



## REGULAR MEETING AGENDA

### CITY OF HUNTINGTON PARK PLANNING COMMISSION

**Regular Meeting**  
**Wednesday, November 19, 2025, at 6:30 p.m.**

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

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

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

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

#### CALL TO ORDER

#### ROLL CALL

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

#### 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 OCTOBER 15, 2025, PLANNING COMMISSION MEETING

## **PUBLIC HEARING**

1. **HOUSING ELEMENT IMPLEMENTATION: ACCESSORY DWELLING UNIT ORDINANCE UPDATE - AMENDMENT TO TITLE 9, ZONING, OF THE HUNTINGTON PARK MUNICIPAL CODE TO IMPLEMENT HOUSING ELEMENT PROGRAM 2, UPDATE ACCESSORY DWELLING UNIT ORDINANCE (Case No. 2025-01).**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

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

2. **PC CASE NO. 2025-10 CUP/ CASE NO. 2025-02 VAR (CONDITIONAL USE PERMIT AND VARIANCE)- A REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A COLD STORAGE FACILITY WITH MEAT PROCESSING AND DISTRIBUTING (INCLUDING MEAT, POULTRY AND SEAFOOD. SLAUGHTERING NOT ALLOWED) AND A VARIANCE TO DEVIATE FROM OFF-STREET PARKING AT 2000 E 67TH ST WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

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

## **PRESENTATION(S) AND ANNOUNCEMENTS**

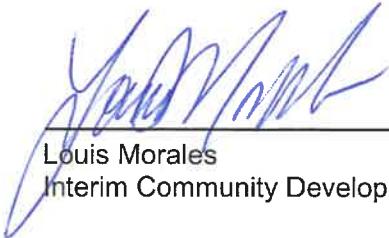
1. Video Presentation on the Topic of Robert's Rules of Order

## **PLANNING COMMISSION COMMENTS**

## **ADJOURNMENT**

The City of Huntington Park Planning Commission will adjourn until the next regular meeting on Wednesday, December 17, 2025, at 6:30 p.m.

I, Louis Morales, 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.



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Louis Morales  
Interim Community Development Director





## MINUTES

# **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 Director, Louis Morales; Planning Commission Secretary/ Planning Manager, Paul Boller; 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 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.**

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

**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.

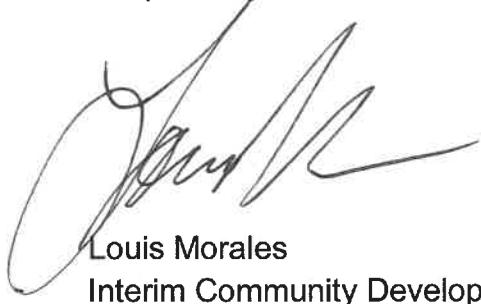
## **PLANNING COMMISSION COMMENTS**

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,

A handwritten signature in black ink that reads "Leslie Rivera". The signature is fluid and cursive, with "Leslie" on the top line and "Rivera" on the bottom line.

## 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

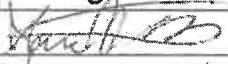
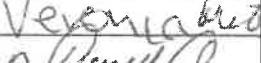
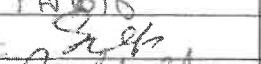
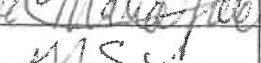
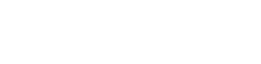
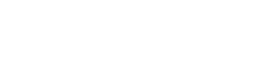
Date delivered: 10/9/2025

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
Marvin Rodriguez		7000 Marbrisa - H.D.	10/6/25
Aurelio Navarro		7006 Marbrisa HP	10/6/25
Glauco Campos		7018 Marbrisa AV HP RHP	10-6-25
Juanita P. Lopez		7018 marbrisa AV #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 AV #G	10-7-25
Debra Erwin		7013 Marbrisa AV 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 A	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

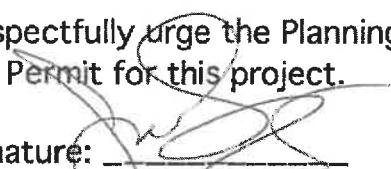
Name: Jesus Gonzales

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.

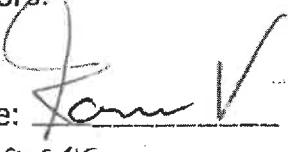
We believe this project will revitalize the area, provide jobs, and add a modern, high-quality business that benefits Huntington Park residents and visitors.

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

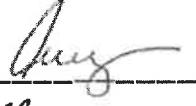
## Support for Popeyes Drive-Thru - 2281 E. Florence Ave, HP

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



# CITY OF HUNTINGTON PARK

## PLANNING DIVISION AGENDA REPORT

**DATE:** NOVEMBER 19, 2025

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

**FROM:** LOUIS MORALES, INTERIM COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT:** HOUSING ELEMENT IMPLEMENTATION: ACCESSORY DWELLING UNIT ORDINANCE UPDATE

---

**REQUEST:** AMENDMENT TO TITLE 9, ZONING, OF THE HUNTINGTON PARK MUNICIPAL CODE TO IMPLEMENT HOUSING ELEMENT PROGRAM 2, UPDATE ACCESSORY DWELLING UNIT ORDINANCE (Case No. 2025-01).

**APPLICANT:** City of Huntington Park

**PROJECT LOCATION:** Citywide (R-L, R-M, R-H, C-P, C-N zones)

**MUNICIPAL CODE  
APPLICABILITY OF  
REQUIREMENTS FOR  
ZONING AMENDMENTS:**

In accordance with Title 9, Chapter 9-2, Article 20, Section 9-2.2005, the Commission shall make a written recommendation to the Council on proposed amendments to the Zoning Code, whether to approve, approve in modified form, or disapprove based upon the findings outlined in Section 9-2.2007 (Findings).

**REQUIRED FINDINGS  
FOR A SPECIFIC PLAN  
AMENDMENT AND  
ZONING CODE UPDATE:**

The Commission shall make a written recommendation to the Council on a proposed amendment to the Zoning Code whether to approve, approve in modified form, or

## HOUSING ELEMENT IMPLEMENTATION: ACCESSORY DWELLING UNIT ORDINANCE

### UPDATE

Page 2 of 5

disapprove based upon the following findings (Section 9-2.2007, Findings):

- A. The proposed amendment is internally consistent with the General Plan;
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City;
- C. The proposed amendment would contribute to an appropriate balance of land uses so that local residents may work and shop in the community in which they live;
- D. The subject parcel(s) is physically suitable (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested/anticipated land use development; and
- E. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA), and the City's Guidelines.

### ENVIRONMENTAL REVIEW:

The Project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Title 14, Article 18, 15282 of the California Code of Regulations (Other Statutory Exemptions), paragraph (h), and Public Resources Code Section 21080.17. The project is the adoption of an ordinance to implement Section 65852.1 of, or Article 2 (commencing with Section 66314) or Article 3 (commencing with Section 66333) of Chapter 13 of Division 1 of Title 7 of, the Government Code, and as such, meets the criteria for a statutory exemption under the above-referenced statutes.

### BACKGROUND:

The City of Huntington Park adopted the 2021-2029 Housing Element on October 17, 2023. The adopted Housing Element contains programs, policies, and actions to further the goal of meeting the existing and projected housing needs of all income levels of households in the community and provides evidence of the City's ability to accommodate the RHNA through the year 2029, as established by the Southern California Association of Governments.

As part of the Housing Element update, the City analyzed its existing accessory dwelling unit (ADU) regulations and found them to be out of compliance with current state law. Through Program 2 of the Housing Element Housing Action

## HOUSING ELEMENT IMPLEMENTATION: ACCESSORY DWELLING UNIT ORDINANCE

### UPDATE

Page 3 of 5

Plan, the City committed to updating its ADU ordinance and establish regulations for junior accessory dwelling units (JADUs) to comply with state law.

Program 2 is also critical to the City achieving its housing objectives as required by Housing Element law. The adopted Housing Element provides evidence of the City's ability to accommodate the RHNA during the planning period, ending in 2029. In the Housing Element, the City assumed 112 ADUs would be built during the planning period, across all income levels. As allowed by state law, the City counted those 112 units towards fulfillment of its RHNA obligations. To accomplish the objectives related to ADUs, the City committed to completing Action 2-1 to update its accessory dwelling unit ordinance.

This Project includes amendments to Title 9 (Zoning) of the Huntington Park Municipal Code (HPMC) to establish consistency with the City's Housing Element and partially satisfying Housing Element Program 2 by establishing local regulations governing the construction of ADUs and JADUs in conformance with state ADU law (Government Code Sections 66310 – 66342).

#### DISCUSSION:

Amendments to the HPMC are identified in the attached ordinance, Exhibit A. Existing language is in normal font, all language proposed to be deleted is in ~~strike~~through font, and proposed language is underlined.

#### ANALYSIS:

The Project involves text changes to the HPMC for consistency with state law and the General Plan Housing Element. The intent of the project is for the City to implement the long-term development goals established in the General Plan, specifically the Housing Element.

Specifically, the project includes the following actions:

1. Amend the Zoning Code to establish ADU and JADU regulations in new Article 26 (Chapter 3).
2. Amend residential and commercial/office/mixed use zone allowed use tables to establish permitting requirements for ADUs and JADUs.
3. Amend definitions (Article 2) for consistency with state law.

# HOUSING ELEMENT IMPLEMENTATION: ACCESSORY DWELLING UNIT ORDINANCE

## UPDATE

Page 4 of 5

### **FINDINGS**

The Commission shall make a written recommendation to the Council on a proposed amendment to the Zoning Code whether to approve, approve in modified form, or disapprove based upon the following findings (Section 9-2.2007, Findings):

**A. The proposed amendment is internally consistent with the General Plan.**

**Finding:** The Project would make the Zoning Ordinance consistent with the City's General Plan 2021-2029 Housing Element (hereinafter, "Housing Element"), satisfying Housing Element Program 2.

**B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City.**

**Finding:** The Project is consistent with the Housing Element goals and policies to provide opportunities for the development of suitable housing to meet the diverse needs of existing and future residents and to promote equal opportunity for all residents to reside in the housing of their choice.

**C. The proposed amendment would contribute to an appropriate balance of land uses so that local residents may work and shop in the community in which they live.**

**Finding:** The Project would facilitate development anticipated in the Housing Element, and establishes local regulations for accessory dwelling units and junior accessory dwelling units, expanding opportunities for a variety of housing types with existing or proposed residential developments, consistent with the goals of the General Plan Housing Element.

**D. The subject parcel(s) is physically suitable (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested/anticipated land use development.**

**Finding:** The Project does not pertain to any specific parcels, and development proposals facilitated by this amendment will be evaluated on a case-by-case basis.

# HOUSING ELEMENT IMPLEMENTATION: ACCESSORY DWELLING UNIT ORDINANCE

## UPDATE

Page 5 of 5

**E. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA), and the City's Guidelines.**

**Finding:** The Project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Title 14, Article 18, 15282 of the California Code of Regulations (Other Statutory Exemptions), paragraph (h), and Public Resources Code Section 21080.17. The project is the adoption of an ordinance to implement Section 65852.1 of, or Article 2 (commencing with Section 66314) or Article 3 (commencing with Section 66333) of Chapter 13 of Division 1 of Title 7 of, the Government Code, and as such, meets the criteria for a statutory exemption under the above-referenced statutes.

### **PUBLIC NOTICE:**

Public hearing notice was published on November 19, 2025. As of the date of this public hearing, Staff has not received any public comments.

### **RECOMMENDATION:**

That the Planning Commission conduct a public hearing, consider all public testimony, and adopt Resolution No. 2025-01, recommending that the Council find the project exempt from CEQA and adopt the HPMC amendments related to ADUs and JADUs.

### **CONDITIONS OF APPROVAL:** N/A

### **ATTACHEMENT:**

A. Resolution No. 2025-01

### **EXHIBITS TO RESOLUTION:**

A. Draft Ordinance – Municipal Code Amendment

## **Attachment A**

---

Resolution No. 2025-01

PLANNING COMMISSION RESOLUTION NO. 2025-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF AN ORDINANCE AMENDING TITLE 7 OF THE HUNTINGTON PARK MUNICIPAL CODE.

**WHEREAS**, the Planning Commission of the City of Huntington Park, after notice duly given as required by law, held a public hearing on November 19, 2025, at 6:30 p.m., at City Hall, 6550 Miles Avenue, Huntington Park, California, to consider recommending to the City Council the adoption of Huntington Park Municipal Code (HPMC) Amendment, collectively referred to herein as the “Project”; and

**WHEREAS**, the Project promotes and is consistent with the goals of the Huntington Park General Plan, and would implement 2021-2029 General Plan Housing Element Program 2 and

**WHEREAS**, the HPMC is a document that will be subject to change from time to time due to changes in policy, designs, development trends, new uses and/or situations that were not considered; and

**WHEREAS**, the effect on existing land uses within the City has been analyzed with respect to the Project; and

**WHEREAS**, the Project will not adversely affect property values and will not be detrimental to the City; and

**WHEREAS**, the Project will be in the interest and furtherance of the public health, safety, and general welfare; and

**WHEREAS**, the Project is statutorily exempt from the California Environmental Quality Act, pursuant to CEQA Guidelines Title 14, Article 18, 15282 of the California Code of Regulations (Other Statutory Exemptions), paragraph (h), and Public Resources Code Section 21080.17; and

**WHEREAS**, the proposed HPMC Amendment is attached as "Exhibit A"; and

**WHEREAS**, all persons appearing for or against the approval of the Project were

1 given the opportunity to be heard in connection with said matter; and

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

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

7 **SECTION 1:** The proposed Ordinance HPMC, as attached hereto and marked  
8 Exhibit "A," has been presented to the Planning Commission, and the Commission  
9 has reviewed and considered the information therein prior to any action on the  
10 adoption of this Resolution.

11 **SECTION 2:** The Planning Commission hereby makes the following findings  
12 with respect to the adoption of the HPMC Amendment (per required findings listed in  
13 Section 9-2.2007, Findings):

14 **A. The proposed amendment is internally consistent with the General Plan.**

15 **Finding:** The Project would make the Zoning Ordinance consistent with the City's  
16 General Plan 2021-2029 Housing Element (hereinafter, "Housing Element"),  
17 satisfying Housing Element Program 2.

18 **B. The proposed amendment would not be detrimental to the public interest,  
19 health, safety, convenience, or welfare of the City.**

20 **Finding:** The Project is consistent with the Housing Element goals and policies  
21 to provide opportunities for the development of suitable housing to meet the  
22 diverse needs of existing and future residents and to promote equal opportunity  
23 for all residents to reside in the housing of their choice.

24 **C. The proposed amendment would contribute to an appropriate balance of  
25 land uses so that local residents may work and shop in the community in  
26 which they live.**

27 **Finding:** The Project would facilitate development anticipated in the Housing

1 Element, and establishes local regulations for accessory dwelling units and junior  
2 accessory dwelling units, expanding opportunities for a variety of housing types  
3 with existing or proposed residential developments, consistent with the goals of  
4 the General Plan Housing Element. The subject parcel(s) is physically suitable  
5 (including, but not limited to, access, provision of utilities, compatibility with  
6 adjoining land uses and absence of physical constraints) for the  
7 requested/anticipated land use development.

8 **Finding:** The Project does not pertain to any specific parcels, and development  
9 proposals facilitated by this amendment will be evaluated on a case-by-case  
10 basis.

11 **E. The proposed project has been reviewed in compliance with the provisions  
12 of the California Environmental Quality Act (CEQA), and the City's  
13 Guidelines.**

14 **Finding:** The Project is statutorily exempt from the California Environmental  
15 Quality Act (CEQA) pursuant to CEQA Guidelines Title 14, Article 18, 15282 of  
16 the California Code of Regulations (Other Statutory Exemptions), paragraph (h),  
17 and Public Resources Code Section 21080.17. The project is the adoption of an  
18 ordinance to implement Section 65852.1 of, or Article 2 (commencing with Section  
19 66314) or Article 3 (commencing with Section 66333) of Chapter 13 of Division 1  
20 of Title 7 of, the Government Code, and as such, meets the criteria for a statutory  
21 exemption under the above-referenced statutes.

22 **SECTION 4:** This Resolution will remain effective until superseded by a  
23 subsequent resolution.

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

1                   **SECTION 6:** The Planning Commission hereby approves Resolution  
2 No. 2025-01 recommending to the City Council the adoption of an HPMC Amendment.

3                   **SECTION 7:** The Secretary of the Planning Commission shall certify to the  
4 adoption of this resolution and a copy thereof shall be filed with the City Clerk.

5  
6  
7 **PASSED, APPROVED, AND ADOPTED** this 19<sup>th</sup> day of November 2025, by the following  
8 vote:

9                   **AYES:**

10                   **NOES:**

11                   **ABSENT:**

12                   **ABSTAIN:**

13                   **HUNTINGTON PARK PLANNING COMMISSION**

14  
15  
16                   \_\_\_\_\_

17                   Adrian Tarango, Chairperson

18                   **ATTEST:**

19  
20  
21                   \_\_\_\_\_

22                   Louis Morales, Secretary

# **Exhibit A**

---

Draft Ordinance – Municipal Code Amendment

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF HUNTINGTON PARK,  
CALIFORNIA, AMENDING IN PART TITLE 9 “ZONING,” CHAPTER 4  
“ZONING DISTRICTS,” ARTICLE 1 “RESIDENTIAL ZONES” FOR  
CONSISTENCY WITH THE GENERAL PLAN HOUSING ELEMENT  
AND STATE LAW.**

WHEREAS, the City of Huntington Park (“City”) is a general law city, incorporated under the laws of the State of California, and has the power to make and enforce within its jurisdictional limits all local, police, sanitary, and other ordinances, resolutions, and regulations not in conflict with general laws of the state;

WHEREAS, the State of California has made legislative changes intended to increase the supply of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) by limiting a local jurisdiction’s ability to impose certain standards and review processes as codified in California Government Code Sections 66310 through 66342 (previously California Government Code Section 65852.2 and 65852.22);

WHEREAS, the State of California has established that a local agency may, by ordinance, provide for the creation of ADUs in single-family and multi-family residential zones and may provide for the creation of JADUs in single-family residential zones;

WHEREAS, new state legislation related to ADUs and JADUs was enacted in 2025 which build upon the prior changes to state law and further reduce barriers to the development of ADUs and JADUs and which necessitate additional changes to the City of Huntington Park Municipal Code;

WHEREAS, it is the intent of the City Council to adopt amendments to the existing ADU ordinance that have the effect of providing for the creation of ADUs and that provisions in this ordinance relating to matters including unit size, parking, and other requirements will provide clarity and facilitate the creation of ADUs and JADUs in zones in which they are authorized by local ordinance;

WHEREAS, the City of Huntington Park has prepared a draft ordinance amending existing Section 9-1.203, 9-4.102, 9-4.103 and adding Chapter 3, Article 26 (Accessory Dwelling Units) of the City of Huntington Park Municipal Code to comply with current state law and to clarify existing regulations related to the review and approval of ADUs and JADUs;

WHEREAS, the Huntington Park Planning Commission held a duly noticed public hearing on \_\_\_\_\_, considered the staff report, attachments, and public testimony, found the proposed ordinance is consistent with the City’s General Plan, and recommended that the City Council adopt the proposed ordinance;

WHEREAS, the City Council held a public hearing on \_\_\_\_\_, to consider the Planning Commission recommendation and introduce the draft Ordinance; and has found that the

provisions of this ordinance are consistent with the goals and policies of the City's General Plan and other adopted ordinances and regulations; and City of Huntington Park Ordinance \_\_\_\_;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK DOES HEREBY ORDAIN AS FOLLOWS:

**SECTION 1:** That Title 9 "Zoning," Chapter 4 "Zoning Districts," Article 1 "Residential Zones" of this Code is hereby amended to read as follows:

**9-4.102 Allowed Uses, Table IV-1.**

Any structure/use designated as "Permitted" (P) by the following list shall comply with the provisions of this Code. Any permitted use which will occupy an existing structure (with no structural alteration/enlargement) shall comply with the operational standards contained in this chapter as well as Article III (General Property Development Standards). Additionally, any permitted use which will occupy an existing structure that is to be altered, enlarged, or requires construction or installation (i.e., manufactured housing) of a structure(s) shall require the approval of a Development Permit (D) in compliance with Chapter 2, Article 10.

The following list (Table IV-1) represents those uses in the residential zoning districts that are Permitted (P), subject to a Development Permit (D), subject to a Large Family Child Care Home Permit (LCC) or a Conditional Use Permit (C):

**Table IV-1  
ALLOWED LAND USES**

LAND ACTIVITY	R-L	R-M	R-H
1. Residential Uses			
A. Condominiums	D	D	D
B. Convalescent Homes	-	C	C
C. Child Day Care Facility			
Small Family Child Day Care Home	P	P	P
Large Family Child Day Care Home	LCC	LCC	LCC
D. Density Bonus/Affordable Housing	P	P	P
E. Manufactured Housing	D	D	D
F. Multi-Family Dwellings	-	D	D
G. Accessory Dwelling Units [see regulations in Article 26]	P	P	P
H. Junior Accessory Dwelling Units <sup>1</sup> [see regulations in Article 26]	P	P	P
I. Senior Citizen/Congregate Care Housing	-	-	C
J. Single-Family Dwellings	P	P	P
K. Single Room Occupancy Facilities	-	-	D
L. Group Homes			

**Table IV-1**  
**ALLOWED LAND USES**

<b>LAND ACTIVITY</b>	<b>R-L</b>	<b>R-M</b>	<b>R-H</b>
	P	P	P
6 or less clients			
7 or more clients	C	C	C
<b>M.</b> Transitional Housing	P	P	P
<b>N.</b> Supportive Housing	P	P	P
<b>O.</b> Zero Lot Line/Small Lot Residential Developments	-	D	D
<b>P.</b> Employee and Farmworker Housing			
Providing accommodations for 6 or fewer employees	P	P	P
Providing accommodations for more than 6 employees	C	C	C
<b>Q.</b> Low-Barrier Navigation Centers	D	D	D
<b>2.</b> Recreational Accessory Uses			
<b>A.</b> Swimming Pool, Private	P	P	P
<b>B.</b> Tennis Court, Private	D	D	D
<b>C.</b> Tree "Play" House	P	P	P
<b>3.</b> Accessory Uses			
<b>A.</b> Fences and Walls	P	P	P
<b>B.</b> Garage	P	P	P
<b>C.</b> Keeping of Domestic Animals/Household Pets	P	P	P
<b>D.</b> Laundry Facilities (Washer and Dryer)	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
<b>E.</b> Outdoor Play/Athletic Equipment	P	P	P
<b>F.</b> Patio (with or without cover)/Gazebo	P	P	P
<b>G.</b> Satellite Dish Antenna	D	D	D
<b>H.</b> Storage	D	D	D
<b>I.</b> Vehicle Repair (Property owner/tenant vehicle only and only within enclosed garage/yard)	P	P	P
<b>J.</b> Vertical Antenna			
12 feet or less in height	P	P	P
12+ feet in height	D	D	D
<b>4.</b> Other			
<b>A.</b> Churches	-	C	C
<b>B.</b> Educational Institutions, Low-Intensity	C	C	C
<b>C.</b> Public Utilities/Facilities	D	D	D
<b>5.</b> Home Enterprises	Subject to Home Enterprise Permit		

**Table IV-1**  
**ALLOWED LAND USES**

<b>LAND ACTIVITY</b>	<b>R-L</b>	<b>R-M</b>	<b>R-H</b>
6. Temporary Uses		Subject to Temporary Use Permit	
<sup>1</sup> Per Article 26, Junior Accessory Dwelling Units may only be permitted in conjunction with an existing or proposed single-family dwelling.			
<sup>2</sup> Laundry facilities shall be located within the footprint of a dwelling unit. For multi-family properties, common laundry facilities shall be located in a detached or attached enclosed room specifically designated as a laundry facility and shall consist of not less than one automatic washer and dryer for every four units.			

**9-4.103 Zoning District Development Standards, subsection (N).**

Accessory Dwelling Unit (ADUs) Development Standards. Development standards governing ADUs are outlined in Chapter 3, Article 26.

**SECTION 2:** That Title 9 "Zoning," Chapter 4 "Zoning Districts," Article 2 "Commercial/Office/Mixed Use Zones" of this Code is hereby amended to read as follows:

**9-4.202 Allowed Uses, Table IV-5.**

Any use designated as "Permitted" by the following list shall comply with the provisions of this Code. Any permitted use which will occupy an existing structure (with no structural alteration/enlargement) shall comply with the operational standards contained in this article as well as Chapter 3 (General Regulations). Additionally, any permitted use which will occupy an existing structure that is to be altered, enlarged, or requires construction of a new structure(s) shall require the approval of a Development Permit in compliance with Chapter 2, Article 10.

The following list of Allowed Land Uses, Table IV-5, establishes the primary land uses in the C-P, C-N and C-G zoning district which are Permitted (P) or subject to a Development Permit (D) or a Conditional Use Permit (C). In accordance with Section 9-1.106, uses that are not listed shall be expressly prohibited, unless the Director determines the use to be similar in nature and class to other uses listed.

**Table IV-5**  
**ALLOWED LAND USES**

<b>LAND ACTIVITY</b>	<b>C-P</b>	<b>C-N</b>	<b>C-G</b>
Administrative and Professional Offices:			
1. Administrative, Business, Service, and Public Utilities	P	P	P
2. Accounting, Consulting, Counseling, Design, and Legal	P	P	P
3. Headquarters (Business, Corporate, and Government)	P	P	P

**Table IV-5****ALLOWED LAND USES**

<b>LAND ACTIVITY</b>	<b>C-P</b>	<b>C-N</b>	<b>C-G</b>
4. Medical/Dental Uses	P	P	P
General Commercial Uses:			
1. Auditoriums/Concert/Convention Halls	-	-	C
2. Alcoholic Beverage Sales/Serving Establishments [see regulations in Section 9-4.203(2)(A) and Table IV-7]			
3. Amusement/Video Arcades	-	-	C
4. Antique Shops	-	P	P
5. Apparel/Shoe Stores	-	P	P
6. Appliance Stores	-	P	P
7. Art/Photography Shops, Studios, Galleries	P	P	P
8. Auction Sales	-	-	D
9. Automobile, Motorcycle, and Truck Dealerships	-	-	C
10. Automobile Parts Supply (retail only, no auto repair or installation)	-	-	P
11. Automobile Rental Agencies	-	-	D
12. Automobile Repair Specialty Shops	-	-	C
13. Automobile Service Centers	-	-	C
14. Bakeries (retail only)	-	P	P
15. Banks/Financial Offices	P	P	P
16. Banquet Halls, Lodges, and Conference Halls	-	-	C
17. Barber/Beauty/Nail Shops	P	P	P
18. Bars, Cocktail Lounges, Taverns	-	-	C
19. Bicycle Shops (sales/service, non-motorized)	-	P	P
20. Billiard/Pool Centers	-	-	C
21. Book Stores (new/used)	-	P	P
22. Book Stores/Adult Business [see regulations in Chapter 5-20]	-	-	P
23. Bowling Alley	-	-	C
24. Camera Film Drop Off/Express Developing	P	P	P
25. Camera Shop (new/used)	-	P	P
26. Candy, Confectionery/Ice Cream Stores	-	P	P
27. Car Washes	-	-	C
28. Catering Establishments	-	-	P
29. Check Cashing	-	C	C
30. Churches	C	C	C
31. Communication Equipment Buildings	P	P	P

Table IV-5

## ALLOWED LAND USES

LAND ACTIVITY	C-P	C-N	C-G
32. Commuter Bus Stations	-	-	C
33. Convenience Stores, Mini-Markets	-	D	D
34. Cultural/Community Facilities	P	P	P
35. Currency Exchanges	-	-	C
36. Dance Hall/Club	-	-	C
37. Dance School/Studios	-	C	P
38. Delicatessens, Sandwich Shops, Donut Shop, Coffee Houses, Juice Bars			
under 2,000 square feet	C	P	P
over 2,000 square feet	-	C	C
39. Department Stores	-	P	P
40. Discount/Club Membership Stores	-	-	P
41. Drug Stores	-	P	P
42. Dry Cleaning/Dyeing (retail only)	-	P	P
43. Electronic/Computer Stores	-	P	P
44. Escort Bureau/Introductory Service	C	-	C
45. Figure Model Studio (non-nude)	-	-	C
46. Floor Covering/Drapery Store	-	-	P
47. Florist Shops	P	P	P
48. Furniture Stores	-	-	P
49. Gift/Stationery Stores	-	P	P
50. Glass Shop (sales/service)	-	-	P
51. Grocery Stores (including supermarkets)	-	P	P
52. Gun Shops	-	-	C
53. Hardware Stores (up to 10,000 square feet)	-	P	P
54. Health/Athletic Clubs (excluding massage parlors)	P	P	P
55. Hobby Shops	-	P	P
56. Home Improvement Centers (over 10,000 square feet)	-	-	C
57. Hospitals	C	C	C
58. Hotels/Motels	-	-	C
59. Ice Cream Parlors	-	P	P
60. Interior Decorating Shop	-	P	P
61. Jewelry Sales/Repair Stores	-	P	P
62. Laboratories (including film, medical, and dental)	-	P	P
63. Laundromat (retail only)	-	P	P

**Table IV-5****ALLOWED LAND USES**

<b>LAND ACTIVITY</b>	<b>C-P</b>	<b>C-N</b>	<b>C-G</b>
64. Lighting Fixture Stores	-	-	P
65. Locksmith Shops	-	P	C
66. Marine Sales/Service	-	-	P
67. Massage Parlors (acupressure)	-	-	-
68. Mini-Malls	-	D	D
69. Money Advance	-	C	C
70. Money Transfer	-	C	C
71. Mortuaries	-	C	C
72. Multiple Tenant Merchandise Mart	-	-	C
73. Museums	P	P	P
74. Music Stores	-	P	P
75. Newspaper/Magazine Stores	-	P	P
76. Nightclubs (with entertainment/dancing)	-	-	C
77. Nurseries/Garden Supply Store	-	P	P
78. Office Supplies/Equipment (retail only)	P	-	P
79. Optical Shop	P	P	P
80. Paint/Wallpaper Stores (retail only)	-	P	P
81. Parcel Shipping/Copy/Fax Centers	P	P	P
82. Parking Structures	C	C	C
83. Pawn Shop/Brokers	-	-	C
84. Pet Shops	-	P	P
85. Plumbing Fixture Stores	-	P	P
86. Pool Supply (retail only)	-	P	P
87. Post Office Substation	P	P	P
88. Printing/Blueprinting Shops	P	P	P
89. Radio/Television Broadcasting Studios (no transmitting)	P	-	C
90. Recording Studios	P	C	P
91. Recycling Facilities	-	C	C
92. Restaurants (less than 4,000 square feet, excluding drive-thrus)	-	D	D
93. Restaurants (greater than 4,000 square feet, excluding drive-thrus)	-	C	C
94. Restaurants (with drive-thru facilities)	-	-	C
95. Restaurants (where outdoor eating facilities are larger than 400 square feet)	-	C	C

**Table IV-5****ALLOWED LAND USES**

<b>LAND ACTIVITY</b>	<b>C-P</b>	<b>C-N</b>	<b>C-G</b>
96. Saving and Loans	P	P	P
97. Secondhand Stores	-	-	P
98. Service Stations (including gas stations)	-	C	C
99. Shoe Repair	-	P	P
100. Shuttle Stations	-	-	C
101. Sign/Lettering Shops (with retail sales area)	P	P	P <sup>2</sup>
102. Skating Rinks	-	C	C
103. Sporting Goods Stores	-	P	P
104. Stamp/Coin Shops	P	P	P
105. Tailor Shops	P	P	P
106. Tattoo or Body Piercing Parlor	-	-	C
107. Tennis Court, Commercial	D	D	D
108. Theaters, Movie (excluding drive-ins)	-	-	C
109. Ticket Sales	P	P	P
110. Tobacco/Smoke Shops [see regulations in Section 4-19.03]	-	P	P
111. Toy Stores	-	P	P
112. Travel Agencies	P	P	P
113. Variety Stores	-	P	P
114. Vending Machines (outside, accessory use only)	C	C	C
115. Veterinary Offices/Animal Hospitals	C	C	C
116. Video Machines (up to 5)	P	P	P
117. Video Stores (up to a maximum net display area of 25% of total video displays devoted to adult videos)	-	P	P
118. Wedding Chapels	C	C	C
Other Uses:			
1. Accessory Dwelling Units [see regulations in Article 26]	P	P	-
2. Antennae (accessory only)	C	C	C
3. Condominiums	-	-	-
4. Convalescent Homes	C	C	C
5. Drive-Thru Establishments (accessory only)	-	-	C
6. Emergency Shelters	D	D	-
7. Residential Developments (20 du/acre) <sup>1</sup>	D	D	-
8. Outdoor Storage (accessory only)	-	C	C
9. Wireless Communications Facilities	C	C	C

**Table IV-5**

**ALLOWED LAND USES**

<b>LAND ACTIVITY</b>	<b>C-P</b>	<b>C-N</b>	<b>C-G</b>
10. Senior Citizen Housing (only in Senior Citizen Housing Overlay District)	-	-	-
11. Single Room Occupancy	-	-	-
12. Low-Barrier Navigation Centers	P	P	-

**SECTION 3:** That Title 9 “Zoning,” Chapter 3 “General Regulations” of this Code is hereby amended to add Article 26, “Accessory Dwelling Units” as follows:

**§9-3.2610 Purpose.**

The purpose of this chapter is to establish development standards for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) and to ensure this use is constructed and operated in a manner that is consistent with the requirements and allowances of State law, specifically Chapter 13 of Division 1 of Title 7 of the California Government Code (sections 66310 through 66342).

**§9-3.2620 Applicability.**

This ordinance applies to all zones where Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) are permitted under California state law. It governs the development, permitting, and regulation of ADUs and JADUs in accordance with Chapter 13 of Division 1 of Title 7 of the California Government Code. Any local standards inconsistent with these provisions shall be deemed null and void. Any standards not enumerated in this ordinance shall be governed by Chapter 13 of Division 1 of Title 7 of the California Government Code.

**§9-3.2630 Permit required.**

A Minor Development Permit is required prior to the establishment of any ADU or JADU. The permit shall be a ministerial action without discretionary review or a hearing. The City shall notify a developer whether the developer's application is complete within 15 business days, pursuant to California Government Code Section 65943. The City shall issue approval, or a denial with a full set of comments on how to remedy the application, within 60 days of receiving a completed application.

**§9-3.2640 Definitions.**

For the purposes of this ordinance, the following definitions shall apply:

1. “ADU conversion” means an additional dwelling unit constructed from non-livable spaces within the existing structures such as garages, boiler rooms, passageway, and storage rooms. Areas used for commercial and other activities that are intended to serve the general public.

2. “Attached ADU” is a newly created (constructed) dwelling structure that structurally abuts (and connects to) an existing or proposed primary dwelling or accessory structure. This can be constructed on top of or below the primary dwelling. The attached ADU extends beyond the building plane of the existing or proposed primary dwelling unit. An attached ADU shall not exceed 50 percent of the existing primary dwelling’s floor area size. However, this limitation shall not preclude the construction of an ADU of at least 800 square feet of interior livable space, subject to four-foot side and rear yard setbacks, as required by California Government Code § 66321(b)(3), if such a unit would otherwise be permissible under state law.
3. “Multi-family dwelling” means a structure with two or more attached dwellings on a single lot. Multiple detached single-family dwellings on the same lot are not considered multi-family dwellings for the purposes of this ordinance.
4. “Primary dwelling” means a main, permanent, residential structure that exists or is proposed on a residentially zoned property. It is typically a single-family home or a unit in a multi-family dwelling (e.g., apartment or condo building). It must be legally permitted, intended for residential occupancy, and is the main structure on the lot; it may not be an ADU or JADU.
5. “Proposed dwelling” means a dwelling that is the subject of a permit application and meets the requirements for permitting.
6. “Single-family dwelling” means a single unit providing complete, independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking, and sanitation, and existing as a separate interest of real property, such as a detached single-family dwelling or a townhouse.

#### **§9-3.2650 Development and operational standards.**

In accordance with the regulations and standards set forth in this section, ADUs shall be permitted as a matter of right, without any required discretionary review or discretionary permit, on any parcel of property with an existing or proposed residential dwelling in any Residential or Mixed-Use Zone as indicated in Table IV-1 of this chapter. The following requirements, in compliance with California Government Code Sections 66310 through 66342, apply to all ADUs and JADUs that are approved under this section.

1. Allowable Zoning Districts.
  - a. An ADU may be created on a lot that is zoned to allow single-family dwelling residential use or multi-family dwelling residential use (R-L, R-M, R-H).
  - b. A JADU may only be created on a lot zoned for single-family residences.
2. Number of Units
  - a. On a lot with an existing or proposed Single Family Dwelling:
    - i. No more than one new construction detached ADU, with a maximum 800 square feet of interior livable space.
    - ii. No more than one ADU constructed from existing space.
    - iii. No more than one JADU with a maximum of 500 square feet of interior livable space.
    - iv. No more than one attached ADU
  - b. On a lot with proposed or existing Multi-Family Dwelling:

- i. Up to two detached ADUs are allowed on a lot that has a proposed multi-family dwelling, or up to eight detached ADUs are allowed on a lot with an existing multi-family dwelling, not to exceed the number of existing units on the lot.

One or more ADUs may be created through the conversion of existing space within a multi-family dwelling, provided that the total number of converted ADUs does not exceed 25 percent of the number of existing units in the structure where the conversion takes place. These ADUs must be located within portions of the existing multi-family structure that are not currently used as livable space. The maximum number allowed shall be rounded down to the nearest whole number, with the minimum being one.

Table III-1—Summary of ADU Allowances			
Zone Type	Existing/Proposed Primary Dwelling	# of ADUs allowed	# of JADUs allowed
<b>Single-Family (R-L, R-M, and R-H)</b>	Single-Family Dwelling	One detached ADU <b>and</b> 1 conversion	One
<b>Single-Family (R-L, R-M, and R-H)</b>	Multi-Family Dwelling	Up to eight detached ADUs <b>and</b> at least one conversion ADU or up to 25 percent of the existing units	None
<b>Multi-Family (R-M and R-H, C-P, and C-N)</b>	Single-Family Dwelling	One detached ADU <b>and</b> one conversion ADU	One
<b>Multi-Family (R-M and R-H, C-P, and C-N)</b>	Multi-Family Dwelling	Up to eight detached ADUs <b>and</b> at least one conversion ADU or up to 25 percent of the existing units	None

### 3. Height

- a. Detached ADUs
  - i. Up to 16 feet in height if created on a lot with an existing or proposed single-family or multi-family dwelling.
  - ii. 18 feet on a lot with an existing or proposed single-family or multi-family dwelling, including an additional two feet to accommodate roof pitch that aligns with the primary dwelling, when the lot is a half-mile from a major transit stop or high-quality transit corridor.
  - iii. 18 feet on a lot with an existing or proposed multi-family, multi-story dwelling.
- b. Attached ADUs
  - i. 25 feet or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower.

### 4. Impact Fees

- a. ADUs less than 750 square feet of interior livable space, or JADUs less than 500 square feet of interior livable space are not subject to impact fees.

- b. Impact fees for ADUs 750 square feet of interior livable space or larger shall be charged proportionately in relation to the square footage of the ADU to the square footage of the primary dwelling unit. Formula: (Square Footage of ADU / Square Footage of Primary Dwelling Unit) x Amount of Fee
  - c. Primary dwellings are subject to the full amount of all applicable impact fees.
- 5. Setback Regulations
  - a. A setback of no more than four feet from the side and rear lot lines shall be required for an attached or detached ADU, unless title report identifies utility encroachment that requires a setback of more than four feet, unless the proper encroachment permit is obtained from the easement holder.
  - b. No setback shall be required for an ADU or JADU created within an existing living area or accessory structure or an ADU created in a new structure in the same location and to the same dimensions as an existing structure. Additional square footage shall conform to setback standards.
  - c. An ADU is subject to the same front yard setback as the underlying zoning district, but shall not preclude the development of an ADU of at least 800 square feet of interior livable space, even if that ADU would exist partially or wholly within the front setback.
- 6. Size
  - a. An ADU, whether attached or detached, shall not be less than 150 square feet of interior livable space and shall not exceed 850 square feet of interior livable space for a studio or one bedroom, or 1,000 square feet of interior livable space if more than one bedroom. An attached ADU shall not exceed 50 percent of the existing primary dwelling's floor area. However, this limitation shall not preclude the construction of an attached ADU of at least 850 square feet of interior livable space for a studio or one-bedroom, or 1,000 square feet of interior livable space if more than one bedroom, subject to four-foot side and rear yard setbacks, as required by California Government Code Section 66321(b)(3).
  - b. A JADU shall not exceed 500 square feet of interior livable space.
  - c. An ADU created within the converted space of a proposed or existing single-family dwelling or accessory structure is eligible for a 150 square foot expansion to accommodate ingress and egress.
  - d. A detached multi-family ADU on lots with existing or proposed multifamily dwellings are not subject to a floor area restriction pursuant to Government Code Section 66323(a)(4).
- 7. Parking
  - a. The ADU shall be provided with one off-street parking space per ADU or per bedroom, whichever is less. Off-street parking for the ADU may be uncovered.
  - b. No parking may be required if the ADU meets one of the following criteria:
    - i. Located within one-half mile walking distance of public transit.
    - ii. Located within an architecturally and historically significant historic district.
    - iii. Part of the proposed or existing primary residence or an accessory structure.
    - iv. When on-street parking permits are required but not offered to the occupant of the ADU.

- v. When there is a car share vehicle located within one block of the ADU.
- vi. When a permit application for an ADU is submitted with a permit application to create a new single-family dwelling or a new multi-family dwelling on the same lot, provided that the ADU or the parcel satisfies any other criteria listed in Government Code section 66322, subdivision (a)(1)(5).
- c. Parking may be provided in setback areas or in tandem.
- d. If a garage, carport, covered parking structure, or uncovered parking space is demolished in conjunction with the ADU, or converted to an ADU, replacement of off-street parking for the primary dwelling unit shall not be required.
- e. No parking shall be required for a JADU.

8. Driveway Approach
  - a. When a garage is converted to an ADU, the driveway approach must be removed and curbs and gutters replaced.
9. Utilities
  - a. ADUs may share utility services and meters with the primary dwelling.
  - b. If a detached ADU is constructed with a new single-family home, a separate utility connection directly between the ADU and the utility and payment of the normal connection fee and capacity charge for a new dwelling are required.
  - c. Converted ADUs on a single-family lot may not be required to have a new or separate utility connection directly between the ADU and the utility. Nor is a connection fee or capacity charge required.
10. An application for an ADU may be denied for nonconformance only if the nonconformance creates a threat to public health and safety and is affected by the construction of the ADU.
11. Construction of ADUs are statutorily exempt from CEQA pursuant to Section 15268 (Ministerial Projects) of the CEQA guidelines and Section 21080, subdivision (b)(1) of the Public Resources Code.
12. Objective Design Standards
  - a. New detached ADUs must architecturally match the primary dwelling in style, colors, and materials.
13. JADU Owner-Occupancy Requirement
  - a. A JADU shall be permitted only on a lot developed with a proposed or existing single-family dwelling. Owner-occupancy shall be required only if the JADU shares sanitation facilities with the primary residence, and except where the property is owned by a governmental agency, land trust, or housing organization. If the JADU includes separate sanitation facilities, owner-occupancy is not required. For the purpose of this section, “owner” means a natural person who holds legal title to the property as shown on the most recent deed recorded with the County Recorder’s Office. Proof of owner occupancy shall be provided as part of the JADU application and may be enforced through recordation of a deed restriction.
14. An ADU may be rented separate from the main dwelling unit but may not be sold otherwise conveyed separate from the main dwelling unit, except when the property was built or developed by a qualified nonprofit corporation, the buyer is a qualified buyer, and meets other requirements specified in Government Code Section 66341.

15. If an ADU or JADU is used as a rental unit, it must be used for rentals of terms 30 days or longer.
16. Sprinkler Requirement
  - a. ADUs shall not be required to install fire sprinklers if sprinklers are not required for the primary residence. However, if the primary residence is required to have fire sprinklers under applicable building or fire codes, any newly constructed ADU on the same parcel shall also be required to include fire sprinklers.
  - b. JADUs are not required to install fire sprinklers independently. If the JADU is located within a portion of the primary residence that already contains fire sprinklers, the JADU shall be served by the existing system.
17. In the event of a declared local, state, or federal emergency, the City shall issue a Certificate of Occupancy for a detached ADU even if the primary dwelling has not yet been issued a certificate of occupancy:
  - a. The primary dwelling was substantially damaged or destroyed by an event referenced in the state of emergency proclamation issued by the Governor.
  - b. The accessory dwelling unit has been issued construction permits and has passed all required inspections.

**SECTION 4:** That Title 9 "Zoning," Chapter 1 "General Provisions," Article 2 "Definitions" of this Code is hereby amended to read as follows:

"Accessory Dwelling Unit (ADU)" means a dwelling unit located on the same lot as a proposed or existing primary residence, which the ADU is either attached to, or detached from, and which provides complete, independent, and permanent living facilities, including separate provisions for living, sleeping, eating, cooking and sanitation, and shall contain a full bathroom, and a kitchen. An accessory dwelling unit may also include the following:

1. An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and
2. A manufactured home, as defined by Section 18007 of the California Health and Safety Code.

"Junior accessory dwelling unit (JADU)" means a dwelling unit that is no more than 500 square feet of interior livable space in size and contained entirely within a single-family residence or a converted garage. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure. It must also have exterior access. Either the JADU or Single-Family Dwelling shall be owner-occupied.

"Granny housing." See "Accessory dwelling unit."

"Guest house." See "Accessory dwelling unit."

**PASSED, APPROVED AND ADOPTED** this (DATE) day of (MONTH) (YEAR), by the following votes:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Arturo Flores, Mayor

**ATTEST:**

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Eduardo Sarmiento,  
City Clerk



## CITY OF HUNTINGTON PARK

### PLANNING DIVISION AGENDA REPORT

**DATE:** NOVEMBER 19, 2025

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

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

**FROM:** ARELI CABALLERO, ASSISTANT PLANNER

**SUBJECT:** PLANNING COMMISSION CASE NO. 2025-10 CUP/ CASE NO. 2025-02 VAR  
(CONDITIONAL USE PERMIT AND VARIANCE)

---

**REQUEST:** A REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A COLD STORAGE FACILITY WITH MEAT PROCESSING AND DISTRIBUTING (INCLUDING MEAT, POULTRY AND SEAFOOD. SLAUGHTERING NOT ALLOWED) AND A VARIANCE TO DEVIATE FROM OFF-STREET PARKING AT 2000 E 67TH ST WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.

**APPLICANT:** Danny Guerrero- Guerrero's Meat Distribution Co Inc.  
2645 Del Vista Dr,  
Hacienda Heights, CA 91745

**PROPERTY OWNER:** Danny Guerrero

**PROPERTY OWNER'S** 2645 Del Vista Dr,  
Hacienda Heights, CA 91745

**PROJECT LOCATION:** 2000 E 67th St, Los Angeles, CA 90001-2143

**ASSESSOR'S**  
**PARCEL NUMBER:** 6009-038-031

**PRESENT USE:** Industrial Building

**LOT SIZE:** 23,720 square feet

**GENERAL PLAN:** Manufacturing Planned Development (MPD)

**ZONE:** Manufacturing Planned Development (MPD)

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**SURROUNDING  
LAND USES:**

North: Commercial General (C-G)

East: Manufacturing Planned Development (MPD)

South: Manufacturing Planned Development (MPD)

West: Manufacturing Planned Development (MPD)

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

In accordance with Huntington Park Municipal Code (HPMC) Section 9-4.302; cold storage facilities and meat processing and distributing services are permissible in the Manufacturing Planned Development zone subject to the approval of a Conditional Use Permit.

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

Following a hearing, the Planning Commission shall record its decision in writing and shall recite the findings upon which the decision is based. The 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 CUP 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

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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.

**MUNICIPAL CODE  
APPLICABILITY OF  
REQUIREMENTS FOR  
VARIANCE:**

Pursuant to Huntington Park Municipal Code (HPMC) Section 9-2.903, the Planning Commission may grant a Variance from the requirements of the Municipal Code. Examples include, but are not limited to, the following matters:

1. Permit the modification of the dimensional standards of the following:
  - A. Distance between structures;
  - B. Parcel area (size);
  - C. Parcel coverage;
  - D. Parcel dimensions;
  - E. Setbacks; or
  - F. Structure heights.
2. Permit the modification of sign regulations (other than prohibited signs); and
3. Permit the modification of the number and dimensions of parking areas, loading spaces, landscaping, or lighting requirements.

**REQUIRED FINDINGS  
FOR A VARIANCE :**

Following a public hearing, the Planning Commission shall record the decision in writing and shall recite the findings

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upon which the decision is based, in compliance with State law (Government Code Section 65906 or as this section may be amended/replaced from time to time). The Planning Commission may approve and/or modify an application in whole or in part, with or without conditions, only if all of the following findings are made:

1. That there are special circumstances applicable to the property, including location, shape, size, surroundings or topography so that the strict application of this Code denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;
2. That granting the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district and unavailable to the property for which the Variance is sought;
3. That granting the Variance will not be detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located;
4. That granting the Variance does not constitute a special privilege inconsistent with the limitations upon other property in the vicinity and zoning district in which the property is located;
5. That granting the Variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel; and
6. That granting the Variance will not be inconsistent with the General Plan.

**ENVIRONMENTAL  
REVIEW:**

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

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### PROJECT BACKGROUND:

The applicant, Guerrero's Meat Distribution, is requesting a Conditional Use Permit to operate a cold storage facility with meat processing and distributing (including meat, poultry and seafood; slaughtering not allowed) at 2000 E 67<sup>th</sup> St.

#### ***Site Description***

The site is located on the south side of 67th Street, between Wilson Avenue located to the west and South Alameda Street located to the east. The subject lot measures approximately 23,720 square feet and contains an existing building of approximately 15,323 square feet. The property is surrounded by industrial zoning to the south, east, and west and commercial zoning to the north. Adjacent uses include produce wholesalers and wholesale/distribution businesses.

### ANALYSIS:

#### ***Project Proposal***

The project proposes interior tenant improvements to facilitate the proposed use of a cold storage and poultry/meat processing facility. Interior tenant improvements to the building include the installation of a new walk-in cooler and freezer, processing room, packaging room and a women's restroom.

#### ***Business Operation***

Pursuant to the business operation statement provided by the applicant, the meat processing procedure begins with receiving, where meat arrives at the loading dock from suppliers. Before unloading, the trailer's condition and temperature are checked to ensure safety and quality. Once inspected and approved, the product is tagged and labeled with the purchase order (PO). Next, the meat is stored in a cooler staging area maintained at 34°F. During pre-batch staging, the meat is moved to the processing room, while any remaining meat is sent to a walk-in freezer and labeled with the date, time, and a description. Prior to processing, utensils and equipment are sanitized and continue to be cleaned every four hours to maintain hygiene. In the cut and wrap stage, the meat is sorted and cut according to specifications, packed in sterile plastic wraps, weighed, and prepared simultaneously. The sealing and labeling step follows, where the bagged meat is

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sealed, labeled, and boxed, with the boxes organized on pallets. Finally, the pallets are transported and stored in the freezer, ready for delivery.

***Hours of Operation***

- Monday – Friday  
5 am – 4 pm
- Saturday  
5 am – 1 pm

***Access/Circulation***

The site currently has one existing driveway on E 67th St., which will serve as the sole point of vehicular access. An existing loading dock, located within the building, also faces E 67th St.

***Off-Street Parking***

Pursuant to the HPMC Section 9-3.804, the parking requirement for industrial and warehouse use is *1 space for each 800 square feet of gross floor area, plus 1 space for each vehicle used in connection with the use. Additional spaces required for office and retail uses exceeding 10 percent of the gross floor area to be calculated using standard office/ retail parking ratios.*

In accordance with the City's off-street parking requirements, the total number of off-street parking spaces required for the proposed use is twenty-four (24) parking spaces. The subject site currently provides twelve (12) standard off-street parking spaces and one (1) ADA accessible parking spaces.

The subject site is deficient in the number of required off-street parking spaces by eleven (11).

***Off-Street Loading***

The subject site has an existing loading dock accessible via East 67<sup>th</sup> street which is located toward the northern portion of the property. The applicant is not proposing any changes to the existing loading dock.

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**FINDINGS**

***Condition Use Permit Findings***

In granting a Conditional Use Permit to allow a cold storage facility with meat processing and distribution, the Planning Commission must make findings in connection with the Conditional Use Permit, as set forth in the Huntington Park Municipal Code. A Conditional Use Permit may be approved only if all 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, a cold storage facility with meat processing and distribution, is conditionally permitted within the subject zoning district. Pursuant to HPMC Section 9-4.302, the Manufacturing Planned Development (MPD) zone is intended to accommodate and service commercial, business, and industrial uses. The project does include tenant improvements but no additional square footage is proposed. The proposed use is compatible with existing adjacent uses and is expected to operate at a similar intensity to other businesses in the surrounding area. Conditions of Approval have been included to address and mitigate any potential impacts related to noise and property maintenance.

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

**Finding:** The General Plan Land Use designation of the subject site is Manufacturing Planned Development. Permitted uses in this designation include a wide range of industrial and service uses, such as light industrial. The proposed use is consistent with the General Plan. Specifically, the use complied with the following:

Goal 1.0 Policy 1.3 of the Land-use Element: “Improve existing industry and provide for an expanded industrial base by creating new areas for compatible industrial uses through both redevelopment and private enterprise.” The proposed cold storage and meat processing facility supports this policy by revitalizing a

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currently vacant tenant space within an existing industrial area. This reuse of an underutilized site contributes to the improvement and diversification of the local industrial base, aligning with the city's goals for economic development. The proposed operation is consistent and compatible with the surrounding industrial uses, which include manufacturing, warehousing, and distribution activities. By repurposing an existing building for productive and employment-generating use, the project helps strengthen the local economy- focusing industrial growth within an established industrial corridor.

Goal 3.0 Policy 3.2 of the Land Use Element: "Vigorous enforcement of City codes, including building, zoning, and health and safety, to promote property maintenance." The proposed project supports this policy by bringing a currently vacant tenant space into an active and compliant use consistent with City codes and regulations. Through the permitting process with the Planning and Building and Safety divisions, the cold storage and meat processing facility will be required to meet all applicable Building, Zoning, Fire, Health, and Safety standards. The proposed tenant improvement not only enhances the physical condition and functionality of the site, but also demonstrates a commitment to code compliance and responsible property ownership. By rehabilitating a vacant existing structure and ensuring all operations conform to City standards, the project helps maintain the integrity, appearance, and safety of the industrial area. Additionally, the project promotes long-term property maintenance by introducing an active business operator who will regularly maintain the facility and surrounding grounds. This continued upkeep supports the City's broader objectives of preserving industrial areas as safe, functional, and well maintained areas.

- 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 project is exempt from the California Environmental Quality Act (CEQA) in accordance with

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Article 19 (Categorical Exemptions), Section 15301, class 1 (Existing Facilities) of CEQA Guidelines. This project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond what is existing at the time of the lead agency's determination.

The project complies with the General Plan and zoning designations and is fully served by all required utilities. The site has no value for sensitive or endangered habitat. As there is no substantial evidence that the project may have a significant effect on the environment, Planning Commission may find that the project is compliance with the CEQA exemption.

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 proposed cold storage and meat processing facility is located within an established industrial zone characterized by manufacturing, distribution, and warehousing operations. The project's design and operational characteristics are consistent with the surrounding industrial environment and are compatible with both existing and planned future land uses in the area.

The proposed use will operate entirely within an enclosed building, ensuring that activities related to processing, packaging, and storage are adequately contained to minimize any potential off-site impacts such as noise, odor. The facility's scale and intensity of use are appropriate for the site and consistent with other industrial operations in the vicinity. Adequate loading areas and circulation are provided to

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accommodate employees and delivery vehicles without affecting surrounding properties or creating congestion.

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

**Finding:** The subject site measures approximately 23,720 square feet with the existing building measuring approximately 15,323 square feet. The proposed use of cold storage facility will be of similar intensity as uses known to occupy the surrounding area. The subject site is surrounded by industrially zoned properties to the south, east and west with commercially zoned uses to the north.

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

**Finding:** The site is currently developed with an existing building that is already served by the necessary infrastructure and utility connections. The proposed cold storage and meat processing facility will operate within the existing building and will not significantly increase the demand for public access, water, sanitation, or other public utilities and services. The project does not require any modifications or extensions to existing public infrastructure. Furthermore, the proposed use will not impede or interfere with accessibility to public services or utilities, ensuring that all systems continue to operate effectively and efficiently.

• ***Variance Findings***

In granting a Variance to allow for the deviation from off-street parking, the Planning Commission must make findings in connection with the Variance, as set forth in the HPMC. A Variance may be approved only if all of the following findings are made:

**1. That there are special circumstances applicable to the property, including location, shape, size, surroundings or topography so that the strict application of this Code denies the property of**

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**privileges enjoyed by other property in the vicinity and under identical zoning district classification.**

**Finding:** Special circumstances are applicable to the subject site in that it is an established parcel developed with an existing building and a fixed parking layout that fully utilizes the available on-site area. Due to the size, shape, and configuration of the lot, there is no physical opportunity to add additional parking spaces to meet current off-street parking requirements for the proposed use. The site's development constraints, combined with its existing improvements, limit the ability to comply strictly with the parking standards set forth in HPMC 9-3.804. In this case, strict compliance to those standards would deny the property owner reasonable use of the site that is otherwise consistent with other properties in the same zoning district. Therefore, the unique physical characteristics of the lot represent a special circumstance justifying the need for a variance to allow a deviation from the required off-street parking standard from 24 parking spaces to 13 parking spaces.

2. **That granting the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district and unavailable to the property for which the Variance is sought.**

**Finding:** Granting the Variance is necessary to allow the property owner to preserve and enjoy a substantial property right consistent with other properties in the same vicinity and zoning district. The subject site is constrained by its existing lot configuration and development footprint, which limits the ability to provide additional off-street parking spaces. Other properties in the area with larger parcels or different layouts are able to accommodate parking in compliance with current code standards, thereby enjoying full use of their properties under similar zoning designations. Without approval of the Variance, the property owner would be deprived of the reasonable use of the site for a permitted industrial use due to physical limitations beyond their control. Approval of the Variance would allow the site to be used in a manner consistent with the intent of the zoning district, while maintaining

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compatibility with surrounding properties and ensuring no adverse impact to public health, safety, or welfare.

- 3. That granting the Variance will not be detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.**

**Finding:** The proposed project and associated Variance will be developed and operated in full compliance with all applicable Building, Fire, Health, and Zoning Codes, as well as all conditions of approval imposed by the City to ensure protection of the public and surrounding properties. The requested deviation from off-street parking standards will not create adverse impacts related to traffic circulation, safety, or neighborhood character, as adequate on-site parking and operational controls will be maintained. Furthermore, enforcement of standard City regulations will ensure that the site continues to operate in a safe and orderly manner.

- 4. That granting the Variance does not constitute a special privilege inconsistent with the limitations upon other property in the vicinity and zoning district in which the property is located.**

**Finding:** The granting of the Variance does not constitute a special privilege inconsistent with the limitations placed on other properties within the same vicinity and zoning district. The request arises from unique physical constraints of the subject property, including its existing development pattern, lot configuration, and limited area for on-site improvements, which prevent full compliance with current off-street parking standards. Other properties in the same zoning district that share similar site limitations can request and if findings can be met, justify a similar Variance under comparable circumstances. Therefore, approval of this request provides the property owner with the same development opportunity and reasonable use afforded to other property owners in the MPD zone, rather than granting any special benefit or advantage. As such, the granting of the Variance does not constitute a special privilege.

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- 5. That granting the Variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel.**

**Finding:** The proposed use of a cold storage and meat processing facility is permitted in the Manufacturing Planned Development (MPD) Zone subject to the approval of a Conditional Use Permit pursuant to HPMC Section 9-4.302.

- 6. That granting the Variance will not be inconsistent with the General Plan.**

**Finding:** The granting of the Variance will not be inconsistent with the General Plan. As previously stated, the proposed use is consistent with the General Plan. Specifically, the use supports Goal 1.0, Policy 1.3 of the Land Use Element, by revitalizing a vacant tenant space within an existing industrial area. Reusing this underutilized site enhances and diversifies the local industrial base while aligning with the City's economic development goals and Goal 3.0, Policy 3.2 of the Land Use Element by converting a vacant space into an active, code-compliant use. Through required City permits and inspections, the facility will meet all Building, Zoning, Fire, Health, and Safety standards- enhancing the site's condition, and ensure ongoing maintenance by an active business owner.

**RECOMMENDATION:**

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **approve PC Case No. 2025-10 CUP/ 2025-02 VAR.**

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**CONDITIONS OF APPROVAL:**

**PLANNING DIVISION**

1. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, or Planning Commission.
2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. The proposed project shall comply with all applicable federal, state and local agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.
4. The property 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. All proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and/or routed along the ground floor and shall be completely concealed from public view as required by the City prior to authorization to operate.
6. That any existing and/or future graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a two-day time period.
7. That the operator shall obtain a City of Huntington Park Business License prior to commencing business operations.
8. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
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 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.

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11. No outside storage shall be permitted on the subject site.
12. No payphones shall be allowed on the subject site.
13. The off-street parking lot located on the subject site may not be utilized for the storage or parking of vehicles not related to the business.
14. All proposed landscaping material shall comply with Title 9, Chapter 3, Article 4 of the HPMC.
15. Landscaping on site shall be maintained in a continual healthy thriving manner. Drought-resistant, fire-retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying.
16. All proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.
17. A sign design review application shall be submitted prior to installing signs. Including but not limited to wall signs, window signs and temporary banners. Temporary banners are permitted pursuant to a Temporary Sign Permit Application. If applicable, a Master Sign Program shall be prepared for the subject site. Master sign program shall be submitted to the Planning Division for review and approval. A complete application, submittal requirements, and fees shall be due at the time of submittal.
18. 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.
19. All tenant improvements require the review and approval of a Minor Development Permit.
20. All requirements, as deemed necessary by the Department of Public Works during the Plan Check process, shall be complied with.
21. 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.
22. If the use ceases to operate for a period of six (6) months the entitlement shall be null and void.

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23. The business shall maintain an active City business license at all times. If the business license is inactive for a period of more than six (6) months the entitlement shall be null and void.
24. That the Applicant shall comply with all applicable property development standards including, but not limited to, outdoor storage, fumes and vapors, property maintenance, and noise.
25. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
26. 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.
27. This Conditional Use Permit shall be valid for a term of seven (7) years. At the end of the 7-year term, the Applicant shall renew their Conditional Use Permit with the Planning Commission.
28. A wet-signed copy of the action letter signed by the applicant and property owner acknowledging conditions of approval shall be provided to City staff within 30 days of the date of the hearing. Failure to provide a copy of the signed action letter shall constitute the willful failure of applicant to establish entitlement and will render decision null and void.
29. That the business owner (Applicant) and property owner agree in writing to the above conditions.

**BUILDING AND SAFETY**

30. New construction, tenant improvements, alterations, structural repairs, and additions for cold storage facilities with meat processing and distribution uses serving public accommodation/commercial buildings shall be required to comply with the disabled access accessibility requirements outlined in Chapter 11B – Accessibility to Public Buildings, Public Accommodations, Commercial Buildings, and Public Housing – of the 2022 California Building Code (or the latest code cycle at the time of submission to the Building & Safety Division) and Title III of the Americans with Disabilities Act (ADA) of 1990 requiring that public accommodations and commercial facilities owned by private entities provide equal opportunities for people with disabilities to access their facilities and participate in their programs and services.

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

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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. In accordance with CBC 11B-206.2.4, at least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines, which are otherwise connected by a circulation path, unless exempted by CBC Section 11B-206.2.3, Exceptions 1 through 7.

Parking is required by the City of Huntington Park's Municipal Code/Zoning Code, which specifies the total number of parking stalls required for any given building. 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.

31. In compliance with 2022 California Fire Code (CFC) Section 503.1.1 (or the latest code cycle at the time of submission to the Building & Safety Division), fire apparatus access roads shall be provided and maintained in accordance with CFC Sections 503.1.1 through 503.1.3. 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 any of the following conditions occur:

- 1) The building is equipped throughout with an approved automatic sprinkler system installed in accordance with California Fire Code (CFC) and California Building Code (CBC) Sections 903.3.1.1 (NFPA 13), 903.3.1.2 (NFPA 13R), or 903.3.1.3 (NFPA 13D), as applicable per use,
- 2) Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades, or other similar conditions, and an approved alternative means of fire protection is provided, or
- 3) There are not more than two Group R-3 or Group U occupancies.

32. In accordance with CFC 503.2, fire apparatus access roads shall be installed and arranged as specified in CFC Sections 503.2.1 through 503.2.8.

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- a) Required access roads from every building to a public street shall be all-weather hard-surfaced (suitable for use by fire apparatus) right-of-way not less than 20 feet in width (including driveway approaches). Such right-of-way shall be unobstructed and maintained only as access to the public street. [California Code of Regulations, Title 19, Division 1, §3.05(a)] **Fire Department Access and Egress. (Roads)** **Exception:** The enforcing agency may waive or modify this requirement if in his or her opinion such all-weather hard-surfaced condition is not necessary in the interest of public safety and welfare.
- b) Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (including driveway approaches), exclusive of shoulders, except for approved security gates in accordance with CFC Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. [CFC 503.2.1]
- c) The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction. [CFC 503.2.2]
- d) Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. [CFC 503.2.3]
- e) The required turning radius of a fire apparatus access road shall be determined by the fire code official. [CFC 503.2.4]
- f) Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. [CFC 503.2.5]
- g) Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges where required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces that are not designed for such use, approved barriers, approved signs, or both, shall be installed and maintained where required by the fire code official. [CFC 503.2.6]
- h) The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus. [CFC 503.2.7]
- i) The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus. [CFC 503.2.8]

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j) Where required by the fire code official, approved signs or other approved notices or markings that include the words "NO PARKING—FIRE LANE" shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. [CFC 503.3]

33. Per CFC 503.4, 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 California Fire Code (CFC) Sections 503.2.1 and 503.2.2 shall be maintained at all times.

34. If applicable, the applicant shall obtain approval from the County of Los Angeles Fire Department – Fire Prevention Division for the development's fire apparatus access road(s), and any other required elements like fire protection and fire flow, and shall construct all Fire Department required improvements.

35. Plans submitted to the Building & Safety Division for new construction, tenant improvements, alterations, structural repairs, and additions 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.

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

If the project did not go through the traditional 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.

37. Separate agency approvals may be required 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. All approvals shall be obtained and fees paid to the respective agencies prior to issuance of the building

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permit. Proof of clearance from each agency shall be required by the Building & Safety Division.

38. A demolition permit was issued by the Building & Safety Division on September 30, 2025 for demolition to occur at this building. If further demolition is required that was not specified on the demolition plans issued on September 30, 2025, submit a demolition permit application to the Planning and Building & Safety Divisions for the removal of any buildings, building components, and associated mechanical, electrical, and plumbing utilities within the site.

South Coast Air Quality Management District (SQAQMD) notification may be required for projects involving demolition activity where asbestos containing material is present. Obtain a pre-demolition asbestos survey report from a qualified independent asbestos inspection and testing company. Provide a copy of the report to the Building & Safety Division. SCAQMD Rule 1403 notification is required for all "demolition" projects and asbestos removal projects of equal to or greater than 100 square feet. Rule 1403 defines a "demolition" project as a project that includes the removal of any load-bearing component. All other projects would be considered a "renovation" project. California law requires that a copy of the asbestos demolition/renovation notification form be provided to the Building & Safety Division prior to the issuance of a demolition/renovation permit.

39. All debris generated from new construction, tenant improvements, alterations, structural repairs, additions, and demolitions within the City shall comply with the City's Construction & Demolition (C&D) ordinance. The California Integrated Waste Management Act [Assembly Bill (AB) 939], passed in 1989, mandates that all jurisdictions within California divert at least 50% of their waste stream from going to the landfill. It is the City's goal that at least 65% of C&D be diverted from going to the landfill in compliance with AB 939 and 2022 California Green Building Standards Code (CALGreen, or Green Code) Sections 4.408 and 5.408 (or the latest code cycle at the time of submission to the Building & Safety Division).

All new construction, tenant improvement, alteration, structural repair, addition, and demolition projects, the total costs of which are, or are projected to be, fifty thousand dollars (\$50,000) or greater, based upon the Building & Safety permit evaluation fee schedule, or are one thousand (1,000) square feet or greater ("covered projects" per Green Code Section 301.3) shall be required to divert at least sixty-five percent (65%) of all projects-related construction and demolition material in compliance with Title 7, Chapter 10 of the City's Municipal Code.

A recycling deposit, i.e. bond, shall be paid and filed prior to the issuance of the building and demolition permits to the satisfaction of the City's recycling coordinator.

40. If the meat processing facility is anticipated to generate over 500 gallons of wastewater per day, obtain an Industrial Waste Discharge Permit from Los Angeles County Sanitation Districts. As is typically the process, the applicant must provide a

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wastewater sewerage plan to the Sanitation Districts, drawn to scale, that shows sewers and associated facilities for the handling of industrial wastewater from the point of origin to the connection to the public sewer. All processes generating wastewater must be identified and all sewers, floor drains, trenches, and sinks must be indicated on the plan. The sewerage plan must also show sanitary lines from restrooms, drinking fountains, and other non-industrial wastewater sources. Finally, the plans must show the location and number of incoming water meters in the facility. It is the Sanitation Districts' requirement that all sanitary lines at a facility be kept separate from industrial process flows until after the industrial wastewater has passed through all pre-treatment facilities, monitoring devices, and flow measuring systems. Proof of approval and clearance from Los Angeles County Sanitation Districts for an Industrial Waste Discharge Permit shall be required by the Building & Safety Division prior to issuance of the building permit.

41. 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.
42. 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.
43. 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 California 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 California registered design professional in compliance with the California Business & Professions Code (B&P Code).
44. Some tenant improvements, alterations, and additions may “trigger” full compliance with the accessibility features outlined in Section 11B-202 of the 2022 CBC pursuant to the current valuation threshold. When the adjusted construction cost, as defined, exceeds the current valuation threshold, as defined, full compliance with Section 11B-202.4 of the CBC shall be required. In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access in the following order:
  1. An accessible entrance;
  2. An accessible route to the altered area;

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

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

45. The Building Official may require other information or may impose additional conditions and requirements as deemed necessary to protect health and safety, and to benefit the public.
46. All construction work is to be completed by a licensed contractor.
47. The business will be subject to a routine business license inspection.
48. All entrances and exits inside the subject building(s) shall remain unlocked, in the closed position, and completely unobstructed at all times during the proposed cold storage with meat processing and distribution use. Above all entrances, on the interior side, shall read: "This door to remain unlocked during business hours."
49. There shall be at least two (2) class ABC fire extinguishers inside the subject building(s) during the proposed cold storage with meat processing and distribution use, one near the front entrance and one near the rear exit. Fire extinguishers shall bear an up-to-date fire department inspection tag that indicates the date the fire extinguisher was inspected.
50. The approved occupant load limit of the building(s) per California Building Code (CBC) Section 1004 shall be upheld throughout the duration of the proposed cold storage with meat processing and distribution use.
51. The exit access, the exit, and the exit discharge within the means of egress system(s) inside or outside the subject building(s), including the public way, shall not be obstructed in any manner throughout the duration of the proposed cold storage with meat processing and distribution use. The minimum widths and clearances established in California Building Code (CBC) Chapter 10 shall be maintained at all times.
52. Any construction work to be done in the public right-of-way shall require an Encroachment Permit from the Public Works – Engineering Division.

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**POLICE DEPARTMENT**

53. A designated point of contact must be provided to ensure the timely resolution of any issue or complaints.
54. Install and maintain surveillance cameras to monitor activities both inside and outside the premises, facilitating the investigation of any potential incidents, and retain recordings for a minimum of thirty (30) days.
55. Adhere to all relevant laws, regulations, and permit conditions.
56. Ensure that emergency vehicle access is always maintained. All access points must be unobstructed
57. If the variance results in shared or off-site parking, those areas must be adequately lit, monitored by video surveillance, and clearly marked for employees and visitors.

**CODE ENFORCEMENT**

58. Install and maintain exterior lighting for nighttime (hours of darkness) illumination.
59. Appoint a “point of contact” along with a current contact number for someone who will be able to aid with property maintenance issues should they arise.
60. Post no trespass signage and submit a copy of the no trespass form to the 6
61. Police Department. Ensure that the no trespass order is updated Bi-Annually.
62. Install and maintain surveillance cameras to monitor activities both inside and outside of the premises.
63. Install anti-graffiti film on all windows exposed to public access.

**LOS ANGELES COUNTY FIRE DEPARTMENT**

64. 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. 2025-10 CUP/ 2025-02 VAR.
- B. Conditional Use Permit Application & Environmental Information Form
- C. Variance Application
- D. Business Operation Statement
- E. Project Plans

**PC RESOLUTION NO. 2025-10 CUP/2025-02  
VAR**

**EXHIBIT A**

**CASE NO. 2025-10 CUP/2025-02 VAR**

PC RESOLUTION NO. 2025-10 CUP/2025-02 VAR

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO OPERATE A COLD STORAGE FACILITY WITH MEAT PROCESSING AND DISTRIBUTING (INCLUDING MEAT, POULTRY AND SEAFOOD. SLAUGHTERING NOT ALLOWED) AND A VARIANCE TO DEVIATE FROM OFF-STREET PARKING AT 2000 E 67TH ST WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.

**WHEREAS**, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, November 19, 2025 at 6:30 p.m. pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code, upon an application from Danny Guerrero, requesting approval of a Conditional Use Permit to operate a cold storage facility with meat processing and distributing (including meat, poultry and seafood. Slaughtering not allowed.) and a Variance to deviate from off-street parking at 2000 E. 67th St within the Manufacturing Planned Development (MPD) zone, described as:

Assessor's Parcel No. 6009-038-031, 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

1       Assessment Questionnaire, the Planning Commission adopts the findings in said  
2       Questionnaire and determines that the project, as proposed, will have no significant  
3       adverse effect on the environment and adopts an Environmental Categorical Exemption  
4       (CEQA Guidelines, Article 19, Section 15301, 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 shall be conditionally permitted within, and shall not  
8            impair the integrity and character of, the subject zoning district and complies  
9            with all of the applicable provisions of this Code;**

10       The proposed use, a cold storage facility with meat processing and distribution, is  
11       conditionally permitted within the subject zoning district. Pursuant to HPMC  
12       Section 9-4.302, the Manufacturing Planned Development (MPD) zone is intended  
13       to accommodate and service commercial, business, and industrial uses. The  
14       project does include tenant improvements but no additional square footage is  
15       proposed. The proposed use is compatible with existing adjacent uses and is  
16       expected to operate at a similar intensity to other businesses in the surrounding  
17       area. Conditions of Approval have been included to address and mitigate any  
18       potential impacts related to noise and property maintenance.

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

20       The General Plan Land Use designation of the subject site is Manufacturing  
21       Planned Development. Permitted uses in this designation include a wide range of  
22       industrial and service uses, such as light industrial. The proposed use is consistent  
23       with the General Plan. Specifically, the use complied with the following:

24       Goal 1.0 Policy 1.3 of the Land-use Element: "Improve existing industry and  
25       provide for an expanded industrial base by creating new areas for compatible  
26       industrial uses through both redevelopment and private enterprise." The proposed  
27       cold storage and meat processing facility supports this policy by revitalizing a  
28       currently vacant tenant space within an existing industrial area. This reuse of an

1 underutilized site contributes to the improvement and diversification of the local  
2 industrial base, aligning with the city's goals for economic development. The  
3 proposed operation is consistent and compatible with the surrounding industrial  
4 uses, which include manufacturing, warehousing, and distribution activities. By  
5 repurposing an existing building for productive and employment-generating use,  
6 the project helps strengthen the local economy- focusing industrial growth within  
7 an established industrial corridor. Goal 3.0 Policy 3.2 of the Land Use Element:  
8 "Vigorous enforcement of City codes, including building, zoning, and health and  
9 safety, to promote property maintenance." The proposed project supports this  
10 policy by bringing a currently vacant tenant space into an active and compliant use  
11 consistent with City codes and regulations. Through the permitting process with the  
12 Planning and Building and Safety divisions, the cold storage and meat processing  
13 facility will be required to meet all applicable Building, Zoning, Fire, Health, and  
14 Safety standards. The proposed tenant improvement not only enhances the  
15 physical condition and functionality of the site, but also demonstrates a  
16 commitment to code compliance and responsible property ownership. By  
17 rehabilitating a vacant existing structure and ensuring all operations conform to  
18 City standards, the project helps maintain the integrity, appearance, and safety of  
19 the industrial area. Additionally, the project promotes long-term property  
20 maintenance by introducing an active business operator who will regularly maintain  
21 the facility and surrounding grounds. This continued upkeep supports the City's  
22 broader objectives of preserving industrial areas as safe, functional, and well  
23 maintained areas.

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

6

7 The project is exempt from the California Environmental Quality Act (CEQA) in  
8 accordance with Article 19 (Categorical Exemptions), Section 15301, class 1  
9 (Existing Facilities) of CEQA Guidelines. This project consists of the operation,  
10 repair, maintenance, permitting, leasing, licensing, or minor alterations of existing  
11 public or private structures, facilities, mechanical equipment, or topographical  
12 features, involving negligible or no expansion of use beyond what is existing at the  
13 time of the lead agency's determination.

14 The project complies with the General Plan and zoning designations and is fully  
15 served by all required utilities. The site has no value for sensitive or endangered  
16 habitat. As there is no substantial evidence that the project may have a significant  
17 effect on the environment, Planning Commission may find that the project is  
18 in compliance with the CEQA exemption.

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

The proposed cold storage and meat processing facility is located within an  
established industrial zone characterized by manufacturing, distribution, and

1 warehousing operations. The project's design and operational characteristics are  
2 consistent with the surrounding industrial environment and are compatible with both  
3 existing and planned future land uses in the area.

4 The proposed use will operate entirely within an enclosed building, ensuring that  
5 activities related to processing, packaging, and storage are adequately contained to  
6 minimize any potential off-site impacts such as noise, odor. The facility's scale and  
7 intensity of use are appropriate for the site and consistent with other industrial  
8 operations in the vicinity. Adequate loading areas and circulation are provided to  
9 accommodate employees and delivery vehicles without affecting surrounding  
10 properties or creating congestion.

11

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

14 The subject site measures approximately 23,720 square feet with the existing  
15 building measuring approximately 15,323 square feet. The proposed use of cold  
16 storage facility will be of similar intensity to uses known to occupy the surrounding  
17 area. The subject site is surrounded by industrially zoned properties to the south,  
18 east and west with commercially zoned uses to the north.

19

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

23 The site is currently developed with an existing building that is already served by  
24 the necessary infrastructure and utility connections. The proposed cold storage and  
25 meat processing facility will operate within the existing building and will not  
26 significantly increase the demand for public access, water, sanitation, or other  
27 public utilities and services. The project does not require any modifications or  
28 extensions to existing public infrastructure. Furthermore, the proposed use will not  
impede or interfere with accessibility to public services or utilities, ensuring that all  
systems continue to operate effectively and efficiently.

1  
2 **SECTION 3:** The Planning Commission hereby makes the following findings in  
3 connection with the proposed Variance:

4 **1. That there are special circumstances applicable to the property, including  
5 location, shape, size, surroundings or topography so that the strict  
6 application of this Code denies the property of privileges enjoyed by other  
7 property in the vicinity and under identical zoning district classification.**

8 Special circumstances are applicable to the subject site in that it is an established  
9 parcel developed with an existing building and a fixed parking layout that fully  
10 utilizes the available on-site area. Due to the size, shape, and configuration of the  
11 lot, there is no physical opportunity to add additional parking spaces to meet current  
12 off-street parking requirements for the proposed use. The site's development  
13 constraints, combined with its existing improvements, limit the ability to comply  
14 strictly with the parking standards set forth in HPMC 9-3.804. In this case, strict  
15 compliance to those standards would deny the property owner reasonable use of  
16 the site that is otherwise consistent with other properties in the same zoning district.  
17 Therefore, the unique physical characteristics of the lot represent a special  
18 circumstance justifying the need for a variance to allow a deviation from the  
19 required off-street parking standard from 24 parking spaces to 13 parking spaces.

20 **2. That granting the Variance is necessary for the preservation and enjoyment  
21 of a substantial property right possessed by other property in the same  
22 vicinity and zoning district and unavailable to the property for which the  
23 Variance is sought.**

24 Granting the Variance is necessary to allow the property owner to preserve and  
25 enjoy a substantial property right consistent with other properties in the same  
26 vicinity and zoning district. The subject site is constrained by its existing lot  
27 configuration and development footprint, which limits the ability to provide additional  
28 off-street parking spaces. Other properties in the area with larger parcels or

1 different layouts are able to accommodate parking in compliance with current code  
2 standards, thereby enjoying full use of their properties under similar zoning  
3 designations. Without approval of the Variance, the property owner would be  
4 deprived of the reasonable use of the site for a permitted industrial use due to  
5 physical limitations beyond their control. Approval of the Variance would allow the  
6 site to be used in a manner consistent with the intent of the zoning district, while  
7 maintaining compatibility with surrounding properties and ensuring no adverse  
8 impact to public health, safety, or welfare.

9 **3. That granting the Variance will not be detrimental to the public health, safety  
10 or welfare, or injurious to the property or improvements in the vicinity and  
11 zoning district in which the property is located.**

12 The proposed project and associated Variance will be developed and operated in  
13 full compliance with all applicable Building, Fire, Health, and Zoning Codes, as well  
14 as all conditions of approval imposed by the City to ensure protection of the public  
15 and surrounding properties. The requested deviation from off-street parking  
16 standards will not create adverse impacts related to traffic circulation, safety, or  
17 neighborhood character, as adequate on-site parking and operational controls will  
18 be maintained. Furthermore, enforcement of standard City regulations will ensure  
19 that the site continues to operate in a safe and orderly manner.

20 **4. That granting the Variance does not constitute a special privilege inconsistent  
21 with the limitations upon other property in the vicinity and zoning district in  
22 which the property is located.**

23 The granting of the Variance does not constitute a special privilege inconsistent with  
24 the limitations placed on other properties within the same vicinity and zoning  
25 district. The request arises from unique physical constraints of the subject property,  
26 including its existing development pattern, lot configuration, and limited area for on-  
27 site improvements, which prevent full compliance with current off-street parking  
28 standards. Other properties in the same zoning district that share similar site

1 limitations can request and if findings can be met, justify a similar Variance under  
2 comparable circumstances. Therefore, approval of this request provides the  
3 property owner with the same development opportunity and reasonable use  
4 afforded to other property owners in the MPD zone, rather than granting any special  
5 benefit or advantage. As such, the granting of the Variance does not constitute a  
6 special privilege

7 **5. That granting the Variance does not allow a use or activity which is not  
8 otherwise expressly authorized by the regulations governing the subject  
9 parcel.**

10 The proposed use of a cold storage and meat processing facility is permitted in the  
11 Manufacturing Planned Development (MPD) Zone subject to the approval of a  
12 Conditional Use Permit pursuant to HPMC Section 9-4.302.

13  
14 **6. That granting the Variance will not be inconsistent with the General Plan.**

15 The granting of the Variance will not be inconsistent with the General Plan. As  
16 previously stated, the proposed use is consistent with the General Plan.  
17 Specifically, the use supports Goal 1.0, Policy 1.3 of the Land Use Element, by  
18 revitalizing a vacant tenant space within an existing industrial area. Reusing this  
19 underutilized site enhances and diversifies the local industrial base while aligning  
20 with the City's economic development goals and Goal 3.0, Policy 3.2 of the Land  
21 Use Element by converting a vacant space into an active, code-compliant use.  
22 Through required City permits and inspections, the facility will meet all Building,  
23 Zoning, Fire, Health, and Safety standards- enhancing the site's condition, and  
24 ensure ongoing maintenance by an active business owner.

1           **SECTION 4:** The Planning Commission hereby approves PC Resolution No. 2025-10  
2           CUP/ 2025-02 VAR, subject to the execution and fulfillment of the following conditions:

3           **CONDITIONS OF APPROVAL:**

4           **PLANNING DIVISION**

- 5           1. That the applicant/property owner and each successor in interest to the property  
6           which is the subject of this project shall defend, indemnify and hold harmless the City  
7           of Huntington Park and its agents, officers, and employees from any claim, action or  
8           proceedings, liability cost, including attorney's fees and costs against the City or its  
9           agents, officers or employees, to attack, set aside, void or annul any approval of the  
10           City, City Council, or Planning Commission.
- 11           2. Except as set forth in subsequent conditions, all-inclusive, and subject to department  
12           corrections and conditions, the property shall be developed substantially in  
13           accordance with the applications, environmental assessment, and plans submitted.
- 14           3. The proposed project shall comply with all applicable federal, state and local agency  
15           codes, laws, rules, and regulations, including Health, Building and Safety, Fire,  
16           Zoning, and Business License Regulations of the City of Huntington Park.
- 17           4. The property be developed and maintained in a clean, neat, quiet, and orderly  
18           manner at all times and comply with the property maintenance standards as set forth  
19           in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
- 20           5. All proposed on-site utilities, including electrical and equipment wiring, shall be  
21           installed underground and/or routed along the ground floor and shall be completely  
22           concealed from public view as required by the City prior to authorization to operate.
- 23           6. That any existing and/or future graffiti, as defined by the Huntington Park Municipal  
24           Code Section 5-27.02(d), shall be diligently removed within a two-day time period.
- 25           7. That the operator shall obtain a City of Huntington Park Business License prior to  
26           commencing business operations.
- 27           8. That this entitlement shall be subject to review for compliance with conditions of the  
28           issuance at such intervals as the City Planning Commission shall deem appropriate.
- 29           9. That the violation of any of the conditions of this entitlement may result in a citation(s)  
30           and/or the revocation of the entitlement.
- 31           10. That this entitlement may be subject to additional conditions after its original  
32           issuance, upon a duly noticed public hearing item. Such conditions shall be imposed  
33           by the City Planning Commission as deemed appropriate to address problems of land  
34           use compatibility, operations, aesthetics, security, noise, safety, crime control, or to  
35           promote the general welfare of the City.
- 36           11. No outside storage shall be permitted on the subject site.

12. No payphones shall be allowed on the subject site.
13. The off-street parking lot located on the subject site may not be utilized for the storage or parking of vehicles not related to the business.
14. All proposed landscaping material shall comply with Title 9, Chapter 3, Article 4 of the HPMC.
15. Landscaping on site shall be maintained in a continual healthy thriving manner. Drought-resistant, fire-retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying.
16. All proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.
17. A sign design review application shall be submitted prior to installing signs. Including but not limited to wall signs, window signs and temporary banners. Temporary banners are permitted pursuant to a Temporary Sign Permit Application. If applicable, a Master Sign Program shall be prepared for the subject site. Master sign program shall be submitted to the Planning Division for review and approval. A complete application, submittal requirements, and fees shall be due at the time of submittal.
18. 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.
19. All tenant improvements require the review and approval of a Minor Development Permit.
20. All requirements, as deemed necessary by the Department of Public Works during the Plan Check process, shall be complied with.
21. 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.
22. If the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
23. The business shall maintain an active City business license at all times. If the business license is inactive for a period of more than six (6) months the entitlement shall be null and void.

1 24. That the Applicant shall comply with all applicable property development standards  
2 including, but not limited to, outdoor storage, fumes and vapors, property  
maintenance, and noise.

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

6 26. If the operation of this establishment be granted, deed, conveyed, transferred, or  
7 should a change in management or proprietorship occur at any time, this Conditional  
8 Use Permit shall be subject for consideration by the Planning Commission to allow for  
the continued use of the entitlement.

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

11 28. A wet-signed copy of the action letter signed by the applicant and property owner  
12 acknowledging conditions of approval shall be provided to City staff within 30 days of  
13 the date of the hearing. Failure to provide a copy of the signed action letter shall  
14 constitute the willful failure of applicant to establish entitlement and will render  
decision null and void.

15 29. That the business owner (Applicant) and property owner agree in writing to the above  
conditions.

16 **BUILDING AND SAFETY**

17 30. New construction, tenant improvements, alterations, structural repairs, and additions  
18 for cold storage facilities with meat processing and distribution uses serving public  
19 accommodation/commercial buildings shall be required to comply with the disabled  
access accessibility requirements outlined in Chapter 11B – Accessibility to Public  
Buildings, Public Accommodations, Commercial Buildings, and Public Housing – of  
20 the 2022 California Building Code (or the latest code cycle at the time of submission  
to the Building & Safety Division) and Title III of the Americans with Disabilities Act  
21 (ADA) of 1990 requiring that public accommodations and commercial facilities owned  
22 by private entities provide equal opportunities for people with disabilities to access  
their facilities and participate in their programs and services.

23 Pursuant to CBC 11B-206.2.1, at least one accessible route shall be provided within  
24 the site from accessible parking spaces and accessible passenger drop-off and  
25 loading zones; public streets and sidewalks; and public transportation stops to the  
26 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.  
27 Where more than one circulation route is provided, all routes must be accessible.  
28 General circulation paths shall be permitted when located in close proximity to an  
accessible route. At least one accessible route shall connect accessible buildings,

1 accessible facilities, accessible elements, and accessible spaces that are on the  
2 same site per CBC 11B-206.2.2. In accordance with CBC 11B-206.2.4, at least one  
3 accessible route shall connect accessible building or facility entrances with all  
4 accessible spaces and elements within the building or facility, including mezzanines,  
which are otherwise connected by a circulation path, unless exempted by CBC  
Section 11B-206.2.3, Exceptions 1 through 7.

5 Parking is required by the City of Huntington Park's Municipal Code/Zoning Code,  
6 which specifies the total number of parking stalls required for any given building.  
7 Section 11B-208 of the CBC specifies the minimum number of accessible parking  
8 spaces required based on the total number of stalls provided, if parking spaces are  
provided.

9

10 31. In compliance with 2022 California Fire Code (CFC) Section 503.1.1 (or the latest  
code cycle at the time of submission to the Building & Safety Division), fire apparatus  
access roads shall be provided and maintained in accordance with CFC  
11 Sections 503.1.1 through 503.1.3. Approved fire apparatus access roads shall be  
provided for every facility, building, or portion of a building hereafter constructed or  
12 moved into. The fire apparatus access road shall comply with the requirements of  
13 California Fire Code (CFC) 503.1.1 and shall extend to within 150 feet of all portions  
14 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.

15 The fire code official is authorized to increase the dimension of 150 feet where any of  
16 the following conditions occur:

17 1) The building is equipped throughout with an approved automatic sprinkler system  
installed in accordance with California Fire Code (CFC) and California Building Code  
(CBC) Sections 903.3.1.1 (NFPA 13), 903.3.1.2 (NFPA 13R), or 903.3.1.3 (NFPA  
18 13D), as applicable per use,  
19 2) Fire apparatus access roads cannot be installed because of location on property,  
topography, waterways, nonnegotiable grades, or other similar conditions, and an  
20 approved alternative means of fire protection is provided, or  
21 3) There are not more than two Group R-3 or Group U occupancies.

22 32. In accordance with CFC 503.2, fire apparatus access roads shall be installed and  
arranged as specified in CFC Sections 503.2.1 through 503.2.8.

23 a) Required access roads from every building to a public street shall be all-weather  
24 hard-surfaced (suitable for use by fire apparatus) right-of-way not less than 20 feet  
25 in width (including driveway approaches). Such right-of-way shall be unobstructed  
26 and maintained only as access to the public street. [California Code of Regulations,  
27 Title 19, Division 1, §3.05(a)] Fire Department Access and Egress. (Roads)  
**Exception:** The enforcing agency may waive or modify this requirement if in his or  
her opinion such all-weather hard-surfaced condition is not necessary in the interest  
of public safety and welfare.

1 b) Fire apparatus access roads shall have an unobstructed width of not less than 20  
2 feet (including driveway approaches), exclusive of shoulders, except for approved  
3 security gates in accordance with CFC Section 503.6, and an unobstructed vertical  
4 clearance of not less than 13 feet 6 inches. [CFC 503.2.1]

5 c) The fire code official shall have the authority to require or permit modifications to  
6 the required access widths where they are inadequate for fire or rescue operations  
7 or where necessary to meet the public safety objectives of the jurisdiction. [CFC  
8 503.2.2]

9 d) Fire apparatus access roads shall be designed and maintained to support the  
10 imposed loads of fire apparatus and shall be surfaced so as to provide all-weather  
11 driving capabilities. [CFC 503.2.3]

12 e) The required turning radius of a fire apparatus access road shall be determined by  
13 the fire code official. [CFC 503.2.4]

14 f) Dead-end fire apparatus access roads in excess of 150 feet in length shall be  
15 provided with an approved area for turning around fire apparatus. [CFC 503.2.5]

16 g) Where a bridge or an elevated surface is part of a fire apparatus access road, the  
17 bridge shall be constructed and maintained in accordance with AASHTO HB-17.  
18 Bridges and elevated surfaces shall be designed for a live load sufficient to carry  
19 the imposed loads of fire apparatus. Vehicle load limits shall be posted at both  
20 entrances to bridges where required by the fire code official. Where elevated  
21 surfaces designed for emergency vehicle use are adjacent to surfaces that are not  
22 designed for such use, approved barriers, approved signs, or both, shall be  
23 installed and maintained where required by the fire code official. [CFC 503.2.6]

24 h) The grade of the fire apparatus access road shall be within the limits established by  
25 the fire code official based on the fire department's apparatus. [CFC 503.2.7]

26 i) The angles of approach and departure for fire apparatus access roads shall be within  
27 the limits established by the fire code official based on the fire department's  
28 apparatus. [CFC 503.2.8]

33. Per CFC 503.4, 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 California Fire Code (CFC) Sections 503.2.1 and  
503.2.2 shall be maintained at all times.

1  
2 34. If applicable, the applicant shall obtain approval from the County of Los Angeles Fire  
3 Department – Fire Prevention Division for the development's fire apparatus access  
4 road(s), and any other required elements like fire protection and fire flow, and shall  
5 construct all Fire Department required improvements.

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

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

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

27  
28 37. Separate agency approvals may be required prior to the issuance of the building  
29 permit, such as from County of Los Angeles Fire Department – Fire Prevention  
30 Division, County of Los Angeles Public Health – Environmental Health Division, Los  
31 Angeles County Sanitation Districts, South Coast Air Quality Management District,  
32 Regional Water Quality Control Board, the local water purveyor, Southern California  
33 Edison, Southern California Gas Company, and others. All approvals shall be  
34 obtained and fees paid to the respective agencies prior to issuance of the building  
35 permit. Proof of clearance from each agency shall be required by the Building &  
36 Safety Division.

37  
38 38. A demolition permit was issued by the Building & Safety Division on September 30,  
39 2025 for demolition to occur at this building. If further demolition is required that was  
40 not specified on the demolition plans issued on September 30, 2025, submit a  
41 demolition permit application to the Planning and Building & Safety Divisions for the  
42 removal of any buildings, building components, and associated mechanical,  
43 electrical, and plumbing utilities within the site.

44  
45 46 South Coast Air Quality Management District (SQAQMD) notification may be required  
47 for projects involving demolition activity where asbestos containing material is  
48 present. Obtain a pre-demolition asbestos survey report from a qualified independent  
49 asbestos inspection and testing company. Provide a copy of the report to the

1 Building & Safety Division. SCAQMD Rule 1403 notification is required for all  
2 "demolition" projects and asbestos removal projects of equal to or greater than 100  
3 square feet. Rule 1403 defines a "demolition" project as a project that includes the  
4 removal of any load-bearing component. All other projects would be considered a  
5 "renovation" project. California law requires that a copy of the asbestos  
6 demolition/renovation notification form be provided to the Building & Safety Division  
7 prior to the issuance of a demolition/renovation permit.

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39. All debris generated from new construction, tenant improvements, alterations, structural repairs, additions, and demolitions within the City shall comply with the City's Construction & Demolition (C&D) ordinance. The California Integrated Waste Management Act [Assembly Bill (AB) 939], passed in 1989, mandates that all jurisdictions within California divert at least 50% of their waste stream from going to the landfill. It is the City's goal that at least 65% of C&D be diverted from going to the landfill in compliance with AB 939 and 2022 California Green Building Standards Code (CALGreen, or Green Code) Sections 4.408 and 5.408 (or the latest code cycle at the time of submission to the Building & Safety Division).

39. All new construction, tenant improvement, alteration, structural repair, addition, and demolition projects, the total costs of which are, or are projected to be, fifty thousand dollars (\$50,000) or greater, based upon the Building & Safety permit evaluation fee schedule, or are one thousand (1,000) square feet or greater ("covered projects" per Green Code Section 301.3) shall be required to divert at least sixty-five percent (65%) of all projects-related construction and demolition material in compliance with Title 7, Chapter 10 of the City's Municipal Code.

39. A recycling deposit, i.e. bond, shall be paid and filed prior to the issuance of the building and demolition permits to the satisfaction of the City's recycling coordinator.

39. If the meat processing facility is anticipated to generate over 500 gallons of wastewater per day, obtain an Industrial Waste Discharge Permit from Los Angeles County Sanitation Districts. As is typically the process, the applicant must provide a wastewater sewerage plan to the Sanitation Districts, drawn to scale, that shows sewers and associated facilities for the handling of industrial wastewater from the point of origin to the connection to the public sewer. All processes generating wastewater must be identified and all sewers, floor drains, trenches, and sinks must be indicated on the plan. The sewerage plan must also show sanitary lines from restrooms, drinking fountains, and other non-industrial wastewater sources. Finally, the plans must show the location and number of incoming water meters in the facility. It is the Sanitation Districts' requirement that all sanitary lines at a facility be kept separate from industrial process flows until after the industrial wastewater has passed through all pre-treatment facilities, monitoring devices, and flow measuring systems. Proof of approval and clearance from Los Angeles County Sanitation Districts for an Industrial Waste Discharge Permit shall be required by the Building & Safety Division prior to issuance of the building permit.

39. 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.

42. 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.
43. 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 California 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 California registered design professional in compliance with the California Business & Professions Code (B&P Code).
44. Some tenant improvements, alterations, and additions may “trigger” full compliance with the accessibility features outlined in Section 11B-202 of the 2022 CBC pursuant to the current valuation threshold. When the adjusted construction cost, as defined, exceeds the current valuation threshold, as defined, full compliance with Section 11B-202.4 of the CBC shall be required. In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access in the following order:
  1. An accessible entrance;
  2. An accessible route to the altered area;
  3. At least one accessible restroom for each sex or one accessible unisex (single-user or family) restroom;
  4. ~~Accessible telephones;~~
  5. Accessible drinking fountains; and
  6. When possible, additional accessible elements such as parking, signs, storage, and alarms.

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

45. The Building Official may require other information or may impose additional conditions and requirements as deemed necessary to protect health and safety, and to benefit the public.

- 1 46. All construction work is to be completed by a licensed contractor.
- 2 47. The business will be subject to a routine business license inspection.
- 3 48. All entrances and exits inside the subject building(s) shall remain unlocked, in the  
4 closed position, and completely unobstructed at all times during the proposed cold  
5 storage with meat processing and distribution use. Above all entrances, on the  
interior side, shall read: "This door to remain unlocked during business hours."
- 6 49. There shall be at least two (2) class ABC fire extinguishers inside the subject  
7 building(s) during the proposed cold storage with meat processing and distribution  
use, one near the front entrance and one near the rear exit. Fire extinguishers shall  
8 bear an up-to-date fire department inspection tag that indicates the date the fire  
extinguisher was inspected.
- 9 50. The approved occupant load limit of the building(s) per California Building Code  
10 (CBC) Section 1004 shall be upheld throughout the duration of the proposed cold  
11 storage with meat processing and distribution use.
- 12 51. The exit access, the exit, and the exit discharge within the means of egress system(s)  
13 inside or outside the subject building(s), including the public way, shall not be  
14 obstructed in any manner throughout the duration of the proposed cold storage with  
15 meat processing and distribution use. The minimum widths and clearances  
established in California Building Code (CBC) Chapter 10 shall be maintained at all  
times.
- 16 52. Any construction work to be done in the public right-of-way shall require an  
17 Encroachment Permit from the Public Works – Engineering Division.

#### **POLICE DEPARTMENT**

- 18 53. A designated point of contact must be provided to ensure the timely resolution of any  
issue or complaints.
- 19 54. Install and maintain surveillance cameras to monitor activities both inside and outside  
the premises, facilitating the investigation of any potential incidents, and retain  
recordings for a minimum of thirty (30) days.
- 20 55. Adhere to all relevant laws, regulations, and permit conditions.
- 21 56. Ensure that emergency vehicle access is always maintained. All access points must  
be unobstructed
- 22 57. If the variance results in shared or off-site parking, those areas must be adequately  
lit, monitored by video surveillance, and clearly marked for employees and visitors.

#### **CODE ENFORCEMENT**

- 25 58. Install and maintain exterior lighting for nighttime (hours of darkness) illumination.
- 26 59. Appoint a "point of contact" along with a current contact number for someone who will  
be able to aid with property maintenance issues should they arise.
- 28 60. Post no trespass signage and submit a copy of the no trespass form to the 6

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61. . Police Department. Ensure that the no trespass order is updated Bi-Annually.
62. Install and maintain surveillance cameras to monitor activities both inside and outside of the premises.
63. Install anti-graffiti film on all windows exposed to public access.

## **LOS ANGELES COUNTY FIRE DEPARTMENT**

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

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

**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 19<sup>th</sup> of November 2025 by the following

vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

HUNTINGTON PARK PLANNING COMMISSION

---

Adrian Tarango, Chairperson

ATTEST:

---

Louis Morales, Secretary

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

**EXHIBIT B**

**CASE NO. 2025-10 CUP/2025-02 VAR**



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

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

### CONDITIONAL USE PERMIT (CUP) APPLICATION GUIDELINES

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

#### **I. Preliminary Review**

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

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

Materials necessary to process a CUP include:

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

**\$ 5,907.00 Total**

#### How is the application processed?

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

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

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

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

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

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

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

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

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

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

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

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



**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

CUP

FOR OFFICE USE ONLY

Date Filed: 9/24/2025 File No.: 25-10 Fee/Receipt No.: \$ Received By (Initials): A.C.

## PROJECT INFORMATION

Project Address: 2000 E. 107<sup>th</sup> Street, Los Angeles CA 90001

General Location: 2000 E. 107<sup>th</sup> Street, Los Angeles CA 90001

Assessor's Parcel Number (APN): 10009-038-031

## APPLICANT'S INFORMATION

Applicant: Arturo Cardenas / Calfreeze Corp

Mailing Address: 4962 slanson Ave, Maywood CA 90270

Phone 1: 323 240 3253 Phone 2: 323 597 1797 Email: acardenas@calfreeze  
corp.com

## PROPERTY OWNER'S INFORMATION

Property Owner: Danny Guerrero

Mailing Address: 2000 E 107<sup>th</sup> Street, Los Angeles CA 90001

Phone 1: 562 325 1255 Phone 2: Email:

## REQUEST

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

Our Business will be for Cold Storage Use: Coolers & Freezers

New Processing of Meat, Chicken & Pork Products

The Building will also have our Corporate offices

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.

All Business will meet USDA, Health Dept and all local government agency approvals. All Business operations will be conducted within Property lines & Indwr.

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

No changes will occur that will change or modify the General Plan.

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

All Use will be subject and approved by local government agencies.

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 Use of the building is similar to the surrounding businesses.  
All Work will be within Compliance and not disrupt.

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

The property is large enough for Refrigerated Storage of Chicken, Meat, & Pork Products.

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.

U/A

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

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

Date 9/25/25

Arturo Cardenas / Calfreeze Corp

Print Name

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

\_\_\_\_\_  
Property Owner Signature (Required)

Date 9/25/25

Danny Guerrero

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: Arturo Cardenas | Calfreeze Corp

Address: 4962 Slanson Ave, Maywood CA 90270

Telephone: 323 597 1797 Fax: \_\_\_\_\_

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

Name: Arturo Cardenas | Calfreeze Corp

Address: 4962 Slanson Ave, Maywood CA 90270

Telephone: 323 597 1797 Fax: \_\_\_\_\_

**3. Address of project:** 2000 E. 67th street, Los Angeles CA 90001

**4. Assessor's Parcel Number (APN):** 6009-038-031

**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

Variance

**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:**

Conditional Use Permit

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

**8. Proposed use of site:** Food Processing & Food Distribution of meat, chicken and pork products

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

23,720 sq. ft. | See site Plan for more detailed information

10. Project size:

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

N/A. All work to Interior Tenant Improvement

Total square footage of structure(s): 15,323

11. Number of floors of construction:

Existing: 1

Proposed: 1

12. Parking:

Amount required: 21

Amount provided: 13

13. Anticipated time scheduling of project: November 20<sup>th</sup>, 2025

14. Proposed phasing of development: New Cold Storage, New Processing Rooms, New Offices

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

N/A

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

9 employees per shift

Monday - Saturday 4:00am - 3:30pm

See Attached Floor Plan & Site for dedicated Areas

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

9 Employees per shift

Monday - Saturday 4:00am - 3:30pm

See Attached Floor Plan for more details

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

N/A

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

A) Potentially Significant Impact

B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

#### AESTHETICS

19. Would the proposed project:

a. Affect a scenic vista?

D

b. Have a demonstrable negative aesthetic effect?

D

c. Create light or glare?

D

#### AIR QUALITY

20. Would the proposed project:

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

D

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

D

c. Create objectionable odors?

D

## BIOLOGICAL RESOURCES

### 21. Would the proposed project:

- a. Remove of any existing trees or landscaping?

D

## CULTURAL RESOURCES:

### 22. Would the proposed project:

- a. Affect historical resources?
- 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.)? C

## 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? C
- 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? B
- 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.

Property is currently Vacant. Prior Use was for Corporate office and Warehousing

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.).

N/A

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

Applicant (Signature)

Date

# **VARIANCE APPLICATION**

**EXHIBIT C**

**CASE NO. 2025-10 CUP/2025-02 VAR**



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

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

## **VARIANCE APPLICATION GUIDELINES**

Applications for a Variance are processed by the Community Development Department, Planning Division.

### **I. Preliminary Review**

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

### **II. Complete Variance Package**

Materials necessary to process a Variance include:

1. Ten (10) copies of proposed and/or existing plans. All plans should be submitted on 24" x 36" paper and folded to 8 1/2" x 11". Set of plans should include the following:
  - A. Floor Plan (all buildings)
  - B. Site Plan
  - C. Elevations (all)
2. Two (2) copies of reduced plans, either 8 1/2" x 11" or 11" x 17".
3. ~~One (1) CD Rom containing all files in digital PDF or JPEG formats.~~
4. Two (2) sets of 300 foot Public Notice Radius Maps and Mailing Labels (see attached example)
5. Variance Application (fully completed, see attached).
6. Environmental Checklist Form (fully completed, see attached).
7. Photographs of Site and Adjacent Properties.
8. Required Fees:
  - A. **\$4,972.00 for Variance**
  - B. **\$ 285.00 for Environmental Review (minimum)**
  - C. **\$ 650.00 for Publication Fees**

**\$5,907.00 Total**

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

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

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

1. That there are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of the Code denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;
2. That granting the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district and unavailable to the property for which the Variance is sought;
3. That granting the Variance will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located;
4. That granting the Variance does not constitute a special privilege inconsistent with the limitations upon other property in the vicinity and zoning district in which the property is located;
5. That granting the Variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel; and
6. That granting the Variance will not be inconsistent with the General Plan.

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

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

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

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

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

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

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

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

**Attachments: Variance Application  
Environmental Checklist Form  
Radius Map Guidelines**



## CITY OF HUNTINGTON PARK

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

# VARIANCE APPLICATION

### FOR OFFICE USE ONLY

Date Filed: 9/25/25 File No.: VAR 2025-02 Fee/Receipt No.: \$4,972.00 Initials: A.C.

### PROJECT INFORMATION

Project Address: 2000 E. 67th Street, Los Angeles CA 90001

General Location: 2000 E. 67th Street, Los Angeles CA 90001

Assessor's Parcel Number (APN): 10009-038-031

### APPLICANT'S INFORMATION

Applicant: Arturo Cardenas / CALFREEZE Corp

Mailing Address: 4962 Slauson Ave, Maywood CA 90270

Phone 1: 323 240 3253 Phone 2: 323 597 1797 Email: acardenas@calfreeze corp.com

### PROPERTY OWNER'S INFORMATION

Property Owner: Danny Guerrero

Mailing Address: 2000 E. 67th Street, Los Angeles CA 90001

Phone 1: 502-325-1255 Phone 2: \_\_\_\_\_ Email: \_\_\_\_\_

### REQUEST

I/We hereby request a Variance for the following purpose:

Variance is requested for not enforcing required parking. Property is not big enough to hold required amount of parking spots.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

1. That there are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this Code denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification.
2. That granting the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district and unavailable to the property for which the Variance is sought.
3. That granting the Variance will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.
4. That granting the Variance does not constitute a special privilege inconsistent with the limitations upon other property in the vicinity and zoning district in which the property is located.
5. That granting the Variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel.
6. That granting the Variance will not be inconsistent with the General Plan.

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. Explain how there are special circumstances applicable to the property, including location, shape, size surroundings or topography so that the strict application of this Code denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification.

The exterior part of the property is not large enough to create the additional (8) 9'-0" x 20'-0" Parking stalls

2. Explain how the granting of the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district and unavailable to the property for which the Variance is sought.

Allowing the Variance to be approved will allow Guerrero's Meat to generate jobs and taxes for the city.

3. Explain how granting the Variance will not be detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.

All business conducted for Guenard's Meat will be conducted within its property lines and not interfere with the public welfare, safety & health

4. Explain how granting the Variance does not constitute a special privilege inconsistent with the limitations upon other property in the vicinity and zoning district in which the property is located.

The neighboring Properties conducting similar business are also lacking sufficient parking stalls.

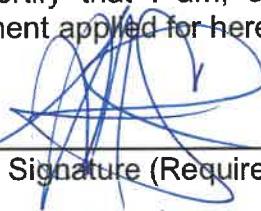
5. Explain how granting the Variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel.

All business will be conducted in accordance to all local city code, ordinances, and government agencies guidelines

6. Explain how granting the Variance is in compliance with the General Plan.

Property is conducting similar business as neighboring properties and falling under city zone classifications

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

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

Date 9/23/25

Arturo Cardenas / Calfreeze Corp.  
Print Name

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

  
\_\_\_\_\_  
Property Owner Signature (Required)

Date 9/24/25

Danny Gutierrez  
Print Name

# **BUSINESS OPERATION STATEMENT**

**EXHIBIT D**

**CASE NO. 2025-10 CUP/2025-02 VAR**



## Guerrero's Meat Distribution Co Inc.

2000 E 67th St  
Los Angeles, CA 90001-2143

### Introduction/Mission

"Guerrero's Meat Distribution Co Inc." is committed to working with small-scale, local meat producers who direct market meats. We work with small, independent farmers who produce and market natural, local and niche meats. At "111 Essex LLC", we understand the importance of attention to detail when it comes to handling your product. We believe that through effective communication and mutual trust, we can serve the needs of your growing meat business.

### PROCESS NARRATIVE

#### 1. Receiving

Meat is received at the loading dock from suppliers. The condition and security of the trailer and temperature are checked before unloading. Product is staged at the dock for quality inspection. If approved, the delivery is accepted, tagged, and labeled with the PO.

#### 2. Storing

Meat is transported to a cooler staging area which is held at 34°F.

#### 3. Pre - Batch Staging

Meat is moved to the processing room.  
Remainder meat is transported to walk in freezer & labeled (date / time / description)

#### 4. Utensils Sanitation

Used utensils & equipment is sanitized before every process & every four hours during process

#### 5. Cut & Wrap

Meat sorted and cut to meet product specifications, placed in clear sterile plastic wraps.  
Meat is packed and weighed simultaneously.

#### 6. Sealing and Labeling

Bagged meat is sealed and labeled.  
Labeled packages are placed in boxes and when the box is sealed; in pallets

#### 7. Transported

Pallets are transported & stored to the freezer to be ready for delivery.

**Danny Guerrero**

President

(562) 325-1255



06/24/2025

DannyGuerrero87@yahoo.com

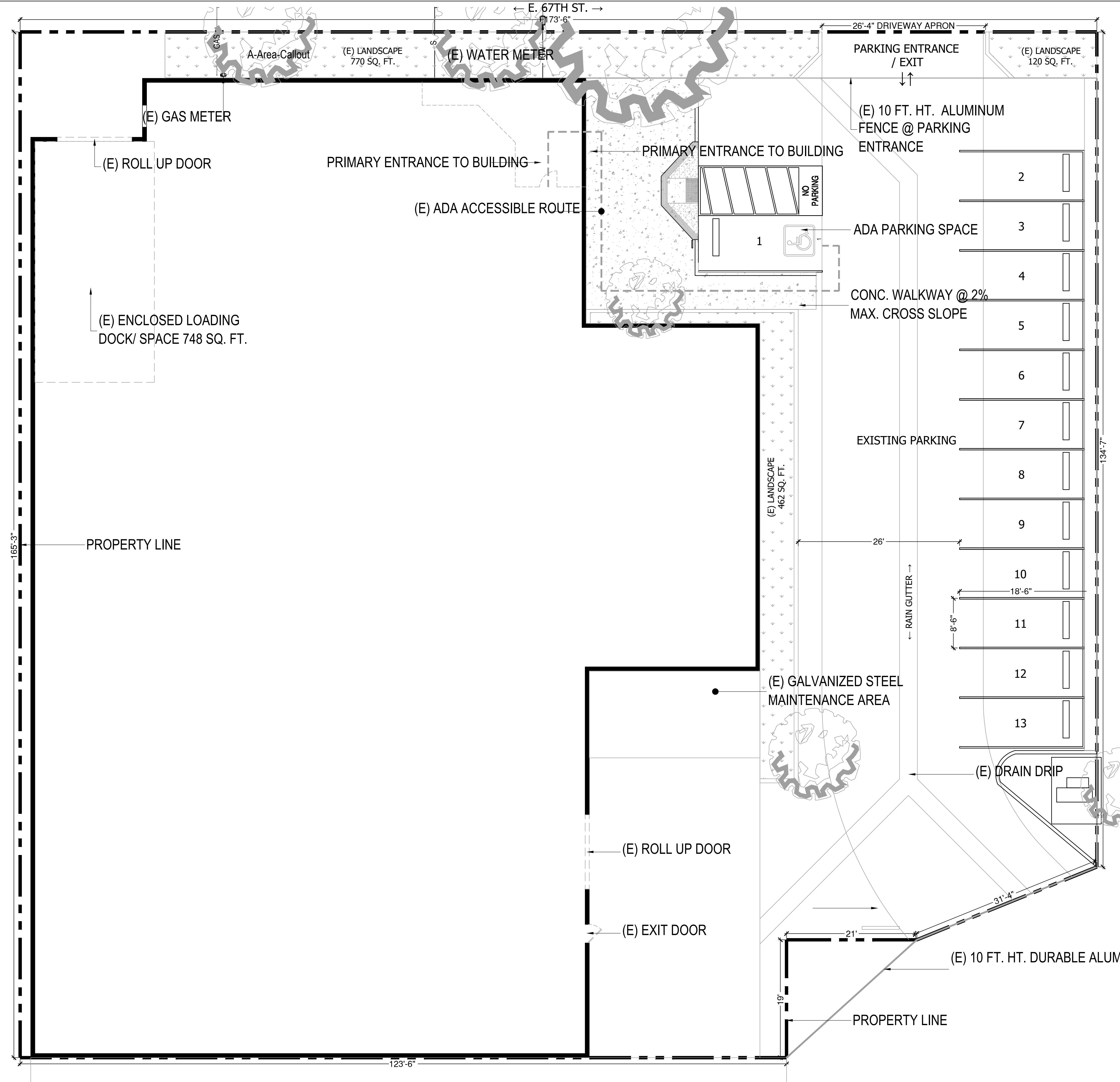


# **PROJECT PLANS**

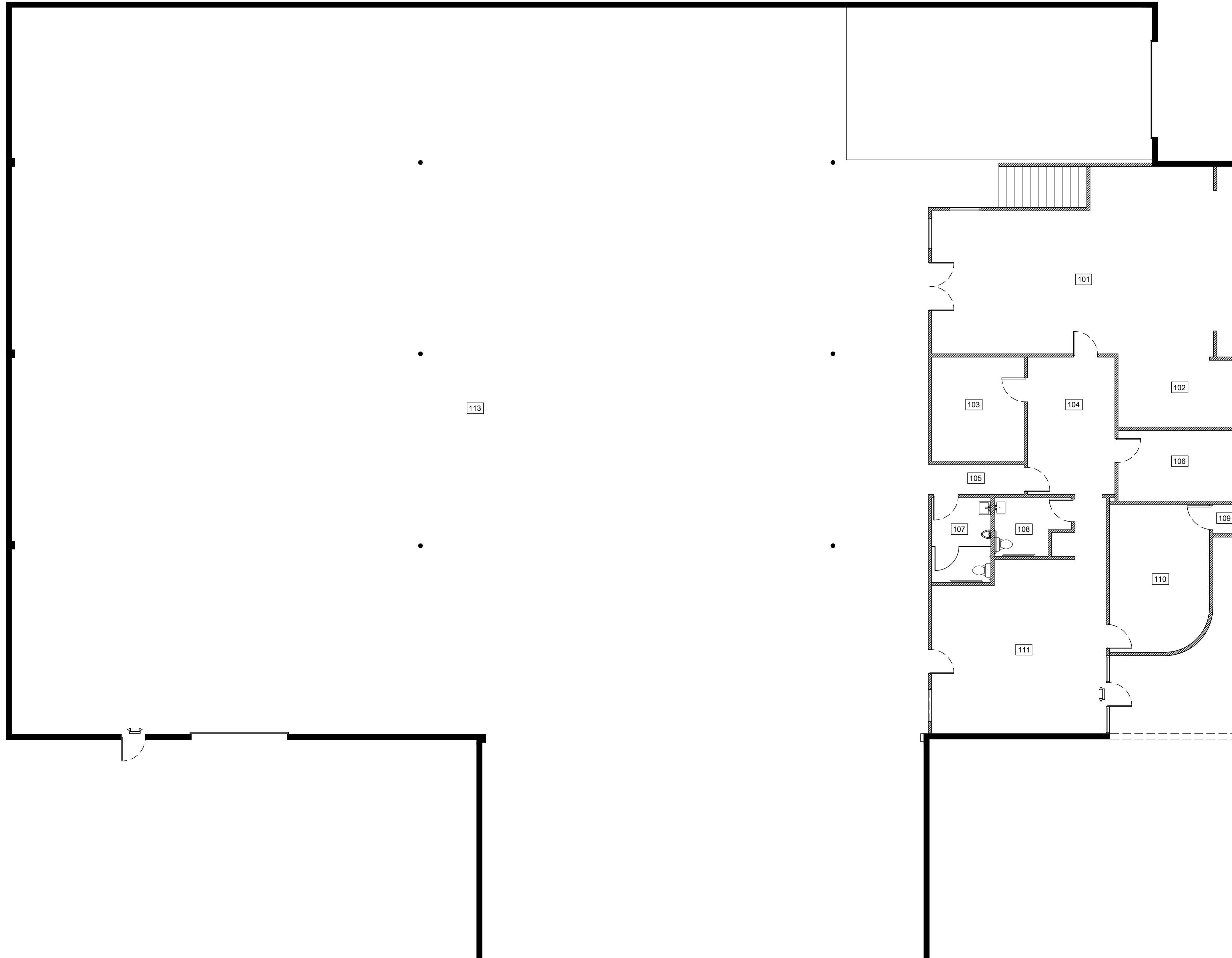
**EXHIBIT E**

**CASE NO. 2025-10 CUP/2025-02 VAR**









Existing Floor Plan

## Room Legend Schedules

Office Room Legend				
Symbol	Existing/New	Name	Square Footage	Height
101	Existing	Open Office	907	9'-0"
102	Existing	Office #1	140	9'-0"
103	Existing	Locker Room	150	9'-0"
104	Existing	Corridor	187	9'-0"
105	Existing	Hallway	45	9'-0"
106	Existing	Office #2	128	9'-0"
107	Existing	Men's Restroom	78	9'-0"
108	Existing	Women's Restroom	61	9'-0"
109	Existing	Closet	10	9'-0"
110	Existing	Breakroom	224	9'-0"
111	Existing	Employee Entrance	488	9'-0"
Total Square Footage			2,418	

Warehouse Room Legend				
Symbol	Existing/New	Name	Square Footage	Height
112	Existing	Warehouse	12,571	9'-0"
Total Square Footage			12,571	

## Wall Legend Schedules

Wall Symbol Legend		
Symbol	Existing/New	Description
▨▨▨▨	Existing	Wood Framing Partition Wall
■■■■	Existing	CMU Walls

## Symbol Legend Schedules

Wall Symbol Legend		
Symbol	Existing/New	Description
◀▶	Existing	Emergency Exit Sign w/ back up battery
▢	New	ADA toilet w/ handrails
▢	New	Wall Mounted Restroom Hand Sink
▢	New	Wall Mounted Urinal

## Parking Calculations

Parking Calculation				
Category	Ratio	Square Footage	Formula	Required Space
Warehouse	800:1	12,571	$\frac{12571}{800} = 15.71$	16
Office	400:1	2,418	$\frac{2418}{800} = 3.02$	3
				19

Project Information:  
Guerrero's Meat Distribution  
2000 E. 67th Street  
Los Angeles, CA 90001

City Revisions:  
None

Architect/Engineer Stamp:

City Approval Stamp:

Department:  
Planning Dept.

Drawing Drawn By:  
A. Cardenas

Approved By:  
T. Cardenas

Date of Drawing:  
September 23, 2025

Sheet Name:  
Existing Floor Plan

Drawing Scale:  
1/8" = 1'-0"

Orientation



Page No.

A-2

CALFREEZE CORP  
COLD STORAGE CONSTRUCTION  
Corporate Office:  
4962 Sluson Ave  
Maywood, CA 90270  
Contact Information:  
Telephone:  
323.597.1797  
Email:  
CFC@calfreezecorp.com  
State Classifications:  
B, C-20, C-38  
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Contractors license:  
1022196

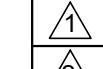
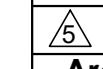
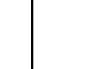
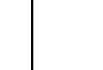
# Room Legend Schedules

Office Room Legend				
Symbol	Existing/New	Name	Square Footage	Height
101	Existing	Open Office	409	9'-0"
102	Existing	Men's Locker Room	150	9'-0"
103	New	Women's Locker Room	141	9'-0"
104	New	Accounting Office	231	9'-0"
105	New	Owners Office	255	9'-0"
106	New	Owner's Restroom	78	9'-0"
107	New	Closet	46	9'-0"
108	Existing	Employee Break Room	236	9'-0"
109	Existing	Hallway	87	9'-0"
110	New	Men's Restroom	177	9'-0"
111	New	Women's Restroom	121	9'-0"
112	New	USDA Office	46	9'-0"
113	Existing	Corridor	82	9'-0"
114	Existing	Employee Entrance	185	9'-0"
Total Square Footage			2,244	

Cold Storage Room Legend					
Symbol	Existing/New	Name	Square Footage	Height	Temp°
201	New	Cooler #1	2700	16'-0"	34°
202	New	Cooler #2	800	16'-0"	34°
203	New	Thawing Room	779	12'-0"	34°
204	New	Processing Room	770	12'-0"	34°
Total Square Footage			5,049		

**CALFREEZE CORP**  
COLD STORAGE CONSTRUCTION  
**Corporate Office:**  
4962 Slauson Ave  
Maywood, CA 90270  
**Contact Information:**  
Telephone:  
323.597.1797  
Email:  
CFC@calfreezecorp.com  
**State Classifications:**  
B, C-20, C-38  
Exclusive Property of Calfreeze Corp. Any use of any of the information on this drawing is intellectual property of Calfreeze Corp. Anyone using this information must have written consent from Calfreeze Corp.  
**Contractors license:**  
1022196

**Guerrero's Meat Distribution**  
2000 E. 67th Street  
Los Angeles, CA 90001  
Project Information:

City Revisions:  
    

Architect/Engineer Stamp:

City Approval Stamp:

Department:  
Planning Dept.

Drawing Drawn By:  
A. Cardenas

Approved By:  
T. Cardenas

Date of Drawing:  
September 23, 2025

Sheet Name:  
Proposed Floor Plan

Drawing Scale:  
1/8" = 1'-0"

Oriental

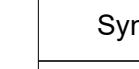
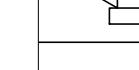
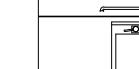
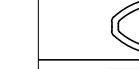
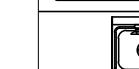
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**A-3**



# Symbol Legend Schedules

Wall Symbol Legend		
Symbol	Existing/New	Description
	Existing	Wood Framing Partition Wall
	Existing	CMU Walls
	New	New Insulated Walls
	New	Wood Framing Partition Walls

Wall Symbol Legend		
Symbol	Existing/New	Description
	Existing	Emergency Exit Sign w/ back up battery
	New	ADA toilet w/ handrails
	New	Wall Mounted Restroom Hand Sink
	New	Wall Mounted Urinal
	New	18" Prep Sink
	New	3 Compartment Prep Sink 18"
	New	Wall Mounted Hand Sink
	New	Stainless Floor Drain

# Parking Calculations

Parking Calculation				
Category	Ratio	Square Footage	Formula	Required Space
Industrial	800:1	5,049	$\frac{5,049}{800} = 6.31$	7
Warehouse	800:1	7,461	$\frac{7,461}{800} = 9.32$	10
Office	400:1	2,244	$\frac{2,244}{400} = 5.61$	6
				24