



# MINUTES

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## CITY OF HUNTINGTON PARK SPECIAL PLANNING COMMISSION

Wednesday, January 17<sup>th</sup>, 2024, 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, Commissioner Angelica Montes, and Commissioner Ricardo Barba-Ochoa.

ABSENT: Commissioner Eduardo Carvajal.

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. Regular Planning Commission Meeting held on September 20, 2023

**MOTION:** Commissioner Ricardo Barba-Ochoa to approve Minutes, seconded by Commissioner Nuno. Motion **passed 3-0-1**, by the following vote:

<b>AYES:</b>	Commissioner(s):	Commissioner Ricardo Barba-Ochoa Chairperson Jonathan Sanabria Commissioner Angelica Montes
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<b>NOES:</b>	Commissioner(s):	None
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<b>ABSTAINED:</b>	Commissioner(s):	Commissioner Erika Nuno
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<b>ABSENT:</b>	Commissioner(s):	Commissioner Eduardo Carvajal
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2. Special Planning Commission Meeting held on December 13, 2023

**MOTION:** Commissioner Ricardo Barba-Ochoa to approve Minutes, seconded by Commissioner Nuno. Motion **passed 3-0-1**, by the following vote:

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

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

**ABSTAINED:** Commissioner(s): Commissioner Angelica Montes

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

**PRESENTATIONS**

1. **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 Ricardo Barba-Ochoa motioned to **Approve** continuing **CASE NO. 2023-07 CONDITIONAL USE PERMIT (CUP)**, for a future Planning Commission Meeting, seconded by Commissioner Erika Nuno. Motion **passed 4-0-0**, by the following vote:

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

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

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

2. **CASE NO. 2021-08 DEVELOPMENT PERMIT (DP) – A REQUEST FOR A DEVELOPMENT PERMIT FOR A WAREHOUSE CONSISTING OF 9,133 SQUARE FEET AT THE NORTHEAST CORNER OF PACIFIC BOULEVARD AND EAST 52ND STREET (APN 6309-018-009), LOCATED WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) 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 a future Planning Commission Meeting, seconded by Commissioner Ricardo Barba-Ochoa.

Motion **passed 4-0-0**, by the following vote:

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

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

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

3. **CASE NO. 2021-02 CONDITIONAL USE PERMIT/ DEVELOPMENT PERMIT (CUP/DP) - A REQUEST FOR A TIME EXTENSION TO A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT (CASE NO. 2021-02) TO ALLOW THE EXPANSION OF A NIGHTCLUB LOCATED AT 6901 PACIFIC BOULEVARD, WITHIN THE DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DISTRICT B).**

Associate Planner, Lemesis Quintero presented a PowerPoint to the Commission describing the request for time extension to a previously approved Conditional Use Permit to allow expansion of a nightclub located at 6901 Pacific Blvd. Associate Planner Quintero provided some background information on the property and the existing conditions of the property. Ms. Quintero explained that the applicant has not followed the City's guidelines and did not submit any plans to the Planning or Building and Safety Division since approval in October 2022. Ms. Quintero also mentioned that there the parking agreement referenced in PC Resolution No. 2021-22 is no longer viable. Ms. Quintero recommended the Planning Commission to conduct a public hearing, consider all public testimony, and adopt PC Resolution No. 2021-02A approving a time extension, not to exceed four months establishing an expiration date on February 12, 2024.

## **PUBLIC HEARING & QUESTIONS**

Commissioner Ricardo Barba-Ochoa asked staff how many letters were submitted from the City to the applicant after the expiration of the original permit. Ms. Quintero replied that the applicant was aware of the expiration date and there were phone calls and emails exchanged regarding it.

Chairperson Sanabria asked if there has been any more work done at the property. Community Development Director, Steve Forster said there has not been any work done on the property and mentioned that he is not confident about the applicant submitting any plans, or documentation in a timely manner.

Applicant, Jesus Gallegos approached the stand and explained that the reason for him not submitting plans was because he has disagreement with his architect and had to get new people on board with the project.

Commissioner Barba-Ochoa asked what's the action the new architect requires to take to submit plans to the City for review. The applicant requested to be granted 3 months for him and his architect to submit plans and documentation needed.

Community Development Director, Steve Forster stated that the relative timeframe the applicant is requesting is subjective and mentioned that 16 months is more than enough time to submit plans. Director Forster said that he has given very specific guidelines and instructions, and none have been addressed by the applicant.

Commissioner Erika Nuno asked the applicant if he would comply with City's regulations if he was granted the time extension to submit everything. Applicant, Jesus Gallegos said he will make sure the documentation and plans be submitted within the timeframe.

Director Forster mentioned that another problem is parking and advised that the applicant would need to come up with a parking plan and/or agreement to comply with the City.

Chairperson Sanabria mentioned that he is not against a time extension, but if the applicant does not comply with the deadline and at the Director's discretion, the existing CUP for the property will be revoked.

Planning Commission came to the agreement of granting the applicant, Jesus Gallegos a time extension with a due date of March 12 to submit structural, mechanical, plumbing, and architectural plans along with a parking agreement. If these are not submitted by March 12, the CUP will be revoked, and the business will no longer be able to operate.

Commissioner Erika Nuno motioned to **Approve** continuing **CASE NO. 2021-02** **CONDITIONAL USE PERMIT/ DEVELOPMENT PERMIT (CUP/DP)**, for the Planning Commission Meeting in January 2024, seconded by Commissioner Ricardo Barba-Ochoa. Motion **passed 4-0-0**, 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

### **RECEIVE AND FILE –**

1. Community Development Department Summary and Accomplishments of 2023.

Administrative Specialist, Areli Caballero presented a PowerPoint with the Community Development Department Year of End Accomplishments for 2023. Ms. Caballero pointed out Grant Updates, Planning Division approval permits overview, Building and Safety Division activity, and Code Enforcement Division cases.

### **STAFF COMMENTS**

Community Development Director Steve Forster thanked staff for providing such excellent customer service to everyone who comes in to the counter. Mr. Forster thanked the Code Enforcement Manager, Paul Bollier, for doing a phenomenal job with public infrastructure. Director Forster thanked Project Manager, Ishah Ahumada for working with the City's grant programs and for being there for residents when they need help.

Director Forster commented about the Valentine's Day and Mother's Day special event permits will be coming in to the Community Development to keep street vendors. Anyone who does not have these permits will be checked by Code Enforcement.

### **PLANNING COMMISSION COMMENTS**

1. Commissioner Barba-Ochoa thanked staff for the incredible work that they did. Mr. Barba-Ochoa said he is very excited about the new projects coming in 2024 to the City.
2. Commissioner Nuno thanked staff for the incredible presentations and Mr. Barba-Ochoa for keeping everyone informed about the updates on the water department within the City.

3. Commissioner Montes shared the sentiment of her fellow commissioners and said she feels grateful for having such a great team working for the development of the City.
4. Chairperson Sanabria expressed he likes these Planning Commission meetings where he can vote on important decisions that benefit the City.

### **ADJOURNMENT**

At 7:46 p.m. the City of Huntington Park Planning Commission adjourned to a Regular Meeting on Wednesday, February 21, 2024, at 6:30 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'SF' with a horizontal line extending to the right.

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Steve Forster  
Community Development Director