



# MINUTES

---

## CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION

Wednesday, April 19<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 6:47 p.m.

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

PRESENT VIA ZOOM: None.

ABSENT: Commissioner Eduardo Carvajal,

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

### **PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was led by Chair Jonathan Sanabria.

### **PUBLIC COMMENT** – None

### **CONSENT ITEMS** – Approve Planning Commission Meeting Minutes:

1. Regular Planning Commission Meeting held on January 18, 2023

**MOTION:** Chairperson Jonathan Sanabria to approve Minutes, seconded by Commissioner Ricardo Barba-Ochoa. Motion passed 4-0-0, by the following vote:

<b>AYES:</b>	Commissioner(s):	Commissioner Ricardo Barba-Ochoa Commissioner Erika Nuno Commissioner Angelica Montes Chairperson Jonathan Sanabria
--------------	------------------	--

<b>NOES:</b>	Commissioner(s):	None
--------------	------------------	------

<b>ABSENT:</b>	Commissioner(s):	Commissioner Eduardo Carvajal.
----------------	------------------	--------------------------------

2. Regular Planning Commission Meeting held on February 15, 2023

**MOTION:** Chairperson Jonathan Sanabria to approve Minutes, seconded by Commissioner Ricardo Barba-Ochoa. Motion passed 3-0-1, by the following vote:

<b>AYES:</b>	Commissioner(s):	Commissioner Ricardo Barba-Ochoa Commissioner Erika Nuno Chairperson Jonathan Sanabria
<b>NOES:</b>	Commissioner(s):	None
<b>ABSENT:</b>	Commissioner(s):	Commissioner Eduardo Carvajal.

3. Regular Planning Commission Meeting held on March 15, 2023

**MOTION:** Chairperson Jonathan Sanabria to approve Minutes, seconded by Commissioner Ricardo Barba-Ochoa. Motion passed 3-0-1, by the following vote:

<b>AYES:</b>	Commissioner(s):	Commissioner Ricardo Barba-Ochoa Commissioner Angelica Montes Chairperson Jonathan Sanabria
<b>NOES:</b>	Commissioner(s):	None
<b>ABSENT:</b>	Commissioner(s):	Commissioner Eduardo Carvajal.

**PUBLIC HEARINGS**

1. **CASE NO. 2023-01 DA – DIRECTOR’S APPEAL – A REQUEST FOR THE PLANNING COMMISSION TO MODIFY THE DECISION OF THE COMMUNITY DEVELOPMENT DIRECTOR FOR MINOR DEVELOPMENT PERMIT (MDP) NO. 2022-106 FOR PROPERTY LOCATED AT 2701-2734 SLAUSON AVENUE, WITHIN THE COMMERCIAL GENERAL (CG) ZONE.**

Planning Manager, Luis Rodriguez presented a PowerPoint to the Commission. Planning Manager Rodriguez provided a brief history of the occurrences on the subject site and explained the legal non-conforming status of the property. During a fire that occurred on April 23, 2022, a wall facing Slauson Avenue endured severe structural damage. Action was not taken by the property owner within the 90-day timeframe established in the Huntington Park Municipal Code to maintain a non-conforming structure, therefore the non-conforming status was abandoned and the aforementioned wall facing Slauson Avenue must be rebuilt in compliance with the current development standards established in the Huntington Park Municipal Code.

Applicant's Attorney, Stephanie DeHerrera presented a PowerPoint to the Commission stating the appeal of the revocation of the Minor Development Permit for 2701 Slauson. Ms. DeHerrera provided background information on the site, including the size of the property, the history of previous fires on the property, and the percentage and cost of repairs needed.

Community Development Director, Steve Forster stated that this property has had multiple Code Enforcement violations dating from December 2022 up to March 2023 that had been documented which are relevant to the previous fire that occurred. Director Forster mentioned that the City has made a collaborative approach to enforce the municipal code.

With no more comments from Commission or staff, Chairperson Jonathan Sanabria motioned to Deny CASE NO. 2023-01 DA – DIRECTOR'S APPEAL, seconded by Commissioner Ricardo Barba-Ochoa. Motion passed 4-0-0, by the following vote:

<b>AYES:</b>	Commissioner(s):	Commissioner Ricardo Barba-Ochoa Commissioner Erika Nuno Commissioner Angelica Montes Chairperson Jonathan Sanabria
<b>NOES:</b>	Commissioner(s):	None
<b>ABSENT:</b>	Commissioner(s):	Commissioner Eduardo Carvajal.

**2. CASE NO. 2023-01 CUPTR – CONDITIONAL USE PERMIT TRANSFER – A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED LIQUOR STORE USE WITH THE GENERAL OFF-SALE OF BEER, WINE, AND DISTILLED SPIRITS ON PROPERTY LOCATED AT 6020 SANTA FE AVENUE, WITHIN THE COMMERCIAL GENERAL (CG) ZONE.**

Assistant Planner, Jordan Martinez presented a PowerPoint to the Commission describing the request for a Conditional Use Permit Transfer. The CUP transfer consists of a change of ownership of the existing liquor store, no change in layout or business operation is proposed.

Motion by Commissioner Ricardo Barba-Ochoa, seconded by Commissioner Erika Nuno, to Approve CASE NO. 2023-01 CUPTR – CONDITIONAL USE PERMIT TRANSFER. Motion passed 4-0-0, by the following vote:

<b>AYES:</b>	Commissioner(s):	Commissioner Ricardo Barba-Ochoa Commissioner Erika Nuno Commissioner Angelica Montes Chairperson Jonathan Sanabria
--------------	------------------	--

**NOES:**      Commissioner(s):      None

**ABSENT:** Commissioner(s): Commissioner Eduardo Carvajal.

3. CASE NO. 2023-01 CUP – CONDITIONAL USE PERMIT– A REQUEST FOR A CONDITIONAL USE PERMIT FOR THE OFF-SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING BUSINESS LOCATED AT 2550 SATURN AVENUE, LOCATED WITHIN DISTRICT C OF THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DTSP).

Assistant Planner, Jordan Martinez presented a PowerPoint to the Commission describing the request for a Conditional Use Permit. Assistant Planner Martinez described in detail that the current zoning designation of the subject site does not allow for the off-sale of beer and wine, therefore the required findings in support cannot be made. Assistant Planner Martinez stated that the current business has an active ABC license as a result of previous CUP transfers which were issued erroneously. The subject site has not had an active Conditional Use Permit since 2009.

On behalf of the applicant, Land Use Specialist Ariel Gutierrez approached the stand and expressed that the applicant is pleading before the Commission to grant the Conditional Use Permit for the off-sale of beer and wine. Mr. Gutierrez stated that the business owner is willing to comply with any city guidelines and regulations.

The current owner, Jaime Ugalde Jr., explained that he was not fully aware of the requirements and regulations when he bought the business due to miscommunication. Mr. Ugalde took responsibility for not following City regulations and stated his plea for approval of the Conditional Use Permit.

Motion by Commissioner Ricardo Barba-Ochoa, seconded by Commissioner Erika Nuno, to Deny CASE NO. 2023-01 CUP – CONDITIONAL USE PERMIT. Motion **passed 3-1-0**, by the following vote:

**NOES:**      Commissioner(s):      Commissioner Angelica Montes

**ABSENT:** Commissioner(s): Commissioner Eduardo Carvajal.

## **STAFF COMMENTS**

Community Development Director, Steve Forster invited Commission to the Art Walk happening on Sunday, April 23, 2023, at 11 am on Pacific Blvd. Director Forster provided an update on the Public Works construction project consisting of relining sewer and water lines and completing paving operations on Miles Avenue by Friday, April 21, 2023.

## **PLANNING COMMISSION COMMENTS**

1. Commissioner Barba-Ochoa thanked the staff for a great job presenting all items with difficult cases but with all the information needed to make decisions.
2. Commissioner Montes thanked the staff for putting on such a great presentation on the cases presented and shared her struggles with the traffic caused by the paving project on Miles Ave, but also grateful for the improvements happening in the City.
3. Commissioner Nuno expressed that it was a challenging night with conflicting emotions and sentiments for all decisions made, but thanked staff for the research and for making it clear for the Commission to see the bigger picture of each process.
4. Chair Jonathan Sanabria expressed it was a difficult night where hard decisions needed to be made, but thanked and appreciated the staff for being the face of the City.

## **ADJOURNMENT**

At 8:28 pm the City of Huntington Park Planning Commission was adjourned to a Regular Meeting on Wednesday, May 17, 2023, at 6:30 p.m.

Respectfully Submitted,



---

Steve Forster  
Community Development Director