

PLANNING COMMISSION
REGULAR MEETING

Agenda

June 24, 2026, 7:00 PM



Chair	Gen Escobosa
Vice Chair	Diana Miranda-Dzib
Commissioner	Erik Peña
Commissioner	Benny Arias
Commissioner	Roman Rodriguez



Welcome to your Planning Commission Meeting

We welcome your interest and involvement in the City’s legislative process. This agenda includes information about topics coming before the Planning Commission and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city’s website and in the Office of the City Clerk.

Please Note: Electronic devices are to be turned off while meetings are in session.

How to watch

The City of Baldwin Park provides two ways to watch a Planning Commission meeting:

<p>In Person</p>  <p>Most Planning Commission meetings take place at City Hall, 14403 E. Pacific Ave., Baldwin Park, CA 91706</p>	<p>Online</p>  <p>Audio streaming will be available at: https://www.youtube.com/channel/UCFLZ0_dDFRjy59rhiDZ13Fg/featured?view_as=subscriber https://baldwinparkca.portal.civicclerk.com</p>
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Reasonable Accommodations

Individuals with disabilities may request an agenda packet in appropriate alternative formats as required by the Americans with Disability Act of 1990. Reasonable accommodations and auxiliary aids will be provided to effectively allow participation in the meeting. Please contact the City Clerk’s Office at (626) 960-4011.

Public Comments

The public is encouraged to address the Planning Commission or any of its Agencies listed on this agenda on any matter posted on the agenda or on any other matter within its jurisdiction. In accordance with Chapter 39 of the Baldwin Park Municipal Code, Speakers must address the Planning Commission as a whole and refrain from making impertinent, slanderous, or profane remarks or disrupt the peace of the meeting. Speaker cards are available at the podium and by request with the City Clerk.

Public Communication

There is a three-minute speaking time limit. This is the time set aside to address the Planning Commission. Please notify the City Clerk if you require the services of an interpreter. No Action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The legislative body or its staff may: 1) Briefly respond to statements made or questions asked by persons; or 2) Direct staff to investigate and/or schedule matters for consideration at a future meeting. [Government Code §54954.2] If you wish to comment on agenda items and are unable to physically appear in person, please email your name, place of residence, item number or to comments@baldwinparkca.gov. Written comments will be distributed and will be made part of the written record but will NOT be read verbally at the meeting.

Notice Regarding California Environmental Quality Act (CEQA) Determinations

Pursuant to CEQA, a "project" is defined as a "whole action" subject to a public agency's discretionary funding or approval that has the potential to either (1) cause a direct physical change in the environment or (2) cause a reasonably foreseeable indirect physical change in the environment. "Projects" include discretionary activity by a public agency, a private activity that receives any public funding, or activities that involve the public agency's issuance of a discretionary approval and is not statutorily or categorically exempt from CEQA. (Pub. Res. Code § 21065.) To the extent that matters listed in this Agenda are considered "projects" under CEQA, their appropriate CEQA determination will be listed below each recommendation. If no CEQA determination is listed, it has been determined that the action does not constitute a "project" under CEQA.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMUNICATIONS

CONSENT CALENDAR

All items listed are considered to be routine business by the Planning Commission and will be approved with one motion. There will be no separate discussion of these items unless a Planning Commissioner so requests, in which case, the item will be removed from the general order of business and considered in its normal sequence on the agenda.

1. **Planning Commission Action Minutes — June 10, 2026**

SET MATTERS - PUBLIC HEARINGS

2. **A request for approval of a Conditional Use Permit to allow an Alcoholic Beverage Control (ABC) License Type 21 for the sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption in conjunction with an existing Grocery Store (Happy Market) in the Neighborhood Commercial Zone (C-1), pursuant to Section 153.120.050 of the Baldwin Park Municipal Code. (Location: 13810 Los Angeles St; Applicant: Inderjit Singh and Gurpreet Singh; Case Number: CUP 26-02)**

It is recommended that the Planning Commission:

- a. Conduct a public hearing.
- b. Adopt Resolution PC 26-05 DENYING CUP 26-02 “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK TO DENY AN UPGRADE OF ALCOHOL SALES FOR BEER (TYPE 20) TO ALCOHOL SALES FOR BEER, WINE, AND DISTILLED SPIRITS (TYPE 21) FOR OFF-SITE CONSUMPTION IN CONJUNCTION WITH A GROCERY STORE IN THE “C-1” NEIGHBORHOOD COMMERCIAL ZONE DISTRICT, PURSUANT TO SECTION 153.120.050 OF THE BALDWIN PARK MUNICIPAL CODE (LOCATION: 13810 LOS ANGELES ST; APPLICANT: INDERJIT SINGH AND GURPREET SINGH; CASE NUMBER: CUP 26-02)

COMMISSION/STAFF COMMUNICATIONS

ADJOURNMENT

CERTIFICATION

I, Nick Baldwin, Planning Commission Secretary of the City of Baldwin Park hereby certify that, under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting. Dated this 18th day of June 2026.



Planning Commission Secretary

For further information regarding agenda items, please contact the office of the City Planner at (626) 960-4011 ext. 475 or via e-mail at nbaldwin@baldwinpark.com. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Public Works Department or Risk Management at (626) 960-4011. Notification 48 hours prior to the meeting will enable staff to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 34.102.104 ADA TITLE II)



ACTION MINUTES PLANNING COMMISSION OF THE CITY OF BALDWIN PARK

Baldwin Park City Hall
14403 E. Pacific Avenue, Baldwin Park, California
Council Chamber

Wednesday, June 10, 2026

7:01 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Members Present:	Genoveva Escobosa, Chair Diana Miranda-Dzib, Vice-Chair Benny Arias, Commissioner Roman Rodriguez, Commissioner Erik Peña, Commissioner
Staff Present:	Nick Baldwin, City Planner Jesus Astorga-Rios, Associate Planner Kristi J. Smith, City Attorney

PUBLIC COMMUNICATIONS

Public Communications opened by Chair Escobosa
No Public Communications were received.
Public Communications closed by Chair Escobosa.

CONSENT CALENDAR

- Minutes from May 13, 2026.

ACTION: Approved 5-0. Moved by Vice-Chair Miranda-Dzib
Seconded by Commissioner Arias.

COMMISSIONER	VOTE
Escobosa	Yes
Miranda-Dzib	Yes
Arias	Yes
Rodriguez	Yes
Peña	Yes

PUBLIC HEARINGS

- **An Amendment to Update Title XV, Chapter 153 of the Baldwin Park Municipal Code relating to Residentially Zoned Lots in the City of Baldwin Park (Location: City Wide; Case Number AZC 25-04).**
 - a. **Staff Recommendation: *Adopt Resolution PC 26-04 approving AZC 25-04 “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK RECOMMENDING THAT THE CITY COUNCIL AMEND THE CITY’S MUNICIPAL CODE TITLE xv, land usage, chapter, 153, zoning code, Sections 153.030.010, 153.040.010, 153.040.020, 153.040.030, 153.040.040, 153.040.070, 153.040.080, 153.040.300, 153.130.050, 153.150.130, 153.160.040, 153.200.190 and 153.210.170 relating TO CONSISTENCY OF DEVELOPMENT STANDARDS ON ALL RESIDENTIALLY ZONED PARCELS”***

Commissioner Comments opened by Chair Escobosa
 Vice Chair Miranda-Dzib had question regarding parking requirement.
 Commissioner Arias had question regarding open space calculation.
 Chair Escobosa asked clarifying question purpose of code update.
 Commissioner Rodriguez had question regarding driveway standards.

Public Hearing opened by Chair Escobosa
 Public Hearing closed by Chair Escobosa.

ACTION: Approved 5-0. Moved by Commissioner Arias. Seconded by Chair Escobosa.

COMMISSIONER	VOTE
Escobosa	Yes
Miranda-Dzib	Yes
Arias	Yes
Rodriguez	Yes
Peña	Yes

REPORTS OF OFFICERS

- City Planner Nick Baldwin informed Commission of next meeting to be held June 24, 2026 and July 22, 2026.

COMMISSION/STAFF COMMUNICATIONS

- None.

ADJOURNMENT

Chair Escobosa adjourned the meeting at 7:25 p.m.

Approved as presented/amended by the Planning Commission at their meeting held on

Nick Baldwin, Secretary
Baldwin Park Planning Commission

STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission
FROM: Nick Baldwin, City Planner
PREPARED BY: Yadira Carmona, Assistant Planner
DATE: June 24, 2026
SUBJECT: A request for approval of a Conditional Use Permit to allow an Alcoholic Beverage Control (ABC) License Type 21 for the sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption in conjunction with an existing Grocery Store (Happy Market) in the Neighborhood Commercial Zone (C-1), pursuant to Section 153.120.050 of the Baldwin Park Municipal Code. (Location: 13810 Los Angeles St; Applicant: Inderjit Singh and Gurpreet Singh; Case Number: CUP 26-02)

SUMMARY:

The applicant, Inderjit Singh and Gurpreet Singh, is requesting the approval of a Conditional Use Permit to allow for general alcohol sales in conjunction with an existing commercial retail building. The proposed use would be an intensification from the existing use which is retail sales including beer and wine. The project is located within the C-1, Neighborhood Commercial Zone.

RECOMMENDED ACTION:

It is recommended that the Planning Commission:

- a. Conduct a public hearing.
- b. Adopt Resolution PC 26-05 DENYING CUP 26-02 "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK TO DENY AN UPGRADE OF ALCOHOL SALES FOR BEER (TYPE 20) TO ALCOHOL SALES FOR BEER, WINE, AND DISTILLED SPIRITS (TYPE 21) FOR OFF-SITE CONSUMPTION IN CONJUNCTION WITH A GROCERY STORE IN THE "C-1" NEIGHBORHOOD COMMERCIAL ZONE DISTRICT, PURSUANT TO SECTION 153.120.050 OF THE BALDWIN PARK MUNICIPAL CODE (LOCATION: 13810 LOS ANGELES ST; APPLICANT: INDERJIT SINGH AND GURPREET SINGH; CASE NUMBER: CUP 26-02)

BACKGROUND:

The subject property is located at 13810 Los Angeles St. and is currently developed as Happy Market a Grocery Store building. The General Plan land use designation of the subject property is Neighborhood Commercial which is consistent with the property's C-1, Neighborhood Commercial Zoning designation.

The table below identifies the existing land uses that surround the subject property:

TABLE #1: SURROUNDING LAND USES

Property Location	Zoning	Property Use
North	Multi Family Residential (R-3)	Multi-Family Residential
East	Neighborhood Commercial (C-1)	Liquor Store
South	Single-Family Residential (R-1)	Single-Family Residential
West	Neighborhood Commercial (C-1)	Gas Station

DISCUSSION:

The applicants, Inderjit Singh and Gurpreet Singh, are requesting approval of a Conditional Use Permit to upgrade the existing Alcoholic Beverage Control (ABC) license at the site from a Type 20 (Off-Sale Beer and Wine) license to a Type 21 (Off-Sale General) license, which would allow the sale of distilled spirits in addition to beer and wine for off-site consumption. The applicants currently operate the Grocery Store under an active Type 20 ABC license. Pursuant to Table 153.050.020 and Section 153.120.050 of the Baldwin Park Municipal Code, the sale of alcoholic beverages for off-site consumption in conjunction with a Grocery Store use, including the change in an existing ABC license, requires approval of a Conditional Use Permit.

Hours of Operation

The Grocery Store currently operates as follows:

- **General store / market:** Daily, 7 AM to 11 PM
- **Meat section:** Daily, 7 AM to 8 PM
- **Hot food station:** Daily, 8 AM to 8 PM

Conditional Use Permit

As noted, Table 153.050.020 of the Baldwin Park Municipal Code (BPMC), a Grocery Store is permitted in the Neighborhood Commercial Zone. However, any establishment, business, or facility that does not currently sell alcoholic beverages or requests an increase in alcohol license type is required to obtain a Conditional Use Permit (CUP) to allow for the sale of alcoholic beverages for off-site consumption pursuant to BPMC Section 153.120.050. A Conditional Use Permit is required to mitigate the potential land use impacts commonly associated with establishments that sell alcohol for off-site consumption. A Type 21 license allows the operator to sell beer, wine, and distilled spirits beverages to customers of the Grocery Store. The current occupant, Happy’s Market, operates with a Type 20 license but would like to upgrade their license to a type 21 license. The subject market is currently authorized to sell beer and wine for off-site consumption pursuant to an existing Conditional Use Permit and an active Type 20 ABC license.

Census Tract Information

The State Department of Alcoholic Beverages Control (ABC) authorizes on- and off- sale licenses by Census Tract. The subject Grocery Store is located within Census Tract 4049.03, which is authorized to have three (3) on-sale licenses and one (1) off-sale licenses, as illustrated in Table #2 below:

Table #3 below shows the number of active on- and off- sale licenses within Census Tract 4049.03:

TABLE #2 NUMBER OF ALCOHOLIC LICENSES AUTHORIZED WITHIN EACH CENSUS TRACT AS OF OCTOBER 2025.							
County	County Population	County Ratio (On-Sale)	County Ratio (Off-Sale)	Census Tract	Census Tract Population	On-Sale	Off-Sale
LOS ANGELES	9,876,811	898	1,602	4049.03	2,742	3	1

TABLE #3 EXISTING ALCOHOLIC BEVERAGE SALES (ON-SALE & OFF-SALE) IN CENSUS TRACT 4049.03				
Address	Business Name	Date of Expiration	License Type	Status
13752 Los Angeles St, Baldwin Park, CA 91706	Circle K	05/31/2027	Type 20	Active
13800 Los Angeles St, Baldwin Park, CA 91706	Happy Market	01/31/2027	Type 20	Active
13834 Los Angeles St, Baldwin Park, CA 91706	Walt's Liquor	08/31/2026	Type 21	Active

According to the California Department of Alcoholic Beverage Control (ABC), the subject Census Tract is considered overconcentrated with off-sale alcohol licenses since there are currently three (3) active off-sale licenses operating within the Census Tract. As a result, the area exceeds the number of off-sale licenses deemed appropriate by ABC standards.

Although the proposed request would upgrade an existing Type 20 (Off-Sale Beer and Wine) license to a Type 21 (Off-Sale General) license and would not increase the total number of active licenses, it would expand the sale of alcoholic beverages to include distilled spirits within an already overconcentrated area. Staff further notes that three alcohol retailers are located within approximately one-half mile of the project site, creating a substantial concentration of alcohol sales establishments in the immediate vicinity (see Figure 1 & Figure 2).

Figure #1 – Existing Off-Sale ABC Licenses Within Census Tract 4049.03



Figure #2 – Existing ABC Licensed Establishments Within a Half-Mile Radius.



ABC FINDINGS OF PUBLIC CONVENIENCE/NECESSITY

Pursuant to Section 23958.4 of the California Business and Professions Code (see enclosed Attachment #4 of this item's Staff Report), findings of Public Convenience or Necessity (PCN) are required to be provided to the California Department of Alcoholic Beverage Control (ABC) when an alcohol license is proposed in an area that is overconcentrated with alcohol outlets or has elevated crime rates. This statement is required to determine whether the issuance of a license would continue to provide a net public benefit, despite existing conditions. Said statement is typically provided to ABC Staff assisting applicants in processing their request via a Form 245 that applicants are provided at the time of submittal (see enclosed copy of the Form 245 that the applicant submitted to ABC as Attachment #3).

In making this determination, the City evaluates whether the proposed business will serve a community need, support neighborhood-serving commercial activity, contribute to economic vitality, and operate in a manner consistent with public health, safety, and welfare. The review also considers compatibility with surrounding uses and whether adequate operational controls are in place to minimize potential impacts. For the City to approve the necessary PCN, the applicant would need to prove that, despite overconcentration concerns, the City would find that the request provides sufficient public benefit to justify approval of the alcohol license.

Staff does not believe it can make the necessary findings because, as previously stated, there are already two other businesses in close proximity to this site that sell alcoholic beverages. In fact, across Jerry Avenue is Walt's Liquor which has a Class 21 license. Should individuals wish to purchase distilled liquor, they are able to purchase the same next to this location.

SUMMARY OF STAFF OBSERVATIONS AND REQUIRED IMPROVEMENTS

Staff has observed the following site improvements that have been completed to enhance overall site appearance and maintenance:

- Repainted the building to improve exterior appearance and overall site aesthetics
- Slurry sealed the parking lot to improve pavement conditions.

Staff has also identified the following items that need correction to ensure compliance with applicable Municipal Code requirements:

- Maintain and enhance existing site in accordance with Municipal Code Section 153.120.070(B) to ensure consistency with the character of the surrounding area.
 - Maintain existing landscaping
 - Repair potholes and other damaged areas within the parking and circulation areas
 - Restripe all parking stalls to ensure proper layout and compliance with code standards
- Remove all boarded or covered windows in compliance with Municipal Code Section 153.120.060(A)
- Bring all signage into compliance with applicable standards, including Municipal Code Section 153.170.060 (Temporary Signs) and Section 153.170.070 (General Sign Standards)
 - Remove excessive banners and eliminate unauthorized temporary signage
 - Reduce overall sign clutter to ensure signage is limited to what is permitted by code and appropriately integrated with the site design
- Modify or replace exterior lighting to prevent light from entering the public right of way and creating glare for drivers on the road.

FINDINGS:

Pursuant to Section 153.210.480 of the Baldwin Park Municipal Code, all Conditional Use Permit applications must satisfy all of the required enumerated findings of fact in order for the Planning Commission to approve any requests. Below is a summary of each finding that must be met and a description of how the proposed application satisfies or does not satisfy each provision:

1. The subject site is physically suitable for the type of land use being proposed.

The subject site is fully developed with an existing retail commercial building, and no additions or alterations are proposed as part of the request. As such, the site is physically capable of accommodating the proposed use.

2. The use is compatible with any land uses presently on the subject property.

The existing Grocery Store is a permitted use within the subject zoning district and is compatible with the existing commercial uses located on the property.

3. The use will be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located.

Although the existing Grocery Store is compatible with the surrounding commercial uses, the proposed upgrade in the ABC license would expand alcohol sales within a Census Tract that is already overconcentrated and an area where alcohol retailers are in close proximity to one another. The proposed increase in alcohol availability would contribute to the over concentration of alcohol-related uses and is not consistent with maintaining a balanced commercial environment. Therefore, Staff cannot find the use is compatible with the existing and future land uses within the zone and surrounding area, and this finding cannot be made.

4. Adequate provisions for water, sewer and public utilities and services are available to ensure that the use will not be detrimental to public health and safety.

Adequate provisions for water, sewer and public utilities and services are available to ensure that the use will not be detrimental to public health and safety. The existing tenant space has all utilities and services already connected and therefore the Grocery Store with alcohol sales for off-site consumption will not be detrimental to public health and safety.

5. Adequate provisions for public access are available to serve the use.

The site has direct vehicular and pedestrian access from Merced Avenue, secondary access from Los Angeles Street, and an additional access point from Jerry Avenue. The property is also served by public sidewalks that provide pedestrian connectivity to the surrounding area. The proposed license upgrade would not alter site access or circulation.

6. The use is consistent with the General Plan.

While the subject property is located within a commercial land use designation where retail uses are generally permitted, the proposed upgrade from a Type 20 license to a Type 21 license is not consistent with Land Use Goal 1.0 – Balanced Development in Baldwin Park. The Census Tract is currently overconcentrated. Although the proposal would not increase the total number of alcohol licenses, it would expand alcohol sales to include distilled spirits, further intensifying alcohol availability within an area already saturated with alcohol-serving establishments, staff finds that the proposed upgrade does not promote balanced commercial development and is

therefore inconsistent with Land Use Goal 1.0 of the General Plan, thus this finding can't be made.

CONCLUSION

Staff has reviewed the application and determined that the proposed upgrade from a Type 20 to a Type 21 license does not satisfy all of the required findings for approval. The applicant currently operates the business as a Grocery Store and holds an active Type 20 ABC license at the site, allowing the sale of beer and wine for off-site consumption. Available records indicate there are no active Code Enforcement violations associated with the property, and the applicant is not proposing any changes to the existing building or business operations beyond expanding alcohol sales to include distilled spirits.

However, the subject property is located within a Census Tract that is overconcentrated with off-sale alcohol licenses. According to California Department of Alcoholic Beverage Control (ABC) standards, the Census Tract is allotted one (1) off-sale license, while three (3) active off-sale licenses currently exist. Staff identified numerous establishments selling alcoholic beverages within less than a half mile of the project site, resulting in a significant concentration of alcohol sales opportunities in the surrounding area. While the request would not increase the total number of alcohol licenses, it would intensify alcohol sales by expanding the types of alcoholic beverages available for purchase. Based on the existing overconcentration of off-sale alcohol licenses, the proximity of other alcohol retailers, and the lack of evidence demonstrating a public convenience or necessity for the proposed license upgrade, Staff cannot compose findings for approval and therefore recommends denial of the Conditional Use Permit.

ALTERNATIVES

Should the Planning Commission determine that the proposed upgrade from a Type license to a Type 21 license serves a public convenience or necessity and that the required findings for approval can be made, the Commission may direct Planning Staff to re-evaluate the requested Conditional Use Permit, subject to any conditions deemed necessary to protect the public health, safety, and welfare. In support of such action, the Commission should articulate specific findings and evidence demonstrating why the proposed license upgrade is warranted despite the existing overconcentration of off-sale alcohol licenses within the Census Tract. If the Planning Commission wishes to pursue this option, it may continue the public hearing and direct staff to return with revised findings and a Resolution supporting approval consistent with the Commission's direction.

CEQA REVIEW:

Since Staff is recommending denial, pursuant to CEQA Guidelines Section 15270, CEQA does not apply with a public agency disapproves a project.

LEGAL REVIEW:

This report has been reviewed and approved by the City Attorney as to legal form and content.

NOTICE

A Notice of Public Hearing was posted at City Hall on Thursday June 18, 2026. Public Hearing Notices were mailed on Thursday June 11, 2026 to all property owners within a 300-foot radius of the subject site

ATTACHMENTS:

1. Resolution PC 26-05
2. Project Plans
3. CA ABC Form 245
4. California Business and Professions Code Section 23958.4
5. Business Operations Plan and Justification Statement
6. Vicinity Map

RESOLUTION PC 26-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK TO DENY AN UPGRADE OF ALCOHOL SALES FOR BEER (TYPE 20) TO ALCOHOL SALES FOR BEER, WINE, AND DISTILLED SPIRITS (TYPE 21) FOR OFF-SITE CONSUMPTION IN CONJUNCTION WITH AN GROCERY STORE IN THE “C-1” NEIGHBORHOOD COMMERCIAL ZONE DISTRICT, PURSUANT TO SECTION 153.120.050 OF THE BALDWIN PARK MUNICIPAL CODE (LOCATION: 13810 LOS ANGELES ST; APPLICANT: INDERJIT SINGH AND GURPREET SINGH; CASE NUMBER: CUP 26-02)

THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Baldwin Park does hereby find, determine, and declare as follows:

(a) An application (“Application”) for a Conditional Use Permit was submitted on behalf of the owner of certain real properties, located at 13810 Los Angeles St, in the City of Baldwin Park, described more particularly in the Application on file with the City Planner; and

(b) The Applicant sought approval of a Conditional Use Permit to allow a change in type of alcohol sales for off-site consumption in conjunction with a Grocery Store according to Section 153.120.050 of the Baldwin Park Municipal Code; and

(c) A duly noticed public hearing was held on June 24, 2026, and said Application was considered by the Planning Commission, and based upon evidence presented including applicable staff reports and each member of the Commission being familiar with the property, it was determined that the facts as required by the Baldwin Park Municipal Code for the granting of such Application are present and that the Conditional Use Permit should be denied; and

(d) Each fact set forth in the staff report dated June 24, 2026, prepared by Yadira Carmona, Assistant Planner to the Chair and Planning Commissioners (“Staff Report”) is true and correct.

SECTION 2. The Planning Commission does hereby finds that the required findings for approval cannot be made for the following reasons:

(a) The proposed upgrade from a Type 20 license to a Type 21 license would increase the availability of alcoholic beverages within a census tract that is currently overconcentrated with off-sale alcohol licenses as determined by the California Department of Alcoholic Beverage Control.

- (b) The surrounding area contains numerous establishments licensed for the sale of alcoholic beverages, including multiple off-sale retailers located within less than one-half mile of the subject property, including directly across the street. The area is adequately served by existing alcohol outlets, including the sale distilled liquor.
- (c) The applicant has not demonstrated that the proposed license upgrade would serve a public convenience or necessity sufficient to justify the addition of another full-service off-sale alcohol outlet within an overconcentrated census tract.
- (d) The Planning Commission finds that the proposed expansion of alcohol sales has the potential to adversely affect public health, safety, and welfare by further contributing to the concentration of alcohol-related uses in the surrounding area.
- (e) Based upon the evidence in the record, the Planning Commission is unable to make the findings necessary to support approval of the Conditional Use Permit.

SECTION 3. Based upon the foregoing findings, the Planning Commission hereby DENIES Conditional Use Permit CUP 26-02 for the upgrade of an existing Type 20 Alcoholic Beverage Control License to a Type 21 Alcoholic Beverage Control License at 13810 Los Angeles St.

SECTION 4. The Secretary shall certify the adoption of this Resolution.

PASSED AND APPROVED this 24th day of June 2026.

GEN ESCOBOSA, CHAIR
BALDWIN PARK PLANNING COMMISSION

ATTEST:

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF BALDWIN PARK }

I, NICK BALDWIN, Secretary of the Baldwin Park Planning Commission, do hereby certify that the foregoing Resolution No. PC 26-05 was duly and regularly approved and adopted by the Planning Commission at a regular meeting thereof, held on the 24th day of June, 2026 by the following vote:

AYES: COMMISSIONERS: _____

NOES: COMMISSIONERS: _____

ABSTAIN: COMMISSIONERS: _____

ABSENT: COMMISSIONERS: _____

NICK BALDWIN, SECRETARY
BALDWIN PARK PLANNING COMMISSION

HAPPY'S MARKET

EXISTING ARCHITECTURAL DRAWING

13810 LOS ANGELES ST,
BALDWIN PARK, CA 91706

SWAMI
CONSULTING
LLC



PROJECT SUMMARY

Construction: TYPE V-B
Occupancy: M
Zoning: C1
Zoning Info: None
Building Height: 17'-6"
Fire Zone: None

Legal Description:
AID #: 8544-001-001,2,3,4
Tract: TR 13018
Lot: 1,2,3,4
Block: None

Owner: GURPREET SINGH (DHOOR 6 LLC)
Phone: (626) 602 - 4143

Property Address:
13810-13814 LOS ANGELES ST,
BALDWIN PARK, C.A. 91706

Drafter
SWAMI CONSULTING LLC
(424) 451 - 9999

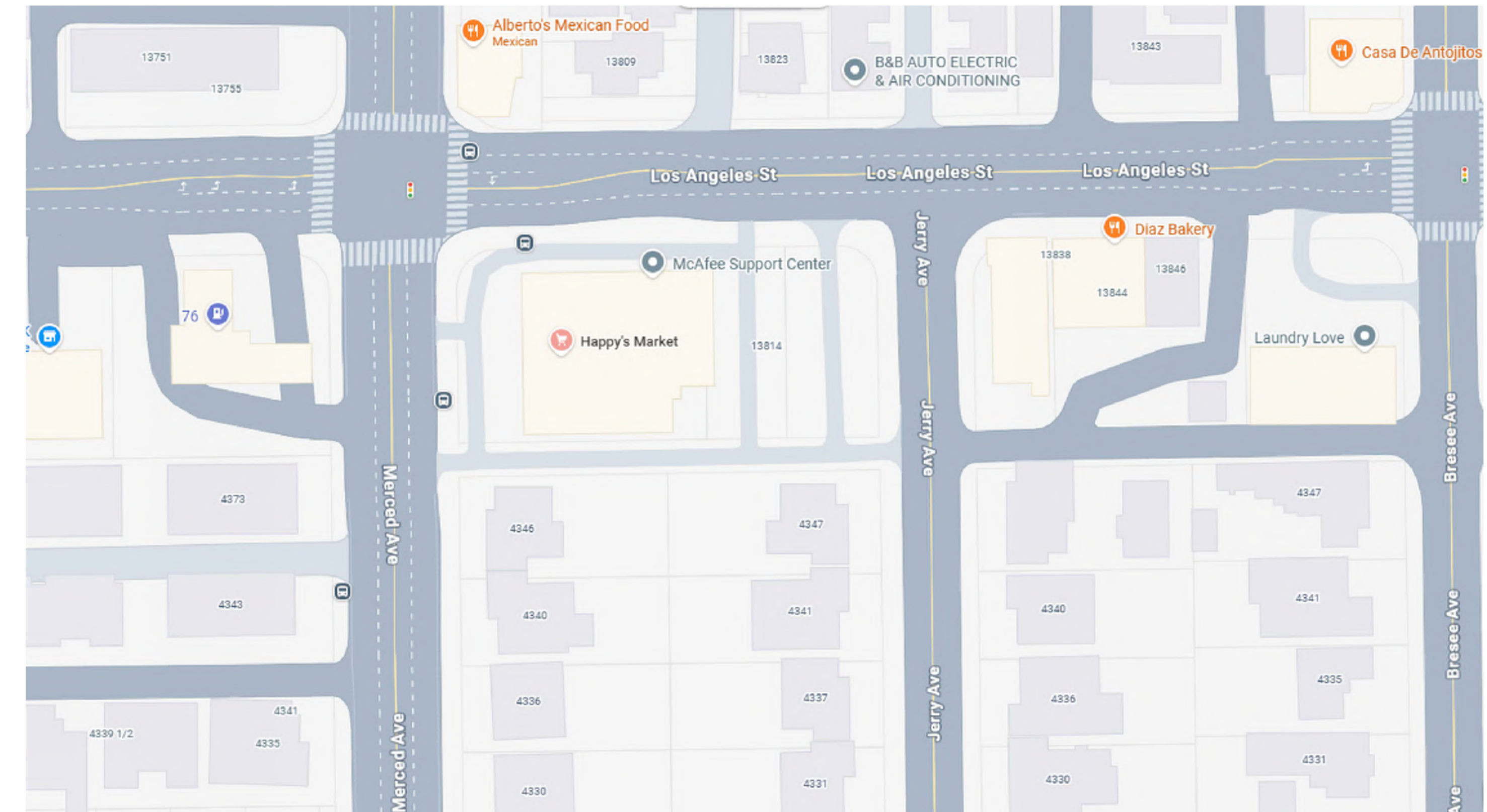
Project Description:
= Existing Building documentation to support
Land use Entitlement (LUE) Application

Scope Of Work:
The scope of work is limited to supporting the Conditional Use Permit application for the upgrade of the existing California Department of Alcoholic Beverage Control (ABC) license from Type 20 (Off-Sale Beer and Wine) to Type 21 (Off-Sale General) for Happy's Market located at 13810-13814 Los Angeles Street, Baldwin Park. No changes to the existing floor plan are proposed. There is no expansion of the building area, no modification to the site layout, no changes to parking configuration, and no changes to operating hours associated with this request. Accordingly, no structural modifications are included as part of this scope.

Current Use Of The Site: Retail Store / Market
Existing Building Sq. Footage: 10657 Sq Ft
Existing Sq Footage Of Sales/Retail Area : 6338 Sq Ft
Proposed Liquor Sale/Display Area: 190 Sq Ft (3% Of Total Sales Area (6338 Sq Ft))
Parking: 39 Parking Spots (8'-3" Wide X 18' Long) And Two ADA Parking Spots, No Changes To Parking Layout Proposed

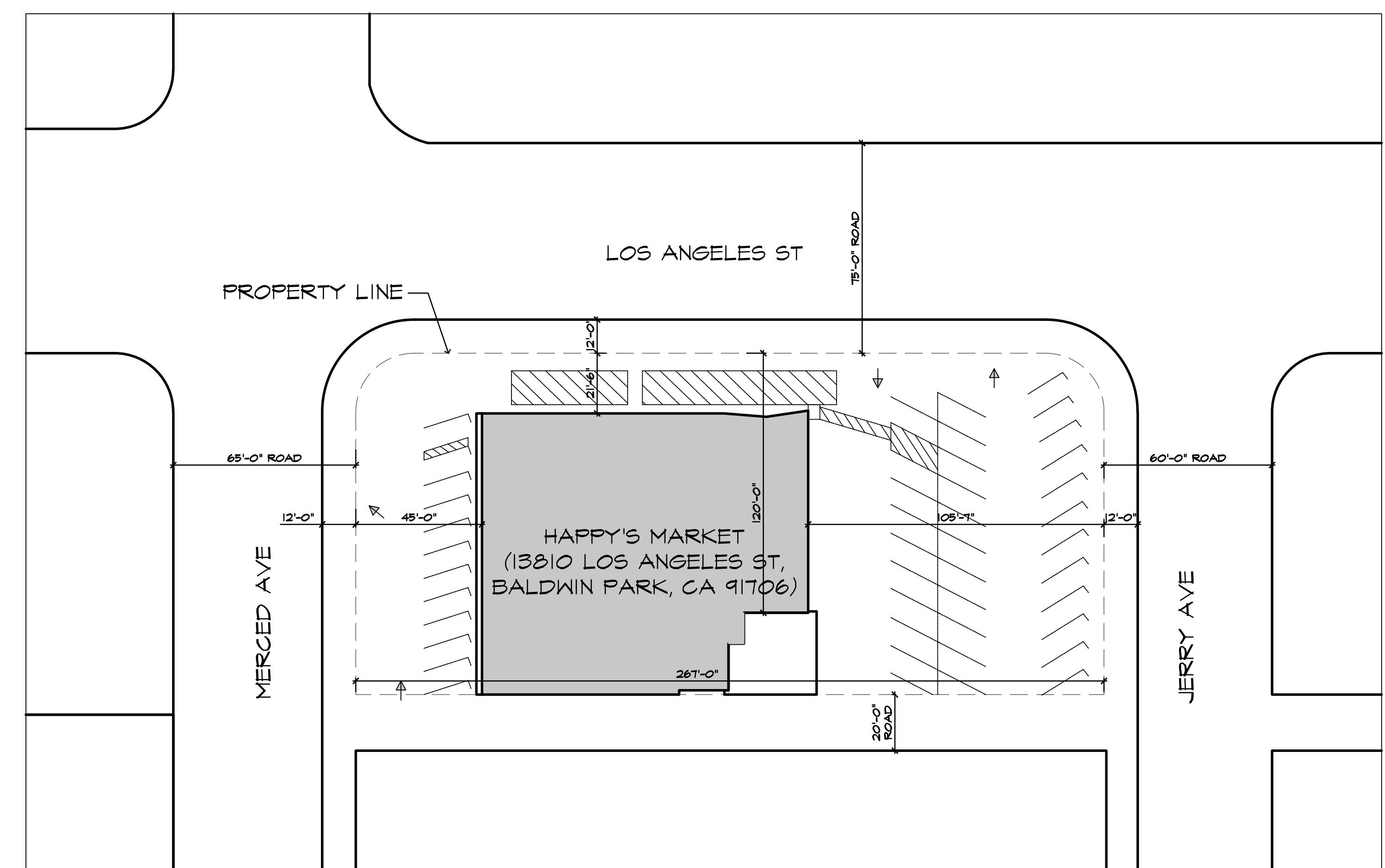
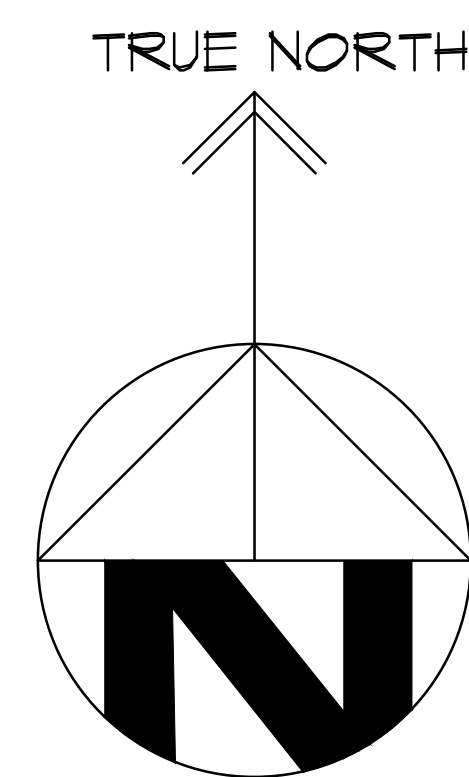
SHEET INDEX

- A-1 TITLE SHEET/ SITE PLAN
- A-2 SITE PLAN
- A-3 FLOOR PLAN
- A-4 EXTERIOR ELEVATIONS
- A-5 SITE PHOTOS
- A-6 EXTERIOR LIGHTING & INTERIOR LIGHTING



VICINITY MAP

NTS



SITE PLAN

1/32" = 1'-0"

SHEET TITLE: STRUCTURAL GENERAL NOTES

REVISIONS

DATE
11/10/2025

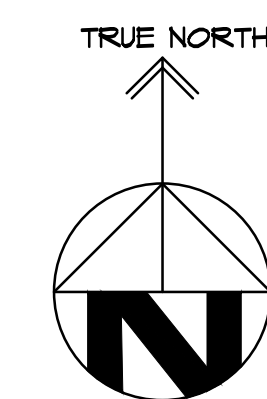
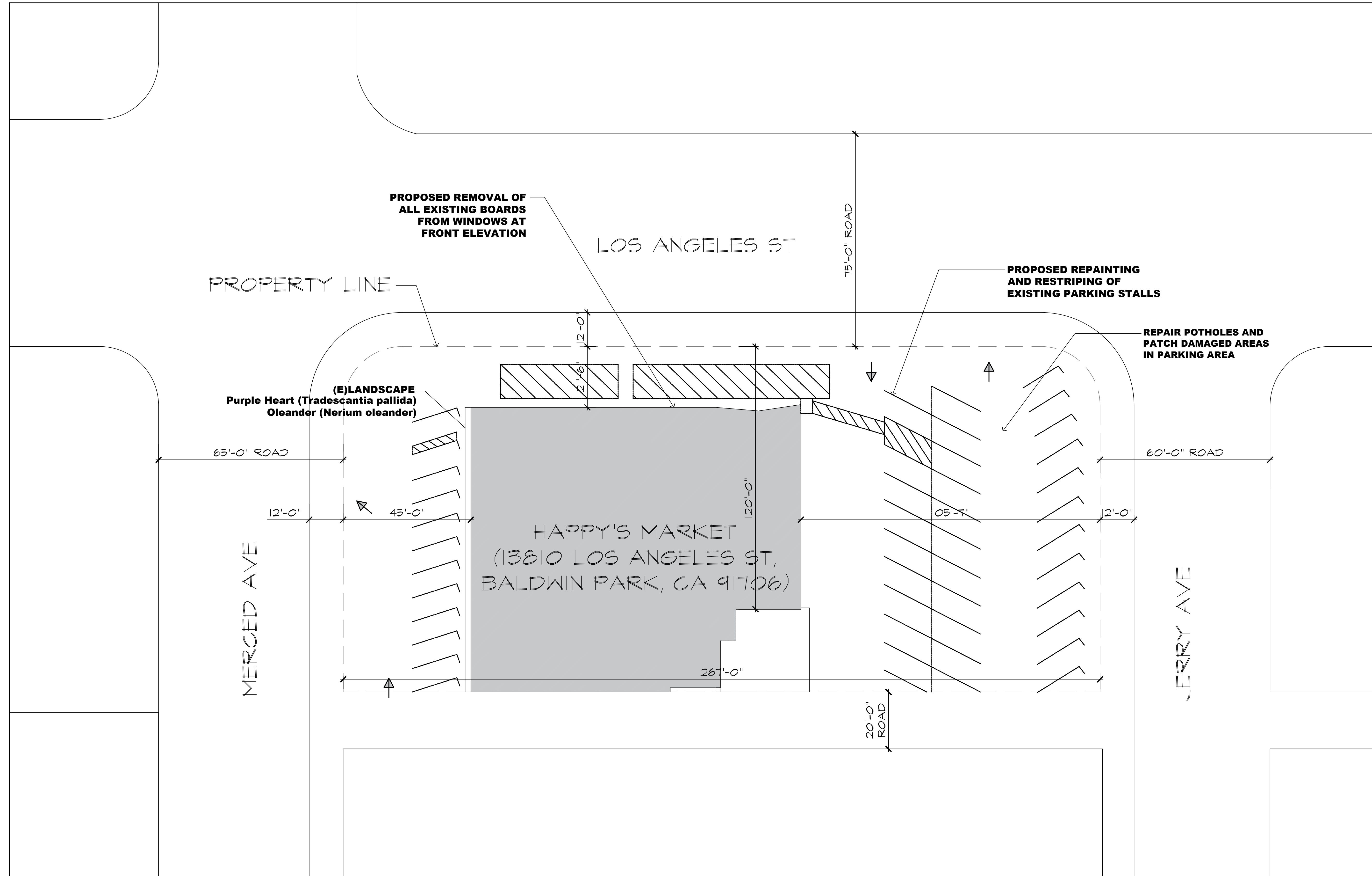
JOB NO : 2026.02
DRAWN : PP

13810 LOS ANGELES ST,
BALDWIN PARK, CA 91706

A-1

PLAN NOTES (ZONING / SITE COMPLIANCE)

1. THIS PROJECT CONSISTS OF A CONDITIONAL USE PERMIT (CUP) APPLICATION FOR UPGRADE OF THE EXISTING ABC LICENSE FROM TYPE 20 (OFF-SALE BEER AND WINE) TO TYPE 21 (OFF-SALE GENERAL). NO CHANGES TO THE EXISTING FLOOR PLAN ARE PROPOSED.
2. NO EXPANSION OF BUILDING AREA, NO MODIFICATION TO SITE LAYOUT, NO CHANGE TO PARKING CONFIGURATION, AND NO CHANGE TO OPERATING HOURS ARE INCLUDED AS PART OF THIS SCOPE.
3. ALL EXISTING AND PROPOSED SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE NEIGHBORHOOD COMMERCIAL (NC) ZONE AND BPMC SECTION 153.170.060. ONLY ONE TEMPORARY SIGN SHALL BE DISPLAYED ON THE PROPERTY AT ANY GIVEN TIME. EACH TEMPORARY SIGN SHALL BE DISPLAYED FOR NO MORE THAN 30 CONSECUTIVE DAYS AND NO MORE THAN FOUR NONCONSECUTIVE TIMES WITHIN A 12-MONTH PERIOD.
4. WINDOW BOARDING SHALL BE REMOVED AS REQUIRED TO PROVIDE CLEAR VISIBILITY INTO THE STORE FROM THE PUBLIC RIGHT-OF-WAY. THE CASH REGISTER LOCATION SHALL REMAIN VISIBLE FROM OUTSIDE THE PREMISES IN COMPLIANCE WITH BPMC SECTION 153.120.060(A).
5. EXISTING LANDSCAPING ALONG THE EAST SIDE OF THE PROPERTY SHALL BE TRIMMED AND MAINTAINED TO IMPROVE SITE APPEARANCE IN COMPLIANCE WITH BPMC SECTION 153.120.070(B).
6. EXISTING ASPHALT DRIVEWAY SHALL BE REPAIRED AND RESTRIPE TO IMPROVE SITE CONDITIONS AND MAINTAIN COMPATIBILITY WITH THE SURROUNDING NEIGHBORHOOD CHARACTER AS REQUIRED BY BPMC SECTION 153.120.070(B).
7. ALL IMPROVEMENTS SHALL BE IMPLEMENTED PRIOR TO FINAL APPROVAL, SUBJECT TO REVIEW BY THE CITY AND DESIGN REVIEW COMMITTEE, AS APPLICABLE.



SITE PLAN
1/4" = 1'-0"

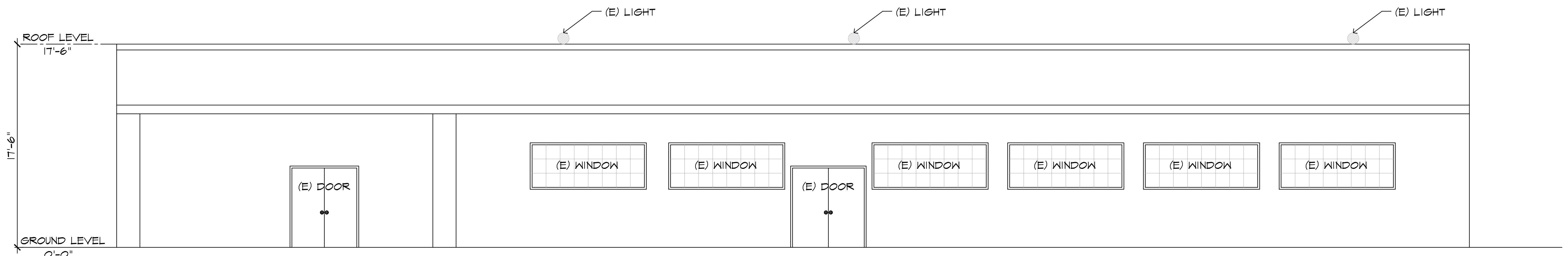
SWAMI
CONSULTING
LLC



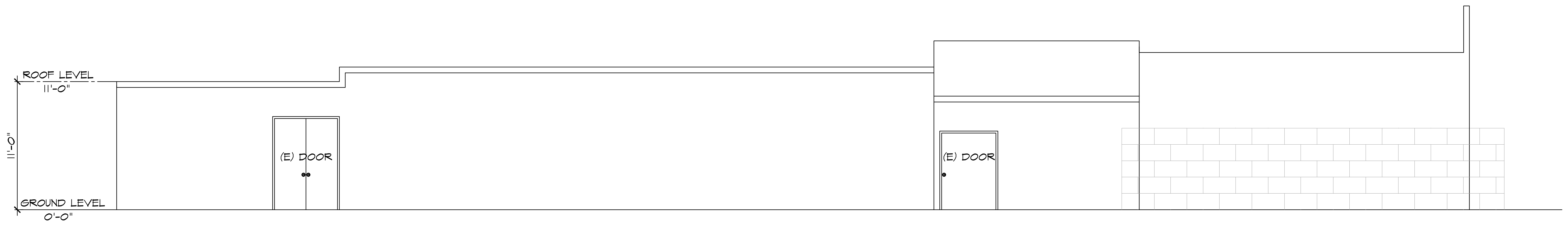
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	△ PLAN CHECK CORRECTIONS RESUBMITTAL
JOB NO : 2025.12	DATE
DRAWN :	11/10/2025

13810 LOS ANGELES ST,
BALDWIN PARK, CA 91706

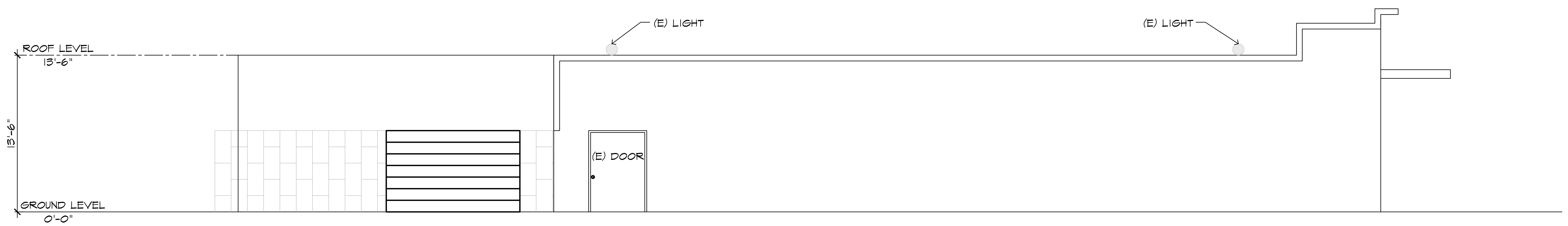
A-2



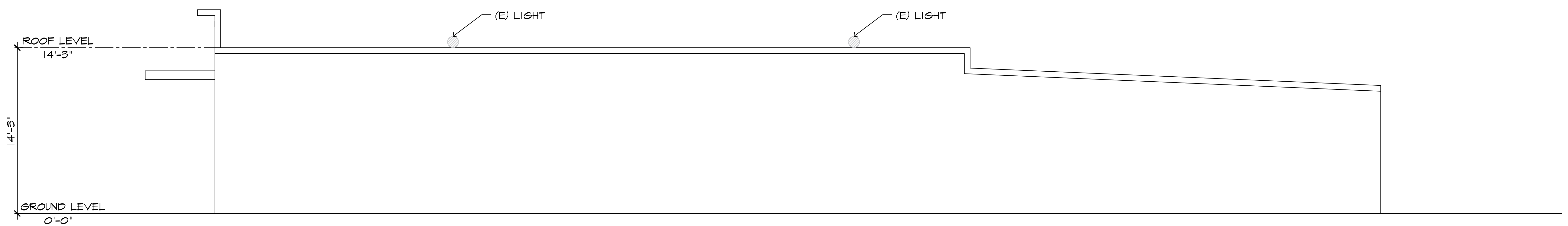
FRONT SIDE ELEVATION



BACK SIDE ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

ELEVATION
1/4" = 1'-0"



SHEET TITLE: STRUCTURAL GENERAL NOTES	REVISIONS
	△ PLAN CHECK CORRECTIONS RESUBMITTAL
JOB NO : 2025.12	DATE 11/10/2025
DRAWN :	

13810 LOS ANGELES ST,
BALDWIN PARK, CA 91706



SHEET TITLE: STRUCTURAL GENERAL NOTES

JOB NO : 2026.02

DATE

DRAWN :

REVISIONS



13810 LOS ANGELES ST,
BALDWIN PARK, CA 91706



EXTERIOR LIGHTING



INTERIOR LIGHTING



SHEET TITLE: STRUCTURAL GENERAL NOTES

JOB NO : 2026.02

DATE

REVISIONS



DRAWN :

13810 LOS ANGELES ST,
BALDWIN PARK, CA 91706

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

- Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
 - Part 2 is to be completed by the applicant, and returned to ABC.
 - Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

Happy Dhoor 11 Inc

2. PREMISES ADDRESS (Street number and name, city, zip code)

13810 LOS ANGELES ST, BALDWIN PARK CA 91706-3040

3. LICENSE TYPE

21 (IN)

4. TYPE OF BUSINESS

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Private Club |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterans Club |
| <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Tavern: Beer | <input type="checkbox"/> Fraternal Club |
| <input type="checkbox"/> Bed & Breakfast: | <input type="checkbox"/> Theater | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only | <input type="checkbox"/> All | | |

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input checked="" type="checkbox"/> Convenience Market | <input type="checkbox"/> Drive-in Dairy |
| <input type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline | |
| <input type="checkbox"/> Other - describe: | | | |

5. COUNTY POPULATION

N/A

6. TOTAL NUMBER OF LICENSES IN COUNTY

N/A

On-Sale Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

1: 1,581

On-Sale Off-Sale

8. CENSUS TRACT NUMBER

4049.03

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

1

On-Sale Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

3

On-Sale Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

- Yes, the number of existing licenses exceeds the number allowed
- No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

- Yes (Go to Item #13)
- No (Go to Item #20)

(598-A5)

13. CRIME REPORTING DISTRICT NUMBER

N/A

14. TOTAL NUMBER OF REPORTING DISTRICTS

N/A

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

N/A

16. AVERAGE NO. OF OFFENSES PER DISTRICT

N/A

17. 120% OF AVERAGE NUMBER OF OFFENSES

N/A

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

N/A

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

- Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17
- No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

- a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
- b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
- c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, an on-sale general (public premises) license, or an on-sale general music venue license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

Planning Commission

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

[Signature] 12/4/25

[Signature] 12/30/25

State of California

BUSINESS AND PROFESSIONS CODE

Section 23958.4

23958.4. (a) For purposes of Section 23958, “undue concentration” means the case in which the applicant premises for an original or premises-to-premises transfer of any retail license are located in an area where any of the following conditions exist:

(1) The applicant premises are located in a crime reporting district that has a 20 percent greater number of reported crimes, as defined in subdivision (c), than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency.

(2) As to on-sale retail license applications, the ratio of on-sale retail licenses to population in the census tract or census division in which the applicant premises are located exceeds the ratio of on-sale retail licenses to population in the county in which the applicant premises are located.

(3) As to off-sale retail license applications, the ratio of off-sale retail licenses to population in the census tract or census division in which the applicant premises are located exceeds the ratio of off-sale retail licenses to population in the county in which the applicant premises are located.

(b) Notwithstanding Section 23958, the department may issue a license as follows:

(1) With respect to a nonretail license, a retail on-sale bona fide eating place license, a retail license issued for a hotel, motel, or other lodging establishment, as defined in subdivision (b) of Section 25503.16, a retail license issued in conjunction with a beer manufacturer’s license, or a winegrower’s license, if the applicant shows that public convenience or necessity would be served by the issuance.

(2) With respect to any other license, if the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance. The 90-day period shall commence upon receipt by the local governing body of (A) notification by the department of an application for licensure, or (B) a completed application according to local requirements, if any, whichever is later.

If the local governing body, or its designated subordinate officer or body, does not make a determination within the 90-day period, then the department may issue a license if the applicant shows the department that public convenience or necessity would be served by the issuance. In making its determination, the department shall not attribute any weight to the failure of the local governing body, or its designated subordinate officer or body, to make a determination regarding public convenience or necessity within the 90-day period.

(c) For purposes of this section, the following definitions shall apply:

(1) “Reporting districts” means geographical areas within the boundaries of a single governmental entity (city or the unincorporated area of a county) that are identified by the local law enforcement agency in the compilation and maintenance of statistical information on reported crimes and arrests.

(2) “Reported crimes” means the most recent yearly compilation by the local law enforcement agency of reported offenses of criminal homicide, forcible rape, robbery, aggravated assault, burglary, larceny, theft, and motor vehicle theft, combined with all arrests for other crimes, both felonies and misdemeanors, except traffic citations.

(3) “Population within the census tract or census division” means the population as determined by the most recent United States decennial or special census. The population determination shall not operate to prevent an applicant from establishing that an increase of resident population has occurred within the census tract or census division.

(4) “Population in the county” shall be determined by the annual population estimate for California counties published by the Demographic Research Unit of the Department of Finance.

(5) “Retail licenses” shall include the following:

(A) Off-sale retail licenses: Type 20 (off-sale beer and wine) and Type 21 (off-sale general).

(B) On-sale retail licenses: All retail on-sale licenses, except Type 43 (on-sale beer and wine for train), Type 44 (on-sale beer and wine for fishing party boat), Type 45 (on-sale beer and wine for boat), Type 46 (on-sale beer and wine for airplane), Type 53 (on-sale general for train and sleeping car), Type 54 (on-sale general for boat), Type 55 (on-sale general for airplane), Type 56 (on-sale general for vessels of more than 1,000 tons burden), and Type 62 (on-sale general bona fide public eating place intermittent dockside license for vessels of more than 15,000 tons displacement).

(6) A “premises-to-premises transfer” refers to each license being separate and distinct, and transferable upon approval of the department.

(d) For purposes of this section, the number of retail licenses in the county shall be established by the department on an annual basis.

(e) The enactment of this section shall not affect any existing rights of any holder of a retail license issued before April 29, 1992, whose premises were destroyed or rendered unusable as a result of the civil disturbances occurring in Los Angeles from April 29 to May 2, 1992, to reopen and operate those licensed premises.

(f) This section shall not apply if the premises have been licensed and operated with the same type license within 90 days of the application.

(Amended by Stats. 2019, Ch. 29, Sec. 46. (SB 82) Effective June 27, 2019.)

From:

Inderjit Singh

2810 Longley Way

Arcadia, CA 91007

Phone: 626-602-4143

April 09, 2026

To:

Yadira Carmona, Assistant Planner

City of Baldwin Park

Community Development Department

14403 E. Pacific Avenue

Baldwin Park, CA 91706

Re: Revised Justification Statement in Response to Incomplete Letter

Conditional Use Permit Application CP 26-02

Happy's Market – ABC Type 21 License Upgrade

Dear Ms. Carmona,

This revised letter is submitted in response to the City's March 23, 2026 incomplete letter for Conditional Use Permit Application CP 26-02 for Happy's Market, located at 13810–13814 Los Angeles Street, Baldwin Park, California. The application requests approval to upgrade the existing California Department of Alcoholic Beverage Control license from a Type 20 (Off-Sale Beer and Wine) license to a Type 21 (Off-Sale General) license for the existing market. As shown on the revised drawing set, the request remains limited to the ABC license upgrade only. No expansion of the building area, no change to the site layout, no modification to the parking configuration, and no intensification of the existing commercial use are proposed. The updated plans provide additional information regarding the site, floor plan, alcohol display area, parking, site improvements, and exterior lighting.

1. Business Operations and Hours of Operation

Happy's Market is an existing neighborhood-serving retail grocery market. The store will continue to operate as an existing market, and the CUP request is limited to an upgrade in the type of alcoholic beverages permitted for off-site sale.

The business hours are as follows:

- **General store / market:** Daily, 7 AM to 11 PM
- **Meat section:** Daily, 7 AM to 8 PM

- **Hot food station:** Daily, 8 AM to 8 PM

No change in the current operating hours is proposed as part of this CUP application. If approved, the Type 21 license will operate within the same existing business hours identified above.

2. Scope of Request and Existing Site Information

The revised plans clarify that the project is limited to supporting the CUP application for the ABC Type 21 license upgrade for the existing market. No building addition, no expansion of floor area, and no structural alterations are proposed.

As shown on revised Sheet A-1:

- Existing use of the site: **Retail store / market**
- Existing building area: **10,657 square feet**
- Existing sales/retail area: **6,338 square feet**
- Parking provided on site: **39 standard parking spaces and 2 ADA parking spaces**
- No changes to the existing parking layout are proposed

Accordingly, the request remains administrative and operational in nature and does not involve an expansion of the existing physical development.

3. Floor Plan Revisions and Alcohol Display Area

The revised floor plan on Sheet A-3 identifies the location of the alcoholic beverage display areas within the existing retail area.

The proposed alcoholic beverage sales/display areas are as follows:

- Area covered by alcoholic beverage display doors: **66.5 square feet**
- Area displaying wine: **22.5 square feet**
- Proposed hard liquor display area: **30 square feet**

Total alcoholic beverage sales/display area = 119 square feet

The plans also show that the existing sales/retail area is **6,338 square feet**. Pursuant to Administrative Policy #028, a maximum of 3% of the overall floor area may be devoted to alcohol sales. Three percent of 6,338 square feet equals approximately **190 square feet**. Since the proposed alcohol sales/display area is **119 square feet**, the proposal complies with the 3% limitation.

The revised floor plan also labels the major interior areas, including the retail area, kitchen, prep area, cooler, deep freezer, dry storage rooms, back office, corridor, label area, restrooms, and trash enclosure.

4. Site Plan and Parking Information

The revised plans include a site plan on Sheet A-2 showing the existing building footprint, surrounding streets, parking layout, and on-site improvement notes.

The site continues to function with established vehicular access and existing on-site parking. No parking reduction and no modification to the parking layout are proposed as part of this request. The existing parking supply remains available to serve the market.

5. Exterior Lighting

The revised plans identify the location of the existing exterior light fixtures on the building elevations. The exterior lighting will remain directed and maintained so as to avoid glare or light trespass onto adjacent properties, public rights-of-way, walkways, or driveway areas.

Any existing or maintained lighting associated with the property will be shielded and oriented to comply with Baldwin Park Municipal Code Section 153.140.040(F).

6. Sign Compliance

The applicant acknowledges that all signage on the property must comply with the applicable sign regulations for the Neighborhood Commercial (NC) zone. Any existing or future signage that does not comply with the City's sign regulations will be revised, removed, or brought into compliance as required by the City.

With respect to temporary signage, the applicant acknowledges and agrees that the property shall comply with Section 153.170.060, including the limitation of one temporary sign per non-residential property at any given time, display for no more than 30 consecutive days, and no more than four nonconsecutive display periods within any 12-month period.

7. Site Improvements and Exterior Appearance

In response to the City's comments regarding site conditions, the revised site plan identifies the following proposed site improvements:

1. Removal of all existing boards from the front windows
2. Repainting and restriping of the existing parking stalls
3. Repair of potholes and patching of damaged asphalt areas within the parking lot/drive aisle

4. Trimming and maintenance of existing landscaping along the east side of the property

These improvements are intended to improve the appearance of the property, enhance visibility into the store, and maintain compatibility with the surrounding neighborhood character.

8. Cash Register Visibility / Window Board Removal

The applicant acknowledges the City's comment regarding BPMC Section 153.120.060(A), which requires the cash register to be visible from outside the premises for minor commercial retail establishments operating as off-sale outlets.

To address this requirement, the front window boards are proposed to be removed, as identified on the revised site plan. Removal of the boards will restore visibility into the store from the public right-of-way and support compliance with the City's visibility requirement. The market will maintain the cashier/check stand location and storefront visibility in a manner consistent with this regulation.

9. Property Maintenance Plan

The applicant will maintain the property in an orderly and safe condition and implement the following property maintenance measures to prevent loitering, panhandling, graffiti, littering, and other public nuisances:

1. The parking area, storefront, sidewalks, and perimeter of the property will be inspected regularly and kept free of trash and debris.
2. Graffiti, if any, will be removed promptly.
3. Landscaping areas will be maintained in a neat and trimmed condition.
4. Store staff will monitor the front entrance and parking area during business hours to discourage loitering and nuisance activity.
5. Trash will be properly contained and disposed of within the designated trash enclosure area shown on the plans.
6. Exterior areas will be maintained in good repair, including parking striping, patched asphalt areas, and storefront conditions.
7. The business operator will cooperate with the City and law enforcement regarding nuisance prevention and correction of any property maintenance issues identified by the City.

10. Security Plan

The applicant will maintain security measures for the site in compliance with BPMC Section 153.150.080. Security measures will include the following:

1. Adequate interior and exterior lighting for visibility and safety
2. Clear visibility into the store from the exterior following removal of the window boards
3. Routine employee monitoring of customer activity and the front entry area during business hours
4. Maintenance of secure doors, windows, and access points
5. Use of surveillance/camera monitoring, if existing or installed by the operator, for the storefront, cashier area, and parking areas
6. Prompt reporting of criminal or suspicious activity to the Baldwin Park Police Department
7. Ongoing maintenance of the site to discourage nuisance activity and reduce security concerns

11. Conditional Use Permit Findings

A. Conditionally Permitted

The subject property is located within the applicable commercial zoning designation where off-sale alcohol uses may be conditionally permitted subject to approval of a Conditional Use Permit. The proposed Type 21 license upgrade is therefore an allowed conditional use subject to Planning Commission review.

B. Zone Integrity and Character

The property has long operated as a neighborhood market serving the surrounding area. The request does not introduce a new land use, but only expands the range of alcoholic beverages that may be sold for off-site consumption within the existing market. With the site improvements identified on the revised plans, the project will not impair the integrity or character of the zone.

C. Site Suitability

The site is already developed as a retail market with established access, parking, and utility service. The property is physically suitable for the requested license upgrade.

D. Existing Compatibility

Alcohol sales are already permitted under the existing Type 20 license. The upgrade to a Type 21 license does not alter the primary retail function of the market and remains compatible with the existing operation.

E. Future Compatibility

The continued operation of Happy's Market with an upgraded license will remain consistent with surrounding commercial uses along Los Angeles Street. The proposed improvements

to storefront visibility, landscaping, and parking lot condition further support compatibility with the surrounding neighborhood.

F. Utilities and Services

The property is currently served by adequate public utilities and services. No unusual increase in demand on public utilities or services is anticipated from the requested license upgrade.

G. Public Access

The site maintains established vehicular and pedestrian access and existing on-site parking. No changes are proposed to ingress, egress, or parking layout.

H. General Plan Consistency

The continued operation of an existing neighborhood-serving market with an upgraded off-sale alcohol license remains consistent with the City’s commercial land use objectives and supports continued neighborhood-serving retail activity.

I. Safety and Welfare

Subject to compliance with the revised plans, the property maintenance measures, and the security measures described above, the proposed license upgrade will not be detrimental to the public interest, health, safety, convenience, or welfare.

12. Conclusion

The revised application materials and plans address the City’s incomplete comments by providing additional project information, a site plan, revised floor plan labels, alcohol display area calculations, site improvement measures, lighting information, and operational commitments relating to maintenance, visibility, signage, and security.

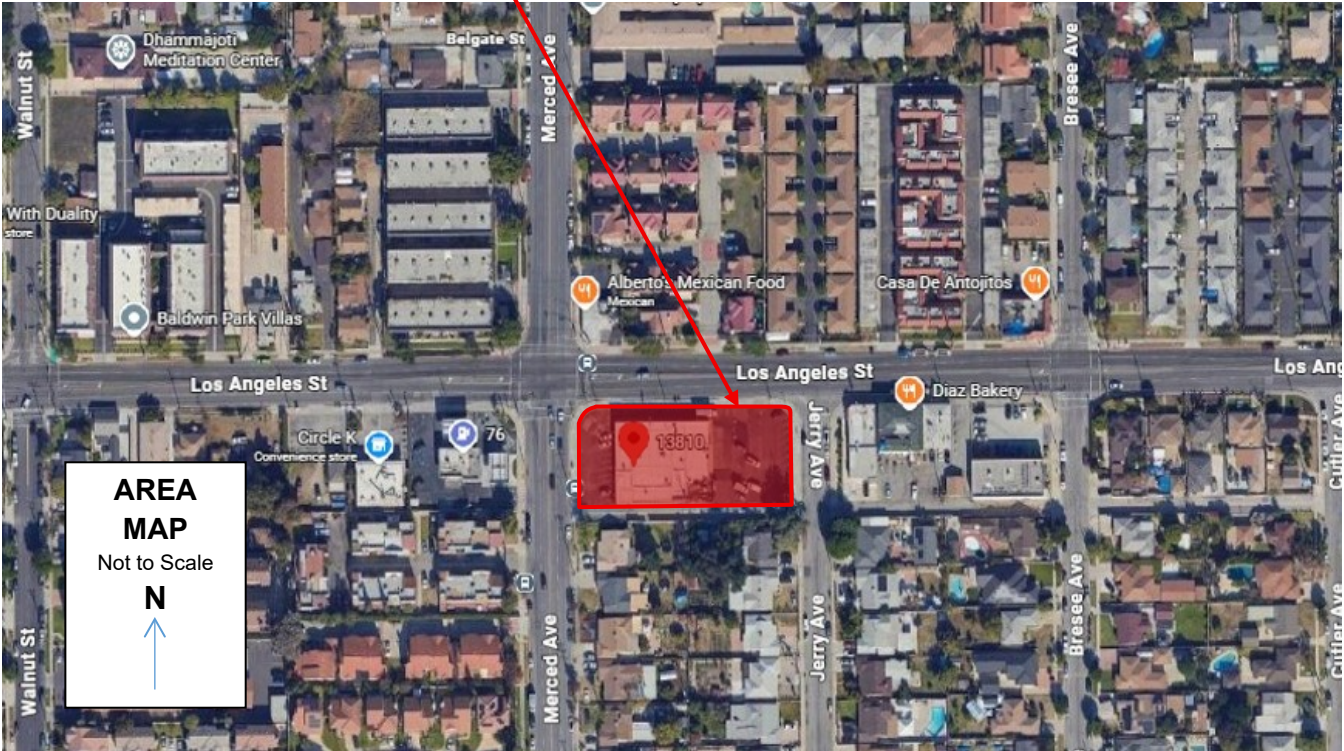
The applicant respectfully requests that the City accept the revised submittal materials and continue processing CUP Application CP 26-02 for the ABC Type 21 license upgrade for Happy’s Market.

Respectfully submitted,



Inderjit Singh
Applicant

Subject Property



Vicinity Map

LOCATION: 13810 Los Angeles Street

CASE NUMBER: CP 26-02

DATE: June 24, 2026

