



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Special Meeting
Wednesday, June 12, 2013
6:30 p.m.

Chairperson Herrera called the meeting to order at 6:33 p.m. Present: Commissioners Eddie Carvajal, Juan Anaya, Veronica Lopez, Eddie Benitez, and Chairperson Laura Herrera; Absent: None. Also present: Senior Planner Albert Fontanez, Assistant Planner Juan Arauz, and Recording Secretary Genny Ochoa.

Approval of Minutes

Motion by Commissioner Carvajal, seconded by Commissioner Anaya, to approve the minutes of the meeting held on May 22, 2013, as presented. The motion carried as follows: Ayes: Commissioners Carvajal, Anaya, and Chairperson Herrera; Noes: None; Absent: None; Abstain: Commissioners Lopez and Benitez.

Public Appearances

None.

Continued Public Hearings

None.

Public Hearings

A. CASE NO. 2013-07 CUP – CONDITIONAL USE PERMIT: Request by Gabriela Solonzochilt for a Conditional Use Permit to establish a billiards hall at 6032-32 Santa Fe Avenue in the C-G (Commercial General) Zone.

Assistant Planner Juan Arauz reviewed staff's Administrative Report, which included the Administrative Comments and Analysis, and Recommendations. Mr. Arauz stated that the proposed billiards hall is to be located in an existing shopping center with very little construction work needed. Mr. Arauz added that the City's parking standards require 67 spaces for the shopping center and that applicant would provide 71 parking spaces, therefore the proposed billiards hall meets the parking criteria. Mr. Arauz stated that comments received from Code Enforcement and the Police Department included requiring that the applicant provide parking lot lighting at night, graffiti-free windows, installation of a camera surveillance system at the front and rear of the business, and security guards inside and outside the proposed business. Mr. Arauz stated minors would not be allowed within the establishment unless accompanied by an adult, and further, that no food or alcoholic beverages would be sold. Mr. Arauz further stated that, as conditioned, the project meets the City's Zoning and Development

Standards and is consistent with the City's General Plan. Mr. Arauz added that based on the evidence presented, staff recommended the approval of Case No. 2013-07 CUP subject to the Conditions of Approval outlined in staff's report.

Chairperson Herrera declared the public hearing open and called for anyone wishing to speak for or against Case No. 2013-07 CUP. Mr. David O'Connell, (17030 Ventura Blvd., Ste, 200, Encino, CA 91316), representing the property owner, came forward to speak in favor of the proposed use and stated that the previous tenant, Casa Honduras Restaurant, had presented a number of challenges, specifically pertaining to law enforcement incidents; however, the applicant of the proposed new business was "on par" in providing a suitable establishment within the shopping center. Mr. O'Connell stated that he had concerns with the potentially high cost of the security guard requirement and requested clarification on the hours and number of required security guards at the establishment.

Mr. Manuel Cruz, applicant's husband, came forward to speak in favor of Case No. 2013-07 CUP and responded to inquiries by the Commissioners which included: 1) the proposed hours of operation will be Monday through Thursday, 8 a.m. to 10 p.m., and Friday through Sunday, 10 a.m. to 2 a.m.; and 2) no gambling will take place at the establishment.

Ms. Gabriela Solonzochilt, (9744 Glandon St., Bellflower, CA 90706), applicant, came forward to speak in favor of Case No. 2013-07 CUP. Ms. Solonzochilt stated that her husband, Mr. Manuel Cruz, would be in charge of the daily operation of the billiard hall business while she would be in charge of the bookkeeping responsibilities. Ms. Solonzochilt further stated that she expected a maximum of 36 players at any one time and added that promotional tournaments would be held, which would attract "serious players."

The following persons came forward to speak against Case No. 2013-07 CUP:

- 1) Ms. Mirella Alvizo (6020 Middleton St., Huntington Park) – expressed concern for the safety in the neighborhood and stated that she was against the public (alcohol) drinking and smoking that the proposed use would create, as well as noise generated outside the establishment; and
- 2) Joel Zavala and Denise Medina (2412 Randolph St., Huntington Park) – stated that the proposed use would create loitering, noise, alcohol consumption in the parking lot and in cars, and expressed concern for "after-parties" in the parking lot.

Commissioner Lopez stated that she was pro-business, however, due to the past problems at the subject site, the applicant would have to be "more diligent" in working to correct and/or eliminate any potential undesirable activity created by the proposed establishment.

Mr. Arauz reported that if the Planning Commission approved the requested Conditional Use Permit, the City Council would have to approve a billiards permit prior

the issuance of a business license. After further discussion on the hours of operation, security guard requirements, and the allowable maximum occupancy, the Commission directed staff to incorporate necessary modifications to the Conditions of Approval to address the following:

- i) that the number of security guards needed be based on the occupancy load of the establishment as determined by the Fire Department;
- ii) that the waiting area “queue” outside of the building be eliminated;
- iii) that the closing time of the operation be no later than 12:00 midnight on any given day of the week;
- iv) that the outside lighting be improved and that the lighting remain on at least one hour past closing time.

Commissioner Lopez further recommended that staff meet with the Police Department and report the residents’ concerns for increased loitering and drinking in the parking lot to determine if additional restrictions to the proposed use would be required.

With no else coming forward to speak for or against Case No. 2013-07 CUP, Chairperson Herrera declared the public hearing closed.

Commissioner Lopez motioned, seconded by Commissioner Benitez, to APPROVE CASE NO. 2013-07 CUP AND ADOPT RESOLUTION NO. 2013-07 granting a Conditional Use Permit at 6032-34 Santa Fe Avenue subject to modifications to the Conditions of Approval as recommended by the Commission. The motion carried as follows: Ayes: Commissioners Carvajal, Lopez, Anaya, Benitez, and Chairperson Herrera; Noes: None; Absent: None.

Senior Planner Fontanez announced that the Commission’s decision may be appealed with the City Clerk’s office within 15 calendar days.

New Business

None.

Information Items

Senior Planner Fontanez and the Commissioners gave a warm welcome back to Commissioner Eddie Benitez.

Staff Comments

1) Senior Planner Fontanez gave a brief update on the Revitalization Strategy for Downtown Huntington Park. Mr. Fontanez stated that Primestor Development Inc. had interviewed several Planning Commissioners to obtain their input and ideas for the revitalization of the City’s downtown. Mr. Fontanez further stated that follow-up meetings would be held in moving forward on the completion of the revitalization plan, which is expected in September of 2013. Mr. Fontanez added that staff could set up meetings between Primestor and Commissioners Benitez and Anaya.

2) After a brief discussion, Chairperson Herrera stated that a problem may exist with the synchronization of the automated parking meters in the downtown. Chairperson Herrera requested that staff address the matter to the Police Department for any necessary meter repairs. Mr. Fontanez stated that he would follow up with the Police Department on the matter and report back to the Commission.

Adjournment

There being no further business, Chairperson Herrera adjourned the meeting at 7:28 p.m.

Laura Herrera - Chairperson

ATTEST:

Albert G. Fontanez - Secretary