

Minutes of the Huntington Park Planning Commission meeting held on November 21, 2007.

Chairman Molina called the meeting to order at 6:30 p.m. Present: Commissioners Eddie Benitez, Veronica Lopez, and Chairman Andy Molina. Absent: Commissioners Rosa Perez and Marial Sanders (Chairman Molina declared Commissioner Sanders' absence excused). Also present: Planning Manager Gabriel Bautista, Senior Planner Eric Garcia, Assistant Planners Albert Fontanez and Gabriela Silva, Planning Intern Cristina Estrada, Office Assistant Velvet Ruiz, and Recording Secretary Genny Ochoa.

Approval of Minutes

A motion was made by Commissioner Lopez, seconded by Commissioner Benitez, to approve the minutes of the meeting held October 17, 2007. The motion carried as follows: Ayes: Commissioners Benitez, Lopez, and Chairman Molina; Noes: None; Absent: Commissioners Perez and Sanders.

Public Appearances

None.

Continued Public Hearings

None.

Public Hearings

A. CASE NO. 1858-CUP: Request by Rafael Raygoza (Brown Image Tattoo) for approval of a Conditional Use Permit to establish a tattoo parlor (body art facility) within an existing commercial center located at 6036 Santa Fe Avenue within the General Commercial (C-G) Zone.

Assistant Planner Albert Fontanez presented the Administrative Report for Case No. 1858-CUP, which included the Municipal Code Requirements for a Tattoo Parlor, Municipal Code and Required Findings for a Conditional Use Permit, Municipal Code Requirements for Off-Street Parking, Administrative Comments and Analysis, and Recommendations. Mr. Fontanez stated that, as recommended by the Huntington Park Police Department, in addition to the standard conditions of approval, staff had conditioned that the proposed use provide "no loitering" signs on the premises, that all windows be coated with anti-graffiti films, that the commercial center parking area be re-stripped, and that the sidewalks on the premises be pressure-washed prior to the issuance of the Certificate of Occupancy. Mr. Fontanez further stated that as proposed and conditioned, the project will not adversely affect or interfere with the public welfare. Mr. Fontanez added that staff recommended the approval of Case No. 1858-CUP, 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. 1858-CUP. Mr. Rafael Raygoza (22432 Island Ave., Carson, CA), applicant, came forward to speak in favor of Case No. 1858-CUP. Mr. Raygoza stated that the proposed business would provide the tattooing service to the community in a safe and sanitary environment, and requested that the Conditional Use Permit be approved.

Mr. Alfonso Raygoza (22432 Island Ave., Carson, CA) came forward to speak in favor of the requested Conditional Use Permit and stated that the proposed business would be conducted in a very professional manner. Mr. Raygoza requested approval of Case No. 1858-CUP and stated that he would answer questions the Commissioners might have.

Ms. Mirella Alvizo (6020 Middleton St., Huntington Park) spoke in opposition of Case No. 1858-CUP. Ms. Alvizo stated that the subject site is not a suitable location for the proposed tattoo parlor, as young children and local high school students frequent the commercial center on a regular basis. Mr. Alfonso Raygoza offered Ms. Alvizo informational material on the establishment of tattoo parlors, and stated that, when professionally conducted, the use does not negatively affect the community.

After a discussion, a motion was made by Commissioner Lopez, seconded by Commissioner Benitez, to APPROVE CASE NO. 1858-CUP, subject to Conditions Nos. 1-30 as outlined in staff's report. The motion carried as follows: Ayes: Commissioners Benitez, Lopez, and Chairman Molina; Noes: None; Absent: Commissioners Perez and Sanders.

B. CASE NO. 1859-DP: Request by Elizabeth Caballero (Integral Designs) for approval of a Development Permit to construct a new residential dwelling unit on a property currently developed with a single-family dwelling unit at 8001 Salt Lake Avenue, within the Medium Density Residential (R-M) Zone.

Senior Planner Eric Garcia introduced Planning Intern Cristina Estrada and stated that Ms. Estrada was the assigned City Planner on the subject case. Mr. Garcia reviewed the Administrative Report for Case No. 1859-DP, which included the Municipal Code Requirements and Required Findings for a Development Permit, Administrative Comments and Analysis, and Recommendations. Mr. Garcia stated that staff recommended the approval of Case No. 1859-DP, subject to Conditions Nos. 1-23 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. 1859-DP. The following came forward to speak in favor of the Development Permit:

- 1) Ms. Lilia Aguilera (16502 Estella Ave., Cerritos, CA), property owner;
- 2) Ms. Maria Fregoso (1920 E. 4th St., Long Beach, CA); and
- 3) Ms. Elizabeth Caballero (Integral Designs, 9909 Mallison Ave., South Gate, CA), applicant

After a brief discussion, and with no one else wishing to speak for or against Case No. 1859-DP, Chairman Molina declared the public hearing closed. A motion was made by Commissioner Benitez, seconded by Commissioner Lopez, to APPROVE CASE NO. 1859-DP, subject to Conditions Nos. 1-23 as outlined in staff's report. The motion carried as follows: Ayes: Commissioners Benitez, Lopez, and Chairman Molina; Noes: None; Absent: Commissioners Perez and Sanders.

New Business

None.

Information Items

Planning Manager Bautista reported that at the regular City Council meeting held on November 19, 2007, the City Council considered the appeals of the decisions made by the Planning Commission and took action as follows:

Case No. 1851-DP/CUP/VAR: adopted a resolution approving a Development Permit, Conditional Use Permit and Variance to establish a convenience store with the off-sale of beer and wine at 5941 State Street, and adopting a Mitigated Negative Declaration Environmental Assessment associated with the project.

Case No. 1852-CUP: adopted a resolution upholding the Planning Commission decision to approve a request for a Conditional Use Permit to allow the on-site sale of beer and wine in conjunction with a bona fide eating establishment at 5933 State Street.

Subjects Presented by the Planning Commission

The Commissioners requested that staff provide them with information on the upcoming City Commissioners Holiday Dinner.

Adjournment

There being no further business, Chairman Molina declared the meeting adjourned at 7:13 p.m.

Chairman

ATTEST:

Secretary