



**CITY OF DUARTE
REGULAR MEETING AGENDA
PLANNING AND ECONOMIC
DEVELOPMENT COMMISSION**

Commissioners
Yesenia Paez, Chair
Wally Wolff, Vice-Chair
Daniel Becker
Brian Quandt
David Rodriguez

**Duarte Community Center
1600 Huntington Drive
Duarte, CA 91010
Monday, May 19, 2025
7:00 PM**

MISSION STATEMENT

With integrity and transparency, the City of Duarte provides exemplary public services in a caring and fiscally responsible manner with a commitment to our community's future.

ADA ACCESSIBILITY NOTICE:

In compliance with the Americans with Disabilities Act, if you need assistance participating in this meeting, contact the Community Development Department at (626) 357-7931 Ext.230 or 235. Notification no later than 1:00 p.m. on the day preceding the meeting will enable the City to make reasonable arrangements to assist your accessibility to this meeting.

Notice:

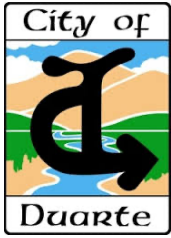
Planning and Economic Development meetings are audio-recorded for later broadcast. Attendance at the meeting constitutes consent by members of the public to the City's and any third party's use in any media, without compensation or further notice, of audio, and/or pictures of meeting attendees.

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES
 - A. 4/21/25 Minutes
4. ORAL COMMUNICATIONS - CONSENT CALENDAR
5. PUBLIC HEARINGS
 - A. **Conditional Use Permit 25-02: Approval of a Type-41 alcohol license to allow the sale of beer and wine for on-site consumption at El Picosito Restaurant located at 910 Hamilton Road**

RESOLUTION PC 25-04:

**A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF
THE CITY OF DUARTE APPROVING CONDITIONAL USE PERMIT 25-02 FOR A TYPE-41
ALCOHOL LICENSE FOR EL PICOSITO RESTAURANT LOCATED AT 910 HAMILTON ROAD**

6. BUSINESS ITEMS
7. ITEMS FROM DIRECTOR
8. ITEMS FROM COMMISSIONERS
9. ADJOURNMENT



MINUTES
CITY OF DUARTE
PLANNING AND ECONOMIC
DEVELOPMENT COMMISSION

April 21, 2025

Commissioners
Yesenia Paez, Chair
Wally Wolff, Vice-Chair
Daniel Becker
Brian Quandt
David Rodriguez

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES:

Chair Paez called the meeting to order at 7:00 p.m. The following were in attendance:

PRESENT: Paez, Wolff, Becker, Rodriguez
ABSENT: Quandt
STAFF: Hensley, Golding, Abdul-Ahad, Nash, Bautista

2. PLEDGE OF ALLEGIANCE:

Commissioner Rodriguez led the pledge.

3. APPROVAL OF MINUTES:

Commissioner Rodriguez motioned to approve the March 17, 2025 minutes. Seconded by Commissioner Becker. The motion carried 4-0-0-1.

(**Yes:** Paez, Wolff, Becker, Rodriguez; **No:** None; **Abstain:** None; **Absent:** Quandt).

4. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA:

None.

5. PUBLIC HEARINGS:

- A. Conditional Use Permit 24-02.** Operation of a place of religious assembly at 1740 Huntington Drive, Unit 302-303.

RESOLUTION PC 25-02

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE APPROVING CONDITIONAL USE PERMIT 24-02 FOR THE OPERATION OF A PLACE OF RELIGIOUS ASSEMBLY LOCATED AT 1740 HUNTINGTON DRIVE.

Associate Planner Abdul-Ahad presented the staff report for the proposed place of religious assembly named Calvary New Song. She described the proposed tenant improvements, business operation plan, and conditions of approval to address potential noise and waste impacts. Staff recommended the Planning Commission adopt Resolution PC 25-03 to approve the operation of a place of religious assembly at 1740 Huntington Drive.

Antoinette Contreras, the applicant, was in attendance and answered questions from the Planning Commission.

Commissioner Paez questioned if the days of operation were sufficient for business operation.

Commissioner Rodriguez asked for clarification from Director Hensley on the noise level condition.

Mayor Garcia gave gratitude to staff for their hard work to approve CUP 24-02 and highlighted what a wonderful part of the community the assembly has been.

Commissioner Rodriguez made a motion to approve CUP 24-02 and including Resolution PC 25-03, Commissioner Becker seconded the motion; motion carried 4-0-0-1 (**Yes:** Paez, Wolff, Becker, Rodriguez; **No:** None; **Abstain:** None; **Absent:** Quandt).

6. BUSINESS ITEMS:

None.

7. ITEMS FROM DIRECTOR:

Director Hensley provided updates on several items and projects throughout the city.

8. ITEMS FROM COMMISSIONERS:

Commissioner Becker requested an update on the former Best Buy space and the Big Lots area.

9. ADJOURNMENT:

Chair Paez motioned to adjourn the meeting at 7:21 p.m. The next meeting is scheduled for May 19, 2025.

Craig Hensley, Secretary



PLANNING AND ECONOMIC DEVELOPMENT COMMISSION STAFF REPORT

Date: May 19, 2025

Subject: Conditional Use Permit 25-02 for approval of a Type-41 alcohol license to allow the sale of beer and wine for on-site consumption at El Picosito Mexican Food

Location: 910 Hamilton Rd

Applicant: Ernesto Martinez, El Picosito Mexican Food

SUMMARY

The applicant, Ernesto Martinez, is requesting approval of a Conditional Use Permit (CUP) to allow the sale of beer and wine for on-site consumption at El Picosito Mexican Food, which is an existing restaurant located at 910 Hamilton Road within a shopping center southeast of the Mountain Ave. and Hamilton Rd. intersection.

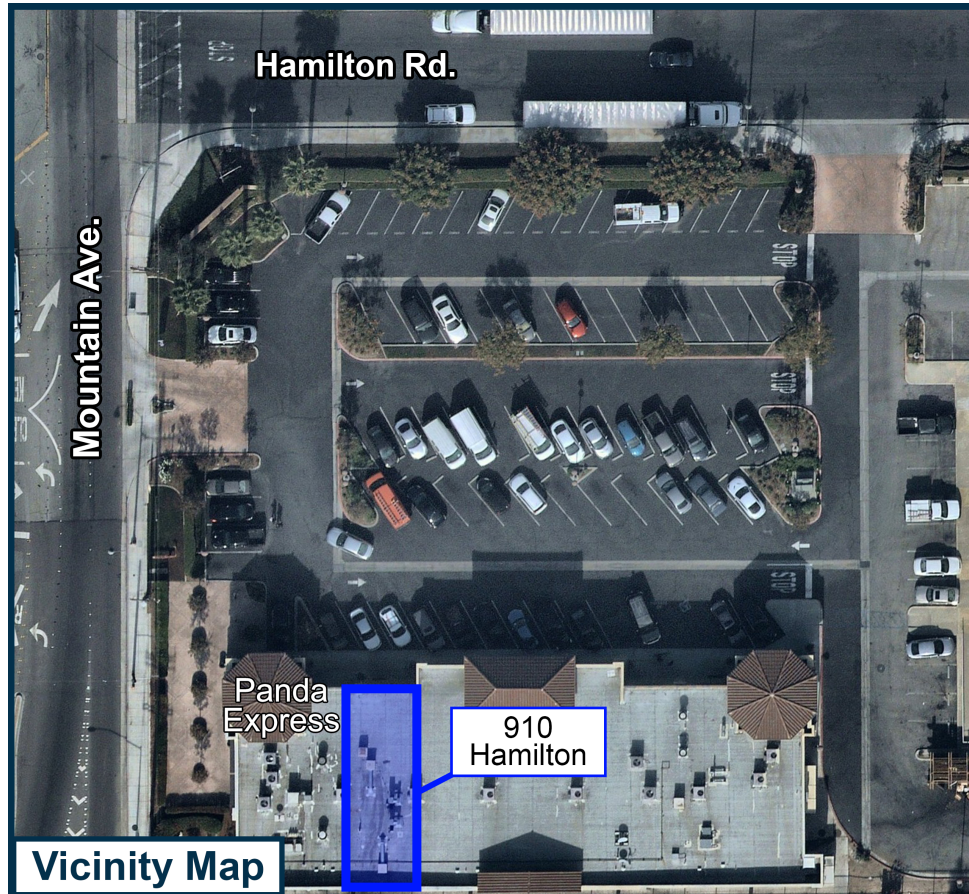
The project site is located within the Commercial General (C-G) zone, which permits sit-down restaurants without late-night hours by right and conditionally permits on-site alcohol consumption that is incidental to an eating and drinking establishment. The CUP for the on-sale of alcohol requires review and approval by the Planning and Economic Development Commission. As such, staff recommends the Planning Commission adopt PC Resolution 25-04 to approve the sale of beer and wine for on-site consumption as an accessory component of the full-service restaurant operation, based on the information provided in the staff report and subject to conditions of approval.

BACKGROUND

The proposed tenant space (910 Hamilton Road) is an approximately 1,499 square foot suite that is part of an overall 12,336 square foot retail building within the shopping center located at the southeast corner of Mountain Avenue and Hamilton Road. The operation of the restaurant is a permitted use within the Commercial General Zone (C-G).

The State Department of Alcoholic Beverage Control (ABC) allows on-site consumption of alcohol with various license types. The applicant is requesting approval for a Type-41 license – on-sale beer and wine (eating place). According to ABC, an application for an alcohol license has never been filed or granted for the subject property. Currently, there

are eleven (11) restaurant establishments within the City with an active Type-41 license. No other restaurants with alcohol licenses are nearby, and the only general alcohol license within close vicinity of this proposal is Walmart, which has a Type 21 license for Off-Sale General. An application for a Type-41 license has been submitted to ABC for El Picosito Mexican Food. The status of the application is pending approval of the CUP.



PROJECT DESCRIPTION

El Picosito Mexican Food operates as a quick-service restaurant offering a variety of traditional Mexican dishes, including enchiladas, burritos, tacos, and more. The restaurant operates from 8 AM to 10 PM each day of the week, and the staff of seven (7) work in two shifts: the first shift from 7:00 AM to 3:00 PM and the second shift from 3:00 PM to 10:00 PM.

The alcoholic beverages proposed to be offered, which include beer and wine served in a glass, will only be available to customers who have ordered a meal for dine-in. Alcoholic beverages will be poured into restaurant glasses and/or provided in the manufacturer's individual packaging. Storage of alcoholic beverages will occur in two (2) locations: a designated, single-door refrigerator toward the middle of the kitchen and on a dry-storage shelf located toward the back of the kitchen. Both storage areas and alcohol preparation areas are accessible only to employees.

No new tenant improvements, expansion, or remodeling is proposed currently. If the business were to expand in the future, the CUP may be called back to a modification hearing before the Planning Commission.

ANALYSIS

Section 19.60.030 of the Duarte Development Code (DDC) provides operational standards for establishments that may be granted a CUP for an ABC license. Through the CUP process, alcohol sales for on-site consumption is permitted as an accessory use to sit-down restaurants. As stated in the DDC, a sit-down restaurant is an area that regularly and in a bona fide manner is used and kept open for the serving of at least lunch or dinner, with a suitable kitchen facility connected to the restaurant containing conveniences for cooking an assortment of meals. This business operates as a bona fide sit-down restaurant.

The DDC operational standards for an ABC license also restrict any lounge/bar areas designed for exclusive alcohol service to a maximum aggregate area. In this proposal, alcoholic beverages will be limited to the only customer dining areas; service areas for alcohol preparation; and alcohol storage and cooler areas. No sort of bar or lounge is proposed. The serving area is separated from the dining area by a serving counter to keep the alcohol storage and alcohol preparation areas inaccessible to customers seated in the dining area. The restaurant will display clear signage throughout the dining area informing customers that there shall be no unauthorized alcohol takeout.

The restaurant does not propose to provide any outdoor dining and all alcohol consumption will occur inside the restaurant's approximately 672 square foot dining area. The dining area is arranged with an assortment of accessible seating options, and is open enough to allow unobstructed views to monitor the area from several locations.

Alcohol Sales Training

Employees of El Picosito will verify patrons' age by checking photo identification before completing alcohol orders to prevent unlawful sales of alcohol to minors. ABC training will be provided to reinforce this policy and to prevent other potential concerns related to alcohol. The proposed conditions of approval will require that all restaurant employees serving or selling alcohol participate in an alcohol sales training program prior to serving or selling alcohol. The proposed conditions of approval also require that the applicant obtain information on alcohol sales training programs and materials from the local ABC district office. Furthermore, all newly hired employees shall participate in the training before completion of their hiring process and all regular employees shall complete the training program annually or on a more frequent basis, if needed. Updates to the training materials shall occur as necessary in accordance with ABC district office guidelines.

Security

El Picosito Mexican Food will implement a cloud-based security camera system which will include five (5) security cameras installed in the interior and two (2) security cameras on the exterior, as shown in the Security Floor Plan in Exhibit C. All CCTV cameras will remain on continuously and footage for all cameras will be saved in the cloud for review. Conditions of Approval ensure this footage can be provided to Public Safety in the event of a disturbance. Public Safety Department approval of the security plan and corresponding inspection to ensure proper implementation must occur before the City provides approval correspondence to ABC.

ENVIRONMENTAL

The proposal has been reviewed with respect to environmental impact and staff has determined that the application for a Conditional Use Permit is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 of Title 14 of the California Code of Regulations. No further environmental review is required at this time in accordance with CEQA Guidelines.

RECOMMENDATION

Based on the information provided in the Staff report, Staff recommends the Planning Commission adopt PC Resolution 25-04 (Exhibit A), approving Conditional Use Permit 25-02 for the project proposal at 910 Hamilton Road.

Respectfully Submitted,



Melanie Grigorian
Administrative Secretary – Community Development

Attachments

- Exhibit A: Resolution PC 25-04, Conditional Use Permit 25-02
- Exhibit B: Business Operations Plan (Provided by Applicant)
- Exhibit C: Floor and Security Plan
- Exhibit D: Photos of Site and Vicinity
- Exhibit E: ABC License Map

RESOLUTION PC 25-04

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE APPROVING CONDITIONAL USE PERMIT 25-02 FOR A TYPE-41 ALCOHOL LICENSE FOR EL PICOSITO RESTAURANT LOCATED AT 910 HAMILTON ROAD

WHEREAS, the Planning and Economic Development Commission (Planning Commission) has been assigned, by the Duarte City Council, the duties and functions of a planning agency under State law and other duties as directed by the City Council; and

WHEREAS, the applicant has submitted an application requesting approval of a Conditional Use Permit for a Type-41 alcohol license allowing the sale of beer and wine for on-site consumption at the El Picosito Mexican Food restaurant located at 910 Hamilton Road; and

WHEREAS, alcoholic beverage sales associated with sit-down restaurants is a conditionally permitted use pursuant to Duarte Development Code section 19.60.030(D)(1); and

WHEREAS, Section 19.114.040 through 19.114.050 of the Duarte Development Code authorizes the Planning Commission to consider such requests subject to certain findings; and

WHEREAS, notice of a public hearing on the Conditional Use Permit 25-03 was given pursuant to Duarte Development Code Chapter 19.146 and in accordance with applicable State law; and

WHEREAS, the Planning Commission has considered the analysis and recommendation provided in the staff report for Conditional Use Permit application 25-02 and all of the information, evidence and public testimony received at the public meeting held on May 19, 2025 at 7:00 p.m. in the City Council Chambers Conference Room;

NOW THEREFORE, the Planning Commission of the City of Duarte resolves as follows:

SECTION 1. RECITALS

All of the facts set forth in the Recitals of this Resolution are true and correct and incorporated herein by this reference.

SECTION 2. FINDINGS

The Planning Commission finds and determines as follows, findings for Conditional Use Permits, as set forth in DDC Section 19.114.050(B), as:

1. *The proposed use is consistent with the General Plan;*

The El Picosito Mexican Food restaurant is consistent with the City's General Plan in that it furthers the General Plan land use policy 2.1.3 by providing for the shopping and service needs of residents in a conveniently clustered commercial establishment, encouraging "one-stop" shopping.

2. *The proposed use is allowed within the subject zone and complies with all other applicable provisions of this Development Code and the Municipal Code;*

On-site alcohol consumption that is incidental to an eating and drinking establishment is permitted within the Commercial General (C-G) zone with the approval of a Conditional Use Permit. The use follows all regulations of the Duarte Development Code and Municipal Code, and conditions of approval have been included to ensure such compliance.

3. *The design, location, size and operating characteristics of the proposed use are compatible with the allowed uses in the vicinity;*

El Picosito Mexican Food is located within an existing shopping center located at the southeast corner of the Mountain Avenue and Hamilton Road intersection. It is located within a multi-tenant building that is surrounded by other restaurant/food establishments within the shopping center. Commercial and Industrial developments are located to the north, east, and west of the project site, and single-family residential is located to the south of the project site across Duarte Road. The restaurant is compatible with the project site, uses within the commercial shopping center, and surrounding developments.

4. *Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;*

The addition of beer and wine will not create an adverse impact on surrounding developments, provided that the alcohol sales remain incidental to the full-service restaurant. The restaurant's primary use will be to prepare and serve an assortment of meals to its guests, while the ability to offer beer and wine will allow an opportunity to create a dining experience that is typical of most full-service restaurants. Additionally, conditions of approval and laws regulated by the California Department of Alcoholic Beverage Control will help avoid adverse and detrimental effects on the City and surrounding community.

5. *The subject site is:*
 - a. *Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g. fire and medical) access and public services and utilities; and*
 - b. *Served by highways and streets adequate in width and improvement to carry the*

kind and quantity of traffic the proposed use would likely generate.

El Picosito Mexican Food restaurant is located within an existing shopping center on the southeast corner of Mountain Avenue and Hamilton Road, in a portion of one of the retail buildings that comprises an integral part of the overall shopping center. Two of the City's main arterial streets, Mountain Avenue and Duarte Road, provide primary access to the property, which can efficiently accommodate the demand generated by the business use and operations. The circulation of the shopping center is suitable for efficient access for public and emergency vehicles. The addition of alcohol sales will be accessory to the primary use as a restaurant and should not generate additional traffic to a point that is detrimental to the site and surrounding developments.

SECTION 3. CEQA DETERMINATION

In recommending adoption of this PC Resolution 25-04 for the proposed use, the Planning Commission finds and determines the project is in compliance with the California Environmental Quality Act (CEQA), and State regulations in Title 14 of the California Code of Regulations, (CEQA Guidelines) because the project is categorically exempt from CEQA pursuant to Title 14 California Code of Regulations Section 15301.

SECTION 4. RECOMMENDATION

Staff recommends that the Planning Commission approves PC Resolution 25-04 based on the findings listed in Section 2, and the conditions listed in "Exhibit A-1", for a Type-41 Alcohol License at 910 Hamilton Road.

APPROVED, AND ADOPTED by the Planning Commission of the City of Duarte at a regular meeting held on the 19th day of May, 2025.

Yesenia Paez, Chairperson
City of Duarte Planning Commission

ATTEST:

Craig Hensley, Community Development Director

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.
CITY OF DUARTE

I, Craig Hensley, Community Development Director of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning and Economic Development Commission of the City of Duarte held on May 19, 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Craig Hensley, Community Development Director

EXHIBIT A-1

Conditions of Approval Conditional Use Permit 25-02

910 Hamilton Road (Type-41 Alcohol License at Sit-down Restaurant)

1. This approval allows a Type-41 alcohol license issued by the Department of Alcoholic Beverage Control for the on-site sale of beer and wine in conjunction with a bona fide eating place located at 910 Hamilton Road. Under this Type 41 license, the restaurant may offer alcoholic beverages as a component of the primary operations selling meals for consumption on the premises, as stated in the staff report, described in the applicant's business operational statement, and demonstrated on the Floor Plan on file with the Planning Division.
2. No outdoor service, sales, and/or consumption of alcoholic beverages is allowed.
3. Alcohol sales shall be limited to the hours of 8:00 AM to 10:00 PM. Modification to operating hours may be approved by the Community Development Director.
4. Signs shall be installed prior to alcoholic beverage service and remain posted on the main entrance (north) door leading to the exterior of the premises, indicating restrictions to areas for alcohol consumption, to the satisfaction of the Planning Division. Such sign shall read to the effect of "No Alcoholic Beverages Allowed Beyond This Point". All signage shall be displayed in accordance with Section 19.42 of the Duarte Development Code and shall be maintained in good condition.
5. Storefront windows at the north building elevation shall remain clear for visibility and safety purposes, except as otherwise allowed by permitted window signage, as regulated under Ch. 19.42 of the Duarte Development Code.
6. The business owner shall provide a Security Plan to the Community Development Department and Public Safety Department for review and approval prior to the City providing correspondence to the Department of Alcoholic Beverage Control informing them of the City's approval of the Conditional Use Permit. Said plan may require security monitoring, a sophisticated camera system, signage, operational contacts, and other requirements that ensure the property is properly monitored and actively managed by the business owner. Cameras shall be installed in locations throughout the property and buildings, as approved by the Community Development and Public Safety Departments. The security plan shall include details on a closed-circuit television system consisting of interior and exterior surveillance cameras and a digital video recorder (DVR) for recording surveillance camera footage. The security system hard drive shall save footage/data for a minimum of 30 days. The hard drive shall be locked, secured, and accessible only to the business owner and/or designees. All saved data shall be made available to the Public Safety Department and/or City personnel upon reasonable request. All components of the approved security plan shall be operational prior to implementing any new services allowed by this CUP and shall remain fully operational at all times. Any changes to the security system shall

require review from the Community Development Department and Public Safety Department prior to implementing.

7. Alcoholic beverage consumption, storage, service, and preparation area shall only be allowed in areas designated on the approved plans on file with the Community Development Department (Exhibit C of the Planning Commission Staff Report).
8. Incidental alcohol sales shall be limited to beer and wine only. All State of California Department of Alcoholic Beverage Control (ABC) laws and requirements shall be fully complied with. Such requirements shall become conditions of this approval.
9. The sale of alcohol shall remain as an accessory use to the establishment's primary use as a full-service restaurant. Service of lunch and/or dinner shall be available to guests for compensation during all hours of operation.
10. The applicant and successors shall operate the subject premises in a safe and sanitary manner at all times, including compliance with curfew and daytime loitering regulations pursuant to the provision of Section 9.56 of the Duarte Municipal Code (DMC). Problems or continued/repeated violations of any municipal, Health Code, or other violations associated with the sale of alcoholic beverages, conditions of approval, or any other governmental regulations, as determined by the City of Duarte, Los Angeles County Health Services Department, ABC, or Los Angeles County Fire Department, may be grounds for initiation of proceedings for the revocation of this Conditional Use Permit before the Planning Commission pursuant to Section 19.152.030 of the Duarte Development Code (DDC).
11. Prior to commencing alcohol sales, the applicant shall obtain the appropriate license from ABC, comply with all of the licensing requirements, and provide evidence of said license to the Planning Division. In the event that there is a conflict between the conditions imposed by the City as part of this Conditional Use Permit approval and those imposed by ABC in relation to the Type-41 license, the more restrictive provisions shall apply.
12. All employees serving or selling alcohol shall be required to participate in an alcohol sales training program prior to serving/selling alcohol. The alcohol sales training program shall include a component related to age verification to prevent the unlawful sale of alcohol to minors. All employees serving or selling alcohol shall verify the age of any patron appearing to be thirty (30) years old or younger. Contact the ABC district office for more information on alcohol sales training programs and materials. Satisfactory proof of completion of the alcohol sales training materials provided by ABC shall be provided to the City prior to sales of alcoholic beverages. The applicant shall also provide current proof of employee training certifications within twenty-four (24) hours of City request.
13. All laws of the Alcoholic Beverage Control Act, as defined by Division 9 of the California Business Professions Code, shall be complied with at all times. Should at any time the Alcoholic Beverage license issued to the applicant be revoked for any purpose, this Conditional Use Permit shall become invalid.

14. All signage related to alcohol sales and/or consumption shall be displayed in accordance with the laws and requirements of ABC.
15. Recorded music, noise-generating equipment, or any other business activities shall be operated at reasonable audible levels, not to exceed City Noise Regulations outlined in Chapter 9.68 of the Duarte Municipal Code or be detrimental to the operations of adjoining businesses. Furthermore, music shall not be played at a volume that is audible outside the business. In no case shall live music or DJ's be permitted in association with this business.
16. Outdoor speakers or other exterior audible devices are prohibited, unless approved by the Community Development Director.
17. In the event of substantiated noise issues, the Community Development Director may require the applicant to pay for the preparation of a noise study, prepared by a professional noise or acoustics consultant of the City's selection. Adherence to the study's recommendations will be required of the applicant. Failure to promptly comply with this requirement will result in a modification/revocation hearing before the Planning Commission.
18. Approval of a conditional use permit is required for any business that operates between the hours of 12:00 a.m. (midnight) and 6:00 a.m.
19. Any signage associated with the business is not included as part of this approval; a separate review and approval process will be required for all proposed signage. All signage shall comply with the Sign Guidelines of the Duarte Development Code.
20. Any outdoor storage associated with this use is prohibited.
21. Operations shall be conducted in a manner that does not create a nuisance. Any such nuisance must be abated immediately upon notice by the City.
22. Any expansion or modification to the approved use authorized as part of Conditional Use Permit 25-02 shall require an application for the modification of the existing permit, or an entirely new Conditional Use Permit.
23. A new or modified conditional use permit will be required at the time of change of business owner when the subsequent business owner/operator proposes changes to the area, configuration, or manner in which the original conditional use permit was approved.
24. The applicant must obtain Planning Division approval as well as Building & Safety Division approval and permits for any tenant improvements and other associated site improvements that may be involved with the proposed use.
25. This entitlement shall be contingent upon the privileges being utilized within twelve (12) months from the effective approval date. Discontinuance of the approved use for

twelve (12) consecutive months or more shall constitute an abandonment of the permits and the Conditional Use Permit shall become invalid.

26. The project shall comply with all the regulations of Chapter 19.12 (Commercial Zones) of the Duarte Development Code, including the intent and purpose, permitted uses, development standards, and any other applicable sections.
27. The decision of the Planning Commission may be appealed to the City Council within 15 days from the date of the approval letter. Said appeal must be in writing and filed with the City Clerk's office (DMC 19.144) and include all associated fees. The written appeal shall include reasons for the appeal.
28. The CUP may be called for review or revocation at any time by City Staff, City Council, or Planning Commission if a violation of the approved conditions is alleged, or if it is alleged that the business, or its patrons, are creating a public nuisance, as substantiated by the LA County Sheriff's Department, Public Safety Department, or any other City Department. The applicant and successors shall operate the subject premises in a safe and sanitary manner at all times. Such review of the CUP may include any remedy available to the City that will prevent negative impacts on the property and surrounding developments. Problems or continued/repeated violations of any Municipal Code, conditions of approval or any other governmental regulations may be grounds for initiation of proceedings for the revocation of this CUP before the Planning Commission pursuant to Section 19.152.030 of the Duarte Development Code.
29. That by acceptance of the approval of the project by the City, the applicant shall defend, indemnify and hold harmless the City of Duarte and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers and employees to challenge, set aside, void or annul the approval of the project or from any other action pertaining to this application or the granting of approval which may be brought within the time period provided for such actions or challenges under applicable law.

Tiza, Inc.
DBA: EL PICOSITO MEXICAN FOOD
910 Hamilton Rd
Duarte, CA 91010

April 10-2025

RE: PROJECT DESCRIPTION/CONDITIONAL USE PERMIT

Permit for On-site Alcohol Sales

CITY OF DUARTE

1600 HUNTINGTON DRIVE

DUARTE CA 91010

PLANNING DIVISION

I Oscar H. Cuellar, respectfully request a Conditional Use Permit for El Picosito Mexican Food, to allow my Restaurant to serve Beer and Wine. Our establishment is dedicated to serving the community with authentic Mexican cuisine that embodies traditional home-style cooking.

El Picosito Mexican Food aims to be a welcoming restaurant for all individuals and families, providing a comfortable environment where customers can enjoy quality meals at affordable prices. We pride ourselves on using fresh ingredients and traditional recipes, ensuring that each dish is made with care and authenticity. Our menu features a variety of traditional Mexican dishes, including enchiladas, burritos, tacos, tortas, and flavorful combos served with rice, beans, and salad, all designed to deliver a taste of Mexico that everyone can enjoy.

We understand that some clients prefer to enhance their dining experience with a beverage, so we will want to offer a selection of beer and wine to complement our authentic dishes. We are applying for ABC 41 - On-Sale Beer and Wine-Eating Place license; the application for ABC has been submitted and is in process, and we anticipate obtaining it following the City of Duarte's approval.

Page 1 of 3

The Beer and Wine will be served by our server staff in glassware, however if the customer wants the Beer can be serve on the original container. All drinks will be for consumption inside the premises. No alcohol will be sold to go.

To ensure the safety and security of our establishment and patrons, we will implement a Cloud-based security camera system. This system will include 5 security cameras installed inside and 2 security cameras on the exterior. The footage will be downloaded and saved in the cloud allowing us to monitor activity and enhance the safety of our customers and staff.

Moreover, we are committed to preventing unauthorized alcohol takeout. We will display clear signage throughout the establishment to inform customers about our policy against leaving with alcohol, ensuring compliance and safety. Additionally, our staff will be trained to monitor alcohol consumption and enforce this policy effectively.

The issuance of another license for our restaurant is justified for several reasons. First, the area has seen a growing population that craves diverse dining options, providing a significant market for a restaurant focused on traditional Mexican cuisine. Current establishments may not fully meet the demand for authentic flavors and home-style cooking.

Furthermore, our restaurant will contribute to the local economy by creating several new jobs, enhancing employment opportunities for community members. We will also support local suppliers by sourcing fresh ingredients, fostering a sustainable relationship with nearby businesses.

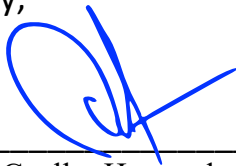
Finally, Taqueria El Picosito aims to foster a sense of community by providing a dining venue that encourages social gatherings and family meals, enriching the neighborhood's cultural and social fabric.

Our restaurant will operate every day of the week from 8:00 AM to 10:00 PM, allowing us to serve breakfast, lunch, and dinner to accommodate the diverse schedules of our patrons. We have planned staffing for the restaurant, employing seven dedicated team members who will work in two shifts: the first shift from 7:00 AM to 3:00 PM and the second shift from 3:00 PM to 10:00 PM. This will ensure that we meet the needs of our customers while maintaining a high level of service throughout our operating hours.

We believe that our business will not only contribute positively to the local economy but also enhance the dining options available to residents and visitors alike. We appreciate your consideration of our application for the Conditional Use Permit and look forward for the opportunity to serve our community through El Picosito Mexican Food.

Thank you for your time and attention.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Oscar H. Cuellar Hernandez', written over a horizontal line.

Oscar H. Cuellar Hernandez/President
Direct Phone Number: 714-715-0064

- A. THIS PROJECT SHALL COMPLY WITH THE TECHNICAL REQUIREMENTS CONTAINED IN THE 2022 BUILDING CODE, 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 MECHANICAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA ENERGY CODE AND THEIR AMENDMENTS, INCLUDING CALIFORNIA STATE LAW.
- B. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.
- C. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (A.I.A. LATEST EDITION) ARE A PART OF THESE CONTRACT DOCUMENTS. A COPY IS ON FILE AT THE ARCHITECT'S OFFICE.
- D. DUE TO THE NATURE OF THE WORK, ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION OF ANY ITEM. FAILURE TO ADHERE TO THIS PROCEDURE SHALL PLACE FULL RESPONSIBILITY FOR ANY ERRORS DIRECTLY UPON THE CONTRACTOR.
- E. INFORMATION CONCERNING EXISTING BUILDING STRUCTURE, SIZE, LOCATION OF EQUIPMENT, FINISHES, ETC. WAS OBTAINED FROM VARIOUS PLANS FOR CONSTRUCTION OF THE EXISTING BUILDING. EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT EXISTING CONDITIONS, HOWEVER ALL WORK MUST BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR VERIFICATION AND/OR CORRECTION.
- F. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO STARTING WORK.
- G. ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT, IN WRITING, PRIOR TO INSTALLATION.
- H. THE GENERAL CONTRACTOR SHALL USE EXTREME CAUTION IN DEMOLITION OF EXISTING CONSTRUCTION. ANY ITEM STRUCTURAL IN NATURE AND SCHEDULED FOR DEMOLITION IN THIS DRAWING BUT NOT IDENTIFIED AS STRUCTURAL IN NATURE SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO DEMOLITION. BY FAILURE TO DO SO, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH ACTION.
- I. G.C. IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THE PROJECT. THIS INCLUDES, BUT IS NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, FIRE SPRINKLER, HOOD ANSUL, OR OTHER RELATED FIRE PERMITS, ENCROACHMENT PERMIT, ETC. OWNER WILL PAY FOR "CONNECTION FEES" ASSOCIATED WITH UTILITY PERMITS. OWNER IS REQUIRED TO PAY FOR TEMPORARY FACILITIES FEES AS REQUIRED TO COMPLETE THE WORK IN A TIMELY MANNER.
- J. G.C. SHALL PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED DRAWING SET AT TIME OF CONSTRUCTION.
- K. THE CONTRACTOR SHALL SHORE AND/OR UNDERPIN EXISTING WORK AS REQUIRED TO SAFELY INSTALL NEW WORK. THIS WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND NO ACT, DIRECTION OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT SHALL CHANGE OR AFFECT THE CONTRACTOR'S RESPONSIBILITY IN THIS MATTER. DEFLECTION OF EXISTING TO BE LIMITED TO 1/8" IN ORDER TO MAINTAIN INTEGRITY OF STRUCTURE.
- L. SCOPE OF WORK AND SPECIFICATIONS DOCUMENTS ARE INCLUDED AS CONTRACT DOCUMENTS FOR THIS PROJECT. IF THEY HAVE NOT BEEN PROVIDED TO YOU FOR THIS PROJECT PLEASE ASK THE OWNER OR THE OWNER'S REPRESENTATIVE FOR A COPY OF THE APPLICABLE SECTIONS.
- M. ALL MATERIALS STAGED TO BE USED FOR CONSTRUCTION SHALL BE PROTECTED FROM EXCESSIVE MOISTURE IF THEY ARE EXPOSED TO MOISTURE THEY SHOULD BE ADEQUATELY DRIED BEFORE ENCAPSULATED INTO THE BUILDING.
- N. ALL PAINTS, ADHESIVES, COATINGS AND SEALANTS USED INSIDE THE BUILDING SHALL HAVE A LOW VOC CONTENT. NO PROPOSED CHANGE TO EXISTING BUILDING FOOTPRINT.
- O. CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO AUTHORITY HAVING JURISDICTION INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC 1709.1.

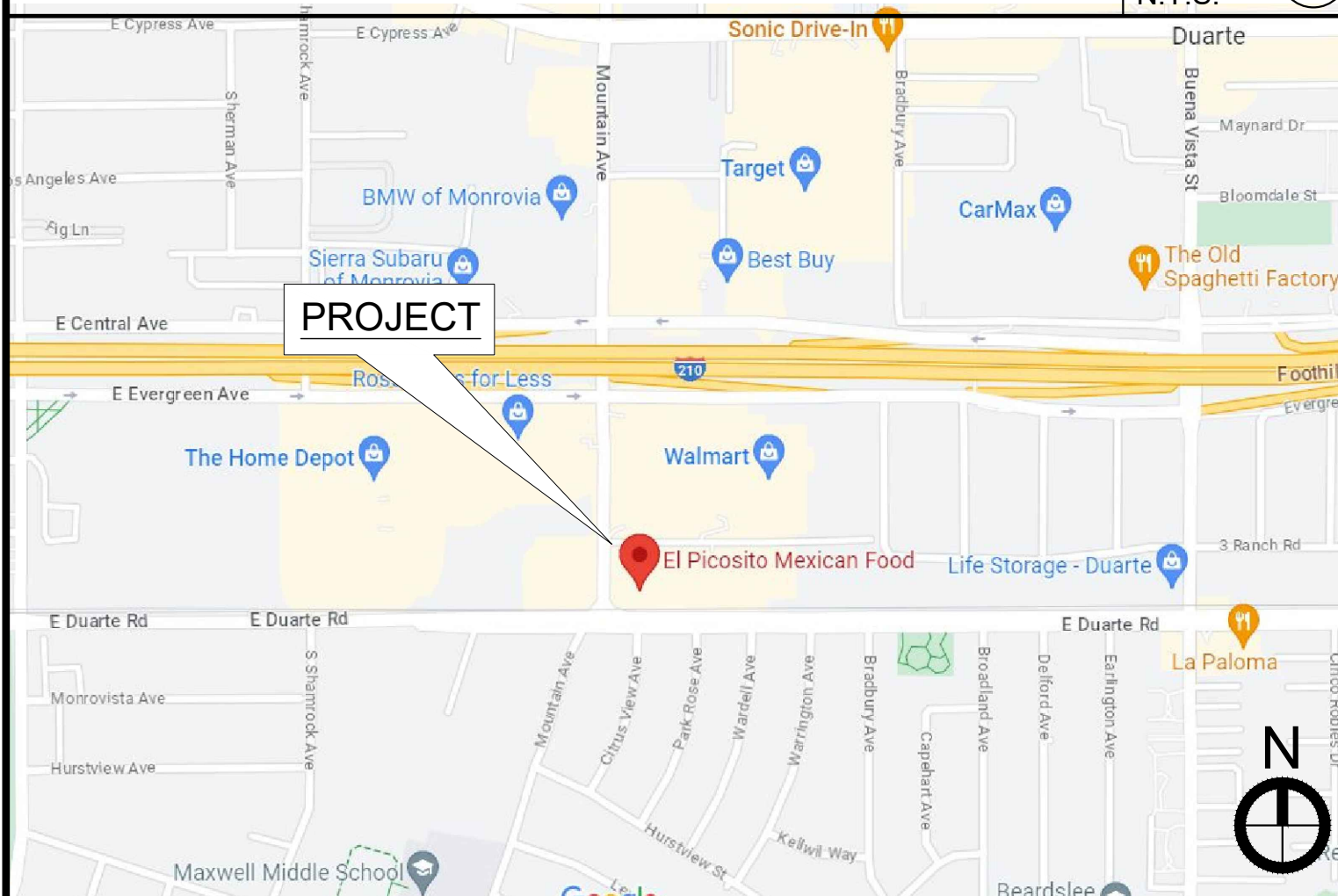
GENERAL NOTES

SCALE N.T.S. 15

- A-0.0 COVER SHEET
- A-1.0 FLOOR PLAN / EQUIPMENT SCHEDULE / DOOR SCHEDULE

SHEET INDEX

SCALE N.T.S. 14



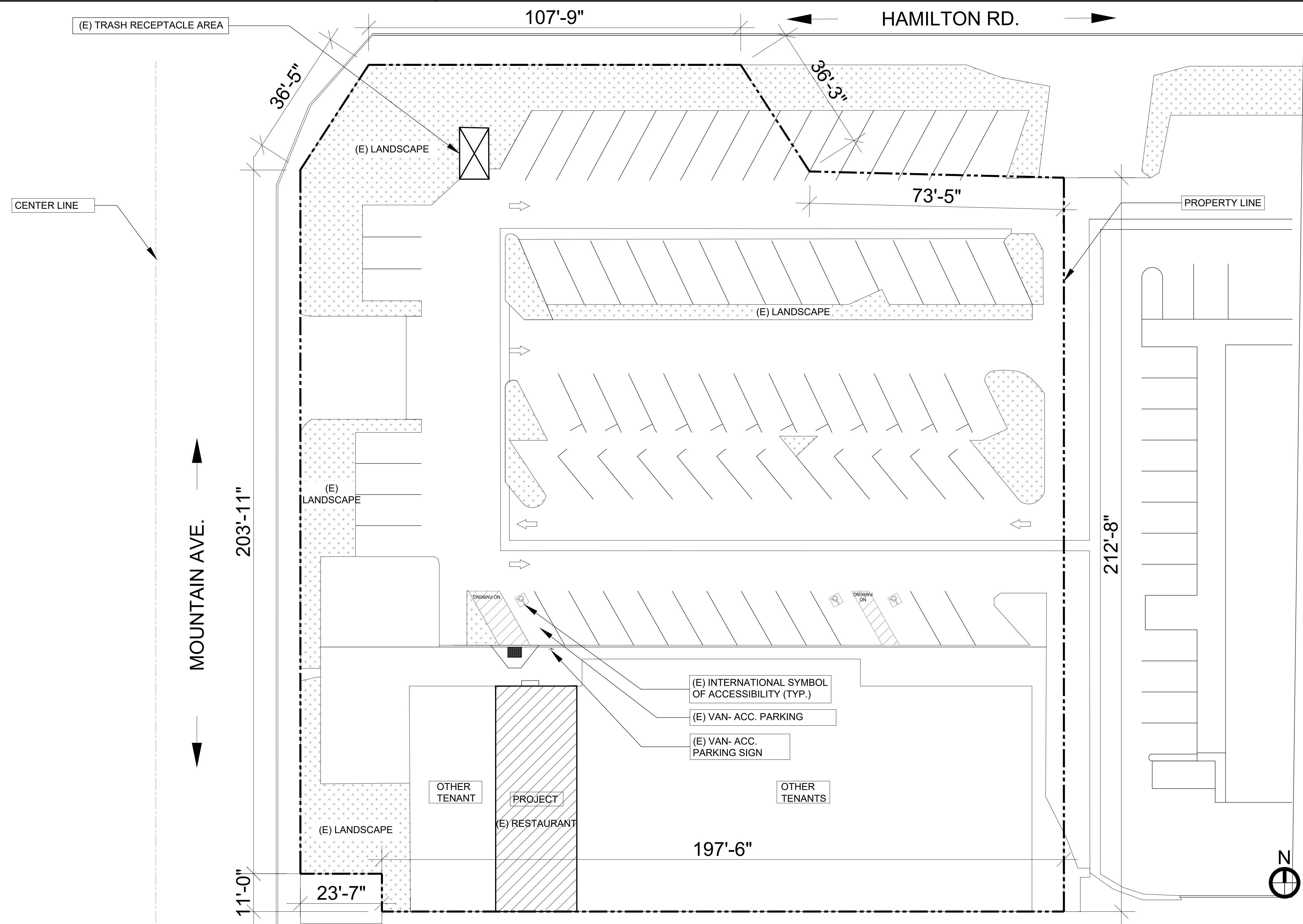
VICINITY MAP

SCALE N.T.S. 13

PROJECT ADDRESS: 910 HAMILTON RD, DUARTE, CA 91010
 PROJECT DESCRIPTION: CONDITIONAL USE PERMIT APPLICATION FOR AN EXISTING RESTAURANT
 ASSESSOR PARCEL NO.: 8528-016-043
 FIRE SPRINKLERED: NO
 NUMBER OF STORIES: 1
 LOT SIZE: 50,965 S.F. TOTAL NUMBER OF PARKING: 73 (INCLUDING 3 ACC. PARKING)
 BUILDING AREA: 12,336 S.F. TOTAL NUMBER OF SEATS:
 (E) RESTAURANT AREA: 1,499 S.F. INDOOR AREA: 36 SEATS
 OCCUPANCY GROUP: B
 CONSTRUCTION TYPE: V-B

PROJECT SUMMARY

SCALE N.T.S. 4



SITE PLAN

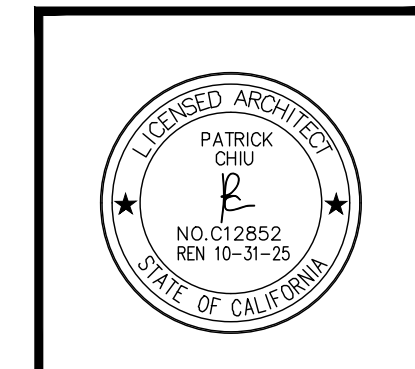
SCALE 1/32"=1'-0" 1



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No.	Date	Revision
1	02/19/2025	CUP REV
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

EL PICOSITO MEXICAN FOOD
 (CONDITIONAL USE PERMIT APPLICATION)
 910 HAMILTON RD., DUARTE, CA 91010



Date: --/--
 Dwg. No.:
 Drawn By:
 Checked By: MJ
 Scale: AS SHOWN

Title: COVER SHEET
 Sheet No. A-0.0



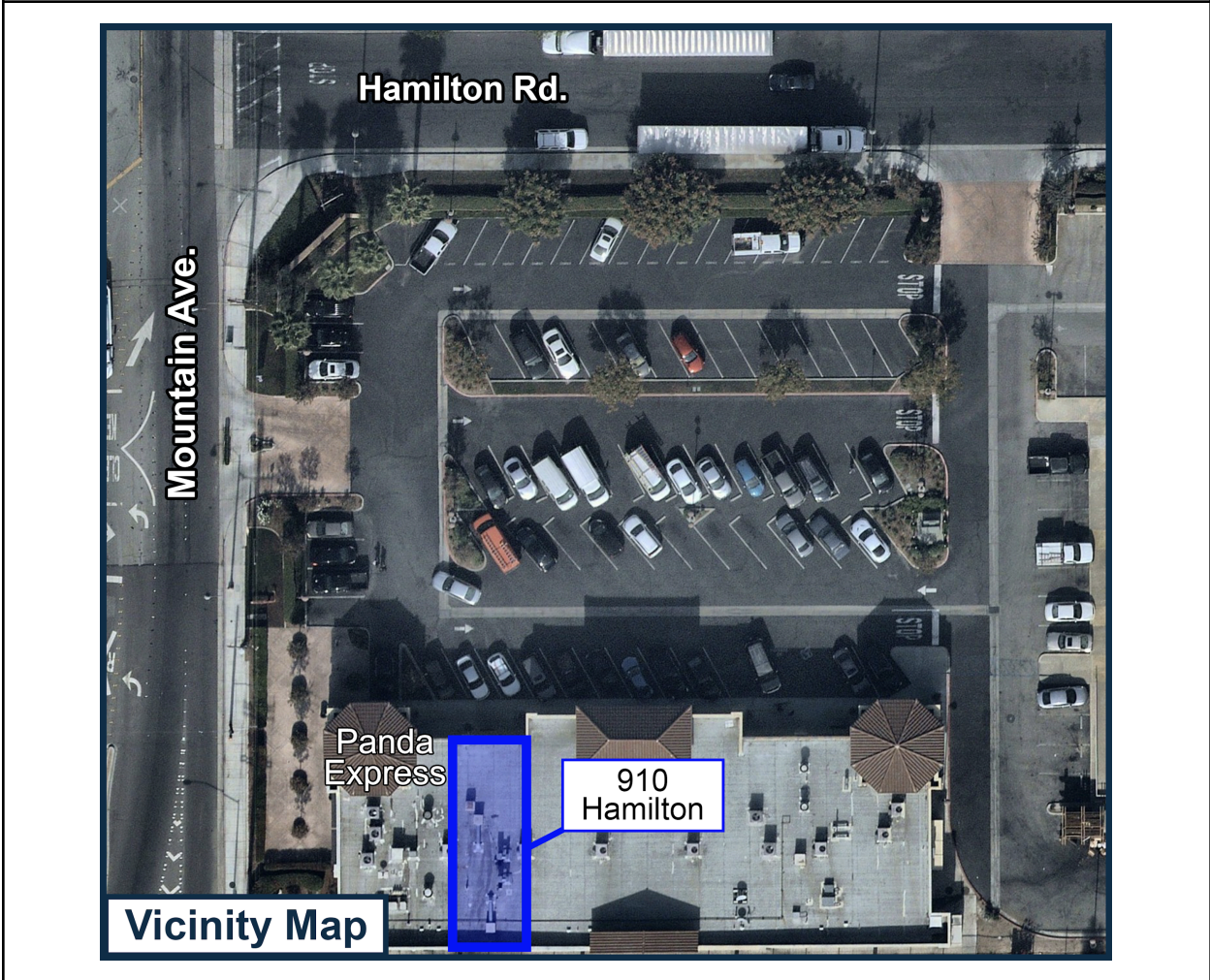
City of Duarte
Community Development Department

EXHIBIT D
VICINITY MAP AND SITE PHOTOS

PROJECT AND SURROUNDING ZONING

<u>Subject Property:</u>	C-G, Commercial-General
<u>North:</u>	SP, Specific Plan
<u>South:</u>	R-1, Single-Family Residential
<u>East:</u>	C-G, Commercial-General
<u>West:</u>	Commercial (Monrovia)

SUBJECT PROPERTY - AERIAL





City of Duarte
Community Development Department

Subject Tenant Space
El Picosito Mexican Food



North of Subject Property
(Walmart Parking Lot)





City of Duarte
Community Development Department

South of Subject Property
Single-Family Residential South of Duarte Rd.



East of Subject Property





City of Duarte
Community Development Department

Existing Interior



City of Duarte

ABC LICENSE MAP May 2025



SYMBOL	LICENSE TYPE	BUSINESS
	Type 9 Beer & Wine Importer	D'Aquino Italian Importing Co.
	Type 12 Distilled Spirits	D'Aquino Italian Importing Co.
	Type 14 Public Warehouse	Vinvision Trucking
	Type 17 Beer & Wine Wholesaler	D'Aquino Italian Importing Co.
	Type 18 Distilled Spirits Wholesaler	D'Aquino Italian Importing Co.
	Type 20 Off-Sale Beer & Wine	D'Aquino Italian Importing Co. ARCO AM PM 7 Eleven (x3) Duarte Universal Tropicana Market

SYMBOL	LICENSE TYPE	BUSINESS
	Type 21 Off-Sale General	Duarte Liquors CVS Pharmacy Walmart Target Smart & Final Grocery Outlet
	Type 41 On-Sale Beer & Wine Eating Place	Charm-Thai Cooking California Skewers Young's Gourmet Sushi Fire La Patrona El Salvadoreno Grano Heemo Sushi Redwood Pizza Westminster Gardens Koki+Ku Japanese
	Type 47 On-Sale General Eating Place	Old Spaghetti Factory Duffers Bar & Grill Cabreras Mexican Cuisine Hope Village Hotel Royal Oaks Manor
	Type 48 On-Sale General Public Premises	Route 66 Roadhouse & Tavern
	Type 51 Club	Duarte Elks Lodge
	Type 58 Caterer's Permit	Route 66 Roadhouse & Tavern Duarte Elks Lodge Duffers Bar & Grill California Skewers Hope Village Hotel