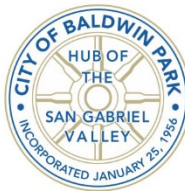


PLANNING COMMISSION REGULAR MEETING

Agenda

July 8, 2026, 7:00 PM



Chair
Vice Chair
Commissioner
Commissioner
Commissioner

Gen Escobosa
Diana Miranda-Dzib
Erik Peña
Benny Arias
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 that, if a disruption prevents public participation through the audiovisual platform, the legislative or governing body shall recess the open session and make good faith efforts to restore public access and participation.

If public access cannot be restored after good faith efforts, the body may resume the meeting only after adopting, by roll call vote on the formal findings.

How to watch and participate

In Person	Online	Zoom Link
 Most Planning Commission meetings take place at City Hall, 14403 E. Pacific Ave., Baldwin Park, CA 91706	 Audio streaming will be available at: Baldwin Park You Tube Channel https://baldwinparkca.portal.civicclerk.com	XXXXX

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. In accordance with Chapter 39 of the Baldwin Park Municipal Code **Section 39.03(C) Time limitation.** Every member of the public addressing the Council shall limit his or her remarks to a maximum of three minutes during all speaking opportunities; provided, that during oral communications just prior to adjournment comment shall not exceed two minutes per speaker. *When large numbers of persons wish to speak, the presiding officer of the meeting may announce a reduction of the speaking time allotted to each person so all persons wishing to speak may do so.*

Virtual Participation

To participate in a Planning Commission meeting virtually, you can choose to join online using the zoom link above. To speak, use the "raise hand" icon near the bottom of the screen and wait, the City Clerk or Meeting Secretary will let you know when it is your turn.

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.

Comments in writing

You can provide your comments for Planning Commission. in writing by sending it to the City Clerk Department in advance. Your written comments will be distributed and will be made part of the written record but will NOT be read verbally at the meeting. Written comments to the Planning Commission may be submitted by email: comments@baldwinparkca.gov or mailed to: City Clerk Department, 14403 E Pacific Ave., Baldwin Park, CA

Communications to the City Council are public record and will become part of the City's electronic records. Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the City Council, will become part of the public record.

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) 960-401, ext. 466.

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 24, 2026

SET MATTERS - PUBLIC HEARINGS

2. A request for consideration of a Conditional Use Permit for a warehousing use within an enclosed building located within the Industrial (I) Zone pursuant to Table 153.050.020 of the Baldwin Park Municipal Code (Location: 4517 Littlejohn Street; Applicant: Anchor Home Products; Case Number: CP 26-04).

It is recommended that the Planning Commission:

- a. Conduct a public hearing.
- b. Find the proposed project is exempt from environmental review under the California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) ("CEQA") and the State CEQA Guidelines (Cal. Code Regs, tit. 14, §§ 15000 et seq.). Specifically, the project is categorically exempt from CEQA under Guidelines Section 15301 (Class 1 –Existing Facilities) since the project is located within an industrial building that was most recently used for a warehousing use and meets the general plan designation and applicable zoning designation and regulations.
- c. Adopt Resolution PC 26-06 approving CP 26-04: "A RESOLUTION OF THE PLANNING

COMMISSION OF THE CITY OF BALDWIN PARK APPROVING A CONDITIONAL
USE PERMIT FOR A WAREHOUSING USE WITHIN AN ENCLOSED BUILDING
LOCATED WITHIN THE INDUSTRIAL (I) ZONE, PURSUANT TO TABLE 153.050.020
OF THE CITY'S MUNICIPAL CODE (LOCATION: 4517 LITTLEJOHN STREET)

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 2nd day of July 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@baldwinparkca.gov. 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 24, 2026

7:02 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 Yadira Carmona, Assistant 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 June 10, 2026.

ACTION: Approved 5-0. Moved by Commissioner Rodriguez
Seconded by Commissioner Pena.

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

PUBLIC HEARINGS

- 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).
- a. Staff Recommendation: *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)”*

Public Hearing opened by Chair Escobosa
 Maria Velarde addressed the Planning Commission, in support of denial.
 Ferdi Shamel, Franky, owner of Walt's Liquor addressed the Planning Commission, in support of denial.
 Okina Dor, Director of Community Development, addressed the Planning Commission.
 Emilio, resident, addressed commission in favor of applicant.
 Public Hearing closed by Chair Escobosa.

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

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

REPORTS OF OFFICERS

- None.

COMMISSION/STAFF COMMUNICATIONS

- City Planner, Nick Baldwin, informed commission of next meeting to be held on July 8, 2026.

ADJOURNMENT

Chair Escobosa adjourned the meeting at 8:28 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: Jesus Astorga-Rios, Associate Planner
DATE: July 8, 2026
SUBJECT: A request for consideration of a Conditional Use Permit for a warehousing use within an enclosed building located within the Industrial (I) Zone pursuant to Table 153.050.020 of the Baldwin Park Municipal Code (Location: 4517 Littlejohn Street; Applicant: Anchor Home Products; Case Number: CP 26-04).

SUMMARY:

The applicant, Anchor Home Products, is requesting approval of a Conditional Use Permit to allow for the operation of a warehouse for the storage and distribution of doors, windows and related building materials within an enclosed building located in the Industrial (I) Zone, pursuant to Table 153.050.020 in the City's Municipal Code.

RECOMMENDED ACTION:

It is recommended that the Planning Commission:

- a. Conduct a public hearing.
- b. Find the proposed project is exempt from environmental review under the California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) ("CEQA") and the State CEQA Guidelines (Cal. Code Regs, tit. 14, §§ 15000 et seq.). Specifically, the project is categorically exempt from CEQA under Guidelines Section 15301 (Class 1 –Existing Facilities) since the project is located within an industrial building that was most recently used for a warehousing use and meets the general plan designation and applicable zoning designation and regulations.
- c. Adopt Resolution PC 26-06 approving CP 26-04: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK APPROVING A CONDITIONAL USE PERMIT FOR A WAREHOUSING USE WITHIN AN ENCLOSED BUILDING LOCATED WITHIN THE INDUSTRIAL (I) ZONE, PURSUANT TO TABLE 153.050.020 OF THE CITY'S MUNICIPAL CODE (LOCATION: 4517 LITTLEJOHN STREET)"

BACKGROUND:

The subject site is currently zoned Industrial (I) and has a General Plan land use designation of Industrial. The property is located at 4517 Littlejohn Street in an industrial park north of the intersection of Los Angeles Street and Littlejohn Street. The site is rectangular in shape and contains approximately 36,000 square feet (0.81 acre) of lot area. The site is currently improved with an approximately 15,000 square foot tilt-up warehouse and office building.

Adjacent zoning and land uses are listed in the following Table #1:

Table #1
Adjacent Zoning & Land Use

Adjacent Property Location	Zoning	Property Use
Subject Site	I (Industrial)	Warehouse
North	I (Industrial)	Warehouse and Manufacturing
South	I (Industrial)	Warehouse and Manufacturing
East	I (Industrial); R-1 (Single Family Residential)	Warehouse and Manufacturing; Single-Family Residential Homes
West	I (Industrial)	Warehouse and Manufacturing; I-605 Freeway; City of Irwindale

DISCUSSION:

The applicant, Anchor Home Products, is requesting approval of a Conditional Use Permit (CUP) to operate a warehouse facility within an existing industrial building. The applicant proposes to use the existing building as a distributor of doors, windows and similar materials.

The applicant is proposing to install new storage racks within the interior of the warehouse building. No exterior alterations or modifications are proposed as a part of their CUP application.

Hours of Operation and Description of Operation

The hours of operation consist of Monday through Friday between 8:00 AM to 5:00 PM. Anchor Home Products will have no more than eleven (11) full-time employees will be present at the facility during business hours. The applicant has indicated that products would be distributed to and from the facility both via small parcel delivery (such as USPS and Fedex box trucks) and general freight delivery (i.e. via semi-truck/tractor-trailer) , wherein all loading and unloading of products will be conducted within the existing loading docks of the facility (as shown in Attachment #2).

Parking

The project site is currently improved with 44 parking spaces and 2 handicapped parking space. The existing warehouse building is also improved with 3 exterior loading bays located to the west of the property, as shown in Attachment #2. The site complies with the minimum parking requirements outlined in Section 153.120 of the Municipal code. Furthermore, the applicant anticipates a maximum of eleven (11) employees on site during any given shift, which is far below the maximum allowable number of vehicles able to be parked on the property based on available parking stalls.

Conditional Use Permit

The applicant is requesting a new Conditional Use Permit to re-establish the use of the property as a warehouse business. The previous use of the subject property was for an assembly/manufacturing use, which ceased operations in 2024. The last instance of a warehouse/wholesale business operating on the property was in 2022, accordingly to City Business License records.

Section 153.050 of the City’s Municipal Code outlines that a “Warehouse” is a conditionally permitted use in the Industrial zone. Any proposed warehouse facility must obtain the approval of a Conditional Use Permit by the City’s Planning Commission.

GENERAL PLAN CONSISTENCY

The project site is designated as “General Industrial” in the City of Baldwin Park General Plan. The proposed project is consistent with the following General Plan goals and policies.

Land Use Goal 1.0 Maintain a balanced mix and distribution of land uses throughout Baldwin Park

Land Use Policy 1.5 Improve existing industry and provide for an expanded industrial base by creating new areas for compatible industrial uses through redevelopment and private enterprise.

Land Use Goal 2.0 Accommodate new development that is compatible with and compliments existing conforming land uses.

FINDINGS:

1. **Conditionally permitted:** *The use is conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this chapter.*

The use of the subject property as a warehouse is conditionally permitted based on the site’s underlying Industrial zoning. The intent and purpose of the Industrial zone is to provide areas for the development of industries engaged in general assembly, manufacturing, and processing, and support commercial uses. The proposed use complies with all applicable provisions of the City’s Zoning Code as noted in Section and Table 153.050.020; and

2. **Zone integrity and character:** *The use will not impair the integrity and character of the zone in which it is to be located.*

The proposed use will not impair the integrity and character of the zone in which it is located as the subject property is predominately surrounded by similar light industrial uses. The addition of this use to the property will fortify the existing warehousing character of the development; and

3. **Site Suitability:** *The subject site is physically suitable for the type of land use being proposed.*

The subject site is physically suitable for the type of use being proposed as the existing industrial property provides sufficient space for the proposed warehouse. All work will be performed inside the building and there will not be outdoor storage of any kind. Additionally, the building is equipped with two bays that can accommodate the unloading of trailers inside the building; and

4. **Existing compatibility:** *The use is compatible with any land uses presently on the subject property*

The use is compatible with the land uses surrounding the subject property as the adjacent parcels are predominantly located within the Industrial zone and are currently utilized for industrial related uses. The proposed warehouse use is compatible with the residential properties located approximately 1,000 feet to the east since the delivery of products to and from the facility utilize the existing industrial roadways established in the area. Additionally, the proposed use will follow the performance standards noted in Section 153.130 of the City’s Zoning Code, which mitigate potential nuisance issues that may arise from the property’s operations; and

5. **Future compatibility:** *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*

The warehouse is compatible with the existing and future land uses within the zone and the general area, in that the proposed business operations and hours are consistent with the level of activity the area has historically allowed; and

6. **Utilities and services:** *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, in that the proposed use will be located within an existing building with already established utilities. Furthermore, the project site is within an area where all utilities and public improvements are readily available; and

7. **Public Access:** *Adequate provisions for public access are available to serve the use*

Adequate provisions for public access are available to serve the use in that the site has sufficient access to streets and highways adequate in width and pavement to carry the quantity and quality of limited traffic generated by the proposed use. The property has direct access from Littlejohn Street, which is designated as a collector/industrial road in the City of Baldwin Park's General Plan 2020; and

8. **General Plan consistency:** *The use is consistent with the General Plan*

The use is consistent with the General Plan in that the proposed industrial building will complement the existing businesses within the industrial park and will provide new jobs for the public. The project will not hinder the General Plan's goals and policies in that it will within Goal 17.0 of the Land Use Element by promoting Commercial/Industrial developments in the appropriate zoning designation; and

9. **Safety and welfare:** *The use will not be detrimental to the public interest, health, safety, convenience or welfare*

The use will not be detrimental to the public interest, health, safety, convenience or welfare of the community given that the proposed use will be located adjacent to existing industrial buildings that share similar uses. All proposed business activities will be conducted within the existing enclosed building. The proposed business will also follow all applicable performance standards as noted in Section 153.140 of the City's Municipal Code.

CEQA REVIEW:

THE CONDITIONAL USE PERMIT APPLICATION CP 26-04 IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301 CLASS 1 EXISTING FACILITIES) SINCE THE PROJECT IS PROPOSED WITHIN AN EXISTING INDUSTRIAL BUILDING THAT WAS MOST RECENTLY USED AS A WAREHOUSE AND THEREFORE, NO FURTHER ENVIRONMENTAL ANALYSIS IS REQUIRED. A NOTICE OF PUBLIC HEARING WAS POSTED AT CITY HALL ON THURSDAY, JUNE 25, 2026. PUBLIC HEARING NOTICES WERE MAILED ON THE SAME DAY TO ALL PROPERTY OWNERS WITHIN A 300-FOOT RADIUS OF THE SUBJECT SITE.

LEGAL REVIEW:

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

ATTACHMENTS:

1. PC Reso 26-06
2. Project Plans
3. Justification Statement and Operations Plan
4. Vicinity Map

RESOLUTION PC 26-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK ADOPTING THE FINDINGS OF FACT AND APPROVING A CONDITIONAL USE PERMIT FOR A WAREHOUSE USE WITHIN AN EXISTING BUILDING, PURSUANT TO TABLE 153.050.020 IN THE CITY'S MUNICIPAL CODE (LOCATION: 4517 LITTLEJOHN STREET; APPLICANT: ANCHOR HOME PRODUCTS; CASE NUMBER: CP 26-04)

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 property, located at 4517 Littlejohn Street in the City of Baldwin Park, described more particularly in the Application on file with the City Planner; and

(b) The Application was sought to approve a Conditional Use Permit for a Warehouse Facility, pursuant to Table 153.050.020 in the City's Municipal Code; and

(c) A duly noticed public hearing was held on July 8, 2026, and said Application 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 granted, subject to the terms of this Resolution; and

(d) Each fact set forth in the staff report dated July 8, 2026 from Jesus Astorga-Rios, Associate Planner to the Chair and Planning Commissioners ("Staff Report") is true and correct.

SECTION 2. The Planning Commission does hereby adopt the following Findings of Fact applicable to all conditional use permits:

(a) Conditionally permitted. The use is conditionally permitted within the subject zone and complies with the intent of all applicable provisions contained within Table 153.050.020 related to the Industrial (I) Zone in the City's Municipal Code at all times; and

(b) Zone integrity and character. The use will not impair the integrity and character of the zone in which it is located in that the property is zoned (I) Industrial and will complement surrounding Industrial uses; and

(c) Site suitability. The subject site is physically suitable for the land use being proposed in that the existing facility will complement the existing northern and eastern zoning designations and will provide desirable service to other industrial uses within the area; and

(d) Existing compatibility. The use is compatible with existing and future land uses within the zone and the general plan area in which the proposed use is to be located in that the 2020 General Plan retains its Industrial General Plan Land Use Designation and consistent, I, Industrial Zoning classification; and

(e) Future compatibility. The use will be compatible with existing and future land uses with the zoning and the general area in which the proposed use is located, in that the parcel retains a General Industrial land use designation as shown in the 2020 General Plan; and

(f) Utilities and services. Adequate provisions for water, sewer and public utilities and services are available not only for the subject property but for the entire urbanized city. The site is currently connected to utility services and therefore will not be detrimental to public health and safety; and

(g) Public access. The site in question where the warehouse facility will be located has sufficient access to a collector/industrial road (Spring Street), adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use. The anticipated increase in traffic will be minimal; and

(h) General Plan consistency. The use is consistent with the Baldwin Park 2020 General Plan in that it will provide an essential and reliable industrial use to the City. The proposed use will not hinder upon the General Plan in that it falls within Goal 2.0 of the Economic Development section by promoting development in the Northern Industrial Area; and

(i) Safety and welfare. Staff believes that the use will not be detrimental to the public interest, health, safety, convenience or welfare in that the proposed warehouse facility will be located adjacent to existing buildings which have a similar use. The warehouse facility will not create safety hazards. Also, the warehousing use will not generate any smoke,

odor, noise, or other adverse impacts to the adjacent properties, and the activity of the business will operate in substantial conformance to all conditions of approval as identified in the resolution of approval.

SECTION 3. The Application, as herein above described below, and the same is hereby approved subject to the following conditions:

(a) That the property shall be developed and maintained in substantial accordance with Attachments 1 - 4 to the staff report for CP 26-04, dated July 8, 2026; and

(b) That the use shall be operated and the subject property be maintained in a neat and orderly manner; and the site shall be kept free of litter and that all graffiti (throughout the property) shall be removed within twenty-four (24) hours at the expense of the applicant and/or owner; and

(c) That all landscaped areas on the property shall be maintained by providing automatic irrigation and routine maintenance; and

(d) There shall be no outside storage. All storage of materials and/or merchandise shall be completely stored within the confines of the building including any maritime or cargo storage containers; and

(e) There shall be no outside loading or unloading of materials. All loading and unloading of materials and/or merchandise shall be done completely within the confines of the building;

(f) That any permanent or temporary signage shall require a sign permit and shall be made in accordance with the City's sign regulations within thirty (30) days of Planning Commission approval of this conditional use permit; and

(g) That the Applicant is prohibited from causing or allowing the deposit or disposal hazardous substances at the property. The Applicant shall be responsible for any clean-up and decontamination on or off the property necessitated by the introduction of hazardous substances. The phrase "hazardous substance", as used herein, has the same meaning as the phrase used under Section 25359.7 of the California Health and Safety Code; and

(h) That the Applicant shall comply with and maintain compliance with the city's National Pollutant Discharge Elimination System (NPDES) requirements; and

(i) That any proposed exterior paintings shall be subject to review by the City's Planning Division in accordance with the 'Exterior

Colors' subchapter of the City's Municipal Code; and

(j) That no more than three (3) delivery trucks shall be parked in each loading bay of the existing warehouse facility; and

(k) That the applicant shall obtain any all applicable City approvals including Building Division, Engineering Division, and LA County Fire, prior to obtaining a business license from the City of Baldwin Park; and

(l) That any proposed changes to the approved plan shall be considered by the Planning Division, Building Division, and Los Angeles County Fire, and shall require written authorization of the City Planner prior to implementation; and

(m) That except for all ongoing conditions of approval, the Applicant shall comply with all conditions of approval within one (1) year of the effective date of this Resolution PC 24-10 or CP 24-06 shall become null and void; and

(n) That the application shall sign a notarized affidavit within ten (10) days after the date of this resolution stating that the applicant has read and accepts all of the conditions of approval.

SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward a copy hereof to the City Clerk and the Applicant.

PASSED AND APPROVED this 8th day of July, 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 26-06 was duly and regularly approved and adopted by the Planning Commission at a regular meeting thereof, held on the 8th day of July, 2026 by the following vote:

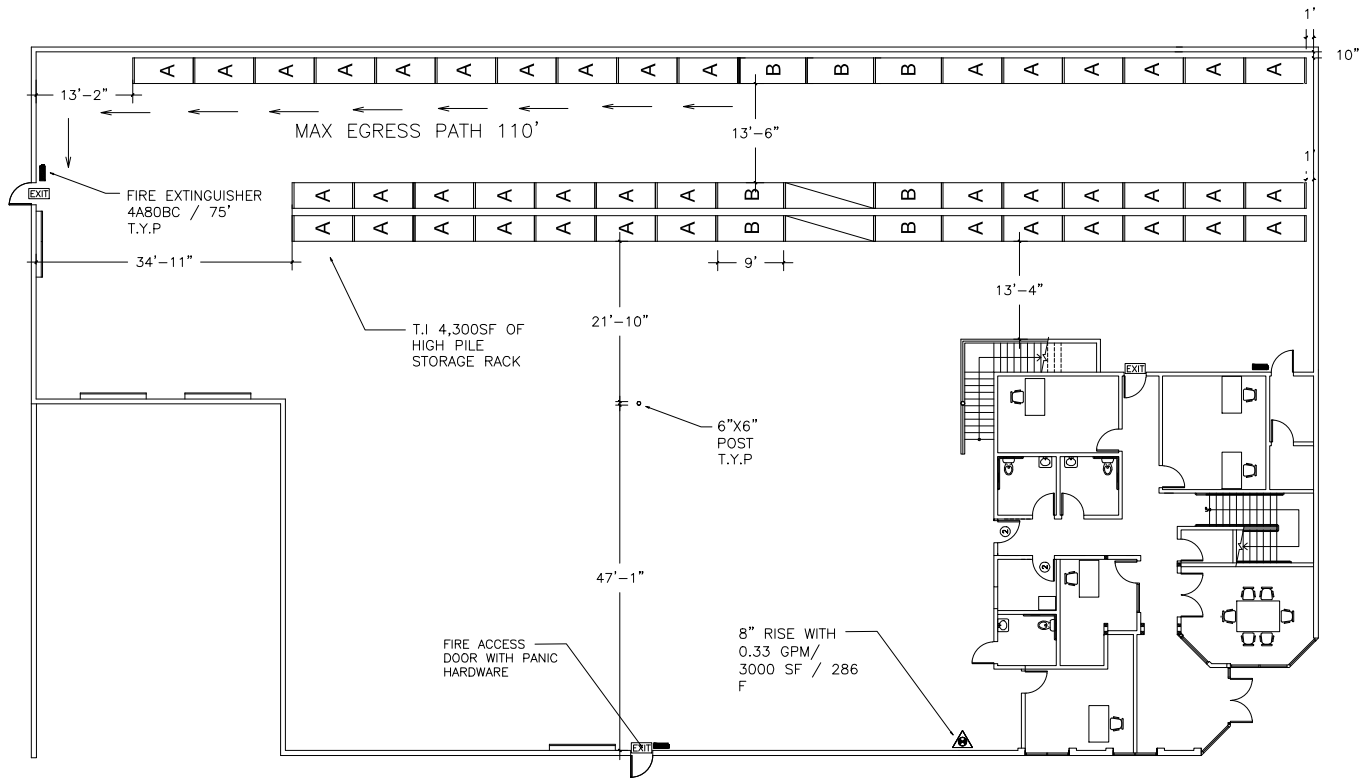
AYES: COMMISSIONERS: _____

NOES: COMMISSIONERS: _____

ABSTAIN: COMMISSIONERS: _____

ABSENT: COMMISSIONERS: _____

NICK BALDWIN
PLANNING COMMISSION SECRETARY



HIGH PILE STORAGE PLAN

SCALE: 1/8" = 1'-0"



- GENERAL NOTES:**
- SMOKING SHALL BE PROHIBITED AND APPROVED "NO SMOKING" SIGNS SHALL BE CONSPICUOUSLY POSTED. CFC 310.2
 - IDLE PALLET STORAGE SHALL BE LIMITED IN HEIGHT, AREA, AND LOCATION WITH RESPECT TO EXPOSURES, IN ACCORDANCE WITH THE 2022 CALIFORNIA FIRE CODE.
 - FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE INSPECTION 2 DAYS IN ADVANCE
 - INSTALLATION AND MODIFICATIONS OF THE FIRE SPRINKLER SYSTEM SHALL BE NFPA 13 COMPLIANT, PLANS ARE TO BE SUBMITTED SEPARATELY BY A CONTRACTOR AND SUBJECT TO APPROVAL PRIOR TO INSTALLATION.
 - PORTABLE FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC SECTION 906, THE FIRE EXTINGUISHER MUST BE LOCATED IN VISIBLE AND ACCESSIBLE LOCATION THAT MINIMIZES DAMAGE FROM FORKLIFT TRAFFIC AND MERCHANDISE HANDLING.
 - THE STORAGE, DISPENSING, OR USE OF FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GASES, AND HAZARDOUS MATERIALS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE.
 - EXIT DOORS SWINGING IN THE DIRECTION OF EGRESS TRAVEL SHALL BE PROVIDED WITH HARDWARE THAT DOES NOT REQUIRE THE USE OF A KEY OR SPECIAL KNOWLEDGE TO OPERATE.

- EXIT SIGNS SHALL BE ILLUMINATED.
- DOOR SIZE FOR THE FIRE DEPARTMENT ACCESS DOORS SHOULD BE A MINIMUM OF 3'-0"x6'-8" PER CFC 3206.6.1.2
- A PERMANENT PLAQUE NOT LESS THAN 50 SQUARE INCHES IN AREA WITH MINIMUM 1-INCH-HIGH WHITE LETTERS ON A RED BACKGROUND SHALL BE PROVIDED STATING THE MAXIMUM STORAGE HEIGHT FOR EACH TYPE OF RACK AND FOR EACH COMMODITY CLASSIFICATION. PLAQUE SHALL BE INSTALLED IN ONE OR MORE CONSPICUOUS LOCATIONS AT 7 FEET AFF, IN ACCORDANCE WITH CFC SECTION 2305.6.
- FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH CFC SECTION 906, THE MINIMUM TYPE IS 4A60BC, FIRE EXTINGUISHERS SHALL BE LOCATED ADJACENT TO EACH EXTERIOR ACCESS/ EXIT DOOR AND THROUGHOUT THE FACILITY NOT EXCEEDING A 75' TRAVEL DISTANCE (100' SPACING)
- BUILDINGS REQUIRING TWO EXITS FROM THE WAREHOUSE SHALL BE EQUIPPED WITH EMERGENCY ILLUMINATION WITH A SOURCE OF BACKUP POWER. EMERGENCY ILLUMINATION SHALL BE PROVIDED ALONG EXIT AISLES. EMERGENCY ILLUMINATION PLANS SHALL BE DESIGNED AND SUBMITTED SEPARATELY. COORDINATE REQUIREMENTS WITH THE BUILDING DEPARTMENT.

LEGEND

- (E) BUILDING COLUMN
- EXIT EXIT DIRECTION
- SIGNS W/ BACK UP
- BATTERY (T.Y.P)
- STORAGE RACK
- FIRE
- EXTINGUISHERS
- 4A80BC (TYP) 75'
- EACH WAY
- TUNNEL RACK

EXISTING FIRE SPRINKLER SYSTEM :
0.33GPM / 3000SF / 286F

COMMODITIES STORAGE UP-TO CLASS III
TO 20' IN HEIGHT

COMMODITY DESCRIPTION OF HIGH PILED STORAGE:
PRODUCTS STORED ARE WOOD DOORS (CLASS III COMMODITY). THESE ITEMS ARE PACKAGE WITH CARTON BOX. PLACED ON CONVENTIONAL WOODEN PALLETS OR WIRE DECK AND STORED IN PALLET RACKS. THE PALLET IS PLACED ON THE LOAD BEAM AND NO SHELVING IS TO BE USED FOR THE RACK. THIS IS A CLASS III COMMODITY PER CFC 3203.2

FIRE SPRINKLER REQUIREMENT:
SPRINKLER REQUIREMENT WITHOUT IN-RACK SPRINKLERS FOR CLASS II (NON-ENCAPSULATED COMMODITIES) FROM 20-22FT PER FIGURE NFPA 13 CHAPTER 21.4.1.2.2. IS 0.29GPM / 3000SF / 286 F, WHICH IS LESS THAN EXISTING SPRINKLER

SMOKE VENT CALCULATION REQUIREMENT:
PER 910.3.3 REQUIRED AREA=V/9000
V=4000X27=10800 AREA=12
CURRENT SMOKE VENT AREA=4X8=32SF SO 1 REQUIRED, BUT 5 PROVIDED

REQUIRED AISLES WIDTH:
AISLES IN SPRINKLED BUILDINGS SHALL BE MINIMUM OF 44" WIDE. CFC 3206.9

CLEARANCE NOTE:
THE CLEARANCE BETWEEN THE DEFLECTOR AND THE TOP OF STORAGE SHALL BE 18" OR GREATER PER NFPA 13, SECTION 8.5.6.4

TABLE 3206.2 REQUIREMENTS:
THE AREA OF HIGH PILED STORAGE IS 4000 SF. 2025 CALIFORNIA FIRE CODE TABLE 3206.2 CLASS III COMMODITY. AUTOMATIC FIRE EXTINGUISHING SYSTEM- REQUIRED (PROVIDED)
FIRE DETECTION SYSTEM-NOT REQUIRED (NOT PROVIDED)
BUILDING ACCESS- REQUIRED (PROVIDED)
SMOKE AND HEAT REMOVAL-REQUIRED (PROVIDED)

NO SOLID SHELVING NOTE:
THESE SHALL BE NO SOLID SHELVING IN THE HIGH PILE STORAGE AREA WHICH EXCEED 32 SF PER CFC 3208.2.2.

KNOX BOX NOTE:
ALL FIRE DEPARTMENT ACCESS GATES SHALL BE EQUIPPED WITH A RAPID ENTRY KNOX BOX OR PADLOCKS PER THE CALIFORNIA FIRE CODE STANDARD 506.1. A KNOX BOX CONFORMING WITH FIRE DEPARTMENT REQUIREMENTS SHALL BE LOCATED NEAR THE MAIN OFFICE ENTRANCE.

MONITORING NOTE:
ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS, PUMPS, TANKS, WATER LEVELS AND TEMPERATURES, CRITICAL AIR PRESSURES, AND WATERFLOW SWITCHES ON ALL SPRINKLER SYSTEMS WITH TWENTY OR MORE HEADS SHALL BE ELECTRICALLY SUPERVISED IN ACCORDANCE WITH CALIFORNIA FIRE CODE SECTION 903.4.

5 YEAR CERTIFICATION NOTE:
THE 5 YEAR SPRINKLER CERTIFICATION SHALL BE CURRENT AT THE TIME OF INSPECTION.

RESTOCKING AND AISLE MAINTENANCE NOTE:
WHEN RESTOCKING IS NOT BEING CONDUCTED, AISLES SHALL BE KEPT CLEAR OF STORAGE, WASTE MATERIAL AND DEBRIS. FIRE DEPARTMENT ACCESS DOORS, AISLES AND EXIT DOORS SHALL NOT BE OBSTRUCTED. DURING RESTOCKING OPERATIONS USING MANUAL METHODS, A MINIMUM UNOBSTRUCTED AISLE WIDTH OF 24" SHALL BE MAINTAINED IN A 48" OR SMALLER AISLES, A MIN UNOBSTRUCTED AISLE WIDTH OF ONE-HALF OF THE REQUIRED AISLE WIDTH SHALL BE MAINTAINED IN AISLES GREATER THAN 48". DURING MECHANICAL STOCKING OPERATIONS, A MINIMUM UNOBSTRUCTED AISLE WIDTH OF 44" SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 3206.9.

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HPS PLAN

SCALE: 1/8" = 1'-0"

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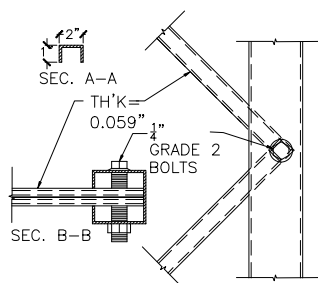


DATE: 4/8/26

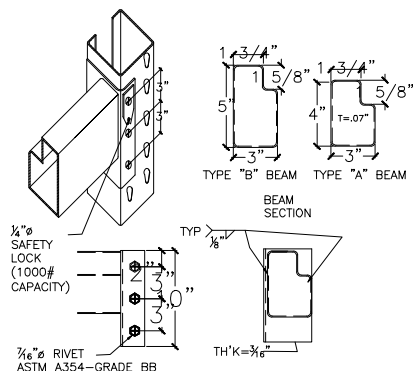
DRAWING BY:
JOHN CHEN

SHEET

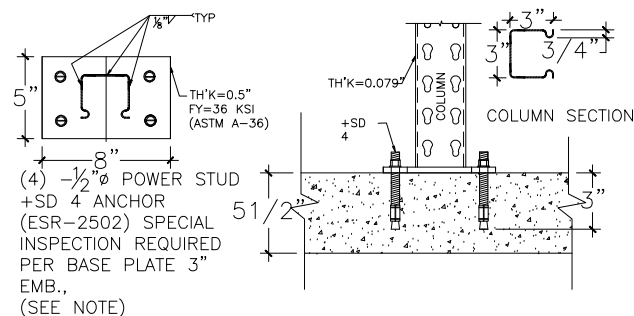
A-2



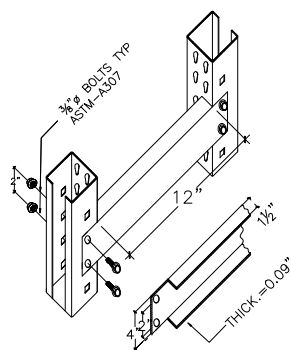
BRACING DETAIL



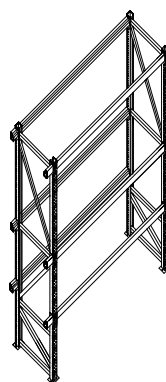
1	BEAM CONNECTION
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BASE PLATE DETAIL



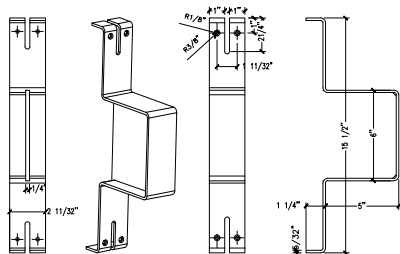
ROW SPACER (12", 18", 24")



4	GENERAL CONFIGURATION
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NOTE:

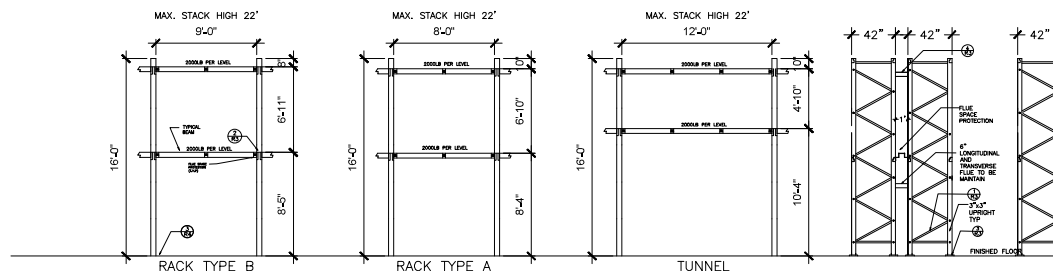
1. DESIGN OF STEEL STORAGE RACKS AS SHOWN BY THESE DRAWINGS AND CALCULATIONS ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE ASCE 7-16 AND CBC 2022, AND 2018 RMI
2. STEEL FOR ALL SHAPES FY=50 KSI, ASTM A570-85 GR.50 (EXCEPT AS NOTED)
3. ALL WELDED CONSTRUCTION IN A SHOP OF AN APPROVED FABRICATOR (E70XX ELECTRODES)
4. ALL ANCHORS SHALL BE POWER STUD+ SD4 (ESR-2502) OR APPROVED EQUAL. SPECIAL INSPECTION IS REQUIRED.
5. CONCRETE SLAB 6" THICK 2500 PSL. SOIL BEARING CAPACITY 750 PSF
6. STORAGE RACK CAPACITY; BOTH RACK AND TUNNEL CAN SUPPORT MAXIMUM OF 2000LB PER LEVEL
7. ALL RACK INSTALLATIONS SHALL DISPLAY IN ONE OR MORE CONSPICUOUS LOCATIONS A PERMANENT PLAQUE EACH NOT LESS THAN 50 SQUARE INCHES IN AREA SHOWING THE MAXIMUM PERMISSIBLE UNIT LOAD
8. STORAGE RACKS SHALL BE INSTALLED WITH A MAXIMUM VERTICAL TOLERANCE OF 1/2 INCH IN 10'-0" OF HEIGHT.
9. THE CLEAR SPACE BELOW SPRINKLERS SHALL BE A MINIMUM OF 18" BETWEEN THE TOP OF THE STORAGE AND CEILING SPRINKLER DEFLECTOR.
10. RACK COLUMNS DESIGNED SUCH THAT IF THE FRONT COLUMN IS DAMAGED THE REAR COLUMN HAS EXTRA CAPACITY TO SUPPORT THE LOAD.
11. HOLE SIZE FOR CONNECTIONS NEEDS TO BE THE BOLT DIAMETER PLUS $\frac{1}{16}$ INCH.
12. SLAB ON GRADE HAS BEEN INSPECTED, AND IT IS SUITABLE FOR RACK INSTALLATION.
13. RACK INSTALLED MIN. 10" AWAY FROM BUILDING COLUMNS AND WALLS.
14. DISTANCE TO SLAB CONSTRUCTION JOINTS AND CONTROL CUTS FROM THE EDGE OF BASE PLAT SHALL BE MINIMUM OF 7".



PALLET STOP NOTES:

1. FLUE SPACE PROTECT BY PALLET STOP CFC 3208.3.1
2. 5/32" METAL PALLET RACK PALLET STOP
3. USE 1/4" SELF TAPPING SCREWS CONNECT TO BEAM.
4. PALLET STOP BY 2018 R.M.I

PALLET STOP DETAIL



7	FRONT VIEW & SIDE VIEW (SINGLE ROW AND DUAL ROW)
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DATE: 4/8/26

DRAWING BY:
JOHN CHEN

SHEET

A-3

**STATEMENT OF JUSTIFICATION**

for Land Use Application

Property Address: 4517 Little John Street, Baldwin Park, CA 91706

Business Name: Anchor Home Products Inc

Date: 6/23/2026

The proposed use is a wholesale distribution business specializing in doors, windows, millwork, hardware, and related building materials. The facility will be utilized for administrative office functions and warehouse storage only. No manufacturing, fabrication, assembly, or retail walk-in sales will occur at the site.

Monday through Friday, 8:00 a.m. to 5:00 p.m.

Number of Employees:

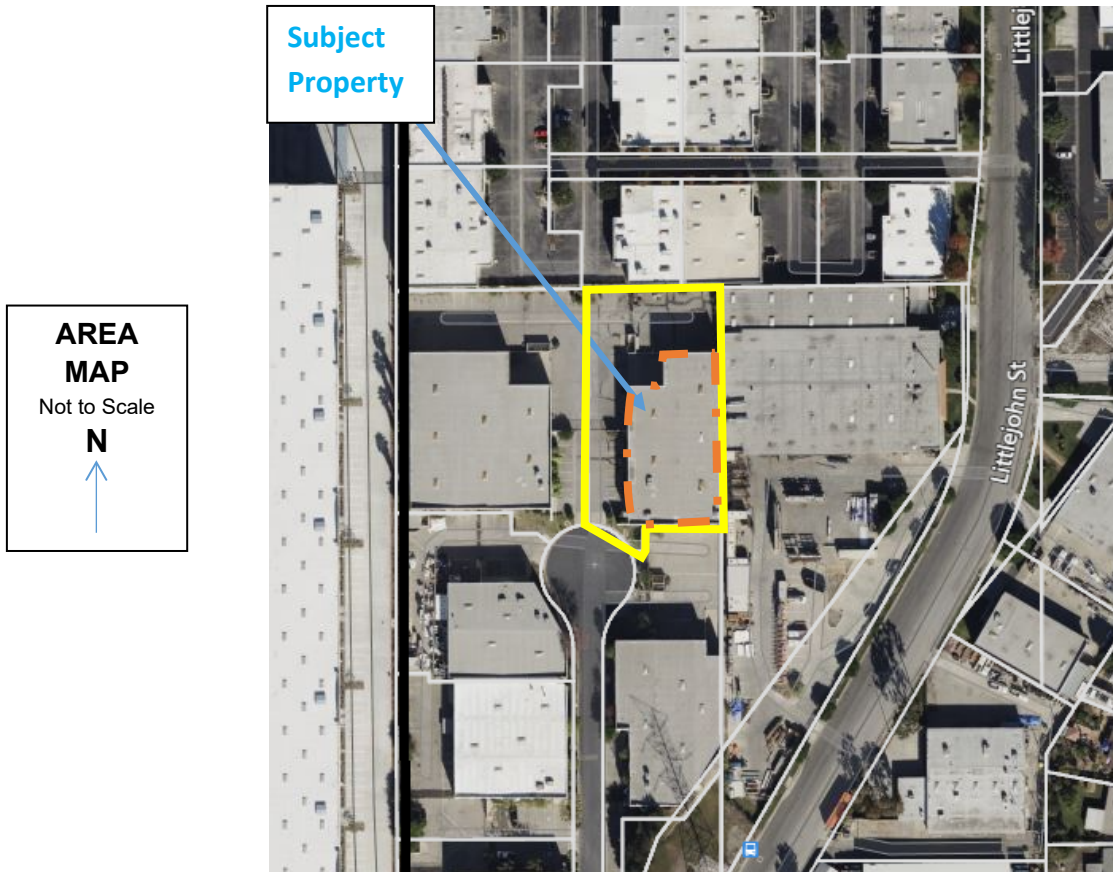
Approximately 11 employees will be present during normal business hours, including office and warehouse personnel.

Deliveries and Shipments:

Deliveries and shipments are scheduled during normal business hours. Outbound customer deliveries are made using box trucks and occasional 53-foot semi-trailer trucks. Incoming vendor shipments may be received by 40-foot trucks. Truck deliveries and shipments occur on an as-needed basis and average approximately one delivery or shipment every two weeks. Vehicle arrivals and departures are coordinated and are not expected to occur simultaneously. All loading and unloading activities take place within the designated warehouse loading areas.

The proposed use is consistent with a wholesale distribution operation and is compatible with the surrounding industrial and commercial uses. The business is expected to generate minimal traffic and operational impacts due to the limited number of employees, the absence of retail customers, and the infrequent scheduling of deliveries and shipments.

Wen Chieh Shao
CEO
Anchor Home Products Inc



Vicinity Map

LOCATION: 4517 Littlejohn Street

CASE NUMBER: CP 26-04

DATE: July 8, 2026

