



# AGENDA

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## CITY OF HUNTINGTON PARK PLANNING COMMISSION

**Regular Meeting**  
**Wednesday, April 18, 2018 at 6:30 p.m.**

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

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the City Clerk's Office either in person at 6550 Miles Avenue, Huntington Park, California or by telephone at (323) 584-6230. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**NOTE:** Any person who has a question concerning any agenda item may contact the Community Development Department at (323) 584-6210. Materials related to an item on this agenda are available for inspection in the office of the Community Development Department at 6550 Miles Avenue, Huntington Park, California during the hours of 7:00 a.m. to 5:30 p.m., Monday through Thursday.

Assembly Bill No. 2674 amended several provisions of the Ralph M. Brown Act (Section 54950 et seq. of the Government Code) effective January 1, 1987. This bill prohibits the legislative body from taking any action on any item, which did not appear on the agenda, which was posted 24 hours prior to the Planning Commission meeting. If action is necessary on subject matter, which the public presents, the matter should be presented in writing to the Planning Division for placement on the agenda by Thursday noon prior to the next Planning Commission meeting.

### **CALL TO ORDER**

### **ROLL CALL**

Chair Vacant  
Vice Chair Eduardo Carvajal  
Commissioner Angelica Montes  
Commissioner Luz Gomez  
Commissioner Irving Pacheco

### **PLEDGE OF ALLEGIANCE**

### **PUBLIC COMMENT**

*For both open and closed session each speaker will be limited to three minutes per Huntington Park Municipal Code Section 2-1.207. Time limits may not be shared with other speakers and may not accumulate from one period of public comment to another or from one meeting to another. **This is the only opportunity for public input except for scheduled public hearing items.***

### **REORGINAZATION**

Annually Planning Commission shall choose one of its members to serve as Chair and one to serve as Vice-Chair for a one-year term.

Nominations for the selection of Chair

Newly-elected Chair calls for nomination for and selection of Vice-Chair

Comments by Planning Commission

### **CONSENT ITEMS**

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items prior to the time the Commission votes on the motion unless members of the Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for separate action.

1. Approval of Planning Commission Meeting Minutes:

1-1. Regular Meeting of March 21, 2018

### **REGULAR AGENDA**

1. **CASE NO. 2016-06 CUP – CONDITIONAL USE PERMIT** – A request for a time extension to a previously approved Conditional Use Permit (PC Case No. 2016-06) for the on-site sale of beer and wine in conjunction with a restaurant located at 2667 Florence Avenue, suite A, in the Downtown Specific Plan (DTSP) zone.

### **PUBLIC HEARING**

### **STAFF COMMENTS**

### **PLANNING COMMISSION COMMENTS**

### **ADJOURNMENT**

The City of Huntington Park Planning Commission will adjourn to the Regular Meeting on Wednesday, May 16, 2018 at 6:30 p.m.

I, Carlos Luis, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at City of Huntington City Hall and made available at [www.hpca.gov](http://www.hpca.gov) on the 12<sup>th</sup> of April 2018.

  
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Carlos Luis



# MINUTES

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## CITY OF HUNTINGTON PARK PLANNING COMMISSION

**Regular Meeting**  
**Wednesday, March 21, 2018 at 6:30 p.m.**

**Huntington Park City Hall**  
**2<sup>nd</sup> Floor Training/ Conference Room**  
**6550 Miles Avenue**  
**Huntington Park, California 90255**

Acting Chair Carvajal called the meeting to order at 6:30 p.m. PRESENT: Commissioner(s): Luz Gomez and Angelica Montes, (VACANCY). ABSENT: Commissioner Irving Pacheco.

STAFF PRESENT: Senior Planner Carlos Luis; Assistant Planner Susana Martinez; Attorney Vanessa Ibarra and Recording Secretary/City Clerk Donna Schwartz.

### **PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was led by Commissioner Montes.

**PUBLIC COMMENT** – None.

### **REORGANIZATION**

*Staff requested this item be tabled to next Planning Commission Meeting so that all Commissioners are present. Planning Commission concurred.*

Annually Planning Commission shall choose one of its members to serve as Chair and one to serve as Vice-Chair for a one-year term.

Nominations for the selection of Chair

Newly-elected Chair calls for nomination for and selection of Vice-Chair

Comments by Planning Commission

### **CONSENT ITEMS**

**Motion:** Commissioner Gomez motioned to approve consent items, seconded by Commissioner Montes. Motion passed 3-0-1, by the following vote:

ROLL CALL:

AYES: Commissioner(s): Gomez, Montes and Acting Chair Carvajal

NOES: Commissioner(s): None  
ABSENT: Commissioner(s): Pacheco

1. Approved Planning Commission Meeting Minute(s):

1-1. Regular Meeting of February 21, 2018

**PUBLIC HEARING**

1. **CASE NO. 2018-01 ZOA / SDR – ZONING ORDINANCE AMENDMENT / SIGN DESIGN REVIEW** – A request for Planning Commission approval of a Resolution recommending to the City Council the adoption of an Ordinance amending Chapter 5, Section 5-3.7 and Section 5-3.8 of the Downtown Huntington Park Specific Plan to included language allowing for additional roof signage; the approval of a Sign Design Review application allowing for the installation of new signage on an existing architectural feature to an existing building; and the adoption of an associated Negative Declaration for property located at 6400 Pacific Boulevard

Senior Planner Carlos Luis presented the item and provided a PowerPoint presentation

Acting Chair Carvajal asked the representative of the proposed project to speak on behalf of the proposed project.

Mr. Arturo Sneider, representative, provided a PowerPoint and spoke in support of the proposed project.

Acting Chair Carvajal opened public comment.

**Public Comment**

1. Sergio Infanzon, spoke in support of the proposed project.

Acting Chair Carvajal closed public comment.

**Motion:** Acting Chair Carvajal motioned to adopt PC Resolution No. 2018-01, recommending to the City Council the adoption of an Ordinance amending the Downtown Huntington Park Specific Plan and a Sign Design Review application in connection with property located at 6400 Pacific Boulevard within the Downtown Huntington Park Specific Plan Zone, seconded by Commissioner Montes. Motion passed 3-0-1, by the following vote:

ROLL CALL:

AYES: Commissioner(s): Gomez, Montes and Acting Chair Carvajal  
NOES: Commissioner(s): None

ABSENT: Commissioner(s): Pacheco

### **STAFF COMMENTS**

Senior Planner Carlos Luis introduced new Assistant Planner Susana Martinez.

### **PLANNING COMMISSION COMMENTS**

Planning Commissioner Montes, thanked staff for all their support, welcomed Ms. Martinez and looks forward to future projects.

Planning Commissioner Gomez, thanked staff for all their support, welcomed Ms. Martinez and excited for new projects.

Acting Chair Carvajal, welcomed Ms. Martinez, thanked everyone in attendance, acknowledged Mr. Snieder, representative of the proposed project thanking him for his support to the community, thanked staff for all their support and inquired on the new Costco coming in. Director of Community Development Sergio Infanzon stated the new Costco is coming along.

### **ADJOURNMENT**

At 6:58 p.m. Acting Chair Carvajal adjourned the City of Huntington Park Planning Commission to a Regular Meeting on Wednesday, April 18, 2018 at 6:30 p.m.

Respectfully submitted,

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Donna G. Schwartz, CMC  
Recording Secretary/City Clerk



# CITY OF HUNTINGTON PARK

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## PLANNING COMMISSION AGENDA REPORT

**DATE:** April 18, 2018

**TO:** Chairperson and Members of the Planning Commission

**ATTENTION:** Carlos Luis, Senior Planner

**FROM:** Juan Arauz, Associate Planner

**SUBJECT:** **PLANNING COMMISSION CASE NO. 2016-06 CUP  
(CONDITIONAL USE PERMIT)**

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**REQUEST:** A REQUEST FOR A TIME EXTENSION TO A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT (PC CASE NO. 2016-06) FOR THE ON-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH A RESTAURANT LOCATED AT 2667 FLORENCE AVENUE, SUITE A, IN THE DOWNTOWN SPECIFIC PLAN (DTSP) ZONE.

**APPLICANT:** Kevin Zhu & Xue Jiao Chen  
2667 Florence Avenue, Suite A  
Huntington Park, CA 90255

**PROJECT LOCATION:** 2667 Florence Avenue, Suite A

**BACKGROUND:** On March 16, 2016, the Planning Commission approved Resolution No. 2016-06 CUP, granting a Conditional Use Permit "CUP" for the on-site sale of beer and wine within a restaurant located at 2667 Florence Avenue, Suite A, in the DTSP Zone. Since receiving approval, Mr. Kevin Zhu (Applicant), has submitted his application to the California State Department of Alcoholic and Beverages Control (ABC) for beer and wine; however, the Applicant has not been able to successfully complete the process.

### **Extension Requests**

- ***First Extension***

On March 16, 2017, Planning staff received a written request from the Applicant requesting a time extension for

## PLANNING COMMISSION AGENDA REPORT

Time Extension: PC CASE NO. 2016-06 CUP

April 18, 2018

Page 2 of 2

PC Case No. 2016-06 CUP. According to the written request, the Applicant was still waiting for ABC to process his application. On March 29, 2017, the Planning Commission approved the Applicant's request for a one-year time extension to Case No. 2016-06 CUP. The Planning Commission extension for Case No. 2016-06 CUP expired on March 29, 2018.

- ***Second Extension***

On, March 29, 2018, Planning staff received a written request from the Applicant requesting a second time extension for PC Case No. 2016-06 CUP. According to the written request, the Applicant was out of the country due to a family emergency. While the Applicant was out of the country, he hired a consulting firm to process his ABC application. The Applicant's consultant has not obtained the ABC license.

The Applicant has retained the services of a new consultant and is in the process of preparing his ABC application through another consulting firm. As a result, he is requesting a second time extension to complete the process.

### **DISCUSSION:**

Per the HPMC Section 9-2.1110 (Time Extension), the Planning Commission may grant a time extension not to exceed one year increments. A time extension request shall be filed no later than ninety (90) days after expiration and for good cause. Prior to granting an extension, the Planning Commission shall ensure that the CUP complies with all current Code provisions. If granted, the CUP shall be extended from the date of expiration.

### **RECOMMENDATION:**

That the Planning Commission hear all testimony and **approve a time extension, not exceed one year, for PC Case No. 2016-06 CUP.**

### **EXHIBITS:**

- A: Planning Commission Resolution 2016-06B
- B: March 29, 2018 Time Extension Request
- C: Planning Commission Staff Report (without attachments)

**PLANNING COMMISSION RESOLUTION  
2016-06B**

**EXHIBIT A**

**CASE NO.** 2016-06 CUP



1 information relative to the proposed request; and

2 **WHEREAS**, the Planning Commission is required to announce its findings and  
3 recommendations; and

4 **WHEREAS**, on April 18, 2018, the Planning Commission approved a second one-  
5 year extension for Case No. 2016-06 CUP, extending the expiration date to April 18,  
6 2019.

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

10 **SECTION 1:** Based on the evidence in the Environmental Assessment  
11 Questionnaire, the Planning Commission adopts the findings in said Questionnaire and  
12 determines that the project, as proposed, will have no significant adverse effect on the  
13 environment and adopts an Environmental Categorical Exemption (CEQA Guidelines,  
14 Section 15301, Existing Facilities.

15 **SECTION 4:** The Secretary of the Planning Commission shall certify to the adoption  
16 of this resolution and a copy thereof shall be filed with the City Clerk.

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1 **PASSED, APPROVED, AND ADOPTED** this 18<sup>th</sup> day of April 2018, by the following

2 vote:

3 AYES:

4 NOES:

5 ABSTAIN:

6 ABSENT:

7 HUNTINGTON PARK PLANNING COMMISSION

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Chair

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14 ATTEST:

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18 Secretary

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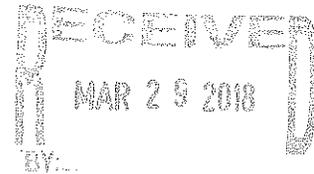
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**CUP 2016-06 TIME EXTENSION REQUEST  
MARCH 29, 2018**

**EXHIBIT B**

**CASE NO.** 2016-06 CUP



March 28, 2018

Planning Commission  
City of Huntington Park  
Community Development Department  
6550 Miles Avenue  
Huntington Park, CA 90255

RE: Request for Extension of Conditional Use Permit Number 2016-06

Dear Commissioners:

I am writing to request another extension to the above the Conditional Use Permit. During this past year, I was called out of the country several times due to a family emergency. Because of this, I hired a consulting company to handle the ABC application for me. Unfortunately, this company failed to prepare the paperwork and I have not been able to get a hold of them.

I am in the process of preparing the application now and am confident that I will have the application filed with ABC within the next three to four weeks.

Thank you for your consideration.

Sincerely,

  
Kevin Zhu

626 993 5583-

**PLANNING COMMISSION STAFF REPORT  
MARCH 29, 2017**

**EXHIBIT C**

**CASE NO.** 2016-06 CUP



# CITY OF HUNTINGTON PARK

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## SPECIAL PLANNING COMMISSION AGENDA REPORT

**DATE:** March 29, 2017

**TO:** Chairperson and Members of the Planning Commission

**ATTENTION:** Carlos Luis, Senior Planner

**FROM:** Juan Arauz, Associate Planner

**SUBJECT:** **PLANNING COMMISSION CASE NO. 2016-06 CUP  
(CONDITIONAL USE PERMIT)**

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**REQUEST:** A request for a time extension for a previously approved Conditional Use Permit (PC Case No. 2016-06) for the on-site sale of beer and wine in conjunction with a restaurant located at 2667 Florence Avenue, Suite A, in the Downtown Specific Plan (DTSP) Zone.

**APPLICANT:** Kevin Zhu & Xue Jiao Chen  
2667 Florence Avenue, Suite A  
Huntington Park, CA 90255

**PROJECT LOCATION:** 2667 Florence Avenue, Suite A

**BACKGROUND:** On March 16, 2016, the Planning Commission approved Resolution No. 2016-06 CUP, granting a Conditional Use Permit "CUP" for the on-site sale of beer and wine within a restaurant located at 2667 Florence Avenue, Suite A, in the DTSP Zone. Since receiving approval, the Applicant has submitted his application to the California State Department of Alcoholic and Beverages Control (ABC) for beer and wine; however, the Applicant has not been able to successfully complete the process.

### **Extension Request**

On March 16, 2017, Planning staff received a written request from Mr. Kevin Zhu requesting a time extension for PC Case No. 2016-06 CUP. According to the written request, Mr. Zhu is still waiting for ABC to process his application.

**SPECIAL PLANNING COMMISSION AGENDA REPORT**

Time Extension: PC CASE NO. 2016-06 CUP

March 29, 2017

Page 2 of 2

**DISCUSSION:**

Per the HPMC Section 9-2.1110 (Time Extension), the Planning Commission may grant a time extension not to exceed one year increments. A time extension request shall be filed no later than ninety (90) days after expiration and for good cause. Prior to granting an extension, the Planning Commission shall ensure that the CUP complies with all current Code provisions. If granted, the CUP shall be extended from the date of expiration.

**RECOMMENDATION:**

That the Planning Commission hear all testimony and **approve a time extension, not exceed one year, for PC Case No. 2016-06 CUP.**

**EXHIBITS:**

A: Planning Commission Staff Report and Resolution from March 16, 2016

B: Time Extension Request