



## MINUTES

# CITY OF HUNTINGTON PARK REGULAR PLANNING COMMISSION

Wednesday, September 19<sup>th</sup>, 2024, at 6:30 p.m.

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

Commissioner Graciela Ortiz called the meeting to order at 6:48 p.m.

PRESENT IN PERSON: Commissioner Graciela Ortiz, Commissioner John Estrada, and Commissioner Eduardo Carvajal.

ABSENT: Commissioner Adrian Tarango

**STAFF PRESENT:** Community Development Director, Steve Forster, Associate Planner, Lemessis Quintero, and Project Manager, Ishah Ahumada.

## **PLEDGE OF ALLEGIANCE**

Commissioner Graciela Ortiz led the Pledge of Allegiance.

**PUBLIC COMMENT – None**

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

## 1. Regular Planning Commission Meeting held on July 17, 2024.

**MOTION:** Commissioner Graciela Ortiz motions to table the Minutes for next meeting due to not meeting quorum, seconded by Commissioner Eduardo Carvajal. Motion **passed 3-0-0**, by the following vote:

**AYES:** Commissioner(s): Commissioner Eduardo Carvajal  
Commissioner John Estrada  
Commissioner Graciela Ortiz

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

**ABSENT:** Commissioner(s): Commissioner Adrian Tarango

## **NEW AGENDA ITEMS**

### **1. ADDING THE ITEM OF REORGANIZATION TO THE AGENDA.**

Steve Forester recommends adding a new agenda item to select the new Chairperson for the Planning Commission.

**MOTION:** Commissioner Eduardo Carvajal motions to Approve Adding the Item of Reorganization to the Agenda seconded by Commissioner John Estrada. Motion passed 3-0-0, by the following vote:

**AYES:**                   Commissioner(s): Commissioner Eduardo Carvajal  
                                  Commissioner John Estrada  
                                 Commissioner Graciela Ortiz

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

**ABSENT:**                Commissioner(s): Commissioner Adrian Tarango

**ABSTAINED:**            Commissioner(s): None

### **2. SELECTION OF CHAIR.**

Commissioner Eduardo Carvajal has nominated Commissioner Graciela Ortiz to serve as the Chairperson of the Planning Commission.

**MOTION:** Commissioner Eduardo Carvajal to appoint Graciela Ortiz to be chairperson for the Planning Commission, seconded by Commissioner John Estrada. Motion passed 3-0-0, by the following vote:

**AYES:**                   Commissioner(s): Commissioner Eduardo Carvajal  
                                 Commissioner John Estrada  
                                 Commissioner Graciela Ortiz

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

**ABSENT:**                Commissioner(s): Commissioner Adrian Tarango

**ABSTAINED:**            Commissioner(s): None

## **PRESENTATIONS**

### **1. CASE NO. 2024-06 CONDITIONAL USE PERMIT (CUP) – A REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A COLD STORAGE FACILITY AT 6701 WILSON AVENUE WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.**

Associate Planner, Lemessis Quintero, presented a detailed PowerPoint presentation to the Commission requesting a conditional use permit (CUP) for operating cold storage at an existing facility located at 6701 Wilson Avenue. She provided in-depth information about the site, zoning map, project details, and current conditions. After careful analysis, Ms. Quintero determined that all six necessary findings for CUP approval were met and recommended that the Planning Commission approve PC Case No. 2024-06 CUP.

## **PUBLIC COMMENT**

Steve Forster, Community Development Director, noted this type of operation is normally within the zoning, however due to Huntington Park's Municipal Code, applicant is required to apply for CUP to operate cold storage facility.

Commissioner John Estrada asks if planning also took into consideration ADA compliance. Mr. Forster confirms the Planning Division makes sure the building is ADA compliant and that the Building Division oversees enforcing requirements.

Chairperson Graciela Ortiz motioned to **Approve CASE NO. 2024-06 CONDITIONAL USE PERMIT (CUP)**, seconded by Commissioner Eduardo Carvajal. Motion **passed 3-0-0**, by the following vote:

**AYES:**                   Commissioner(s): Chairperson Graciela Ortiz  
                                  Commissioner John Estrada  
                                 Commissioner Eduardo Carvajal

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

**ABSENT:**               Commissioner(s): Commissioner Adrian Tarango

**ABSTAINED:**           Commissioner(s): None

## **2. Analysis of 2025-2030 Consolidated Planning Process.**

Project Manager, Ishah Ahumada, presented a detailed PowerPoint presentation to the Commission requesting feedback from the Planning Commission. Ishah Ahumada explains The Consolidated Plan (ConPlan) covers a five-year period and is designated to aid the city in accessing affordable housing and community development needs. ConPlan determines how funds from the U.S. Department of Housing and Urban Development expended.

Mrs. Ahumada goes in depth about housing repair assistance plans. Chairperson Graciela Ortiz inquired about parameters of funding. Ishah Ahumada informs commissioners that the guidelines are based off health and safety. Steve Forster added that the goals of the programs are to improve the quality of life and utilize code enforcement to expedite the process. Commissioner John Estrada asked if anyone qualified. Steve responds that only some people qualified and was based on application. Commissioner Eduardo Carvajal inquired if the program can be used to re-wire a house for an electric vehicle. Steve responds by confirming program funding cannot be used to re-wire a house unless there is a safety concern.

Mrs. Ahumada brings up Amada Homes, a low-income first-time home buyer program that aids individuals by granting funds for down payment assistance. Commissioner John Estrada asks if individuals can buy vacant land. Steve mentions the city is already impacted. The ability to rezone areas for housing would increase the density of an already dense city which is not needed. Chairperson Graciela Ortiz agrees and likes the idea of more home ownership in the city and less apartments. Graciela Ortiz mentions the idea of renovating motels to single home occupancy. Mr. Forster informs Chairperson Ortiz about a motel on Santa Fe Avenue, which the city has been working with the county to create plans. Steve mentions that the increase in senior living facilities would increase more home availability. Chairperson Ortiz brings up the idea of multi-use buildings and brings up the example of Costco. Staff take note of the idea and plan to research more about it.

Mrs. Ahumada goes into detail about current after school and senior programs and the possibility of future programs. Commissioner Estrada brings up the concern that this information is not widely spread, and more publicity is needed to increase public knowledge. Chairperson Ortiz brings up the idea of having outside resources to provide more tutoring. She also acknowledges that these programs are beneficial to students as they are more inclined to learn in an environment, they are comfortable in, outside of school.

Mrs. Ahumada brings up projects including Public Work's City-wide Wi-Fi access and the reconstruction of roads and infrastructure. The reconstruction also includes renovation of city parks. Commissioner Estrada inquired about the ADA accessibility in parks. Mr. Forster reassured the commissioners that ADA accessibility was included in the plans when renovating the city parks. Commissioner Carvajal questioned if CDBG grants can be used to fix more streets. Mr. Forster informed the commissioners that some funds from the CDBG grant can be used to fix streets, but it is preferred to be used to fix sidewalks and crosswalks.

Mrs. Ahumada next topic includes economic development and discusses points about job creation, HUB cities, commercial revitalization by making the city more aesthetically pleasing. Mr. Forster adds by stating the possibility of providing facade improvement funds to businesses on Pacific Blvd with a budget of \$35,000 per business when applicable. Chairperson Ortiz asks if the facade improvement includes safety items as many businesses close earlier than usual due to feeling unsafe in the area. Staff noted the concern and idea, and plan to get more informed on the possibility. Commissioner Estrada agrees that the idea would be beneficial and included that a structured theme and color palate should be in place to provide a uniform look. Staff noted Commissioner Estrada's idea.

Ishah Ahumada then requested help from commissioners to distribute and advertise the Consolidated Plans Survey to gather more community input.

**PUBLIC COMMENT**– None

**RECEIVE AND FILE** – None

**STAFF COMMENTS**

Steve Forster, Community Development Director, commends the Planning Commissioners for their work in helping improve the community as well as welcoming and congratulating Chairperson Graciela Ortiz onto the Planning Commission.

**PLANNING COMMISSION COMMENTS**

1. Commissioner Eduardo Carvajal expressed his appreciation for the staff's hard work and dedication, recognizing Community Development Director Steve Forster, and welcomes and congratulates Chairperson Graciela Ortiz into the Planning Commission.
2. Commissioner John Estrada expressed his gratitude for the Planning Commission and welcomes Chairperson Graciela Ortiz into the Planning Commission.
3. Chairperson Graciela Ortiz commended the staff for their consistently high-quality work. She thanks the commission for appointing her to be chairperson and is excited to work again with the City of Huntington Park,

**ADJOURNMENT**

At 7:54 p.m. the City of Huntington Park Planning Commission adjourned to a Regular Meeting on Wednesday, September 19, 2024, at 6:30 p.m.

Respectfully Submitted,



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Steve Forster  
Community Development Director