

**Minutes of the Huntington Park Planning Commission meeting held on June 4, 2008.**

Chairman Benitez called the meeting to order at 6:30 p.m. Present: Commissioners Rosa Perez, Andy Molina, Veronica Lopez, and Chairman Eddie Benitez; Absent: Vice Chair Marial Sanders (declared excused by Chairman Benitez). City staff members present were Acting Planning Manager Eric Garcia, Assistant Planner Gabriela Silva, and Recording Secretary Genny Ochoa.

**Approval of Minutes**

Motion by Commissioner Molina, seconded by Commissioner Benitez, to approve the minutes of the meeting held May 21, 2008. Motion carried as follows: Ayes: Commissioners Molina, Lopez, and Chairman Benitez; Noes: None; Absent: Vice Chair Sanders; Abstain: Commissioner Perez.

At the request by Commissioner Perez, Chairman Benitez excused her absence from the meeting of May 21, 2008 (professional commitment).

**Public Appearances**

None.

**Continued Public Hearings**

None.

**Public Hearings**

A. CASE NO. 1873-DP/TPM: Request by Paul S. Lee for a Development Permit and Tentative Parcel Map for the consolidation of three parcels into one and the development of a new 8,000 sq. ft commercial shopping center at 3006-3014 Florence Avenue, with the General-Commercial (C-G) Zone.

Assistant Planner Gabriela Silva presented the Administrative Report for Case No. 1873-DP/TPM, which included the Municipal Code Requirements for a Development Permit and Tentative Parcel Map, Required Findings for a Development Permit, Subdivision Map Act Requirements, Administrative Comments and Analysis, and Recommendations. Ms. Silva stated that the proposed project meets all of the City's Zoning and Development Standards and is consistent with the City's General Plan. Ms. Silva added that Community Development staff recommended the approval of Case No. 1873-DP/TPM subject to the conditions outlined in the Administrative Report.

Chairman Benitez declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1873-DP/TPM. Mr. David Kerendian (Florence Business Center LLC, 1565 Rio Vista Ave., Los Angeles, CA), Manager and Partner, came forward to speak in favor of the request and thanked staff for their assistance through the application process. Mr. Kerendian stated that the proposed development would be a tremendous upgrade to the site and requested that the Commission approve the Development Permit and Tentative Parcel Map.

With no one else coming forward to speak in favor of Case No. 1873-DP/TPM, Chairman Benitez declared the public hearing closed.

A brief discussion was held regarding noise and anti-graffiti mitigation measures. Mr. Garcia stated that to mitigate noise, the rear setback would be 15 feet instead of the required five feet. Mr. Garcia added that Condition No. 8 of the Conditions of Approval requires that anti-graffiti finish be applied to all exterior surfaces that are visible to the public.

A motion was made by Commissioner Molina, seconded by Commissioner Lopez, to APPROVE CASE NO. 1873-DP/TPM, subject to Conditions Nos. 1-35, as outlined in the Administrative Report. The motion carried as follows: Ayes: Commissioners Perez, Molina, Lopez, and Chairman Benitez; Noes: None; Absent: Commissioner Sanders.

### **Information Items**

Acting Planning Manager Garcia stated that the Code Enforcement study session would be held at the meeting of June 18, 2008.

### **Subjects Presented by the Planning Commission**

Commissioner Molina requested to be excused from the Planning Commission meeting of June 18, 2008. Chairman Benitez declared Commissioner's Molina future absence on June 18, 2008 excused.

### **Adjournment**

There being no further business, Chairman Benitez declared the meeting adjourned at 6:51 p.m.

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Chairman

ATTEST:

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Secretary