



MINUTES

CITY OF HUNTINGTON PARK SPECIAL PLANNING COMMISSION

Wednesday, December 13th, 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; Associate Planner, Lemessis Quintero; Assistant Planner, Jordan Martinez.

PLEDGE OF ALLEGIANCE

Chairperson Sanabria led the Pledge of Allegiance.

PUBLIC COMMENT - None

CONSENT ITEMS – Approve Planning Commission Meeting Minutes:

1. The Action related to the Planning Commission Meeting Minutes for September 20, 2023, was postponed due to a lack of quorum.
2. Regular Planning Commission Meeting held on November 15, 2023

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

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

1. **CASE NO. 2023-01 TENTATIVE TRACT MAP (TTM) – A REQUEST FOR A TENTATIVE TRACT MAP FOR THE PARCEL LOCATED AT THE NW CORNER OF E. 61ST STREET AND STATE STREET (APN 6310-025-118), WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.**

Associate Planner Lemessis Quintero presented a PowerPoint to the Commission describing the request for a Tentative Tract Map for the parcel located at the NW Corner of E. 61st Street and State Street. Ms. Quintero provided background information, a proposal, and an analysis of the project. Associate Planner Quintero mentioned that all three findings needed to recommend approval of a Tentative Tract Map were made and informed the Commission that there is a condition of approval from the City Engineer/Land Surveyor to revise the map to identify as a Tentative Parcel map.

Azure Development President Vanessa Delgado approached the podium and presented Amada Townhomes to the public and the Commission. Ms. Delgado mentioned that each townhome size is about 1,500 square feet and that the project is going green.

Commissioner Ricardo Barba-Ochoa asked approximately how many parking spots are available per unit. Ms. Delgado replied it's a two-car garage per unit and explained that there is no guest parking accommodation. Ms. Delgado also said that the units are not gated and there is street parking on 61st Street.

Chairperson Jonathan Sanabria asked about the meaning of going green. Ms. Delgado explained that the units will have no gas, meaning there is a transition to all-electric, and there will be an EV structure for cars.

Commissioner Erika Nuno motioned to **Approve CASE NO. 2023-01 TENTATIVE TRACT MAP (TTM)**, seconded by Commissioner Ricardo Barba-Ochoa.
Motion **passed 3-0-0**, 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

2. **CASE NO. 2023-01 DEVELOPMENT PERMIT (DP) - A REQUEST FOR A DEVELOPMENT PERMIT FOR A WAREHOUSE CONSISTING OF 100,401 SQUARE FEET AT 2501-2533 EAST 56TH STREET, LOCATED WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.**

Assistant Planner, Jordan Martinez presented a PowerPoint to the Commission describing the request for a Development Permit for a warehouse located at 2501-2533 East 56th Street. Assistant Planner Martinez provided details of the project proposal, site conditions, and proposed floor plan. The recommendation from Mr. Martinez was to approve the Development Permit according to the seven findings in compliance with the City's guidelines.

Chairperson Jonathan Sanabria expressed his concern about traffic in that area and the conflict that may arise with parking and asked how can we ensure that it won't be a problem.

Community Development Director, Steve Forster replied by explaining that the best to tackle that is understanding the traffic volumes at the intersections in this particular area. The General Plan will identify the threshold for what they consist of before a triggering event causes modifications to the signals or some other modification to the development altogether. Director Forster mentioned he forwarded this to the traffic engineer for them to review and he will submit a traffic plan to be reviewed by staff.

Chairperson Jonathan Sanabria asked about the type of business that will be targeted for the use of the warehouse.

Representative of the applicant, Brian Wong approached the podium and expressed his gratitude to Community Development Department staff for their incredible help throughout the process of this project. Mr. Wong said that the proposed warehouse will be for distribution purposes.

Commissioner Ricardo Barba-Ochoa motioned to **Approve CASE NO. 2023-01 DEVELOPMENT PERMIT (DP)**, seconded by Commissioner Erika Nuno. Motion **passed 3-0-0**, 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

3. CASE NO. 2023-07 CONDITIONAL USE PERMIT (CUP) – A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A TYPE 41 (ON-SALE BEER & WINE – EATING PLACE) ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE IN CONNECTION WITH A BONA FIDE PUBLIC EATING PLACE (RESTAURANT) LOCATED AT 6503 PACIFIC BLVD WITHIN THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN – DISTRICT B 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.

Commissioner Erika Nuno motioned to **Approve** continuing **CASE NO. 2023-07** **CONDITIONAL USE PERMIT (CUP)**, for the Planning Commission Meeting in January 2024, seconded by Commissioner Ricardo Barba-Ochoa.
Motion **passed 3-0-0**, 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

4. CASE NO. 2023-06 CONDITIONAL USE PERMIT TRANSFER (CUPTR) - A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CONTINUED RESTAURANT USE WITH THE ON-SALE OF BEER AND WINE AND FOR COIN OPERATED GAMES ON PROPERTY LOCATED AT 2661 EAST FLORENCE AVENUE, SUITE D, WITHIN DISTRICT – A (GATEWAY) 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 Transfer for the continued restaurant use with on-sale of beer and wine and coin-operated games at the property located at 2661 East Florence Avenue. Assistant Planner Martinez provided some background information on the property and the existing conditions of the property. Mr. Martinez recommended the adoption of the modification to 1663-CUP subject to revised conditions of approval and/or other conditions that the Planning Commission wishes to impose.

Commissioner Ricardo Barba-Ochoa motioned to **Approve CASE NO. 2023-06** **CONDITIONAL USE PERMIT TRANSFER (CUPTR)**, seconded by Commissioner Erika Nuno. Motion **passed 3-0-0**, 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

5. **CASE NO. 2023-10 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 6025 MAYWOOD AVE WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE**

Associate Planner, Lemessis Quintero presented a PowerPoint to the Commission describing the request for a Conditional Use Permit to allow a Type 20 alcoholic beverage control (ABC) license for a grocery store located at 6025 Maywood Avenue. Associate Planner Quintero provided the project background, description of the site, and existing conditions of the property. The six findings needed to recommend the approval of a Conditional Use Permit were made, as well as the conditions of approval.

Commissioner Erika Nuno motioned to **Approve CASE NO. 2023-10 CONDITIONAL USE PERMIT (CUP)**, seconded by Commissioner Ricardo Barba-Ochoa.

Motion **passed 3-0-0**, 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

6. **CASE NO. 2023-03 CONDITIONAL USE PERMIT (CUP) – A REQUEST FOR A CONDITIONAL USE PERMIT FOR A BANQUET HALL AT 5959 PACIFIC BOULEVARD, LOCATED WITHIN THE COMMERCIAL GENERAL (CG) ZONE**

Assistant Planner, Jordan Martinez presented a PowerPoint to the Commission describing the request for a Conditional Use Permit for a Banquet Hall located at 5959 Pacific Blvd. Assistant Planner Martinez provided the project description and stated that there have been some unpermitted operations at this location. Assistant Planner Martinez explained it is an existing 2-story commercial building occupied by a banquet hall on the first floor and partial use on the second floor for storage and DJ during events, as well as residential uses on the second floor. Regarding business operations, Assistant Planner Martinez mentioned there is no alcohol to be provided by the banquet hall, only by its patrons, and security is provided by the business. Four of the six findings that needed to be made to recommend approval of a CUP were not met, therefore, the recommendation for the Planning Commission was to deny this CUP case.

Commissioner Erika Nuno asked how many tenants are currently living on the second floor. Assistant Planner Martinez said there are six units currently being used.

Commissioner Erika Nuno asked about parking for residents. Assistant Planner Martinez mentioned that is the problem, there is no parking for them, it's kind of a

legal non-conforming building, meaning there was no parking provided when that building was built.

Commissioner Ricardo Barba-Ochoa asked about the number of bathrooms on the second floor for the six units. Assistant Planner Martinez said there is only one bathroom for all six units.

Commissioner Erika Nuno asked staff why was a Temporary Use Permit approved for some events at this location. Community Development Director Steve Forster replied by explaining that Temporary Use Permits can be approved in any area on a case-by-case basis. Mr. Forster mentioned that the applicant did comply by coming to submitting a Conditional Use Permit application so the situation can be monitored until they have their due process before the Planning Commission.

Chairperson Jonathan Sanabria inquired about the alcohol situation and asked if bartenders are there to make sure no one under 21 years old drinks. Assistant Planner Jordan Martinez explained that as part of the Temporary Use Permit, they are required to show proof that the applicant is providing a bartender, so they provide a certificate of completion for training for a bartender; they don't provide alcohol, they just provide a bartender to regulate the alcohol consumption.

Commissioner Ricardo Barba-Ochoa expressed his concern about the single occupancies on the second floor and asked if they have an expiration term or if the residential aspects can be brought in for the current code. Mr. Barba-Ochoa said his biggest concerns are the Health and safety aspects with six units and one single bathroom. Community Development Director, Steve Forster replied by saying that it can be legally enforced, but it's a longer process where people can be put on notice and gave them specific time to be put in current code and standards.

Co-owners of the business Juan Perez and Julio Manera approached the podium and explained they had been compliant with all conditions stated by the City and there had been no complaints about security, noise, or alcohol use. Both co-owners also said that there have been no issues or complaints from residents on the second floor.

Commissioner Ricardo Barba-Ochoa asked if the co-owner or the owner was aware of the zoning issue within the City or aware that this type of establishment is not allowed in this area. Co-owner Julio Manera replied by saying they were not aware of this issue because they went through a second party for the sublease of the property.

Commissioner Ricardo Barba-Ochoa asked about alcohol use and how it works with patrons bringing their alcohol. Co-owner Julio Manera explained that they give people the chance to bring in the alcohol a day before and no alcohol leaves the bar at any time.

Commissioner Erika Nuno asked about any noise testing being done at the location. Community Development Director Steve Forster replied by saying that there was no noise test completed.

Applicant's plans examiner Ramiro Ortuño approached the podium and stated that there was a mistake on the reports submitted and that 41 parking spaces were

available meaning there was no lack of parking at the property. Assistant Planner Martinez explained that the commercial lease agreement explicitly says entitled to 36 parking spaces. The parking agreement was made between Healthy People at 5965 Pacific Blvd. and Studio HP Hall at 6442 Pacific Blvd, which is not 5959 Pacific Blvd. Mr. Martinez showed that the parking lots being used are under different owners and businesses.

PUBLIC COMMENT

Security Company's owner, Hugo Valdez approached the podium and mentioned that there is a designated security officer by the bar ensuring that people are not overdrinking and that people drinking are over 21 years old. Mr. Valdez also said that if guests bring bags, those bags are checked for the protection of other guests.

Veronica Marquez hosted her daughter's quinceañera at the hall spoke in favor of the business and ensured that there were no incidents at all. Ms. Marquez said she was very satisfied with the outcome of the event.

Commissioner Ricardo Barba-Ochoa motioned to **Deny CASE NO. 2023-03**
CONDITIONAL USE PERMIT (CUP), seconded by Commissioner Erika Nuno
Motion **passed 3-0-0**, 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 shared a few comments relative to the last item about issuing Temporary Use Permits and explained that they don't want to leave good legitimate businesses out just because not all the facts are presented.

Director Forster provided some brief updates on ongoing development projects:

- Several items noted under Code Enforcement
 - State Street and Hill Street building have been demolished.
 - Seville Street and Slauson building have been scrapped
 - Northside of Seville Street Building has been rebuilt and have until January 15th to commence the removal of the exterior wall.
 - New Code Enforcement Officer was hired at the beginning of December.

Director Forster wished everyone Happy Holidays and thanked them for all the work they do.

PLANNING COMMISSION COMMENTS

1. Commissioner Barba-Ochoa expressed his gratitude to staff for their hard work. Mr. Barba-Ochoa encouraged entrepreneurs to continue pursuing different business opportunities within the City. Mr. Barba-Ochoa wished everyone Happy Holidays and to be safe.
2. Commissioner Nuno thanked staff for all the hard work and research they did. Ms. Nuno expressed her excitement about the enrichment of the City and looks forward to new developments coming into Huntington Park. Ms. Nuno wished all Happy Holidays.
3. Chairperson Sanabria Thanked staff for the amazing work throughout the year and expressed his gratitude for the new opportunities to come to the City. Mr. Sanabria wished everyone a Merry Christmas and Happy New Year 2024.

ADJOURNMENT

At 8:25 p.m. the City of Huntington Park Planning Commission was adjourned to a Regular Meeting on Wednesday, January 17, 2024, at 6:30 p.m.

Respectfully Submitted,



Steve Forster
Community Development Director