



MINUTES

CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION

Wednesday, August 16th, 2023, at 6:30 p.m.

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

Commissioner Angelica Montes called the meeting to order at 6:35 p.m.

PRESENT IN PERSON: Commissioner Erika Nuno, Commissioner Ricardo Barba-Ochoa, Commissioner Angelica Montes, Chairperson Jonathan Sanabria, and Commissioner Eduardo Carvajal

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

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Commissioner Erika Nuno

PUBLIC COMMENT – None

CONSENT ITEMS – Approve Planning Commission Meeting Minutes:

1. Regular Planning Commission Meeting held on July 19, 2023

MOTION: Commissioner Ricardo Barba-Ochoa to approve Minutes, seconded by Commissioner Nuno. Motion **passed 3-0-2**, by the following vote:

AYES:	Commissioner(s):	Commissioner Ricardo Barba-Ochoa Commissioner Erika Nuno Commissioner Angelica Montes
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NOES:	Commissioner(s):	None
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ABSENT:	Commissioner(s):	Commissioner Eduardo Carvajal. Chairperson Jonathan Sanabria
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The Approval of Planning Commission Meeting Minutes for May 17 and June 21, 2023, was cancelled due to lack of quorum.

PRESENTATIONS

1. **CASE NO. 2023-02 CONDITIONAL USE PERMIT (CUP) – A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE EXPANSION OF AN EXISTING GROCERY STORE ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE FROM A TYPE 20 TO A TYPE 21 (OFF-SALE GENERAL LIQUOR) WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED AT 4135 SANTA ANA STREET WITHIN THE COMMERCIAL NEIGHBORHOOD (CN) ZONE.**

Associate Planner, Lemesis Quintero presented a PowerPoint to the Commission describing the request for a Conditional Use Permit to allow the expansion of an existing ABC Type 20 license to a Type 21 license at 4135 Santa Ana Street. Associate planner Quintero provided background information on the business and provided details related to the request including minor interior and exterior tenant improvements, no additional square footage proposed. The presentation included the environmental review and conditions of approval.

PUBLIC HEARING & QUESTIONS

Commissioner Angelica Montes asked if there is any signage identifying the location of the associated parking lot across the street. Applicant, Navsher Singh stated that there is no specific sign for the business in the parking lot.

Commissioner Barba-Ochoa stated that the current parking lot is situated in South Gate and asked if the applicant had to get permission to access the parking lot. Applicant Singh stated that the parking lot and building which the business is located in are owned by the same owner. Commissioner Barba-Ochoa then asked about the entrance through Santa Ana Street being the only entrance, to which applicant Singh said yes. Commissioner Barba-Ochoa mentioned residents living in that area and expressed his concern about parking issues that might appear in the future affecting these residents. Applicant Singh said that there will be no conflict with parking since they want to be good neighbors and not cause any trouble.

Commissioner Eduardo Carvajal expressed his concern about security, he asked about surveillance cameras being installed at the property. Applicant Singh said that they do have them installed, two cameras inside and two cameras outside the property, but if requested, they can add more cameras.

With no more comments from the Commission or Staff, Chairperson Sanabria, seconded by Commissioner Barba-Ochoa to **Approve CASE NO. 2023-02 CONDITIONAL USE PERMIT (CUP)**, seconded by Commissioner Ricardo Barba-Ochoa. Motion **passed 5-0-0**, by the following vote:

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

NOES: Commissioner(s): None

Community Development Director, Steve Forster gave a brief description of the remaining items on the agenda and mentioned that these items will be postponed for the next Planning Commission Meeting in September. Director Forster opened the public comment for any testimony on each item.

PUBLIC COMMENT

2. **CASE NO. CUP-2023-05 CONDITIONAL USE PERMIT (CUP) - A REQUEST TO REVIEW EXISTING CONDITIONAL USE PERMIT (PREVIOUSLY APPROVED AS CASE NO. 1299-CUP) FOR A NIGHTCLUB WITH ON-SALE OF BEER AND WINE IN CONJUNCTION WITH LIVE ENTERTAINMENT AND DANCING AT AN EXISTING BUSINESS LOCATED AT 6927 PACIFIC BOULEVARD, LOCATED WITHIN DISTRICT B - FESTIVAL OF THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DTSP).**

Martha Romero, a representative of the business owner spoke on behalf of the owner of 6927 Pacific Boulevard (Kalua's Night Club). Ms. Romero responded to concerns regarding noise concerns, she explained that the noise is not always emanating from Kalua's Nightclub. She stated that noise is coming from nearby nightclub, Ibiza.

3. **CASE NO. 2023-03 CONDITIONAL USE PERMIT TRANSFER (CUPTR) - A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED OPERATION OF AN AUTO REPAIR AND AUTOBODY SHOP ON PROPERTY LOCATED AT 6000 S. ALAMEDA STREET, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.**
4. **CASE NO. 2023-04 CONDITIONAL USE PERMIT TRANSFER (CUPTR) - A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED OPERATION OF AN AUTO DEALERSHIP AND SERVICE FACILITY ON PROPERTY LOCATED AT 6201 S. ALAMEDA STREET, WITHIN THE COMMERCIAL GENERAL (CG) ZONE**
5. **CASE NO. 2023-05 CONDITIONAL USE PERMIT TRANSFER (CUPTR) - A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED OPERATION OF AN AUTO DEALERSHIP AND SERVICE FACILITY ON PROPERTY LOCATED AT 6333 S. ALAMEDA STREET, WITHIN THE COMMERCIAL GENERAL (CG) ZONE.**

Property Owner, Nick Alexander expressed his sentiment of gratitude to the City of Huntington Park for a great business relationship that led to a successful partnership. Mr. Alexander shared how difficult it was for himself and his family to make the decision to sell the businesses.

RECEIVE AND FILE – No items to present.

STAFF COMMENTS

Director Forster provided brief updates regarding ongoing development projects:

- Farmer Boys is now open.
- Ross Stores on Pacific Blvd. has been open for over a month and is doing phenomenal business. The community has provided positive reviews.
- Raising Canes has broken ground. Construction activities have started.
- A Code Enforcement case was opened against the new Target for outside tarps, which is unacceptable.
- The large fire that occurred at St. Francis Family Health Center has been cleared and a white fence to allow developers to see the site.
- The General Plan update will be coming back to the Planning Commission in October.

PLANNING COMMISSION COMMENTS

1. Commissioner Barba-Ochoa thanked staff for such an incredible job with a detailed presentation. He thanked Director Forster for his great leadership and expressed his gratitude for the work he has done for the community.
2. Commissioner Carvajal thanked staff for the great work on improving the City's conditions. He expressed that he grew up in this City and he is pleased with its growth.
3. Commissioner Nuno shared the sentiment of her fellow commissioners. She thanked staff for going above and beyond to make the City a better place.
4. Commissioner Montes expressed her gratitude for everyone's great work and thanked the staff for putting on a neat and helpful presentation.
5. Chairperson Sanabria thanked staff for working through each project and for having detailed information that let the Commission make the right decisions.

ADJOURNMENT

At 7:50 p.m. the City of Huntington Park Planning Commission was adjourned to a Regular Meeting on Wednesday, September 20, 2023, at 6:30 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'S. Forster', with a large loop and a horizontal line extending to the right.

Steve Forster
Community Development Director