



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, April 16, 2014
6:30 p.m.

Chairperson Herrera called the meeting to order at 6:34 p.m. Present: Commissioner Eddie Benitez, Vice Chair Juan Anaya, Commissioner Veronica Lopez and Chairperson Laura Herrera. Absent: Commissioner Eddie Carvajal (declared excused by Chairperson Herrera). Also present: Planning Manager Albert Fontanez, Assistant Planner Juan Arauz, City Attorney Alisha Patterson, and Recording Secretary Genny Ochoa.

Reorganization of the Planning Commission

Chairperson Herrera vacated her seat and nominations were called for Planning Commission Chairperson.

Vice Chair Anaya nominated Commissioner Herrera for Chairperson. Commissioner Lopez seconded the nomination, and by unanimous vote, Commissioner Herrera was re-elected Chairperson of the Planning Commission.

Chairperson Herrera called for nominations for Vice Chair. Commissioner Lopez nominated Commissioner Anaya for Vice Chair. Chairperson Herrera seconded the nomination, and by unanimous vote, Commissioner Anaya was re-elected Vice Chair of the Planning Commission.

Approval of Minutes

Motion by Commissioner Lopez, seconded by Vice Chair Anaya, to approve the minutes of the meeting held on March 19, 2014, as presented. The motion carried as follows: Ayes: Commissioner Benitez, Vice Chair Anaya, Commissioner Lopez and Chairperson Herrera; Noes: None; Absent: Commissioner Carvajal.

Public Appearances

None.

Continued Public Hearings

None.

Public Hearings

A. CASE NO 2013-09-CUP – CONDITIONAL USE PERMIT: Request by Paul Collins, on behalf of Sun-Lite Demolition, Inc., for a Conditional Use Permit to establish and operate a contractor's storage yard at 6241 Maywood Avenue, in the City's MPD (Manufacturing Planned Development) Zone.

Assistant Planner Juan Arauz reviewed staff's Administrative Report, which included the Municipal Code Requirements, Required Findings for a Conditional Use Permit, Administrative Analysis, and Recommendation. Mr. Arauz stated that there are three buildings on the site, which are suitable for manufacturing and warehousing uses. Mr. Arauz added that a portion of one of the buildings is occupied by an auto body shop which will continue to operate as a separate tenant. Mr. Arauz stated that the applicant proposes primarily office and equipment storage uses on the site; and that store items would include construction tools, equipment, and new building materials, and exclude large, heavy construction equipment such as backhoes, bulldozers, and excavators. Mr. Arauz stated that exterior improvements would be limited to repainting the exterior of the buildings and that on-site improvements included resurfacing the re-stripping the parking areas, providing a new disabled parking space and new landscaping. Mr. Arauz further stated that the applicant met the parking requirements for the proposed use and added that staff recommended the approval of Case No. 2013-09-CUP, subject to the Conditions of approval outlined in staff's report.

Planning Manager Albert Fontanez reported that staff had amended the Conditions of Approval outlined in the original staff report by incorporating Conditions Nos. 21, 22, and 23, which address prohibited and allowable storage materials.

Chairperson Herrera declared the public hearing open and called for anyone wishing to speak for or against Case No. 2013-09-CUP. Mr. Paul Collins (1415 Cota Ave., Long Beach, CA 90813) came forward to speak in favor of the request. Mr. Collins stated that the proposed operation would be a great business for the subject site.

With no one else coming forward to speak for or against Case No. 2013-09-CUP, Chairperson Herrera closed the public hearing.

After a discussion, specifically on the applicant's potential need to store heavy materials in the future, the Commission recommended to modify Condition No. 26 to read as follows:

26. That the Director of Community Development or his designed is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions. A request to include the storage of heavy construction equipment shall require the approval of the Planning Commission.

Motion by Commissioner Lopez, seconded by Commissioner Benitez, to APPROVE CASE NO. 2013-09-CUP, subject to the Conditions of Approval, as modified. The motion carried as follows: Ayes: Commissioner Benitez, Vice Chair Anaya, Commissioner Lopez, and Chairperson Herrera; Noes: None; Absent: Commissioner Carvajal.

Mr. Fontanez announced that the Commission's decision may be appealed with the City Clerk's office within 15 calendar days.

New Business

A. CASE NO. 1678-CUP: Revocation of a Conditional Use Permit allowing the operation of a banquet hall at 2547 57th Street.

Planning Manager Fontanez reviewed staff's report and summarized the history of Case No. 1678-CUP. Mr. Fontanez stated that staff had recently discovered that the vacant lot that was to provide the banquet hall parking was sold by the Los Angeles County Tax Collector at a property tax auction. Mr. Fontanez further stated that since the two properties were no longer under the same ownership, the property owner/business operator, Mr. Isaias Ortiz, was unable to provide the parking for the banquet hall as required by Condition of Approval No. 1 ("...the property shall be developed substantially in accordance with the application..."). Mr. Fontanez added that on several instances the Planning Commission approved a Tentative Parcel Map (TPM) to consolidate the two lots into one, however, the applicant had failed to finalize the TPM process through a Final Map, in violation of Condition No. 17, requiring the consolidation of two parcels in order to provide parking for the banquet hall establishment. Mr. Fontanez stated that based on the evidence presented and the non-compliance with Conditions No. 1 and No. 16 contained in Resolution No. 1678, staff recommended that the Planning Commission revoke Conditional Use Permit No. 1678.

Chairperson Herrera gave Mr. Ortiz an opportunity to address the Commission. Mr. Ortiz stated that he had paid a substantial amount to a contractor for the parcel consolidation and that the contractor had failed to complete the process. In addition, Mr. Ortiz stated that due to non-communication from his wife, he was unaware that the vacant lot was auctioned by Los Angeles County.

A brief discussion was held. Mr. Fontanez stated that the subject property met the requirements for industrial uses, for example, clothing manufacturing or warehouse uses, and that any future use on the property would require a valid business license.

Motion by Commissioner Lopez, seconded by Chairperson Herrera, to revoke Conditional Use Permit No. 1678. The motion carried as follows: Ayes: Commissioner Benitez, Vice Chair Anaya, Commissioner Lopez, and Chairperson Herrera; Noes: None; Absent: Commissioner Carvajal.

Information Items

None.

Staff Comments

Mr. Fontanez stated that staff recommended to 1) reschedule the regular Commission meeting of May to the fourth Wednesday of the month, i.e. May 29th; and 2) cancel the regular meeting of June 18th and hold a special meeting on June 11, 2014. Commissioner Lopez reported that her work schedule might not permit her to attend on May 29th; and each Commissioner reported that they could attend a special meeting on June 11, 2014.

Planning Commission Comments

Commissioner Lopez reported that Al's Body Shop (3215 E. Gage Avenue) had continued to violate the Conditions of Approval set forth in Conditional Use Permit No. 1701 by repeatedly unloading vehicles on Hood Avenue, blocking moving traffic, and creating a traffic hazard on Hood and Gage Avenues. After a brief discussion the Commission directed staff to place Planning Commission Case No. 1701-CUP on a future meeting agenda for formal discussion on considering a recommendation by the Planning Commission to revoke Conditional Use Permit No. 1701.

Chairperson Herrera inquired on the status of repairs to the railroad tracks at the Florence/Salt Lake Avenue railroad crossing. Mr. Fontanez stated that he would follow up with the City Engineer and report back to the Commission.

Adjournment

There being no further business, Chairperson Herrera declared the meeting adjourned at 7:19 p.m.

Laura Herrera, Chairperson

ATTEST:

Albert G. Fontanez, Secretary