff inform the commission that to remove this condition there will need to be a code amendment that will need to go through city council.

Applicant notes condition #67-69 cannot be changed without city council approval, so they revert to speak about condition #23. Commissioner Flores states that there already is a liquor store down the street and the preferred approach by the commission is not to allow Circle K to appear like a liquor store and to ensure they are following the municipal code. The applicant would also like to amend condition #73 to push the expiration of the CUP from five years to ten years. The applicant states that the city has many provisions in the conditions that could terminate the CUP in the case that Circle K does not perform as it should. The applicant also states that the process of going through a CUP is expensive and time consuming. Staff advise the audience that after five years CUP go through an administrative review process where staff review if conditions are met. Additionally, there are no additional fees. Staff also confirms the Community Development director has the authority to make minor changes to address issues that may arise before the five-year period is up. Chair Tarango states five years is reasonable given there is no additional fee. The applicant states that he has worked with other municipalities where attitudes change all the time, which makes the process difficult, but if the process goes as described at the meeting there is no issue. The applicant thanks the commissioners for their time and lets the commission know how appreciative he is of his time working with the city. Staff confirm the original conditions will remain as they are written in the resolution.

Vice-Chair Estrada motions to approve PC CASE NO. 2025-05 CUP – A REQUEST FOR A CONDITIONAL USE PERMIT FOR THE OFF-SALE OF BEER, WINE, AND DISTILLED SPIRITS IN CONJUNCTION WITH A CONVENIENCE STORE LOCATED AT 2319 RANDOLPH STREET, UNIT 400 WITHIN THE COMMERCIAL GENERAL (C-G) ZONE seconded by Commissioner Flores. Motion passed 4-0-0, by the following vote:

**AYES:**

Commissioner(s): Chair Tarango

Vice-Chair Estrada

Commissioner Tapia

Commissioner Flores

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

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

**2. PC CASE NO. 2025-08 CUP - A REQUEST FOR A CONDITIONAL USE PERMIT FOR A PARKING FACILITY LOCATED AT 2700 SLAUSON AVENUE LOCATED WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.**

The Planning Commission receives a comprehensive presentation from Planning Manager Bollier. Chair Tarango opens up public hearing and is informed there have been two letters submitted in opposition to the parking facility, no other public comment is received. Letters have filed in minutes.

Alta-med representative Luzmaria Chavez speaks to the commission about the plan to purchase the medical office located across the cross streets and is getting ready to close escrow on the vacant property. The applicant does ask if she has to address any concerns brought up in the opposition letter. The applicant mentions that they have been in the City of Huntington Park for over 20 years and operations have been going smoothly since.

The commissioners ask for time to read the letters of opposition and confirm the letters are in regard to a concern of economic development and the prevention of economic development if this project was to be turned into a parking facility for Alta-med.

Commissioner Estrada inquires if the current facility has sufficient parking available. The Alta-med representative states that there is parking on the current facility and is shared with the hospital next door. Staff confirm that the applicant's intent is to make the parking lot an employee-only parking lot, so patients are able to park on the property for safety reasons. Commissioner Flores asks how many parking spaces they are anticipating and whether there is enough parking at the existing facility. The applicant confirms that they are expecting 32 parking spaces, but the current facility does have enough parking spaces. The applicant then repeats that the parking is shared with the hospital and wants to make sure there is enough. The applicant then confirms they plan to purchase the property by November and the goal is to open December 2026. Commissioner Flores asks what the lot will be used for until December 2026. The Commissioner Estrada asked how long the property has remained vacant. Staff confirm the building was burned down January 2023.

Commissioner Tapia motions to approve PC CASE NO. 2025-08 CUP - A REQUEST FOR A CONDITIONAL USE PERMIT FOR A PARKING FACILITY LOCATED AT 2700 SLAUSON AVENUE LOCATED WITHIN THE COMMERCIAL GENERAL (C-G) ZONE seconded by Chair Tarango. Motion passed 4-0-0, by the following vote:

**AYES:** Commissioner(s): Chair Tarango  
Vice-Chair Estrada  
Commissioner Tapia  
Commissioner Flores

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

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

**3. PC CASE NO. 2025-13 CUP- A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A MEDICAL USE WITHIN THE FIRST FLOOR OF AN EXISITING BUILDING LOCATED AT 5501 PACIFIC BOULEVARD, WITHIN THE MANUFACTURING PLAN DEVELOPMENT (MPD) ZONE.**

Planning Commission receives detailed presentation from Assistant Planner Caballero. Chair Tarango opens up public hearing but receives none.

Commissioner Estrada inquires if this establishment was a dental office before. The applicant Sarkis confirms it has been in the past forty years but currently it needs to be remodeled to operate. Staff confirm that this property has been vacant and been broken into the past three years and the applicants proposed practice would eliminate current security concerns. Commissioner Tapia asks if there are any plans for the second floor. The applicant confirms that not in the moment but potentially create more medical offices. Staff confirm this is a complete remodel of the inside. The applicant is grateful and excited to be part of the community. Commissioner Flores asks why the property was vacant. Applicant confirms there were issues with the escrow of the property.

Vice-Chair Estrada motions to approve **PC CASE NO. 2025-13 CUP- A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A MEDICAL USE WITHIN THE FIRST FLOOR OF AN EXISITING BUILDING LOCATED AT 5501 PACIFIC BOULEVARD, WITHIN THE MANUFACTURING PLAN DEVELOPMENT (MPD) ZONE** seconded by Commissioner Tapia. Motion passed 4-0-0, by the following vote:

**AYES:** Commissioner(s): Chair Tarango  
Vice-Chair Estrada  
Commissioner Tapia  
Commissioner Flores

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

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

**4. PC CASE NO. 2025-12 CUP / CASE NO. 2025-03 DP - A REQUEST FOR A CONDITIONAL USE PERMIT AND A DEVELOPMENT PERMIT FOR AN AUCTION SALES USE AND OFFICE BUILDING LOCATED AT 2314 BELGRAVE AVENUE, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.**

Planning Commission receives detailed presentation from Associate Planner Martinez. Chair Tarango opens up public hearing but receives none.

The applicant Fidel Bernal states this business is part of the community and is trying to open up more opportunities for the community and are overall happy to be part of the

community. Commissioner Estrada wants to emphasize the importance of having cleanliness when operating. Chair Tarango inquires what type of truck will be used and how often. Applicant confirms they will be using semi-trucks with 40ft containers and be used once or twice a month. Commissioner Tarango asks if the truck will be entering the lot and how many individuals will be at the business at the time. The applicant confirms the truck will not be blocking the street and the truck will be able to enter the property. He also confirms there will be 20-30 people at a time, however there will be enough parking due to many of the people coming in the same cars. Commissioner is concerned with the traffic. Applicant confirms loading and off loading will only be done on the business premise. Chair Tarango asks what items will be sold. The applicant confirms they are overstock items. Commissioner Flores asks how they will be removing debris. The applicant confirms they have trash bin sufficient enough to hold the trash created.

Commissioner Tapia motions to approve **PC CASE NO. 2025-12 CUP / CASE NO. 2025-03 DP - A REQUEST FOR A CONDITIONAL USE PERMIT AND A DEVELOPMENT PERMIT FOR AN AUCTION SALES USE AND OFFICE BUILDING LOCATED AT 2314 BELGRAVE AVENUE, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE** seconded by Commissioner Flores. Motion **passed 4-0-0**, by the following vote:

**AYES:** Commissioner(s): Chair Tarango  
Vice-Chair Estrada  
Commissioner Tapia  
Commissioner Flores

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

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

**5. PC CASE NO. 2025-02 CUP / CASE NO. 2025-01 DP- A REQUEST FOR A  
CONDITIONAL USE PERMIT AND A DEVELOPMENT PERMIT TO ALLOW THE  
DEVELOPMENT AND THE USE OF A RESTAURANT WITH DRIVE-THRU FACILITIES  
LOCATED AT 2281 EAST FLORENCE AVENUE, WITHIN THE COMMERCIAL  
GENERAL (C-G) ZONE**

Planning Commission receives detailed presentation from Assistant Planner Caballero. Chair Tarango opens up the public hearing and are informed there is one letter in opposition , a petition of 28 people in support, and fifteen letters in support of Popeyes. Letters have been filed in the minutes. Jack Tarzian, the property owner where the business plans to operate, says that after looking for the best use of the property in the future they have decided on Popeyes. This new restaurant will replace an ageing building and be code compliant. He mentions if the project is not approved the building will continue to age. Commissioner Flores asks what will happen to the current tire shop. The property owner confirms they will help the current employees move the business to a new location.

Commissioner Estrada asks about the nearest proximity to schools. Staff confirm that Aspire is a few blocks from the site and there are other fast-food restaurants found in the area. The applicant Gabriela Marx thanks the commission for reviewing the case. Commissioner Estrada asks if the walls are enough to mitigate sound. The applicant confirms a noise study was conducted but they can add trees if the commission would

like more noise reduced. Commissioner Tapia inquires about concerns of higher traffic congestion and how the business will mitigate that. Staff confirm the applicant will need to create a queue management plan to mitigate congestion. The applicant also confirms the business conducted a traffic study showing there is minimal traffic spill over.

Vice-Chair Estrada motions to approve PC CASE NO. 2025-02 CUP / CASE NO. 2025-01 DP- A REQUEST FOR A CONDITIONAL USE PERMIT AND A DEVELOPMENT PERMIT TO ALLOW THE DEVELOPMENT AND THE USE OF A RESTAURANT WITH DRIVE-THRU FACILITIES LOCATED AT 2281 EAST FLORENCE AVENUE, WITHIN THE COMMERCIAL GENERAL (C-G) ZONE seconded by Commissioner Flores. Motion passed 4-0-0, by the following vote:

**AYES:** Commissioner(s): Chair Tarango  
Vice-Chair Estrada  
Commissioner Tapia  
Commissioner Flores

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

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

## **STAFF COMMENTS/ ANOUNCEMENTS**

1. Staff thank Commissioners for their time especially after a long night.
2. Commissioners advised they will receive a presentation regarding Robert's Rule of Order.
3. Commissioners were informed of the General Plan Update project that will be coming up.

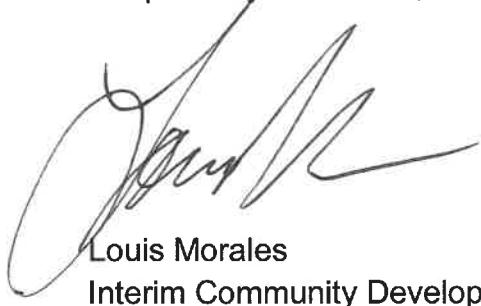
## **PLANNING COMMISSION COMMENTS**

1. Chair Tarango thanks staff for their time and resources and is excited to work.
2. Vice-Chair Estrada thanks staff for making the process very easy.
3. Commissioner Flores thanks the staff for the work completed as it is a team effort.
4. Commissioner Tapia thanks staff for the work they do and help the newer commissioners feel more comfortable.

**ADJOURNMENT**

At 9:21 p.m. the City of Huntington Park Planning Commission adjourned to the next Regular Meeting on Wednesday, November 19, 2025, at 6:30 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Louis Morales".

Louis Morales  
Interim Community Development Director

October 13, 2025

Huntington Park Planning Commission  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

**RE: Opposition to PC Case 2025-08 – Conditional Use Permit for Parking Facility at  
2700 Slauson Avenue**

Dear Members of the Planning Commission,

I am writing to express my strong opposition to PC Case 2025-08, a request for a Conditional Use Permit to establish a parking facility at 2700 Slauson Avenue, located within the Commercial General (C-G) Zone.

As a resident for the past 23 years, being born in the city, I would like to take pride in where I grew up and admire how it has progressed through time. My passion in economic development and urbanization ignited when I saw the potential of Huntington Park. I earned my bachelor's degree in economics from Long Beach State and have since been employed by the city in hopes of creating a blooming city to be proud to live in. I urge the Commission to consider the long-term implications of approving this project and the missing opportunities for economic growth as we are limited by the amount of available space, missing out on potential revenue, and overall destroying opportunities.

Firstly, Huntington Park is a built-out city with very limited vacant land available for new development. Every parcel of land holds immense value, and decisions regarding its use must be made strategically. Allocating such a rare commodity to surface parking is not only inefficient; it undermines the city's potential to attract meaningful investment and development.

Second of all, a parking lot generates minimal economic return for the city. In contrast, a commercial or mixed-use development on this site could contribute significantly to Huntington Park's fiscal health through ongoing sales tax and property tax revenues. These funds are essential for maintaining public services, infrastructure, and community programs. Approving this permit would forfeit a vital opportunity to strengthen the city's financial foundation.

Also, greenlighting this initiative may signal a departure from the city's established planning principles. According to the general plan, "this zoning district is intended 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." What about a parking lot serving the community? The city needs more development and less empty lots. Surface parking lots encourage car dependency and detract from the walkability and vibrancy of our neighborhoods. Huntington Park should be moving toward a more pedestrian-friendly, transit-oriented future—one that supports local businesses, reduces traffic congestion, and improves air quality. Approving this project would send the wrong message about the city's priorities and planning vision.

AltaMed is a well-established and financially robust organization with a history of developing high-quality facilities. With a net worth of \$1.52 billion, it is reasonable to expect that AltaMed can pursue a project that better serves the community and aligns with the city's long-term goals. Whether it be a mixed-use medical center, affordable housing, or commercial space, there are far more impactful and responsible uses for this site than a parking lot. In 2023, AltaMed had a net income of \$88,617,335 in 2023 and \$135,865,758 in 2022.

I respectfully urge the Planning Commission to deny the Conditional Use Permit for PC Case 2025-08. Let us protect the integrity of our land and prioritize developments that contribute to the economic, social, and environmental well-being of Huntington Park. If this project is to be denied in a few years, the city may potentially see new developments that help the city prosper however if the commission decides to approve this project we will be staring at an empty lot for the next 50 years.

Thank you for your time and consideration.

Sincerely,

Jose Maldonado

October 15, 2025

Huntington Park Planning Commission  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

**RE: Opposition to PC Case 2025-08 – Conditional Use Permit for Parking Facility at  
2700 Slauson Avenue**

Dear Members of the Planning Commission,

I am writing to express my opposition to PC Case 2025-08, a request for a Conditional Use Permit to establish a parking facility at 2700 Slauson Avenue, located within the Commercial General (C-G) Zone.

I urge the Commission to consider the long-term implications of approving this project and the missing opportunities for economic growth as we are limited by the amount of available land. Every parcel of land holds value and decisions regarding its use must be made strategically. Allocating such a rare commodity to surface parking is inefficient and inappropriate.

A parking lot generates minimal economic return for the city. A commercial or mixed-use development on this site could contribute significantly to Huntington revenues.

This zone is intended for general retail and service-oriented business activities that serve the community. The city needs more development with nicer buildings and less empty lots. Approving this project would send the wrong message about the city's priorities and planning vision.

Instead, with their robust funds AltaMed can pursue a project that better serves the community and aligns with the city's long-term goals. For example, it be a mixed-use medical center that incorporates a subterranean parking into its overall design. A much better use of space than a parking lot.

I urge the Planning Commission to deny this request for a Conditional Use Permit. If we want the City to progress, we must promote better development projects.

Thank you,



## Areli Caballero

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**From:** Gabriela Martinez <gabriela3893@yahoo.com>  
**Sent:** Wednesday, October 15, 2025 4:53 PM  
**To:** Areli Caballero; Planning  
**Subject:** Popeyes Project

To whom it may concern,

Hi, my name is Gabriela Martinez. As someone who's lived in Huntington Park her entire life, I'd like to share my concerns about this project. As someone that lives right around the corner of 2281 Florence Ave, Huntington Park, I am highly against this project due to the fact that this side of town is already a very high traffic area. We already have a lot of great amenities in area for example we have El super that's right here on alameda alongside the Planet Fitness, and the shoe warehouse. Right across the street we also have the Plaza that also provides a lot of great food options as well. As much as I like popeyes, I am concern about the increase in foot traffic it can bring because we also have a few schools in the area as well that already give us a high traffic on a daily basis. Putting a Popeyes would just make the traffic in the area worse. Another one of my concerns that is if the city were to put another popular fast-food chain in the area it would be prompting unhealthy eating, giving our youth the idea of eating fast food is better in comparison to a home cooked meal. There is already a lot of fast-food chains in the area, and we don't need another one. For my last concern is that mechanic that resides in that address currently is a local business and putting a popeyes there would just be a bad image to the people because it will give the people of Huntington Park the impression that the city is okay with removing local family-owned businesses.

- Thank you

**City of Huntington Park – Planning Division**  
**Acknowledgment of Receipt of Community Support Letters**

Received from: Agop Terzian and Cricor Terzian  
Property Owners – 2271–2281 E. Florence Avenue, Huntington Park, CA

Purpose: Submission of community and business support letters related to the  
**Conditional Use Permit (CUP) for the proposed Popeyes Drive-Thru at 2281 E.**  
**Florence Avenue**, scheduled for Planning Commission hearing on **October 15, 2025**.

Number of letters submitted: 15

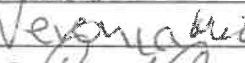
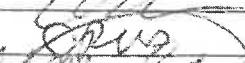
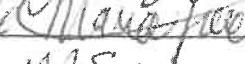
Date delivered: 10/9/2025

Received by (City staff name): Paul Boller

Signature: Paul Boller Date: 10/9/2025

Petition of Support – Popeyes Drive-Thru at 2271 E. Florence Ave., Huntington Park

We, the undersigned neighbors and local businesses of Huntington Park, respectfully urge the Planning Commission to approve the Conditional Use Permit for a proposed Popeyes drive-thru restaurant at 2271 E. Florence Avenue. This project will replace an aging building with a modern business that revitalizes area, provides new dining options and supports local economic growth.

Name	Signature	Address	Date
JOSE LOPEZ		7018 MARBLISA AVE APA	10/2/2025
Veronica Ruiz		7014 1/2 Marbrisa Ave H	10/2/25
CARMEN AYAH		7013 MARBLISA AV	10/5/25
VENUS ESPES		7025 MARBLISA 140	10/5/25
Lori Jackson		7018 Marbrisa #2 HP	10/6/25
Ralph Hernandez & K. Hernandez		7018 MARBLISA #2 HP	10/6/25
Christy Wilkes		7018 Rubbrisa #P HP	10/6/25
Martin Sanchez		7015 Marbrisa #T HP	10/6/25
MARIA KADRIQUE		7000 Marbrisa - H.D.	10/6/25
Aurea Navarro		7006 Marbrisa HP	10/6/25
Glenda Campos		7018 Marbrisa AV HP RHP	10-6-25
Juanita P. Lopez		7018 marbriSA 1V#V#P#A	10-6-25
PMB10		7018 Marbrisa AV #P+S HP	10-6-25
Santiago Chao		7014 marbrisa 4100	10-6-25
Ruth Gutierrez		7018 Marbrisa Ave #G	10-7-25
Debra Erway		7013 Marbrisa Ave HP	10/7/25
Thomas		7006 rubbrisa	10-7-25
Flavia, Linda Marafio		7020 MARBLISA	10/7/25
Yolanda		7022 Marbrisa ave	10/7/25
Paula		7033 marbrisa ave AC	10-5-25
ANTONIO		7025 marbrisa ave 100	10-6-25
		7518 VEGAHO	10-8-25

## Petition of Support – Popeyes Drive-Thru at 2271 E. Florence Ave., Huntington Park

*We, the undersigned neighbors and local businesses of Huntington Park, respectfully urge the Planning Commission to approve the Conditional Use Permit for a proposed Popeyes drive-thru restaurant at 2271 E. Florence Avenue. This project will replace an aging building with a modern business that revitalizes area, provides new dining options and supports local economic growth.*



Burger King #6202  
2051 E Florence Ave,  
Los Angeles, CA 90001  
October 7, 2025

**To Whom It May Concern,**

As the Manager of the Burger King located at 2051 E Florence Ave in Los Angeles, CA, I would like to express my full support for the proposed development and opening of a Popeye's restaurant in this neighborhood.

Our community has continued to grow over the past few years, and customer demand for convenient, high-quality dining options has increased as well. An additional convenient food option would help better serve our residents and visitors and create more local job opportunities.

We believe the new restaurant will positively contribute to the local economy while maintaining high standards and community commitment. I look forward to seeing this project move forward and am confident it will benefit both our customers and the wider community.

Sincerely,

A handwritten signature in black ink, appearing to read "Antonio (Tony) Campos".

Antonio (Tony) Campos  
Manager, Burger King #6202

10-9-25

Agop Terzian  
Cricor Terzian  
Property Owners and Business Operators 2271-2281 E. Florence Ave,  
Huntington Park, CA 90255

Date: October 7, 2025

To: City of Huntington Park Planning Commission

Re: Support for CUP – Popeyes Drive-Thru at 2281 E. Florence Ave. Case No. 2025-02.

Dear Commissioners,

We are the owners of the property, and our family has operated the business on this property since 1965. For nearly sixty years, we have served the community through the existing business.

We understand and support the City's vision for modernizing this part of Florence Ave and attracting businesses that generate sales tax and employment opportunities. After exploring alternatives for the site, we believe that a Popeyes drive-thru is the best use for this property. It represents a high-quality, conforming business that will bring new jobs, tax revenue, and support local economic growth.

If the project is not approved, the aging site will remain under grandfathered non-conforming use, which would not advance the City's economic development objectives as well as a new Popeyes franchise. Approval of this project will allow us, as property owners, to transition the site into a use that truly benefits Huntington Park residents and the City as a whole.

We respectfully ask that the Planning Commission approve the Conditional Use Permit for this project.

Sincerely,

Agop

Date 10/7/2025

Agop Terzian, Property and business owner

Cricor

Date 10-7-25

Cricor Terzian, Property and business owner

**Support for Popeyes Drive-Thru – 2281 E. Florence Ave, HP**

To: City of Huntington Park Planning Commission

I, Heivi Kim, on behalf of Name  
Amor Kids Dentistry, a nearby neighbor located at Business  
2321 E. Florence Ave #103 Address

express my support for the proposed Popeyes drive-thru restaurant at  
2271-2281 E. Florence Avenue.

We believe this project will revitalize the area, provide jobs, and add a  
modern, high-quality business that benefits Huntington Park residents  
and visitors.

Signature:   
Title: Owner  
Date: 10/6/25

Amor Kids Dentistry- Heivi Kim  
2321 E Florence Ave Ste 103-104  
Los Angeles, CA 90255  
323-776-1300

## Support for Popeyes Drive-Thru – 2281 E. Florence Ave, HP

To: City of Huntington Park Planning Commission

Name: Othon M Besto.

Business: At Simog & Auto.

Address: 2201 E. Florence Ave  
H.P. Ca 90255

I am writing in support of the proposed Popeyes drive-thru restaurant at 2271-2281 E. Florence Avenue. This project will replace an aging building with a modern business and will be a positive addition for our area.

I respectfully urge the Planning Commission to approve the Conditional Use Permit for this project.

Signature: OMB.

Title: Owner.

Date: 07/25/2025.

## Support for Popeyes Drive-Thru – 2281 E. Florence Ave, HP

To: City of Huntington Park Planning Commission

Name: JSCW Pina

Business: WSS

Address: 2133 E Florence Ave, Huntington Park CA, 90255

I am writing in support of the proposed Popeyes drive-thru restaurant at 2271-2281 E. Florence Avenue. This project will replace an aging building with a modern business and will be a positive addition for our area.

I respectfully urge the Planning Commission to approve the Conditional Use Permit for this project.

Signature: 

Title: Assistant Manager

Date: 10/16/2025

## Support for Popeyes Drive-Thru – 2281 E. Florence Ave, HP

To: City of Huntington Park Planning Commission

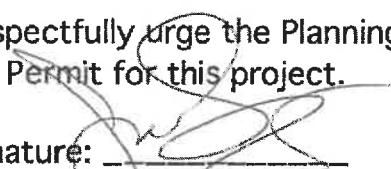
Name: Jesus Gonzales

Business: Planet Fitness

Address: 7010 S. Alameda H.P. 90255

I am writing in support of the proposed Popeyes drive-thru restaurant at 2271-2281 E. Florence Avenue. This project will replace an aging building with a modern business and will be a positive addition for our area.

I respectfully urge the Planning Commission to approve the Conditional Use Permit for this project.

Signature: 

Title: Manager

Date: 10/7/25

## Support for Popeyes Drive-Thru – 2281 E. Florence Ave, HP

To: City of Huntington Park Planning Commission

I, Ivan Ruelas, on behalf of Name  
Ferguson Enterprise, a nearby neighbor located at Business  
6925 Santa Fe Address

express my support for the proposed Popeyes drive-thru restaurant at 2271-2281 E. Florence Avenue.

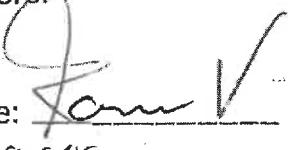
We believe this project will revitalize the area, provide jobs, and add a modern, high-quality business that benefits Huntington Park residents and visitors.

Signature:   
Title: Branch Manager  
Date: 10/6/25

To: City of Huntington Park Planning Commission

I, Ramon Vsgauez, on behalf of Name  
Mr. Bike Shop, a nearby neighbor located at Business  
2207 E. Florence Ave. Hp. Address  
express my support for the proposed Popeyes drive-thru restaurant at  
2271-2281 E. Florence Avenue.

We believe this project will revitalize the area, provide jobs, and add a modern, high-quality business that benefits Huntington Park residents and visitors.

Signature:   
Title: Manager  
Date: 10/2/25

## Support for Popeyes Drive-Thru – 2281 E. Florence Ave, HP

To: City of Huntington Park Planning Commission

I, Mark Mote, on behalf of Name  
Mark Mote, a nearby neighbor located at Business  
2281 E Florence Ave Address

express my support for the proposed Popeyes drive-thru restaurant at 2271-2281 E. Florence Avenue.

We believe this project will revitalize the area, provide jobs, and add a modern, high-quality business that benefits Huntington Park residents and visitors.

Signature: Mark Mote  
Title: Resident  
Date: 10-2-25

## Support for Popeyes Drive-Thru – 2281 E. Florence Ave, HP

To: City of Huntington Park Planning Commission

I, Silvia Izaguirre, on behalf of Name  
Carrusel School Uniforms, a nearby neighbor located at Business  
7017 Santa Fe Address  
Ave

express my support for the proposed Popeyes drive-thru restaurant at 2271-2281 E. Florence Avenue.

We believe this project will revitalize the area, provide jobs, and add a modern, high-quality business that benefits Huntington Park residents and visitors.

Signature:   
Title: owner  
Date: 10-6-25

## Support for Popeyes Drive-Thru – 2281 E. Florence Ave, HP

To: City of Huntington Park Planning Commission

Name: Rosa V. Parra

Business: Los Aztecas Thrift Store

Address: 7015 Santa Fe Av. H.P.  
90255

I am writing in support of the proposed Popeyes drive-thru restaurant at 2271-2281 E. Florence Avenue. This project will replace an aging building with a modern business and will be a positive addition for our area.

I respectfully urge the Planning Commission to approve the Conditional Use Permit for this project.

Signature: Rosa V. Parra

Title: Owner

Date: 10-6-2025

## Support for Popeyes Drive-Thru - 2281 E. Florence Ave, HP

To: City of Huntington Park Planning Commission

Name: JOSE MATHIAS

Business: CAR WASH MASTER

Address: 7201 S. SANTA FE

I am writing in support of the proposed Popeyes drive-thru restaurant at 2271-2281 E. Florence Avenue. This project will replace an aging building with a modern business and will be a positive addition for our area.

I respectfully urge the Planning Commission to approve the Conditional Use Permit for this project.

Signature: Jose Mathias Diaz

Title: OWNER

Date: 10-3-2025

## Support for Popeyes Drive-Thru - 2281 E. Florence Ave, HP

To: City of Huntington Park Planning Commission

I, ALEJANDRO HERNANDEZ, on behalf of  
HERNANDEZ SERVICE, a nearby neighbor located at  
6811 SANTA FE AVE HP90255

express my support for the proposed Popeyes drive-thru restaurant at  
2271-2281 E. Florence Avenue.

We believe this project will revitalize the area, provide jobs, and add a  
modern, high-quality business that benefits Huntington Park residents  
and visitors.

Signature:   
Title: OWNER  
Date: 10/02/25