



# MINUTES

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## CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION

Wednesday, November 15<sup>th</sup>, 2023, at 6:30 p.m.

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

Chairperson Jonathan Sanabria called the meeting to order at 6:31 p.m.

PRESENT IN PERSON: Chairperson Jonathan Sanabria, Commissioner Erika Nuno, and Commissioner Ricardo Barba-Ochoa.

ABSENT: Commissioner Eduardo Carvajal, and Commissioner Angelica Montes

STAFF PRESENT: Community Development Director, Steve Forster; Planning Division Manager, Luis Rodriguez; Associate Planner, Lemesis Quintero; Assistant Planner, Jordan Martinez.

### **PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was led by Chairperson Sanabria.

### **PUBLIC COMMENT** - None

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

1. The Approval of Planning Commission Meeting Minutes for September 20, 2023, was postponed due to a lack of quorum.
2. Special Planning Commission Meeting held on October 11, 2023

**MOTION:** Commissioner Ricardo Barba-Ochoa to approve Minutes, seconded by Commissioner Nuno. Motion **passed 3-0-2**, by the following vote:

**AYES:** Commissioner(s): Commissioner Ricardo Barba-Ochoa  
Commissioner Erika Nuno  
Chairperson Jonathan Sanabria

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

**ABSENT:** Commissioner(s): Commissioner Eduardo Carvajal.  
Commissioner Angelica Montes

3. Regular Planning Commission Meeting held on October 18, 2023

**MOTION:** Commissioner Ricardo Barba-Ochoa to approve Minutes, seconded by Commissioner Nuno. Motion **passed 3-0-2**, by the following vote:

**AYES:** Commissioner(s): Commissioner Ricardo Barba-Ochoa  
Commissioner Erika Nuno  
Chairperson Jonathan Sanabria

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

**ABSENT:** Commissioner(s): Commissioner Eduardo Carvajal.  
Commissioner Angelica Montes

4. Cancellation of Regularly held meeting on December 20, 2023. Special Meeting to be held December 13, 2023.

**MOTION:** Commissioner Ricardo Barba-Ochoa to approve Minutes, seconded by Commissioner Nuno. Motion **passed 3-0-2**, by the following vote:

**AYES:** Commissioner(s): Commissioner Ricardo Barba-Ochoa  
Commissioner Erika Nuno  
Chairperson Jonathan Sanabria

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

**ABSENT:** Commissioner(s): Commissioner Eduardo Carvajal.  
Commissioner Angelica Montes

## **PRESENTATIONS**

1. **CASE NO. CUP-2023-05 CONDITIONAL USE PERMIT (CUP) - A REQUEST TO REVIEW EXISTING CONDITIONAL USE PERMIT (PREVIOUSLY APPROVED AS CASE NO. 1299-CUP) FOR A NIGHTCLUB WITH ON-SALE OF BEER AND WINE IN CONJUNCTION WITH LIVE ENTERTAINMENT AND DANCING AT AN EXISTING BUSINESS LOCATED AT 6927 PACIFIC BOULEVARD, LOCATED WITHIN DISTRICT B - FESTIVAL OF THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DTSP).**

Assistant Planner Jordan Martinez explained that Case No. CUP-2023-05 is a revision of this existing Conditional Use Permit, and it is now Case No. CUP-1299 Conditional Use Permit (CUP).

2. **CASE NO. CUP-1299 CONDITIONAL USE PERMIT (CUP) - A REQUEST TO REVIEW THE EXISTING CONDITIONAL USE PERMIT (1299-CUP) TO ALLOW ON-SALE BEER AND WINE IN CONJUNCTION WITH LIVE ENTERTAINMENT AND DANCING AT AN EXISTING BUSINESS LOCATED AT 6927 PACIFIC BOULEVARD, LOCATED WITHIN DISTRICT B - FESTIVAL OF THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DTSP).**

Assistant Planner, Jordan Martinez presented a PowerPoint to the Commission describing the request for a Conditional Use Permit to allow on-sale beer and wine in conjunction with live entertainment and dancing at the existing business located at 6927 Pacific Boulevard. Assistant planner Martinez provided background information on the business and provided details related to the operation of the business. Assistant Martinez mentioned that the Planning Commission's decision shall contain the action of the Commission, including all findings, conditions of approval (see attached resolution), and reporting/monitoring requirements deemed necessary to mitigate any impacts and protect the health, safety, and welfare of the City.

Captain Martinez weighed in on the Police Department Call Log Report regarding this location. Captain Martinez explained that these reports are completely anonymous and are the result of patrols going out there and ensure that noise or other activities that are not harmonious with the community are not taking place in or around this site.

Chairperson Sanabria motioned to **Approve** continuing **CASE NO. CUP-1299** **CONDITIONAL USE PERMIT (CUP)** for the Planning Commission Meeting in November, seconded by Commissioner Ricardo Barba-Ochoa.

Motion **passed 3-0-2**, by the following vote:

**AYES:** Commissioner(s): Commissioner Ricardo Barba-Ochoa  
Commissioner Erika Nuno  
Chairperson Jonathan Sanabria

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

**ABSENT:** Commissioner(s): Commissioner Eduardo Carvajal  
Commissioner Angelica Montes

- 3. CASE NO. 2023-05 CONDITIONAL USE PERMIT TRANSFER (CUPTR) - A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED OPERATION OF AN AUTOMOBILE SALES DEALERSHIP ON PROPERTY LOCATED AT 6333 S. ALAMEDA STREET, WITHIN THE COMMERCIAL GENERAL (CG) ZONE.**

Community Development Director Steve Forster stated that this item is a clarification in the naming of CUP's and some of the clerical carry-over.

- 4. CASE NO. 2022-01 VARIANCE (V), CASE NO. 2022-01 DEVELOPMENT PERMIT (DP) AND CASE NO. 2023-02 TENTATIVE TRACT MAP (TTM) - A REQUEST FOR A VARIANCE, DEVELOPMENT PERMIT, AND TENTATIVE TRACT MAP FOR THE CONSTRUCTION OF FOUR (4) TWO-STORY SINGLE-FAMILY DWELLING UNITS AT 7040 NEWELL STREET, WITHIN THE HIGH-DENSITY RESIDENTIAL (R-H) ZONE.**

Associate Planner, Lemessis Quintero presented a PowerPoint to the Commission describing the request for a variance, development permit, and tentative tract map for the construction of (4) two-story Single-family dwelling units at 7040 Newell Street. Associate Planner Quintero provided details on the variance, development

permit, and tentative tract map applicability, as well as the findings that needed to be made to recommend approval.

## **PUBLIC COMMENT & QUESTIONS**

Commissioner Sanabria asked about the size of these houses. Director Forster explained that the parking space in the garage below is not listed as part of the square footage of the house itself.

Commissioner Sanabria then asked about guest parking. Associate Planner Quintero said that it will be established in the CC&Rs. Director Forster explained that parking or guest parking will have to be validated through the CC&Rs for more than 48 hours or something to that effect. Director Forster said that there is also Code Enforcement Parking that can be cited if the situation becomes problematic. Director Forster emphasized that this is the kind of development that the City would like to see in the community.

Owner's Representative Michelle spoke in favor of the development and kindly asked the Commission to approve the project.

With no more comments from the Commission or Staff, Chairperson Sanabria, seconded by Commissioner Barba-Ochoa to **Approve CASE NO. 2022-01 VARIANCE (V), CASE NO. 2022-01 DEVELOPMENT PERMIT (DP) AND CASE NO. 2023-02 TENTATIVE TRACT MAP (TTM).** Motion **passed 3-0-2,** by the following vote:

**AYES:** Commissioner(s): Commissioner Ricardo Barba-Ochoa  
Commissioner Erika Nuno  
Chairperson Jonathan Sanabria

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

**ABSENT:** Commissioner(s): Commissioner Eduardo Carvajal  
Commissioner Angelica Montes

**RECEIVE AND FILE –** No items to present.

## **STAFF COMMENTS**

Community Development Director Steve Forster shared a few comments relative to some events happening in the Community. On December 4<sup>th</sup> the Tree Lighting Ceremony will take place starting at 5:30 p.m.; On December 9<sup>th</sup> is the very prestigious Huntington Park Holiday Parade on Pacific and invited the Commission to attend.

Director Forster provided some brief updates on ongoing development projects:

- Raising Cane's grand opening is scheduled for March 2024.
- Code Enforcement continues to be very aggressive in the community. There are about half a dozen sites that have been taken to ground level and are the results

of vandalism or poorly maintained buildings that can be converted into opportunities for new development.

- Ross store on Pacific is doing very well, exceeding all expectations on sales tax revenue. The building is being maintained properly and are following through with the promise made to the City.
- The Conditional Use Permit previously issued to Ibiza has run out of time for renewal. A letter has been sent to Ibiza indicating that they have not complied with the conditional use permit requirements within a one-year time frame. This might come back before the Planning Commission for an extension request.

### **PLANNING COMMISSION COMMENTS**

1. Commissioner Barba-Ochoa expressed his gratitude to staff for their hard work and shared that he is looking forward to the festivities occurring in the City. He also extended his gratitude to Public Works department for their amazing work throughout the City. Commissioner Barba-Ochoa wished a Happy Thanksgiving to everyone.
2. Commissioner Nuno thanked staff for everything reported on the presentations and staff reports. Commissioner Nuno said she feels very delighted to see these improvements taking place and looks forward to all new initiatives for development. Commissioner Nuno wished a Happy Thanksgiving to everyone.
3. Chairperson Sanabria Thanked staff for the amazing work, and the exceptional customer service by working with people on their projects. Commissioner Sanabria wished a Happy Thanksgiving to everyone.

### **ADJOURNMENT**

At 7:45 p.m. the City of Huntington Park Planning Commission was adjourned to a Regular Meeting on Wednesday, December 13, 2023, at 6:30 p.m.

Respectfully Submitted,



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Steve Forster  
Community Development Director

1 **PC RESOLUTION NO. 1299 CUP**

2 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON**  
3 **PARK, STATE OF CALIFORNIA, APPROVING THE CONTINUED USE TO ALLOW**  
4 **ON-SALE BEER AND WINE IN CONJUNCTION WITH LIVE ENTERTAINMENT AND**  
5 **DANCING AT AN EXISTING BUSINESS LOCATED AT 6927 PACIFIC BOULEVARD,**  
6 **LOCATED WITHIN DISTRICT B - FESTIVAL OF THE DOWNTOWN HUNTINGTON**  
7 **PARK SPECIFIC PLAN (DTSP).**

8 **WHEREAS**, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington  
9 Park, California on Wednesday, November 15 2023 at 6:30 p.m. pursuant to the  
10 notification as required by law in accordance with the provisions of the Huntington Park  
11 Municipal Code, upon a request by the Planning Commission requesting a review of an  
12 existing Conditional Use Permit for on-sale beer and wine in conjunction with live  
13 entertainment and dancing at an existing business located at 6927 Pacific Boulevard,  
14 located within District B - Festival of the Downtown Huntington Park Specific Plan  
15 (DTSP), described as:

16 Assessor's Parcel No. 6322-023-018, City of Huntington Park, County of Los  
17 Angeles; and

18 **WHEREAS**, on July 3, 1990, the Planning Commission approved a request by Mr.  
19 Victor Becerra for a Conditional Use Permit to allow on-sale beer and wine in conjunction  
20 with live entertainment and dancing in the Central Business District (CBD) Zone; and

21 **WHEREAS**, on February 9, 2017, the Planning Division approved a Conditional Use  
22 Transfer for CUP-1299 for the current business owner Isidra Barba De San Juan; and

23 **WHEREAS**, the Planning Commission exercised its authority pursuant to Huntington  
24 Park Municipal Code (HPMC) Section 9-2.1107 and with Condition of Approval No. 11 of  
25 Resolution No. 1299 of the entitlement for the existing business located at 6927 Pacific  
26 Boulevard (CUP-1299), which states, "the permit shall be subject to review for  
27 compliance with conditions of issuance at such intervals as the City Planning  
28 Commission shall deem appropriate..."; and

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

1 matter; and

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

4 **WHEREAS**, the Planning Commission is required to announce its actions and  
5 recommendations.

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

9 **SECTION 1:** Based on the evidence within staff report and public hearing testimony,  
10 the Planning Commission adopts the findings and determines that the CUP, as modified,  
11 will have no significant adverse effect on the environment and adopts an Environmental  
12 Categorical Exemption (CEQA Guidelines, Section 15321, Class 21, Enforcement  
13 Actions by Regulatory Agencies).

14 **SECTION 2:** The Planning Commission hereby makes the following actions in  
15 connection with the existing Conditional Use Permit that is called for review:

16 *Staff observed some deviations from the approved Resolution during a site inspection*  
17 *and noted some conditions that can be updated to ensure compliance to today's*  
18 *Municipal Code that were not a part of the original conditions of approval. Resolution No.*  
19 *1299 has twenty-four (24) conditions of approval. The entitlement (1299-CUP) was*  
20 *reviewed by City Departments and Divisions to check if they have any concerns or*  
21 *questions about the operation. It also provided them with the opportunity to include*  
22 *measures to facilitate in the business's goal to comply with the Municipal Code.*  
23 *Consequently, Resolution No. 1299 now includes new updated conditions of approval*  
24 *that are current with the Municipal Code and relevant to the business's existing state of*  
25 *affairs.*

26 **SECTION 3:** Planning Staff has provided recommendations to ensure that the existing  
27 entitlement will adhere to the Huntington Park Municipal Code and mitigate any impacts  
28 and protect the health, safety and welfare of the City; therefore, the Planning Commission

1 hereby approves the updated conditions of approval to Resolution No. 1299 and rename  
2 it to PC Resolution No. 1299 CUP subject to the following conditions:

3 **CONDITIONS OF APPROVAL:**  
4 **PLANNING**

- 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. The City shall promptly notify the  
11 applicant of any claim, action or proceeding and should cooperate fully in the defense  
12 thereof.
- 13 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department  
14 corrections and conditions, the property shall be developed substantially in  
15 accordance with the applications and plans submitted.
- 16 3. The proposed project shall comply with all applicable federal, state and local agency  
17 codes, laws, rules, and regulations, including Health, Building and Safety, Fire,  
18 Zoning, and Business License Regulations of the City of Huntington Park.
- 19 4. The property be developed and maintained in a clean, neat, quiet, and orderly  
20 manner at all times and comply with the property maintenance standards as set forth  
21 in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
- 22 5. All proposed on-site utilities, including electrical and equipment wiring, shall be  
23 installed underground and/or routed along the ground floor and shall be completely  
24 concealed from public view as required by the City prior to authorization to operate.
- 25 6. That any existing and/or future graffiti, as defined by the Huntington Park Municipal  
26 Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
- 27 7. That the operator shall obtain a valid City of Huntington Park Business License prior  
28 to commencing business operations.
8. That no loitering or consumption of alcohol take place outside of the establishment or  
in surrounding parking area(s) and that sign be posted in both English and Spanish  
on the site prohibiting such activities. The number, design, location, size and text of  
the signs shall be subject of Planning Division and Police Department review and  
approval. This condition must be complied for continues use of business operations.
9. That the hours of operation shall be Monday to Sunday from 12:00 PM to 2:00 AM.  
Any modification to the hours of operation shall be subject to the approval of the  
Community Development Director.



- 1 10. That all windows and doors shall be coated with anti-graffiti film, as approved by the  
2 Planning Division, prior to the issuance of the City Business License.
- 3 11. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the  
4 Huntington Park Municipal Code relating to Storm Water Management. The Applicant  
5 shall also comply with all requirements of the National Pollutant Discharge  
6 Elimination System (NPDES), Model Programs, developed by the County of Los  
7 Angeles Regional Water Quality Board. This includes compliance with the City's Low  
8 Impact Development (LID) requirements.
- 9 12. That this entitlement shall be subject to review for compliance with conditions of  
10 approval at the issuance at such intervals as the City Planning Commission or  
11 Community Development Director shall deem appropriate.
- 12 13. That the violation of any of the conditions of this entitlement may result in a citation(s)  
13 and/or the revocation of the entitlement.
- 14 14. That this entitlement may be subject to additional conditions after its original  
15 issuance, upon a duly noticed public hearing item. Such conditions shall be imposed  
16 by the City Planning Commission as deemed appropriate to address problems of land  
17 use compatibility, operations, aesthetics, security, noise, safety, crime control, or to  
18 promote the general welfare of the City.
- 19 15. All vehicles associated with the employees and patrons of the business shall be  
20 parked on-site and not in adjoining alleys.
- 21 16. No outdoor storage shall be permitted on the property, including but not limited to,  
22 recreational vehicles, motorhomes, trailers, campervans, boats, motorcycles, etc.
- 23 17. To control noise, patrons shall utilize the front entrance to enter and exit the  
24 premises. Specifically, ingress and egress of the building, shall be made by patrons  
25 from Pacific Boulevard to the east of the building. The rear door may be used by  
26 patrons only during emergencies for safe exiting. The rear door shall be kept closed  
27 during operation and shall be used as an emergency exit only.
- 28 18. Applicant shall provide and maintain one (1) loading space with a minimum  
dimension of 10 feet in width by 25 feet in length. The loading space is required to be  
compliant with Title 9, Chapter 3, Article 7 (Off-street Loading Standards).
- 19. No payphones shall be allowed on the subject site.
- 20. The billiards table shall be removed from the establishment.
- 21. The seating configuration shall not impede circulation and shall abide to the seating  
arrangement presented on the approved plans.

- 1 22. The facility shall provide a trash enclosure for the refuse containers per HPMC 9-  
2 3.103.24.B. The trash enclosure(s) shall be of decorative material and have a  
decorative trellis.
- 3 23. Any proposed mechanical equipment and appurtenances, including satellite dishes,  
4 gutters, etc., whether located on the rooftop, ground level or anywhere on the  
5 property shall be completely shielded/enclosed so as not to be visible from any public  
6 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.
- 7 24. The applicant shall provide adequate on-site security at all times to ensure the safety  
8 of patrons and maintenance of the property. Security Plan shall be submitted and  
approved by the Police Department.
- 9 25. If the use ceases to operate for a period of six (6) months, the entitlement shall be  
10 null, and void.
- 11 26. If the operation of this establishment be granted, deemed, conveyed, transferred, or  
12 should a change in management or proprietorship occur at any time, this Conditional  
Use Permit shall be null, and void.
- 13 27. Any new business owner at 6927 Pacific Boulevard will be required to file a  
14 Conditional Use Permit for the serving of alcohol and a separate Dance and  
15 Entertainment Permit.
- 16 28. That should at any time, the Alcoholic Beverage Control (ABC) license issued to the  
17 applicant by the State of California be surrendered pursuant to Rule 65 thereof, this  
conditional use permit shall be automatically become null and void.
- 18 29. That the Applicant shall comply with all applicable property development standards  
19 including, but not limited to, signage, outdoor storage, fumes and vapors, property  
maintenance, and noise.
- 20 30. The Director of Community Development is authorized to make minor modifications  
21 to the approved plans or any of the conditions if such modifications shall achieve  
22 substantially the same results, as would strict compliance with said plans and  
conditions.
- 23 31. All on-site lighting shall be energy efficient, stationary, and directed away from  
24 adjoining properties and public rights-of-way.
- 25 32. That the applicant comply with all regulations pertaining to signage as listed in HPMC  
26 Title 9, Chapter 3, Article 12 (Sign Standards).
- 27 33. That all other illegal signs shall be removed.
- 28 34. That the rear parking shall be maintained and parking spaces be re-stripped.

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- 35. That any broken windows or doors be repaired or replaced.
- 36. That the applicant shall be required to apply for a new conditional use permit should the floor area of the existing use be expanded or the use be modified in any way.
- 37. That the permit shall be subject to review for compliance with conditions of this issuance at such intervals as the City Planning Commission shall deem appropriate.
- 38. That the Applicant agree in writing to the above conditions.

**BUILDING AND SAFETY**

- 39. All entrances and exits shall remain unlocked, in the closed position, and completely unobstructed at all times including during business hours. Above all entrances, on the interior side, shall read "This door to remain unlocked during business hours."
- 40. If there are proposed tenant improvements or alterations of the existing building or floor plan, the applicant shall submit full tenant improvement plans to the building and safety department.
- 41. Plans submitted for improvements or alterations shall be completed by a registered design professional, such as a licensed architect or registered professional engineer. All plan sheets shall be stamped and signed by the registered design professional.
- 42. All improvements, alterations, and additions shall follow the 2022 California Building Code and all associated codes within the 2022 code cycle.
- 43. Improvements within existing buildings shall be required to comply with disabled access requirements outlined in chapter 11B of the 2022 California Building Code. Some alterations may "Trigger" full compliance with accessibility features outlined in chapter 11B-202 of the 2022 CBC.
- 44. Improvements may be subject to path of travel and site arrival point requirements outlined in chapter 11-B of the 2022 CBC, pertaining to parking spaces and building entrances.
- 45. All work, if any, is to be completed by a licensed contractor.

**CODE ENFORCEMENT**

- 46. Rear doors of the business leading to the rear parking lot area must be kept closed at all times.
- 47. The rear exit door to alley parking lot must have an emergency panic bar installed.
- 48. The 1st floor interior of the building including patron area(s) and behind bar(s) cannot be used to store either full or empty boxes nor can any be visible.

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- 49. The Entertainment equipment and entertainment stage cannot have electrical wires/cords to be used in an unsafe manner that can cause a trip and fall scenario. All electrical wires/cords must be used in such a way that exceeds the electrical outlets and/or power strips capacity.
  - 50. Only employees are to use the parking lot in the rear of the building, all patrons must park in other approved areas of the city.
  - 51. The placement of tables and/or chairs must not be placed around the dance floor causing an issue with ingress/egress to the dance floor and other areas patrons may travel.
  - 52. Property maintenance must be managed to include cleaning of trash and debris both in front and rear areas of the property. All exterior trash must be placed in the approved trash container within the approved trash enclosure.
  - 53. Graffiti must be removed immediately, if paint is required, planning approval must be given if any color is used other than anything approved at this time.

13 **POLICE DEPARTMENT**

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- 54. The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the Planning Commission. Any change in the operation, which exceeds the conditions of the approved permit, will require that a new permit application be submitted to the Planning Commission for their review and approval.
  - 55. Noise emanating from the permittee's premises shall not be audible 50 feet or more from the property line of the premises. The permittee shall be responsible for determining how to best meet this requirement, either by keeping doors and windows closed, limiting hours of entertainment, or by offering non-amplified entertainment.
  - 56. The permittee shall not allow employees to discard trash or beer bottles into the outside dumpster between the hours of 8 p.m. and 7 a.m. per section 9-3.507 HPMC.
  - 57. The permittee shall take reasonable measures to prohibit and prevent the loitering of persons immediately outside any of the entrance/exit doors and the parking lot, at all times while open for business. This should be done by utilizing security guards and signage with verbiage such as, "Please respect our neighbors", or something similar. At the conclusion of each event, the permittee shall take reasonable measures to ensure that exiting patrons walk directly to their vehicles and not loiter in the parking lot or the immediate area.
  - 58. Current occupancy loads shall be posted at all times.

- 1 59. The posting of flyers, and/or placards, or cards on windshields or similar literature,  
2 advertising entertainment activities at the business including promotional events,  
3 shall be strictly prohibited within the City of Huntington Park per HPMC sections 5-  
4 1.02, 5-1.03, & 5-1.02.1. Violation of this condition shall be cause for the Planning  
5 Commission to take punitive action against the permittee, including revocation,  
6 suspension, or modification of this permit.
- 7 60. The permittee shall maintain full compliance with all applicable laws, ABC laws,  
8 ordinances, and stated conditions. In the event of a conflict between the  
9 requirements of this permit, your conditional use permit, or your Alcoholic Beverage  
10 Control license, the more stringent regulation shall apply.
- 11 61. The permittee shall be responsible for installing and maintaining a video surveillance  
12 system that monitors no less than the front and rear of the business, with full view of  
13 the public right-of-ways, and any parking lot under the control of the permittee.  
14 These cameras shall record video for a minimum of 30 days.
- 15 62. The permittee agrees to reimburse the City of Huntington Park whenever excessive  
16 police services, as determined by the Chief of Police, are required as the result of  
17 any incident or nuisance arising out of, or in connection with the permittee's  
18 operations.
- 19 63. The surrounding area (exterior & parking lot) shall be illuminated in order to make  
20 easily discernible the appearance and conduct of all person on or about the  
21 property.
- 22 64. The permittee shall be responsible for maintaining an adequate security staff to  
23 supervise patrons inside the establishment and those waiting to enter. Potential  
24 patrons awaiting entry in a defined "queue" shall be counted toward the calculation  
25 of required security staffing levels. For crowds up to fifty (50) patrons, the permittee  
26 shall provide a minimum of two (2) uniformed security guards. For crowds over (50)  
27 fifty patrons, the permittee shall provide a minimum of one (1) additional uniformed  
28 security guard per fifty (50) people. Should the permittee's operations give rise to a  
substantial increase in complaints/calls for service, or trash left in the parking lot or  
adjacent property, the permittee shall increase security as directed by the Chief of  
Police.
65. **Noncompliance with conditions:** when the Chief of Police determines that  
permittee has violated the terms of the permit, including the permittee's obligation to  
comply with all other laws and regulations, but believes those violations can be  
remedied through education and/or minor modifications to permittee's operation,  
permittee will be asked to attend a meeting with the involved departments to  
address the community concerns and discuss how additional restrictions and/or  
revocation can be avoided.
66. Moreover, the City reserves the right to review the permittee's compliance with the  
terms and conditions of this dance and entertainment permit and if necessary,  
revoke, suspend or modify the permit if the conduct of the business staff and /or

1 customers creates problems as described in these conditions and subject to  
2 regulations of the Huntington Park Municipal Code.

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

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

9  
10 **PASSED, APPROVED, AND ADOPTED** this 15<sup>th</sup> of November, 2023 by the following  
11 vote:

12 **AYES:** Commissioner(s) Nuno, Barba-Ochoa, and Chair Sanabria

13 **NOES:** None

14 **ABSENT:** Comissioner(s) Carvajal, Montes

15 **ABSTAIN:** None

16 **HUNTINGTON PARK PLANNING COMMISSION**

17  
18 DocuSigned by:

19 **Jonathan Sanabria**

20 3399668DCE8042E...

Jonathan Sanabria, Chairperson

21 **ATTEST:**

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25 **Steve Forster, Secretary**