



# MINUTES

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## CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION

Wednesday, January 18<sup>th</sup>, 2023, 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 6:32 p.m.

PRESENT IN PERSON: Commissioner(s): Chairperson Jonathan Sanabria, Commissioner Ricardo Barba-Ochoa. PRESENT VIA ZOOM: Commissioner Eduardo Carvajal, Commissioner Erika Nuno, Commissioner Angelica Montes.

STAFF PRESENT: Community Development Director, Steve Forster; Planning Division Manager, Luis Rodriguez. Associate Planner, Lemesis Quintero. Assistant Planner, Jordan Martinez.

### **PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was led by Chair Jonathan Sanabria.

### **PUBLIC COMMENT** – None

### **CONSENT ITEMS** – None

### **PRESENTATIONS**

CASE NO. 2021-04 CUP – CONDITIONAL USE PERMIT - A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE USE OF A COMMERCIAL KITCHEN IN A PORTION OF AN EXISTING BUILDING LOCATED AT 3355 EAST GAGE AVENUE, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.

Assistant Planner Martinez introduced the item and presented a PowerPoint presentation to the Commission. The presentation detailed the site description, project proposal, and business operations. Assistant Planner Martinez detailed the numerous violations on site consisting of multiple businesses with no active City of Huntington Park business license, no approved entitlements, and special events being held at the unpermitted banquet hall on site.

### **PUBLIC HEARING**

1. Cesar Zaldivar Motts, Executive Director at NewStart Housing Corporation spoke on behalf of Trio Community Meals foundation and explained that the NewStart Housing Corporation took over the building after Old Timers Foundation went bankrupt. Zaldivar Motts mentioned that the property has passed health and safety inspections and that Trio Community Meals provides about 35,000 meals

per week to low-income seniors. Zaldivar Motts asked for consideration in approving this permit to be able to continue serving the community.

2. Darren Donoway, Senior Services Director at Human Services Association (HSA) provided a brief background on the Human Services Association and said that they have the best intentions to serve seniors accommodating to their needs. Donoway mentioned that during the pandemic Trio Community delivered meals to about 12,000 individuals.
3. Ana Roberts, Vice President at Trio Community Meals provided a brief background on Trio Community Meals. Roberts states that Trio is a large company and has been in business for over 40 years with locations throughout the country. Roberts clarified that Trio Community is not involved with New Start Housing Corporation.
4. Joel Medina, Area Manager at Trio Community Meals showed some examples of the types of meals that are delivered to seniors. Medina spoke about the mission and his history with Trio Community Meals.

### **PLANNING COMMISSION QUESTIONS**

1. Commissioner Barba-Ochoa asked the applicant Ana Roberts if she was aware of the special events that took place involving live entertainment and dancing at the location and if the commercial kitchen was utilized at such events. Applicant Ana Roberts stated that the use of the kitchen is separate from that of the banquet hall and Trio Community Meals are the only one with access to the kitchen. Commissioner Barba-Ochoa asked about the refrigerated trailer located in the parking lot, to which the applicant responded that they were not aware they needed a permit for it. The applicant also mentioned that they have applied for business licenses and health permits with LA County.
2. Chairperson Sanabria asked the applicant why they moved their business to Huntington Park from Long Beach. The applicant responded that Trio Community Meals wanted to expand their location to help as many seniors as possible. Chairman Sanabria expressed his concern that the business is currently operating without an active business license and City review or approval. The applicant stated that during the COVID-19 pandemic, everything moved slower and she assumed she would be fine operating without an active business license. Additionally, Chairperson Sanabria asked the applicant if any of the other Trio Community Meals locations were located in the same building as a medical office to which the applicant answered that to her best knowledge no they are not.

Chairperson Sanabria declared the public hearing closed for CASE 2021-04 CUP CONDITIONAL USE PERMIT. Motion by Chairperson Jonathan Sanabria, seconded by Commissioner Ricardo Barba-Ochoa, to DENY CASE 2021-04 CUP. Motion **passed 5-0-0**, by the following vote:

AYES:	Commissioner(s):	Chairperson Jonathan Sanabria
		Commissioner Ricardo Barba-Ochoa
		Commissioner Angelica Montes,
		Commissioner Erika Nuno
		Commissioner Eduardo Carvajal

NOES: Commissioner(s): None

### **STAFF COMMENTS**

Community Development Director Forster provided updates on ongoing projects:

- Farmer Boys has started construction and is anticipated to open in early summer 2023.
- Raising Canes have submitted plans.
- Negotiations for the Ross Store on Gage Ave and Pacific Avenue were successful, and the project has been approved by City Council.

### **PLANNING COMMISSION COMMENTS**

1. Commissioner Nuno thanked the staff for the presentation and all the research that was done for this project. She expressed that it is very unfortunate that they need to shut down a business like this that provides such great services to the community and that this is being done to ensure that our community is safe and in compliance with all regulations.
2. Commissioner Carvajal thanked staff for providing the necessary information for them to make their decisions and looks forward to all projects to be completed in 2023.
3. Commissioner Barba-Ochoa. Thanked staff for their diligent work as always and encouraged the applicant to pursue their goal and continue working with the City.
4. Commissioner Angelica Montes thanked staff for the presentation and recommend the applicant continue pursuing their business following the City's regulations and protocols to be able to continue serving the community.
5. Chair Jonathan Sanabria. Thanked staff for the information provided and stated that he is looking forward to all the projects moving forward in a positive direction.

### **ADJOURNMENT**

At 7:39 pm the City of Huntington Park Planning Commission was adjourned to a Regular Meeting on Wednesday, February 15, 2023, at 6:30 p.m.

Respectfully Submitted,



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Steve Forster  
Community Development Director