



# MINUTES

# CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION

**Wednesday, October 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 Jonathan Sanabria called the meeting to order at 6:30 p.m.

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

ABSENT: Commissioner Eduardo Carvajal, and Commissioner Angelica Montes

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

## **PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was led by Chairperson Sanabria.

## **PUBLIC COMMENT**

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

- ## 1. Regular Planning Commission Meeting held on August 16, 2023

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

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

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

The Approval of Planning Commission Meeting Minutes for September 20, 2023, was postponed due to a lack of quorum

## PRESENTATIONS

1. 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).

Community Development Director Steve Forster stated that Planning Division Staff has routed the item and comments are pending. Community Development Director Forster requested the item be continued.

Chairperson Sanabria motioned to Approve continuing CASE NO. CUP-2023-05 CONDITIONAL USE PERMIT (CUP) for Planning Commission Meeting in November, seconded by Commissioner Ricardo Barba-Ochoa. Motion passed 3-0-2, by the following vote:

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

**ABSENT:** Commissioner(s): Commissioner Eduardo Carvajal  
Commissioner Angelica Montes

2. **CASE NO. 2023-05 CONDITIONAL USE PERMIT TRANSFER (CUPTR) - A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED OPERATION OF AN AUTOMOBILE SALES DEALERSHIP ON PROPERTY LOCATED AT 6333 S. ALAMEDA STREET, WITHIN THE COMMERCIAL GENERAL (CG) ZONE.**

Community Development Director Steve Forster stated that Planning Division Staff has routed the item and comments are pending. Community Development Director Forster requested the item be continued.

Chairperson Sanabria motioned to Approve continuing CASE NO. 2023-05 CONDITIONAL USE PERMIT TRANSFER (CUPTR) for the Planning Commission Meeting in November, seconded by Commissioner Ricardo Barba-Ochoa. Motion passed 3-0-2, by the following vote:

**NOES:**      Commissioner(s): None

**ABSENT:** Commissioner(s): Commissioner Eduardo Carvajal  
Commissioner Angelica Montes

3. **CASE NO. 2023-04 CONDITIONAL USE PERMIT (CUP) – A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A TYPE 20 (BEER AND WINE) ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE IN CONNECTION WITH A GROCERY STORE LOCATED AT 2857 E. FLORENCE AVE WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.**

Associate Planner, Lemessis Quintero presented a PowerPoint to the Commission describing the request for a Conditional Use Permit allowing a type 20 alcoholic beverage control license. Associate Planner Quintero provided background information on the business and provided details related to the operation of the business. The presentation included the environmental review and conditions of approval. The six findings needed to recommend approval of the Conditional Use Permit were met.

### **PUBLIC COMMENT & QUESTIONS**

Commissioner Barba-Ochoa pointed out that there was an accident with a water leak at the corner of the mentioned location by Associate Planner Quintero. Mr. Barba-Ochoa asked if the water problem was fixed.

Director Forster said that it has been resolved and that it also triggered multiple Code Enforcement responses to the entire property. Mr. Forster added that some of the work that is surrounding the building and tenant improvements are part of an investigation that is being conducted inside the building.

Commissioner Barba-Ochoa requested for the site to provide checks for backflow devices. Mr. Barba-Ochoa explained that the City is a single pressure zone, meaning that the City does not have the greatest pressure because of all the equipment used.

Director Forster responded that the water filtration operations would have to go through Building and Safety and would include a backflow type prevention for the individualized location. Being that is a commercial building, it would be subject to putting a backflow preventer on there. Director Forster said that he would discuss it with Code Enforcement and Building and Safety to make it a condition.

Applicant, Oscar Vaquero approached the podium to express his sentiment to be able to provide more business operations to the community.

With no more comments from the Commission or Staff, Chairperson Sanabria, seconded by Commissioner Barba-Ochoa to **Approve CASE NO. 2023-04 CONDITIONAL USE PERMIT (CUP)**. Motion **passed 3-0-2**, by the following vote:

**AYES:** Commissioner(s): Commissioner Ricardo Barba-Ochoa  
Commissioner Erika Nuno  
Chairperson Jonathan Sanabria

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

**ABSENT:** Commissioner(s): Commissioner Eduardo Carvajal  
Commissioner Angelica Montes

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

**STAFF COMMENTS**

Community Development Director Steve Forster mentioned that both the Housing and Safety Element were adopted on a 5-0 motion at the City Council Meeting on October 17<sup>th</sup>, 2023. Director Forster asked the Commission to consider moving the Regular Planning Commission December Meeting to an earlier date, taking place on Wednesday, December 13<sup>th</sup>, 2023.

Director Forster cordially invited the Commission to the Holiday Parade that will happen on December 9<sup>th</sup>, 2023.

**PLANNING COMMISSION COMMENTS**

1. Commissioner Barba-Ochoa expressed his gratitude to staff for their hard work. Mr. Barba-Ochoa thanked Director Forster and staff for the adoption of Housing Element.
2. Commissioner Nuno thanked staff and Director Forster for their hard work and expressed that it has been a pleasure to be a Commissioner to such an amazing team
3. Chairperson Sanabria Thanked staff for being concise and straight to the point when it comes to presenting different projects.

**ADJOURNMENT**

At 6:56 p.m. the City of Huntington Park Planning Commission was adjourned to a Regular Meeting on Wednesday, November 15, 2023, at 6:30 p.m.

Respectfully Submitted,



---

Steve Forster  
Community Development Director