



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, August 21, 2013
6:30 p.m.

Chairperson Herrera called the meeting to order at 6:33 p.m. Present: Vice Chair Juan Anaya, Commissioner Eddie Benitez, and Chairperson Laura Herrera; Absent: Commissioners Eddie Carvajal (declared excused by Chairperson Herrera) and Veronica Lopez; Also present: Senior Planner Albert Fontanez, Assistant Planner Juan Arauz, Planning Intern Rodrigo Pelayo, City Attorney Joseph Larsen, and Recording Secretary Genny Ochoa.

Approval of Minutes

Motion by Vice Chair Anaya, seconded by Commissioner Benitez, to approve the minutes of the special meeting held on June 12, 2013, as presented. The motion carried as follows: Ayes: Vice Chair Anaya, Commissioner Benitez, and Chairperson Herrera; Noes: None; Absent: Commissioners Carvajal and Lopez.

Public Appearances

None.

Continued Public Hearings

None.

Public Hearings

A. CASE NO. 2013-11 CUP – CONDITIONAL USE PERMIT: Request by Norma Vargas (on behalf of Primera Iglesia Bautista Hispana) for a Conditional Use Permit to allow the expansion of an existing church located at 6502 Seville Avenue within the Commercial-Professional (C-P) Zone.

Senior Planner Albert Fontanez reviewed staff's Administrative Report, which included the Administrative Analysis and Recommendations. Mr. Fontanez stated that the proposed expansion of the church would allow for a maximum occupancy of 176 persons in the sanctuary and provide classroom spaces on the second floor. Mr. Fontanez summarized the parking requirements and calculations and stated that when the church was originally approved in 1994, the Municipal Code required only six parking spaces. Mr. Fontanez added that the applicant proposes to demolish the existing garage and provide three additional parking spaces for a total of nine spaces. However, based on current standards, the proposed expansion would require 57 parking spaces, making the proposed project deficient by 48 parking spaces. Mr.

Fontanez further added that the project is eligible for the In-lieu Parking Program which would waive all or a portion of the parking requirements because it is 1) within 500 feet of a public parking lot, and 2) 300 feet from the Downtown Huntington Park Specific Plan zone designation. Further, amendments to the In-lieu Parking Program reducing the in-lieu parking fee and exempting the first 2,000 square feet of a structure expansion would exempt the project from complying with the current parking requirement of 57 spaces.

Mr. Fontanez stated that based on the evidence presented, staff recommended the approval of Case No. 2013-11 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. 2013-11 CUP. Ms. Norma Vargas (200 N. Taylor Ave., Montebello, CA 91316), applicant, came forward to speak in favor of Case No. 2013-11 CUP. Ms. Vargas stated that the church is currently very constrained and that it needs additional space to be able to adequately provide the services it offers to the church members and the community. Ms. Vargas stated that she looked forward to continuing with the project and requested the approval of Case No. 2013-11 CUP.

Mr. Domingo Gonzalez (church member) came forward to speak in favor of Case No. 2013-11 and stated that 90 percent of church members lived "in the area" so parking would not be a concern. Mr. Gonzalez stated that Primera Iglesia Bautista Hispana has been helping the Huntington Park community for more than 30 years and that the proposed expansion would help the church in continuing to provide needed services to local families.

Chairperson Herrera called for anyone else wishing to speak for or against Case No. 2013-11 CUP. Hearing no one, the public hearing was closed.

(Chairperson Herrera declared the absence of Commissioner Lopez unexcused.)

Commissioner Benitez and Chairperson Herrera expressed concern for the lack of handicap/wheelchair access to the church and the deficient parking on the subject site. Senior Planner Fontanez stated that the curb is marked white for loading and unloading in the front of the church and added that the church would be ADA-compliant after completion of the project. Mr. Fontanez stated that the applicant could come back to the Commission to address any parking issues that might arise in the future.

After a brief discussion, the Commission concurred to modify Condition No. 27 to include parking as an issue to address in the future, if needed.

Motion by Vice Chair Anaya, seconded by Commissioner Benitez, to APPROVE CASE NO. 2013-11 CUP AND ADOPT RESOLUTION NO. 2013-11 granting a Conditional Use Permit at 6502 Seville Avenue, subject to the Conditions of Approval as modified. The motion carried as follows: Ayes: Commissioners Anaya, Benitez, and Chairperson Herrera; Noes: None; Absent: Commissioners Carvajal and Lopez.

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

None.

Staff Comments

None.

Planning Commission Comments

Commissioner Benitez asked if the City was responsible for maintenance of street trees, specifically repairing damage to the plumbing systems of private properties caused by the tree roots. City Attorney Larsen stated that property owners who suspect plumbing damage by City trees can file a claim with the Office of the City Clerk, which will initiate an analysis of the claim.

Adjournment

There being no further business, Chairperson Herrera adjourned the meeting at 7:02 p.m.

Laura Herrera, Chairperson

ATTEST:

Albert G. Fontanez, Secretary