



# MINUTES

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## CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION

Wednesday, May 17<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 6:30 p.m.

PRESENT IN PERSON: Commissioner(s): Chairperson Jonathan Sanabria, Commissioner Ricardo Barba-Ochoa, and Commissioner Eduardo Carvajal.

ABSENT: Commissioner Angelica Montes, and Commissioner Erika Nuno.

STAFF PRESENT: Community Development Director, Steve Forster; Planning Division Manager, Luis Rodriguez; Associate Planner, Lemessis Quintero.

### **PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was led by Chair Jonathan Sanabria.

### **PUBLIC COMMENT** – None

**CONSENT ITEMS** – The Approval of Planning Commission Meeting Minutes for April 19, 2023, was postponed for the next Planning Commission meeting in June.

### **PUBLIC HEARINGS**

1. **CASE NO. 2022-03 CONDITIONAL USE PERMIT (CUP) – A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE USE OF AN ADULT DAY CARE CENTER AT 6346 RUGBY AVENUE, WITHIN THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN – DISTRICT C (DTSP) ZONE.**

Associate Planner, Lemessis Quintero presented a PowerPoint to the Commission. Associate Planner Quintero provided a description of the subject property including proposed use, proposed tenant improvements, hours of operation, and modifications to the existing off-street parking lot.

Chairperson Jonathan Sanabria shared his concern about the modifications to the existing off-street parking lot and questioned how the significant reduction in parking spaces will affect the neighboring properties. Chairperson Sanabria asked if there are any company vehicles, to which Associate Planner Quintero responded that the applicant will be utilizing existing shuttle services such as ACCESS.

Community Development Director, Steve Forster stated that there are a few parking structures adjacent to the property including the Rugby Parking Structure, which has been approved by City Council for a lease agreement for private uses. If need be, this parking structure could be subleased by the applicant. Community Development Director Forster stated that since not all staff will be scheduled at the same time, the number of proposed off-street parking spaces should suffice.

Commissioner Ricardo Barba-Ochoa asked if there will be a limit to the number of hours a patient will be on-site and what the possible occupancy will be. Community Development Director Forster responded that prior to issuing a Certificate of Occupancy, LA County Fire Department and the Building and Safety Division will conduct a final walk-through to determine the occupancy load.

Commissioner Eduardo Carvajal asked the applicant when they intend to open the business to which the applicant's representative Mr. Nareg Khodadadi answered as soon as possible. Community Development Director Forster added that if approved this entitlement shall expire in the event it is not exercised within one year.

Commissioner Jonathan Sanabria asked if the proposed use will provide similar services to those that are already provided by other businesses, such as Meals on Wheels. The applicant's representative Mr. Nareg Khodadadi stated that the proposed use will provide Adult Day Care Center services no meal delivery services provided.

Community Development Director, Steve Forster recommended a 61<sup>st</sup> Condition of Approval to declare a five-year time frame on the approval. After five years the applicant will be required to return to the Planning Commission for review and renewal of the Conditional Use Permit.

With no more comments from Commission or Staff, Chairperson Jonathan Sanabria motioned to **Approve CASE NO. 2022-03 CONDITIONAL USE PERMIT (CUP)** with the inclusion of the 61<sup>st</sup> condition of approval declaring a five-year time frame on the approval, seconded by Commissioner Eduardo Carvajal. Motion **passed 3-0-0**, by the following vote:

AYES:	Commissioner(s):	Commissioner Ricardo Barba-Ochoa Commissioner Eduardo Carvajal Chairperson Jonathan Sanabria
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NOES:	Commissioner(s):	None
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## **STAFF COMMENTS**

Community Development Director, Steve Forster provided updates to the Commission. Community Development Director Forster stated that City Council is moving forward with the appeal process of the Planning Commission's decision on the commercial kitchen at 3355 Gage Ave. Community Development Director Forster updated the Planning Commission on a Pacific Boulevard status report brought to City Council which states that several businesses along Pacific Boulevard are not in compliance with the current Downtown Huntington Park Specific Plan. The Code Enforcement and Planning Divisions have been working diligently conducting extensive research on the business license status of these businesses. Community Development Director Forster concluded by reassuring the Planning Commission that there are many opportunities to turn Pacific Boulevard into a successful economic corridor.

## **PLANNING COMMISSION COMMENTS**

1. Commissioner Eduardo Carvajal thanked Community Development Director Forster for his great effort and ambition in shaping the outcomes of the City. He mentioned he has been a Huntington Park resident for a long time and is grateful for all the changes that have been made.
2. Commissioner Barba-Ochoa thanked staff for a great presentation and shared his feeling about Huntington Park being in a renaissance period and the great momentum of hard work being accomplished by the Community Development Department.
3. 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 7:48 pm the City of Huntington Park Planning Commission was adjourned to a Regular Meeting on Wednesday, June 21, 2023, at 6:30 p.m.

Respectfully Submitted,



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Steve Forster  
Community Development Director