

**Minutes of the Regular Meeting of the  
Huntington Park Planning Commission held on May 16, 2012**

Chairman Benitez called the meeting to order at 6:30 p.m. Present: Commissioners Juan Anaya, Veronica Lopez, Eddie Carvajal, Laura Herrera, and Chairman Eddie Benitez; Absent: None. Also present: Planning Manager Eric Garcia, Senior Planner Albert Fontanez, City Attorney Mike Wolfsohn, and Recording Secretary Genny Ochoa.

**Reorganization of the Planning Commission**

Vice Chair Lopez called for nominations for Planning Commission Chair.

Commissioner Benitez nominated Commissioner Carvajal for Chairman. Commissioner Herrera seconded the nomination, and by unanimous vote, Commissioner Carvajal was elected Chairman of the Planning Commission.

Chairman Anaya nominated Commissioner Herrera for Vice Chair. Commissioner Benitez seconded the nomination, and by unanimous vote, Commissioner Herrera was elected Vice Chair of the Planning Commission.

**Public Appearances**

None.

**Continued Public Hearings**

A. CASE NO. 1251A-CUP: Request for approval of an amendment to Conditional Use Permit No. 1251, modifying the type of on-sale alcohol from general liquor to beer and wine, and the conditions of approval at an existing bona-fide public eating establishment (restaurant) located at 3466 E. Florence Avenue, within the General-Commercial (C-G) Zone.

Planning Manager Eric Garcia stated that this item had been continued from the Commission meetings of March 21 and April 18, 2012. Mr. Garcia reviewed staff's reports and stated that the applicant's request is to downgrade his alcohol sales permit from general liquor to beer and wine. Mr. Garcia added that in 1989 the Planning Commission approved a Parking Variance/Conditional Use Permit for the restaurant use and that the applicant's current request is for the restaurant and banquet hall. Mr. Garcia stated that staff recommended that the proposed amendment and Conditions of Approval apply only to the restaurant use and that the operation of the banquet hall use cease. Mr. Garcia further stated that, at the Commission's request for information on the history of police activity at the subject site, the Huntington Park Police reported that 52 disturbance calls to the subject site had been made from 2004 to 2011. Mr. Garcia added that the Commission's decision should be based on the applicant's ability to comply with current development standards and recommended that the Planning Commission consider down grading the type of alcohol sales from general liquor to beer and wine in conjunction with only the first floor bona-fide restaurant (not the banquet hall).

Chairman Carvajal declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1251A-CUP. Ms. Maria Herrera, applicant's daughter, came forward to speak in favor and requested that the amendment apply to both the banquet hall and restaurant. Ms. Herrera stated that the banquet hall would be used for social family gatherings and that security guards would be contracted for the events held at the banquet halls. Ms. Herrera requested approval of Case No. 1251A-CUP and that the on-sale of beer and wine apply to the restaurant and banquet hall.

Mr. Francisco Rodriguez (applicant) came forward to speak in favor of Case No. 1251A-CUP and stated that the disturbance calls occurred during a period that he had sub-rented the banquet hall. Mr. Rodriguez stated that he no longer sub-rents the banquet hall and that there have been no complaints this year. Mr. Rodriguez requested approval of Case No. 1251A-CUP, with beer and wine alcohol sales to the restaurant and banquet hall.

A discussion was held. Planning Manager Garcia reminded the Commission that the request was for beer and wine sales for the restaurant use only and that consideration for beer and wine sales in conjunction with the banquet hall would require a separate public hearing for Commission consideration. Mr. Garcia added that further review of any potential negative impacts as well as distance requirements to sensitive receptors for the proposed banquet hall use would be required and stated that staff recommended that the Commission continue Case No. 1251A-CUP to the next regularly scheduled Commission meeting of June 20, 2012.

Motion by Commissioner Lopez, seconded by Commissioner Anaya, to continue the public hearing for Case No. 1251A-CUP to the Commission meeting of June 20, 2012. The motion carried as follows: Ayes: Commissioners Anaya, Lopez, Herrera, Benitez and Chairman Carvajal; Noes: None; Absent: None.

### **Public Hearings**

A. CASE NO. 1940-ZOA: Consideration of a resolution recommending to the City Council adoption of an ordinance amending Title 9, Chapter 4, Article 3 of the Huntington Park Municipal Code to modify the regulations applicable to the MPD (Industrial/Manufacturing Planned Development) Zoning District and the adoption of an associated Negative Declaration under the California Environmental Quality Act.

Senior Planner Albert Fontanez reviewed the Administrative Report, which included the Administrative Comments and Analysis, and Recommendation. Mr. Fontanez stated that the Zoning Code was last updated in 2001 and that staff has found the MPD "Allowed Land Uses" Table to be challenging in determining whether certain land uses are principally permitted and subjective in determining if a use is or is not permitted. Mr. Fontanez stated that because of its vagueness staff recommended that the current MPD zoning regulations be repealed and replaced with regulations that clearly define principally permitted land uses, which land uses require an entitlement and which land uses are prohibited, as well as revisions to the language to make it more consistent with other sections of the Municipal Code. Mr. Fontanez added that staff did not anticipate any negative impacts to the public health, welfare and that no mitigation measures were required. Mr. Fontanez stated that staff recommended the approval and adoption of Planning Commission Resolution No. 1940-ZOA as presented.

Chairman Carvajal declared the public hearing open and called for those wishing to speak for or against Case No. 1940-ZOA. With no one coming forward to speak in favor of or against Case No. 1940-CUP, Chairman Carvajal closed the public hearing.

Commissioner Lopez motioned, seconded by Vice Chair, to APPROVE CASE NO. 1940-ZOA recommending that the City Council adopt an ordinance amending Title 9, Chapter 4, Article 3 of the Huntington Park Municipal Code and adoption of a Negative Declaration associated with the amendments pertaining to the MPD (Industrial/Manufacturing Planned Development) Zoning District. The motion carried as follows: Ayes: Commissioners Anaya, Lopez, Herrera, Benitez and Chairman Carvajal; Noes: None; Absent: None.

**New Business**

None.

**Information Items**

Planning Manager Eric Garcia reported that at its meeting of May 7, 2012, the City Council 1) awarded Certificates of Recognition to nine property owners acknowledging their efforts in maintaining the historically distinguishing features of their properties/structures; and 2) approved an agreement with Mary Strenn for Interim City Manager services.

**Adjournment**

There being no further business, Chairman Benitez adjourned the meeting at 7:22 p.m.

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Chair

ATTEST:

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Secretary