



# MINUTES

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## CITY OF HUNTINGTON PARK SPECIAL PLANNING COMMISSION

Wednesday, October 11<sup>th</sup>, 2023, at 6:30 p.m.

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

Chairperson Jonathan Sanabria called the meeting to order at 6:33 p.m.

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

ABSENT: Commissioner Eduardo Carvajal

STAFF PRESENT: Community Development Director, Steve Forster, and Planning Division Manager, Luis Rodriguez.

### **PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was led by Chairperson Sanabria.

**PUBLIC COMMENT** – None

**CONSENT ITEMS** – None

### **PRESENTATIONS**

1. **CASE NO. 2023-01 GENERAL PLAN AMENDMENT AND ZONING ORDINANCE AMENDMENT (GPA-ZOA) – CONSIDERATION AND RECOMMENDATION TO THE CITY COUNCIL TO ADOPT THE CITY OF HUNTINGTON PARK'S HOUSING ELEMENT UPDATE, HEALTH AND SAFETY ELEMENT UPDATE, LAND USE ELEMENT UPDATE, ZONING ORDINANCE AMENDMENT, AND ZONING MAP AMENDMENT FOR CONSISTENCY WITH THE GENERAL PLAN AMENDMENTS TO IMPLEMENT THE 2021-2029 HOUSING ELEMENT UPDATE**

Community Development Director Steve Forster introduced the consultant team of Rincon Consultants. Consultant Principal Kimiko Lizardi presented a PowerPoint to the Commission explaining the resolution and ordinance to adopt the Housing Element (2021-2029), Health and Safety Element, Amendments to the Land Use Element, and Ordinance Amending the Zoning Code and Zoning Map to implement the Housing Element. Ms. Lizardi provided information on the Updates to the City's General Plan, as well as Housing Element Goals, Housing Plan, and Transit Oriented Development (TOD).

Director Forster pointed out that the 10 Zoning Code Amendments aren't an effort to transfer the balance of power from the Planning Commission and/or City Council to a Department Head. Director Forster explained that these were negotiated and codified via state law in requirements for upcoming housing laws by the State. In the eyes of the State, this needs to be ministerial and done at a department level rather than go to formal hearings before the Planning Commission and/or the City Council.

Chairperson Jonathan Sanabria asked about section 4 of the Zoning Code Amendments (Removes constraints in existing zoning regulations to provide reasonable accommodations for housing designed for persons with disabilities).

Director Forster explained that there have been conversations with HCD regarding ADA applying to this section. The State of California is now trying to govern when exceptions take place, which is not the state's authority. The premise was that they wanted to take out the potential opportunity of having someone with disabilities explain this before a Planning Commission or a City Council.

Chairperson Jonathan Sanabria asked about churches and how to abuse their land in order to bring in some revenue. Director Forster said that there has not been a re-zoning of churches, but depending on what gets approved in the near future might change the course of development. Principal Consultant Lizardi mentioned that there is a passed state law that allows churches to build affordable housing so there was no need for re-zoning.

With no more comments from the Commission or Staff, Chairperson Sanabria, seconded by Commissioner Barba-Ochoa to **Approve CASE NO. 2023-01 GENERAL PLAN AMENDMENT AND ZONING ORDINANCE AMENDMENT (GPA-ZOA).** Motion **passed 4-0-1,** by the following vote:

**AYES:** 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

**PUBLIC COMMENT –** None

**RECEIVE AND FILE –** No items to present.

## **STAFF COMMENTS**

Director Forster invited the Planning Commission to take a tour and look at opportunity zones and economic development throughout the City. Director Forster explained that it would allow them to see what other departments in the City are doing in conjunction with capital improvement projects, street improvement projects, and what new stores and restaurants are coming into town. Director Forster said he could facilitate this in case the Planning Commission is interested.

## **PLANNING COMMISSION COMMENTS**

1. Commissioner Barba-Ochoa thanked staff and Rincon Consultant for their great work. Mr. Barba-Ochoa also said that even though the Housing Element is a huge project, he sees it as a big and positive challenge for the City.
2. Commissioner Nuno mentioned she feels privileged to be a part of the Planning Commission and said she is grateful for these meetings that help make the right decisions for the City.
3. Commissioner Montes shared the same sentiment as her fellow commissioners and expressed her gratitude to staff and Director Forster for making things actually happen. Ms. Montes said that she feels very honored to be a Commissioner.
4. Chairperson Sanabria thanked Director Forster for the amazing work he is doing in completing projects like the Housing Element.

## **ADJOURNMENT**

At 7:37 p.m. the City of Huntington Park Planning Commission was adjourned to a Regular Meeting on Wednesday, October 18, 2023, at 6:30 p.m.

Respectfully Submitted,



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Steve Forster  
Community Development Director