

**Minutes of the Huntington Park Planning Commission meeting held on  
March 16, 2011**

Vice Chair Rosa Perez called the meeting to order at 6:30 p.m. Present: Commissioners Eddie Benitez, Eddie Carvajal, and Rosa Perez; Absent: Commissioner Veronica Lopez (declared excused) and Chairperson Avygail Sanchez. Also present: Planning Manager Eric Garcia, Senior Planner Albert Fontanez, Assistant Planner Gabriela Silva, and Recording Secretary Genny Ochoa.

**Reorganization of the Planning Commission**

Vice Chair Perez so ordered to postpone the reorganization of the Planning Commission until the next regularly scheduled meeting of April 6, 2011.

*Chairperson Avygail Sanchez arrived to the meeting and took her seat at 6:33 p.m.*

**Approval of Minutes**

Motion by Commissioner Benitez, seconded by Commissioner Carvajal, to approve the minutes of March 2, 2011, as presented. The motion carried as follows: Ayes: Commissioners Benitez, Perez, Carvajal, and Chairperson Sanchez; Noes: None; Absent: Commissioner Lopez.

**Public Appearances**

None.

**Continued Public Hearings**

None.

**Public Hearings**

A. CASE NO. 1928-VAR: Consideration of a request by Atabak Youssefzadeh and Daryoush Moghadam for approval of a Variance to deviate from the minimum development standards to establish a convenience store with the off-sale of beer and wine at 2701 Gage Avenue, in the (C-G) General-Commercial Zone.

Senior Planner Albert Fontanez reviewed the Administrative Report, which included the Municipal Code Requirements and Required Findings for a Variance, Administrative Comments, and Recommendation. Mr. Fontanez stated that the applicants propose to establish a convenient store (Circle K) with off-sale alcohol within a two-story commercial structure with 13 parking spaces. Mr. Fontanez added that the proposed convenience store does **not** meet the minimum distance requirements from sensitive receptors, i.e., residential, park, religious, and school uses, as depicted in the buffer maps provided in the Administrative Report. In addition, Mr. Fontanez stated that the following required findings to grant the requested Variance, could **not** be met:

- 1) The Property is **not** unique in location, shape, size, surroundings, or topography;
- 2) The Variance is **not** necessary for the enjoyment of a substantial property right possessed by other property in the same vicinity and zoning;
- 3) The Variance **will be** detrimental to the public health, safety, or welfare, or injurious to property in the vicinity and zoning;
- 4) The Variance **does** constitute a special privilege inconsistent with the limitations upon other property in the vicinity and zoning;
- 5) The Variance **does** allow a use or activity which is not otherwise expressly authorized by zoning regulations; and
- 6) The Variance **will be** inconsistent with the General Plan.

Mr. Fontanez added that based on the evidence presented, staff recommended that the Planning Commission approve a resolution **DENYING** Case No. 1928-VAR.

Chairperson Sanchez declared the public hearing open and called for anyone wishing to speak in favor of, or against Case No. 1928-VAR. Mr. Michael Ditch (6111 Pacific Blvd., Huntington Park), local property owner, came forward to speak in favor of Case No. 1928-VAR. Mr. Ditch stated that the proposed establishment would improve the subject site, create jobs, and be a convenience to the community.

Mr. Alex Tofer (8889 W. Olympic Blvd., Beverly Hills, CA 90211), owner of property at Seville Avenue and Broadway Street, came forward to speak in favor. Mr. Tofer stated that the subject site had greatly improved with the development of the commercial center. Mr. Tofer added that opening a chain convenience store would bring an element of safety to the surrounding area by being open 24-hours a day, would create jobs and bring added revenue to the City. Mr. Tofer strongly recommended the approval of Case No. 1928-VAR.

Mr. Atabak Youssefzadeh (10100 Empyrean Way #202, Los Angeles, CA 90067), applicant, came forward and stated that he currently operates two successful Circle K stores equipped with 24-hour camera surveillance systems. Mr. Youssefzadeh requested approval of Case No. 1928-VAR and added that he would answer questions the Commission might have.

The following persons came forward to speak against Case No. 1928-VAR:

1) Ms. Sylvia Rubio (Brisas del Pacifico Restaurant, 2754 E. Gage Avenue, Huntington Park) – Ms. Rubio stated there were too many liquor stores in the area, that the subject site is too close to a church and school, and that it would increase crime, specifically graffiti, in the area. Ms. Rubio urged the Commission to deny the Variance;

2) Mr. Keith Chung (11621 Salford Ave., Downey, CA 90241) – Mr. Chung stated that subject site was not a suitable location for the proposed convenience store, noting the close proximity of a church;

3) Mr. Noe Lopez (2670 Gage Avenue, Huntington Park) – Mr. Lopez stated that he agreed with Ms. Rubio and Mr. Chung and that he opposed an additional liquor store in the area. Mr. Lopez further stated that the subject site was too close to a church and schools and that a convenience store would increase crime in the area.

With no one else coming forward, Chairperson Sanchez closed the public hearing. Chairperson Sanchez stated that although she supported the opening of Circle K in the City, the subject location was not suitable due to its close proximity to area schools.

Vice Chair Perez stated that she was pro-business; however, the proposed project did not meet the required findings for approval of a Variance.

Commissioner Benitez stated that he was in favor of a Circle K; however, in addition to the proposed project not meeting the findings for a Variance, the location was not suitable due to its proximity to a mortuary.

Commissioner Carvajal stated that although the proposed business has high quality standards, the subject site was inadequate for the establishment of the proposed convenience store.

After the discussion, Vice Chair Perez motioned, seconded by Commissioner Benitez, to DENY CASE NO. 1928-VAR. The motion carried as follows: Ayes: Commissioners Benitez, Perez, Carvajal, and Chairperson Sanchez; Noes: None; Absent: Commissioner Lopez.

Planning Manager Garcia announced that the applicant had 15 days to appeal the Planning Commission decision to the City Council.

**New Business**

None.

**Information Items**

Assistant Planner Silva reported that the second community meeting on a proposed residential development project at 6100-6114 Carmelita Avenue, 6126 Bear Avenue and 3806-3828 E. 61<sup>st</sup> Street would be held on Saturday, April 2, 2011. Ms. Silva invited the Commissioners to attend and provide their input on the proposed residential project.

**Subjects Presented by the Planning Commission**

Vice Chair Perez announced her election to the City Council on March 8, 2011. Ms. Perez submitted her formal resignation from the Planning Commission effective March 17, 2011 and stated that she looked forward to continue serving the residents of Huntington Park in her new post as City Council Member.

**Adjournment**

There being no further business, the meeting adjourned at 7:11 p.m.

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Chairperson

ATTEST:

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Secretary