



MINUTES

CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION

Wednesday, October 19th 2022, at 6:30 p.m.

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

Chairperson Sanabria called the meeting to order at 6:30 p.m. PRESENT IN PERSON: Commissioner(s): Chair Jonathan Sanabria, Commissioner Angelica Montes, Commissioner Ricardo Barba-Ochoa. Commissioner Erika Nuno. PRESENT VIA ZOOM: None. ABSENT: Eduardo Carvajal.

STAFF PRESENT: Community Development Director, Steve Forster; Planning Division Manager, Luis Rodriguez. Assistant Planner, Jordan Martinez. Contract Planner, Christian Espinoza.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Chair Jonathan Sanabria.

PUBLIC COMMENT – None

CONSENT ITEMS – None

PRESENTATIONS

A. CASE NO. 2022-01 CUP/DP – CONDITIONAL USE PERMIT TRANSFER
Request for a conditional use permit transfer for the continued restaurant use at 6823 Seville Avenue.

Assistant Planner, Jordan Martinez introduced the item and presented a PowerPoint. He discussed the site description, project proposal and business operations, giving Planning Commissioners the opportunity to provide input and feedback on this proposal.

PUBLIC COMMENT:

Chairperson Jonathan Sanabria declared the public hearing/comment open and called for anyone wishing to speak for or against CASE NO. 2022-01 CUP/DP. Owner of the property, Maria Soledad Camelo (Marisol) came to the stand and shared her decision about opening her own business and submitted a letter to the Planning Commission requesting the approval of her business in Huntington Park. She mentioned that she is also a home property owner and has been very active in this City. She kindly asked Planning Commissioners to consider this as a business opportunity that will benefit many residents as well.

With no one coming forward to speak for or against Case No. 2014-06 CUP, Chairperson Sanabria declared public hearing closed. Motion by Chairperson Jonathan Sanabria, seconded by Commissioner Ricardo Barba-Ochoa, to APPROVE CASE NO. 2021-01 CUP/DP. Motion **passed 4-0-1**, by the following vote:

NOES: Commissioner(s): None

ABSENT: Commissioner(s): Commissioner Eduardo Carvajal

B. CASE NO. 2022-02 CUP/DP – CONDITIONAL USE PERMIT/DEVELOPMENT PERMIT – A request for a conditional use permit to allow development the use of a restaurant with drive-thru facilities located at 3480 E. Florence Avenue.

Contract Planner, Christian Espinoza introduced the item and presented a PowerPoint explaining the design, location, size and operating characteristics of the proposed use of the site. He mentioned that there are adequate provisions for public access, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

Chairperson Sanabria opened up for Commissioners to ask any questions to staff. Commissioner Nuno asked about the date of last permit to which Contract Planner Christian Espinoza replied the year is 1990. Commissioner Nuno then asked about any existing harmful substances for this site. Contract Planner Christian said there was a minor indication of PCE chemical (tetrachloroethylene) but it was not enough to be concern for commercial use.

Chairperson Sanabria asked if all residents next to the property were notified about a possible Drive-thru Starbucks being on this location. Contract Planner Christian replied there were letters mailed in early October to all residents within 300ft. of the site. Chairperson Sanabria expressed his biggest worry is about residents living right next to the site and asked if any red flags were risen about the business being open 24 hours and how that would benefit the neighborhood. Community Development Director, Steve Forster acknowledged Chairperson Sanabria's concerns and shared that from a business perspective, the proposed business required late night and early morning operations instead of 24-hour timeframe.

Chairperson Sanabria asked about the difference between the previously denied car wash business and the new proposed Starbucks at this same location. Community Development Director Steve Forster explained the difference between is that a car wash usually requires heavy machinery equipment that makes loud noises, such as, vacuums and air dryers. In contrast, Starbucks offers effectiveness by getting in and out with drink or food purchased and even offers a transparent business transaction, where every person goes in and pre-order through the Starbucks application.

Chairperson Sanabria asked staff if a traffic study was submitted and projected 10 years from now mentioning there will be a rail line located next to this location, which could affect the amount of traffic overall. Community Development Director responded that traffic studies were submitted and viewed by the City's engineer up to a TOD (Transit Oriented Development) standard. Starbucks being a more prominent development it might benefit residents, probably younger generations.

Community Development Director Steve Forster added that there is a potential banquet hall business coming next to this location.

Commissioner Nuno made a recommendation to change the location of the ordering window, explaining that given the location of it might cause issues with the queue. Community Development Director Steve gave an option for the ordering location push more on a 45-degree angle towards the corner of the street in order for the queuing vehicles not to become an issue. Original design had the building shifted 90 degrees, but they have been updated and in constant work between staff and applicant.

Commissioner Barba-Ochoa expressed his concerns about environmental study on the site. He asked if there was any consideration given to the number of ignitions that would be put out by vehicles. Community Development Director Steve Forster responded that staff has taken in consideration the proximity of existing roadways. He mentioned that there will be many vehicles queuing and a possible movement of the south wall for the traffic not to be an inconvenience. Commissioner Barba-Ochoa also shared his concerns with possible congested traffic due to future projects around the area that might affect daily operations of each business. Community Development Director Steve cumulative effects of developments and improvements of projects. He explained that the banquet hall that is a possible future business will be only a banquet hall not a restaurant, so it will mitigate needs for parking requirements.

Chairperson Sanabria asked if there is any guidance for light pollution. Community Development Director Steve Forster responded that an option could be to implement foot candles as safety standard for after hours as a safety standard. Commissioner Barba-Ochoa mentioned about the previous fuel gas station that was there and that it closed because of an underground fuel tank that exploded and requested for soil testing in order to be sure that the site is safe. Community Development Director Steve said that regulatory agencies are consulted for any findings of this matter and environmental compliance will be complete as well.

Commissioner Nuno shared her curiosity if there is any guidance or review of locations being open for 24-hours and spaces of this nature that we can look at and consider for conditional changes to permit. Community Development Director said the applicant can modify the options of the hour period for the proposed permit, but he is not aware of any comparisons on other similar proposed businesses.

PUBLIC COMMENT

Chairperson Jonathan Sanabria declared the public hearing/comment open and called for anyone wishing to speak for or against Case No. 2022-02 CUP/DP and invited the applicant to the podium.

Pedram Shokati, architect for the project presented, he is responsible for developing the business proposal. He mentioned that there has been a traffic study submitted and other measures may be implemented to moderate any traffic issues. He also mentioned that the 24-hour period can be reviewed and offered a different option for the business to be open from 4am to 12am. He also offered another option for light pollution, which is adding shield to the fixtures so they can direct the light toward the site and prevent the light to be transferred outside.

Chairperson Jonathan Sanabria said they are putting ultimatum about the site being open 24-hours. Architect Pedram Shokati mentioned that open hour period is crucial for the success of the business. Chairperson Sanabria then invited any Starbucks employee joined the meeting through Zoom, who might help with answering these questions.

Real Estate Manager for Starbucks Coffee Jim clarified many of the points mentioned. He accepted the fallback to come to an agreement for the open hours being from 4am to 12am midnight; he explained that most people get their coffee early in the morning and it helps the business to be successful. The property plan is a balance that has been changing to meet customer's needs.

Commissioner Barba-Ochoa asked is there any studies or research done into the quality of health of the residents of the communities and expresses his concerns about the city being rated with the fattest kids in the past. Real Estate Starbucks Manager Jim responded that they are not aware of any report or complaints about any health problems.

Resident Denise Romero requested Commissioners to deny the proposed project, stating that a new business coming to this location will directly affect the farmer's market on Salt Lake Park and residents. She also highlighted in regards about who would be buying Starbucks products and assured that this will not benefit residents in this City. She also affirmed that she was talking on behalf of herself and all her neighbors.

Chairperson Sanabria asked if the traffic is affected, what will happen to the proposed CUP. Community Development Director Steve Forster responded that if that would be the case then they would have the CUP to be modified. He then said that he motions in favor for this CUP for Starbucks to be open under the following conditions:

- Regular hours from 4:30am to 11pm (not 24-hours)
- Architectural changes about the light in order not to affect residents.

Chairperson Sanabria declared public comment closed and motioned in favor to approve CASE No. 2022-02, seconded by Commissioner Montes and Commissioner Nuno. Commissioner Ricardo Barba-Ochoa motioned against item.

Motion **passed 3-1-1**, by the following vote:

NOES: Commissioner(s): Commissioner Ricardo Barba-Ochoa

ABSENT: Commissioner(s): Commissioner Eduardo Carvajal

C. CASE NO. 2022-03 CUPTR – CONDITIONAL USE PERMIT TRANSFER – A request for a conditional use permit transfer for the continued Car Wash use at 3356 East Florence Avenue.

Contract Planner, Christian Espinoza introduced the item and presented a PowerPoint explaining the design, location, size and operating characteristics of the proposed use of the site.

PUBLIC COMMENT

Chairperson Sanabria declared the public hearing/comment open and called for anyone wishing to speak for or against CASE NO. 2022-03 CUPTR. Juan Carlos Martinez, applicant, came forward to speak in favor of this case and stated that he would work hard for the success of the business.

With no one else coming forward to speak for or against CASE NO. 2022-03 CUPTR, Chairperson Sanabria closed public hearing.

Motion: Commissioner Barba- Ochoa motioned in favor of approval, seconded by Commissioner Nuno. Commissioner Montes and Chair Jonathan Sanabria also motioned in favor of approval. Motion **passed 4-0-1**, by the following Vote:

NOES: Commissioner(s): None

ABSENT: Commissioner(s): Commissioner Eduardo Carvajal

RECEIVE AND FILE

1. Community Development Director, Steve Forster, introduced Rincon Consultants to present a PowerPoint with the most recent updates for Environmental Justice Element.
2. Assistant Planner, Jordan Martinez, gave a PowerPoint presentation about the General Plan Annual Progress Report (APR).

PLANNING COMMISSIONS COMMENTS

1. Commissioner Nuno asked about permanent environmental advisory committee and industrial pollution task force conditions for Environmental Justice Element. Community Development Director, Steve Forster, responded that both will be appointed by City Council along with Code Enforcement team. Commissioner Nuno then asked about a timeline for putting this item forward. Community Development Director, Steve Forster, replied it will take an approximate period from 18 months to 2 years.

2. Commissioner Nuno asked about safety measures around Randolph and Arbutus St. she mentioned that a report was completed and submitted about it and will like an update on this. Community Development Director, Steve Forster, responded he will get back to her individually.

Motion to Receive and File the reviewal of both staff presentations. Motion passed 4-0-1, by Planning Commissioners.

STAFF COMMENTS

Community Development Director, Steve Forster invited everyone to the grand opening of Target on November 1st.

PLANNING COMMISSION COMMENTS

1. Commissioner Erika Nuno expressed her gratitude to staff for exceptional work on putting presentations together.
2. Commissioner Barba-Ochoa. Thanked staff for their incredible work and said that even though Commissioners get a bit passionate about their opinions, the main goal is to have a positive outcome for the community. He also encouraged everyone to be aware of the water shortage.
3. Commissioner Angelica Montes expressed her gratitude to everyone's great work and hoped everyone to stay safe.
4. Chair Jonathan Sanabria. Thanked staff for the hard work and highlighted that the City's improvements are noticeable.

ADJOURNMENT

At 9:30 pm the City of Huntington Park Planning Commission was adjourned to a Regular Meeting on Wednesday, November 16, 2022 at 6:30 p.m.

Respectfully Submitted,



Steve Forster
Interim Community Development Director