

**Minutes of the Huntington Park Planning Commission meeting held on October 3, 2007.**

Chairman Molina called the meeting to order at 6:30 p.m. Present: Commissioners Eddie Benitez, Rosa Perez, and Chairman Andy Molina. Absent: Commissioners Marial Sanders (declared excused by Chairman Molina) and Veronica Lopez (declared excused by Chairman Molina). Also present: Planning Manager Gabriel Bautista, Office Assistant Velvet Ruiz, and Recording Secretary Genny Ochoa.

**Approval of Minutes**

Hearing no objection, Chairman Molina ordered that the minutes of the meeting held September 19, 2007 be continued to the next regularly scheduled Commission meeting.

**Public Appearances**

None.

**Continued Public Hearings**

A. CASE NO. 1855-DP: Request by Festival Development Corporation for approval of a Development Permit to construct a 13,208 sq. ft. in-line commercial center at 1906-2008 Slauson Avenue, within the Industrial/Manufacturing Planned Development (MPD) Zone.

Planning Manager Gabriel Bautista presented the Administrative Report for Case No. 1855-DP, which included the Municipal Code Requirements and Required Findings for a Development Permit, Administrative Comments and Analysis, and Recommendations. Mr. Bautista stated that the proposed project would include a new commercial center building to be subdivided into nine tenant spaces, a new parking lot with sufficient parking to accommodate anticipated uses, and would greatly improve the aesthetics of the subject site. Mr. Bautista stated that based on the evidence presented, staff recommended the approval of Case No. 1855-DP, subject to Conditions Nos. 1-30 as outlined in staff's report.

Chairman Molina declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1855-DP. Mr. Mark Schurgin (The Festival Companies, 9841 Airport Blvd., Los Angeles, CA), President, came forward to speak in favor of Case No. 1855-DP and stated that he was excited to be a part of this project which will initiate the redevelopment of the area. Mr. Schurgin requested that the Commission approve Case No. 1855-DP.

Mr. Bryce Ross (The Festival Companies, 9841 Airport Blvd., Los Angeles, CA), Acquisitions Director, came forward and spoke in favor of the proposed project. Mr. Ross stated that the proposed development would be a definite upgrade and improvement to the subject site. Mr. Ross added that the proposed commercial center would include renowned retailers, bringing additional tax revenue to the City, and requested that Case No. 1855-DP be approved.

With no one else wishing to speak in favor of or against Case No. 1855-DP, Chairman Molina declared the public hearing closed.

Mr. Schurgin presented to the Commission and staff a rendering and samples of the building materials of the proposed center.

After a brief discussion, the Commissioners recommended that the Conditions of Approval be modified by adding a condition requiring that the applicant provide and continuously maintain a ground cover (e.g., hydro-seed) on the southerly portion of the parcel which will remain vacant.

A motion was made by Commissioner Benitez, seconded by Commissioner Perez, to APPROVE CASE NO. 1855-DP, subject to Conditions of Approval recommended by staff, with the added condition that the applicant provide and continuously maintain a ground cover (e.g., hydro-seed) as approved by the Planning Division on the southerly portion of the parcel which will remain vacant. The motion carried as follows: Ayes: Commissioners Benitez, Perez, and Chairman Molina; Noes: None; Absent: Commissioners Lopez and Sanders.

### **Public Hearings**

None.

### **New Business**

A. Consideration of a resolution recommending to the City Council the presentation of Certificates of Recognition to property owners who have significantly improved and/or maintained the aesthetic quality of their property(ies).

Planning Manager Bautista stated that staff recommended the approval of Planning Commission Resolution No. 1857 recommending to the City Council the presentation of Certificates of Recognition at the Council Meeting of October 15, 2007. The presentation of the Certificates will coincide with National Community Planning Month. Mr. Bautista reported that the owners of the following properties would be recognized:

3508 E. Florence Avenue	Wells Fargo Bank
2761 E. Gage Avenue	Abel and Martha Diaz
3521 Live Oak Street	Cesar and Patricia Sanchez
6129 Carmelita Avenue	Barbara Iglesias
3620 E. 60 <sup>th</sup> Place	Sidonio and Eleuteria Nuño
2122 Zoe Avenue	Gabriel and Rosa Garcia

A motion was made by Commissioner Perez, seconded by Commissioner Benitez, to APPROVE RESOLUTION NO. 1857, recommending to the City Council the presentation of Certificates of Recognition to property owners who have significantly improved and/or maintained the aesthetic quality of their property(ies). The motion carried as follows: Ayes: Commissioners Benitez, Perez, and Chairman Molina; Noes: None; Absent: Commissioners Lopez and Sanders.

**Information Items**

None.

**Subjects Presented by the Planning Commission**

None.

**Adjournment**

There being no further business, Chairman Molina declared the meeting adjourned at 6:56 p.m.

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Chairman

ATTEST:

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Secretary