



# MINUTES

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## CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION

Wednesday, February 21<sup>st</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, and Commissioner Ricardo Barba-Ochoa.

ABSENT: Commissioner Eduardo Carvajal, and Commissioner Angelica Montes

STAFF PRESENT: Community Development Director, Steve Forster; Administrative Specialist, Areli Caballero, and 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 concerning the Planning Commission Meeting Minutes for January 17, 2024, was postponed to the next Planning Commission Meeting for March.

### **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 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 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. 2021-08 DEVELOPMENT PERMIT (DP) – A REQUEST FOR A DEVELOPMENT PERMIT FOR A WAREHOUSE CONSISTING OF 7,518 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.**

Assistant Planner, Jordan Martinez presented a PowerPoint to the Commission detailing a request for a development permit concerning a warehouse spanning 7,518 square feet at the northeast corner of Pacific Blvd. and East 52<sup>nd</sup> Street.

During the presentation, Assistant Planner, Jordan Martinez provided valuable insights into the property's background and its current conditions. Emphasizing the necessity of a Development Permit for any proposed use involving structural modifications or new constructions, Mr. Martinez highlighted the applicant's proposal for a new warehouse on the existing parking lot. This included a thorough project analysis, site conditions overview, as well as the presentation of the proposed site plan, floor plan, and façade.

Concluding the presentation, Mr. Jordan recommended the Planning Commission to approve Case No. 2021-08 DP, supported by the findings of the proposed project.

Chairperson Jonathan Sanabria inquired about the current occupants of the property. Mr. Jordan Martinez responded that...  
Chairperson Sanabria then inquired about the parking situation. Jordan Martinez reassured that parking is not a significant concern in that area.

**PUBLIC HEARING**

Applicant John Farhamy stepped forward and expressed gratitude to Jordan for the exceptional support in orchestrating all aspects of the project. Additionally, Mr. Farhamy conveyed his enthusiasm for the forthcoming development within the City.

Commissioner Ricardo Barba-Ochoa motioned to **Approve CASE NO. 2021-08 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

### **RECEIVE AND FILE –**

#### 1. Pacific Boulevard Study Session

Administrative Specialist Areli Caballero delivered a comprehensive PowerPoint presentation focusing on a Study Session regarding the Zoning and Rezoning of Pacific Blvd. During the session, Ms. Caballero highlighted the current zoning regulations and elucidated the associated limitations and challenges. Additionally, she proposed various improvement ideas, strategies, and outlined the benefits of rezoning.

Chairperson Sanabria suggested that implementing public restrooms along Pacific Blvd would be beneficial. Community Development Director Steve Forster acknowledged that Council members have previously raised this issue and confirmed that it will be addressed this year.

### **STAFF COMMENTS**

Community Development Director Steve Forster shared the following updates:

- Next month in March, Raising Cane's will host its grand opening.
- A street improvement project totaling \$11 million is underway along Slauson from Alameda through State St., which includes sidewalk enhancements, concrete intersections, and the installation of traffic control devices.

## **PLANNING COMMISSION COMMENTS**

1. Commissioner Barba-Ochoa expressed gratitude to the staff for their exceptional efforts and conveyed anticipation for the forthcoming developments in the City.
2. Commissioner Nuno extended appreciation to the staff for their outstanding presentations and the valuable information shared regarding Pacific Blvd. Additionally, Ms. Nuno announced that the Planning Commission Meeting in March would be her final one as she resigns from her position as commissioner.
3. Chairperson Sanabria commended the staff for their diligent work in every meeting and expressed gratitude to Commissioner Nuno for her unwavering dedication as a commissioner.

## **ADJOURNMENT**

At 7:45 p.m. the City of Huntington Park Planning Commission adjourned to a Regular Meeting on Wednesday, March 20, 2024, at 6:30 p.m.

Respectfully Submitted,



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Steve Forster  
Community Development Director