

Minutes of the Huntington Park Planning Commission meeting held on October 1, 2008.

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

Approval of Minutes

Chairman Benitez so ordered to continue the minutes of the meeting held September 17, 2008 to the meeting of October 15, 2008.

Public Appearances

None.

Continued Public Hearings

None.

Public Hearings

A. CASE NO. 1867-CUP: Request by Gabriel Noriega (for Rafael Rangel Garcia) for a Conditional Use Permit to establish a bona fide eating establishment (restaurant) with the on-site sale of beer and wine at 7127 Pacific Boulevard within the Downtown Specific Plan, District A – Gateway Zone.

Assistant Planner Mercenia Lugo presented the Administrative Report for Case No. 1867-CUP, which included the Municipal Code Requirements and Required Findings for a Conditional Use Permit, Administrative Comments and Analysis, and Recommendations. Ms. Lugo stated that the Community Development staff recommended the approval of Case No. 1867-CUP, subject to the Conditions of Approval outlined in the Administrative Report.

Planning Manager Garcia stated that the mezzanine area for the proposed restaurant was removed from the calculations for the required parking, thereby reducing the number of deficient parking spaces from nine (9) to seven (7) spaces. Mr. Garcia added that, at its meeting of June 3, 2008, the City Council approved that the applicant be required to pay the original in-lieu parking fee of \$2,000 per deficient parking space (for a total amount of \$14,000) instead of the current fee of \$38,861.38 per parking space, since he had submitted his proposal prior to the adoption of the new fee. Mr. Garcia stated that the applicant would also be required to agree to the terms and conditions outlined in an In-Lieu Parking Agreement.

Chairman Benitez opened the public hearing and called for those wishing to speak in favor of or against Case No. 1867-CUP. Mr. John Perez (7127 Pacific Boulevard, Huntington Park), representing the applicant, came forward and spoke in favor of the request. Mr. Perez stated that the applicant agreed to the Conditions of Approval outlined in staff's report.

With no one else coming forward to speak for or against Case No. 1867-CUP, Chairman Benitez declared the public hearing closed.

A motion was made by Commissioner Lopez, seconded by Commissioner Perez, to APPROVE CASE NO. 1867-CUP, subject to Conditions Nos. 1-36, as outlined in the Administrative Report. The motion carried as follows: Ayes: Commissioners Perez, Lopez, and Chairman Benitez; Noes: None; Absent: Commissioner Molina and Vice Chair Sanders.

B. CASE NO. 1884-DP/VAR: Request by Arturo and Alma Flores for a Development Permit and Variance to construct a new residential dwelling unit on a property currently developed with two (2) dwelling units at 6160 Orchard Avenue, within the High Density Residential (R-H) Zone.

Assistant Planner Gabriela Silva presented the Administrative Report for Case No. 1884-DP/VAR, which included the Municipal Code Requirements and Required Findings for a Development Permit and Variance, Administrative Comments and Analysis, and Recommendations. Ms. Silva stated that the Community Development staff recommended the approval of Case No. 1884-DP/VAR, subject to Conditions Nos. 1-24, as 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. 1884-DP/VAR. Hearing no one, the public hearing was declared closed.

Commissioner Lopez stated that the parking layout for the proposed project would encourage the tenants to park on the street, amplifying the overcrowded on-street parking conditions on Orchard Avenue. Commissioner Lopez added that the layout for the new unit also encouraged potential non-compliant structure modifications to the proposed unit. Ms. Lopez requested that it be noted in the record that she found the parking plan for the proposed project "terrible," and that it would make the tenants/residents of the subject property units to park "on the street."

Planning Manager Garcia stated that staff worked extensively with the applicant on the design and layout of the proposed project and that the project is in compliance with all the development standards.

Commissioner Perez stated that she supported the project since it complies with the development standards.

After a brief discussion, a motion was made by Commissioner Lopez, seconded by Commissioner Perez, to APPROVE CASE NO. 1884-DP/VAR, subject to Conditions Nos. 1-24, as outlined in the Administrative Report. The motion carried as follows: Ayes: Commissioners Perez, Lopez, and Chairman Benitez; Noes: None; Absent: Commissioner Molina and Vice Chair Sanders.

New Business

A. Submittal of Nomination Forms for the Certificate of Recognition Program (National Community Planning Month).

Planning Manager Garcia stated that the Certificate of Recognition Program is designed to give special recognition to those property owners who have significantly improved and/or maintained the aesthetic quality of their property(ies), and called for the Commissioners' nominations. Chairman Benitez presented his Nomination Form, nominating Jorge and Edith Padilla, property owners of a single-family residence located at 4067 Cudahy Street.

Commissioners Perez and Lopez stated that their nominations were forthcoming.

Planning Manager Garcia stated that the City Council would present the Certificates of Recognition to the nominated property owners at the City Council meeting of October 20, 2008.

Information Items

Planning Manager Garcia presented and reviewed the Status Report of current Community Development projects dated September 25, 2008. Mr. Garcia reported that staff is working with developers on the preparation of the entitlement process submittal of 1) a multi-story 84-unit, mixed-use project at 6722 Rugby Avenue; and 2) a 200-plus dwelling, mixed-use project on public parking lots in the downtown area.

Planning Manager Garcia introduced Ms. Joanna Cortez, Assistant Planner, the newest addition to the City's Planning Division.

Subjects Presented by the Planning Commission

None.

Adjournment

There being no further business, Chairman Benitez declared the meeting adjourned at 6:48 p.m. in memory of Martha Fontanez, mother of Senior Planner Albert Fontanez.

Chairman

ATTEST:

Secretary