



STAFF REPORT

CONDITIONAL USE PERMIT NO. 25-10

TO:

Planning Commission

FROM:

Community Development Department

DATE:

January 21, 2026

CASE NO.:

Conditional Use Permit ("CUP") No. 25-10
(CEQA Exemption Section 15301 - Class 1, Existing Facilities)

REQUEST:

To change the current on-site Type 41 alcohol license (On-Sale Beer & Wine – Eating Place) to a Type 47 alcohol license (On-Sale General – Eating Place) within an existing sit-down restaurant and future expansion area, at 2909 Supply Avenue in the City's Heavy Manufacturing ("M-2") zoning district (hereinafter, the "Project").

LOCATION:

2909 Supply Avenue
Commerce, CA 90040
(APN: 6354-021-060)

APPLICANT:

Dirt Dog, Inc.

REPRESENTATIVE:

Timothy Cam (Owner)
2909 Supply Avenue
Commerce, CA 90040

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission of the City of Commerce ("Planning Commission") take the following actions:

- 1) Adopt Resolution No. 25-23, approving Conditional Use Permit No. 25-10 to change the current on-site Type 41 alcohol license (On-Sale Beer & Wine – Eating Place) to a Type 47 alcohol license (On-Sale General – Eating Place) within an existing sit-down restaurant and future expansion area, finding the project consistent with the Commerce Municipal Code ("CMC"), the General Plan, and compatible with surrounding uses; and
- 2) Direct staff to file a Notice of Exemption pursuant to CEQA for the Project.

PUBLIC HEARING NOTICE:

The public hearing notice was published in the Los Cerritos News on December 5, 2025, and mailed to property owners within 1,000 feet of the project site.

ATTACHMENTS:

- A) Plans
- B) Draft Resolution PC 25-13
- C) Notice of Exemption

LAND USE, ZONING AND APPLICABLE REGULATIONS:

Project Site - Land Use & Applicable Regulations	
General Plan Designation:	Industrial
Zoning:	Heavy Manufacturing (M-2)
Applicable Zoning Regulations:	<ul style="list-style-type: none">1.) Chapter 19.11 Manufacturing Zones.2.) Section 19.39.390 Conditional Use Permit.3.) Section 19.39.420 Required Findings.4.) Section 19.39.430 Conditions of Approval.

SURROUNDING ZONING AND LAND USES:

Direction	Zoning	Land Use
North	M-2	Industrial
South	M-2	Industrial
East	M-2	Industrial
West	M-2	Industrial

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000 et seq.) and its implementing regulations (14 Cal. Code of Regs. §§ 15000 et seq., the “CEQA Guidelines”), the City reviewed the environmental impacts of the proposed Project and has determined that the Project is exempt from CEQA under CEQA Guidelines Section 15301, Class 1 Categorical Exemption. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, or facilities involving negligible or no expansion of existing or former use. The proposed changes, as described for the Project, do not constitute a significant expansion of the current use and therefore qualify for the categorical exemption under CEQA. No additional environmental review is required for this Project.

DESCRIPTION OF PROPERTY

The subject property is located at 2909 Supply Avenue, on a 1.5-acre parcel within the M-2 zone. The site features a 36,167-square-foot industrial building that is currently used as both a warehouse and a sit-down restaurant. Dirt Dog, a sit-down restaurant, occupies approximately 6,032 square feet of the building, offering Los Angeles street food-style dining in a spacious indoor and outdoor setting.

BACKGROUND:

On July 19, 2023, the Planning Commission approved CUP No. 23-05 to allow on-sale beer and wine sales at an existing restaurant called Dirt Dog at the Subject Property, which is owned and operated by Timothy Cam, CEO of Dirt Dog Inc. ("Applicant"). The restaurant area is approximately 6,032 square feet, complemented by an outdoor seating area of roughly 760 square feet, as indicated in the plans. The Subject Property is also occupied by a warehouse operation called LA Crafts. According to the Applicant, Dirt Dog has continued to operate Dirt Dog since 2023; however, due to the decline in patronage following the end of the pandemic, the restaurant has experienced a loss of customers. For this reason, the Applicant seeks to change his alcohol license type, expand his hours of operation, and operate an entertainment establishment in conjunction with the existing Dirt Dog restaurant.

On July 12, 2024, the Planning Division received an application from the Applicant to change the current on-site Type 41 alcohol license (On-Sale Beer & Wine – Eating Place) to a Type 47 alcohol license (On-Sale General – Eating Place) within the existing sit-down restaurant and future expansion area. This is the application that is being considered by the Planning Commission at this public hearing.

On June 24, 2025, the Applicant obtained a Temporary Use Permit ("TUP" No. 2025-025) to allow temporary entertainment uses in conjunction with his existing restaurant for a duration of 6 months with the possibility to extend the TUP for additional time, if needed. The Applicant has been hosting entertainment uses under this TUP without any public safety issues or nuisance activity.

The Applicant also submitted a Zoning Text Amendment ("ZTA") application to enable him to permanently operate an entertainment establishment at his property. On August 20, 2025, and September 17, 2025, the Planning Commission held public hearings to consider ZTA No. 25-04, allowing entertainment establishments in certain manufacturing zones in the City, including the Subject Property. On September 17, 2025, the Planning Commission voted 4-0-1 to recommend that the City Council approve ZTA No. 25-04. On October 28, 2025, the City Council voted 3-2 to approve ZTA No. 25-04.

The Applicant is working on submitting the required parking study, development agreement, and CUP to permanently allow entertainment uses at Dirt Dog.

In accordance with the CMC, a CUP is required for the issuance of on-sale alcoholic licenses in the City of Commerce. Beyond the City's discretionary review process, this application is also subject to approval by the California Department of Alcoholic Beverage Control (ABC), which holds the exclusive authority to grant, deny, suspend, or revoke alcoholic beverage licenses. For this project, the applicant is seeking a Type 47 alcohol license (On-Sale General – Eating Place) ABC.

ANALYSIS:

The Applicant seeks to change the current Type 41 alcohol license (On-Sale Beer & Wine – Eating Place) to a Type 47 alcohol license (On-Sale General – Eating Place), which would permit the sale of a full range of alcoholic beverages—including distilled spirits—within the restaurant and on the outdoor patio. The Type 47 alcohol license is to be used as a secondary use to the existing restaurant and the permitted outside seating area.

The current alcohol sales hours of operation are Sunday through Thursday, 10:30 a.m. to 10:00 p.m.; Friday and Saturday, 10:30 a.m. to 12:00 a.m. The proposed alcohol sales hours of operation are Sunday through Thursday, 10:30 a.m. to 10:00 p.m.; Friday and Saturday, 10:30 a.m. to 12:00 a.m.; and until 2:00 a.m., providing greater flexibility while enhancing the experience for patrons during lunch and dinner hours.

Expanded Restaurant/Alcohol Service Area

The Applicant is currently redesigning the floor plan to incorporate an entertainment establishment within the existing restaurant, enhancing the overall dining experience for customers. As the restaurant industry continually evolves to attract and retain patrons, the redesign will optimize the use of existing building areas to expand the restaurant. The entertainment establishment will occupy three sections of the current structure. One section, a 4,955 square foot lounge, will be converted for entertainment purposes. The second and third sections, located within the existing warehouse, will be 3,353 square feet and 2,371 square feet, respectively.

The approval of the entertainment establishment in the three expanded areas has not yet been presented to the Planning Commission, as the Applicant must first complete and submit a parking study and enter into a development agreement with the City. The Applicant is currently working on this study, along with the required development agreement and CUP with the City.

Once the Applicant submits a complete application for the entertainment establishment, the Planning Commission will review the application and make a recommendation to the City Council regarding the CUP and development agreement.

Required Parking

According to the Zoning Code, restaurants must provide one parking space for every four fixed seats. Based on the existing floor plan, the required parking is 43 spaces. Currently, the applicant is only changing the alcohol license type for the dining area. Therefore, this application does not trigger any additional parking.

The Applicant has been conducting temporary entertainment uses under the approved TUP. The temporary entertainment uses have been reviewed by all City Departments. To address parking needs for the temporary entertainment uses, the Applicant has proactively secured three off-site parking agreements with neighboring properties for additional event parking. Once the parking study, development agreement, and CUP for an entertainment establishment are approved by the City Council, the TUP requirement will be eliminated.

Additionally, the Applicant has submitted a comprehensive maintenance plan detailing procedures for cleaning both the parking lot areas affected by these agreements and adjacent right-of-way areas, ensuring a clean and orderly environment for visitors and the surrounding community.

CONCLUSION:

Staff recommends that the Planning Commission approve CUP No. 25-10 with the findings and the City's Conditions of Approval found in Attachment A.

Prepared by: Tierra West Advisors
Contract Planner

Reviewed by: Jessica Serrano
Director of Community Development

Reviewed by: Araceli Almazan
Deputy City Attorney